



To: Dustin Anderson, Town Manager
From: Stephen Gunty, Director of Public Works
Meeting: December 20, 2021
Re: Utility Easement (located at 45th St @ 3 Floyds Warehouse site) for NICTD project

Background

The proposed NICTD West Lake Corridor project includes a bridge over 45th Street. On the south side of 45th Street in this area, there is an existing 60-inch diameter concrete stormwater sewer pipe that conveys storm water along 45th Street to the detention pond along the train tracks south of 45th. This pipe as presently situated is in conflict with the proposed NICTD bridge structures.

The attached exhibit provided by SEH shows the existing stormwater sewer pipe (dashed green) and the proposed stormwater sewer pipe (solid green). The white line is the proposed easement.

Attached is the legal easement document prepared by Town Attorney David Westland. Of note is the future flexibility designed in it that the Town (i.e. Grantee) *“shall have the right at its expense, to enter along, over and upon the Easement for the utility purposes permitted herein, at will, and to make such alterations and improvements therein as may be necessary to service the facilities, the storm sewer pipe, and public water utility infrastructure constructed and to be maintained thereon”*

Methodology

NICTD engineers propose to relocate this large stormwater sewer pipe to the east at no cost to the Town. However, an easement is needed from SREIT, the land owner (i.e. of the 3 Floyds warehouse site), to accommodate both the construction by NICTD and future maintenance of this pipe by the Town, which NICTD has asked the Town to secure. The newly relocated stormwater sewer pipe will be owned by the Town on the easement allowing access for future maintenance.

Recommendation

The Town Council to authorize the Town Manager to execute the Utility Easement between SREIT and the Town of Munster.