

Village of Broadview
Flood Control Assistance Program



President

Toni Preckwinkle



Mayor

Katrina R. Thompson

Village of Broadview
2350 S. 25th Avenue, Broadview, IL 60155
Building Commissioner David Upshaw
(708)345-8174
www.broadview-il.gov

INTRODUCTION

The Village of Broadview is served by combined sewers which carry sewage and storm water in the same pipes. During intense rains, the capacity of the combined sewer system is not adequate to carry the peak flow, resulting in pressurized sewers. When pressurized, the combined sewage can backflow through house sewers into basements if there is no backflow prevention.

The Village has now decided to help single family homeowners defray a portion of the costs of providing protection from the backup of sewage in the basement. This approach will offer more immediate results for basement protection.

The Flood Control Assistance Program is designed to work through the administrative process of how the Village can best serve its residents. The program intent is to offset a portion of the expense that a homeowner will incur to revise the house plumbing such that sewage cannot backflow into the house when the combined sewer is pressurized.

Any work completed prior to the Flood Assistance Control Programs effective date January 1, 2024 does not qualify!

There are the **Three** basic options available to homeowners:

1. **Overhead Sewer**- this system is a modification of the soil stack to direct the flow out of the house and eliminate all gravity drainage below the basement floor slab. System typically includes installation of an ejector pit and pump in the interior of the residence.
2. **Backflow Prevention Valve with Bypass Pump** - the system can be placed in the interior or exterior of the residence and bypass pump on the house lateral in an underground vault.
3. **Backflow Prevention Valve** - this system is designed to be installed at the point where the sewer enters the home and prevent any back flow into the residence.

Note: option 1 above, the installation of a new overhead sewer is strongly recommended to provide the greatest protection available under all weather conditions and storm events to prevent sewage from entering the home.

PROGRAM OBJECTIVES

This program is intended to provide protection from and limit the back up of sewage into basements, increase property values by eliminating detrimental basement back up, eliminate unsafe sanitary conditions, and save taxpayer dollars by avoiding the costs associated with repeated flooding.

QUOTES ARE REQUIRED

Property owners are required to obtain at least three quotes from qualified licensed contractors to install one of the flood control systems identified herein. The selected contractor must hold a valid contractor license with the Village of Broadview.

PROGRAM PROCEDURES

The Village reserves the right to modify the administration of the Flood Control Assistance Program, as well as policies, procedures and rules adopted under this Program.

The basic steps in the procedure for the overall program are as follows:

1. The property owner establishes an initial intent to participate in the Flood Control Assistance Program, by contacting the Building Department at 708-345-8174.
2. The property owner shall submit a Pre-Application.
3. The Village will perform building inspection to establish the existing conditions and to record the property owner's intent to proceed with one of the flood control systems.
4. Upon successful inspection, the property owner shall submit a Final Application and include:
 - a. Proof of ownership and primary occupancy (tax bill)
 - b. Proof of previous flooding and sewer backup (photos or insurance claim)
 - c. Detailed proposals from at least three plumbing contractors licensed to perform work within the Village, which includes technical information on materials, pumps, valves, etc. that will be used on the improvement. **The Village reserves the right to reimburse based on the lowest quote given to the homeowner for reimbursement.**
 - d. Inspection confirmation of no interior or exterior plumbing or site code violations.
5. Village staff shall review the Final Application and forward applications that qualify for the program to Building Department for final approval. The Village shall notify the property owner of approval or denial of the application. The Village's response will identify the portions of the proposed improvement which, as well as the maximum amount of eligible reimbursement.
6. The property owner shall execute the Letter Agreement with the Village. After the Village receives an executed copy of the Letter Agreement the property owner may have its contractor start work.
7. The property owner shall provide the contractor with a copy of the Letter Agreement and a copy of the program guidelines to ensure compliance with all project guidelines and requirements. Failure to comply will prevent reimbursement of expenses.
8. All work must be completed within 90 days of the building permit being issued, and if not completed, the application shall be deemed withdrawn. The Building Department is authorized to grant, in writing, one or more reasonable extensions.
9. The property owner and contractor will schedule Village inspection visits as required during construction. The Village shall inspect the improvements, maintain records of inspections and approve the final installation.
10. The property owner shall submit the *Request for Reimbursement* form and proof of payment with necessary certifications from the contractor that work was completed in accordance with Village Codes to the Village for review and approval.
11. The Building Department shall review the *Request for Reimbursement* form, certify the eligible improvement costs and requested reimbursement amount and, if satisfactory, provide final approval and subsequent payment to property owner by the Village.

ELIGIBLE PROPERTIES

This program is limited to single family or multi-unit residences within the Village of Broadview. Any property owner owing past due amounts to the Village of Broadview shall not be eligible for reimbursement under this program.

ELIGIBLE REIMBURSEMENT EXPENSES

Eligible Costs:

Only the following costs, which were incurred after September 1, 2023, shall be eligible for consideration for reimbursement:

- Cost of location, excavation and exposure of the house lateral, including the support of existing structures, for connection of a new overhead sewer to the existing lateral.
- Cost of a new sump pit, sump pump, and associated electrical and plumbing work needed to lift drainage from basement plumbing fixtures to an overhead sewer.
- Cost of trenching and concrete floor replacement.
- Cost of installing a backflow prevention valve with a bypass (new sump and sump pump in an underground vault) and associated electrical and plumbing work.

Non-Eligible Costs:

- Removal and replacement of interior basement walls and finishes.
- Use of materials not meeting the requirements of the Village's Guideline Specifications.
- Planting of new landscaping (bushes or trees) other than grass.
- New electrical panels and/or upgrading the house electrical supply.

MAXIMUM AMOUNT OF REIMBURSEMENT

The Village shall reimburse property owners of amount over \$1,000.00 of all eligible costs, not to exceed to \$9,000.00, depending on the type of system subject to available funding.

*Additional assistance available for Seniors and Veterans (see Exhibit #4)

PERMITS

A Plumbing permit is required from the Village's Building Department. The homeowner will responsible for the permit fees.

GUIDELINE SPECIFICATIONS

All work performed under this program shall meet all applicable requirements of all Codes of the Village of Broadview including, but not limited to, the Illinois Plumbing Code, City of Chicago Electric Code and ICC Building Code 2018.

The Contractor shall provide the property owner with at least a two year warranty on all workmanship, and also, provide a manufacturer's warranty on all equipment.

The Contractor shall provide the homeowner and the Village with as-built drawings depicting final installation conditions. Drawings may be sketches that are not to scale but which show actual dimensions of the installation relative to the house. Drawings shall also be accompanied with applicable specifications and manufacturer catalog information on all material including valves and pump units.

WIRING/ELECTRIC

All work shall conform to the minimum requirements identified in the City of Chicago Electrical Code.

All pumps shall be provided separate dedicated circuits and pumps shall operate on normal 110 volt household electric service. The electrical lead-in to the pump shall be long enough to enable easy removal of the pump for maintenance purposes.

OUTDOOR BACKFLOW PREVENTION VALVE

Backflow prevention valves for the sanitary sewer house lateral shall be the same diameter as the house lateral. Access for maintenance and repair of the backflow prevention valve shall be provided by installing the unit in a minimum 48" precast vault in the front yard of the residence.

LINE LOCATING

The Contractor shall locate all sewer lines to establish existing drainage conditions prior to starting work. Contractor shall locate storm sewer and water service to provide existing location. If water line is within 10 feet provide proper sewer material and disconnect or remove to meet Illinois Plumbing Code. Contractor must determine if existing storm sewer is connected to the sewer line. This information can be obtained through J.U.L.I.E (800) 892-0123. Location shall be accomplished using an appropriate sonic radio or electric field device intended for sewer line locating purposes.

RESTORATION

All interior and exterior surfaces disturbed due to excavation shall be restored by the Contractor. Interior restoration, however, shall be limited to the replacement of Portland cement concrete floor slabs and not finished surfaces such as tile or carpeting.

VILLAGE OF BROADVIEW
FLOOD CONTROL ASSISTANCE PROGRAM
LETTER AGREEMENT

I UNDERSTAND AND AGREE that the Village of Broadview (the "Village") established the Flood Control Assistance Program (the "Program") to assist residents in protecting their homes from flooding during heavy rain events. This Program provides reimbursement of eligible costs over \$1,000 up to a maximum of \$9,000, depending on the type of system.

Participation.

Property Owner desires to participate in the Program and voluntarily enters into this Letter Agreement (the "Agreement") governing participation in the Program. Property Owner represents that he is the owner of a property located at the address indicated herein and such home has been the subject of flooding, including backup from the Village's sewer system. Homeowners are responsible to restore land to its original condition after plumbing is completed.

Prior to Installation. Prior to installation of a flood control system (overhead sewer, backflow prevention valve, or lift station), Property Owner shall first submit to the Village a *Pre-Application*, a copy of which is attached hereto as Exhibit 1. Upon successful inspection of the property the Property Owner shall submit a *Final Application*, a copy of which is attached hereto as Exhibit 2. No work shall commence until Property Owner receives written approval, and a permit is issued.

Reimbursement. Reimbursement of eligible expenses at approved amounts will be made when all work is completed, inspected and approved by the Village. A completed *Reimbursement Form* must be submitted with a copy of a detailed invoice which demonstrates that the work has been completed and copies of the final inspection reports. A copy of the *Reimbursement Form* is attached hereto as Exhibit 3.

Liability. The Village shall have no liability for any defective work or other damage, injury or loss on account of any act or omission of the Contractor in the performance of the work. In the event that the Property Owner must make any claim for such matters directly against the Contractor or the Contractor's insurance carrier. Property Owner hereby agrees to indemnify and hold harmless the Village against any and all claims and further covenants not to sue the Village for any and all claims.

Disclaimer. The Program is designed to reduce the risk of sewage backups. However, there is always some risk of sewage backup as a result of unexpected sewer collapse, obstruction, power failure, extreme environmental conditions or other unforeseen events. Proper operation of foundation drains is necessary to prevent seepage of ground water through walls below grade. Existing foundation drains will not be tested for proper operation in the Program, the Property Owner has the responsibility for all testing, inspections and any corrective work that may become necessary.

Disconnection of Downspouts. Property Owner must disconnect any downspouts and footing sump pumps from the Village's sanitary sewer system and must take all corrective action necessary to prevent the discharge of roof drainage and footing sump pump discharge into the Village's sanitary sewer system.

Breach. If the Property Owner fails to comply with all requirements of this Agreement or to complete installation as provided in this Agreement, the Village shall have no obligation to reimburse the Owner.

Entire Agreement. This Agreement and the documents referenced in this Agreement constitute the entire agreement and supersede any previous negotiations.

I understand and agree to comply with terms herein.

PROPERTY OWNER:

PROPERTY ADDRESS:

DATE: _____

Exhibit 1

Exhibit 1

DATE RECEIVED BY VILLAGE

**VILLAGE OF BROADVIEW
FLOOD CONTROL ASSISTANCE PROGRAM**

PRE-APPLICATION

TO BE COMPLETED BY THE HOMEOWNER:

NAME: _____

PHONE: _____

DATE: _____

E-MAIL: _____

ADDRESS: _____

SELECT INTENDED FLOOD CONTROL SYSTEM:

- OVERHEAD SEWER
- BACKFLOW PREVENTION VALVE WITH BYPASS PUMP
- BACKFLOW PREVENTION VALVE

Homeowner hereby authorizes the Village of Broadview, and its agents, to conduct an on-site inspection of my home to determine whether I am eligible for consideration under the *Flood Control Assistance Program*. Homeowner acknowledges that funding is limited and will be based on a first-come, first serve basis. The Village shall assume no liability for any defective work, or other damage resulting from any act by the Homeowner, or its contractor.

HOMEOWNER SIGNATURE: _____

THIS IS A PRE-APPLICATION; FULL APPLICATION

TO BE PROVIDED FOLLOWING SUCCESSFUL ON-SITE INSPECTION

HOMEOWNER WILL BE CONTACTED FOR ON-SITE INSPECTION

Exhibit 2

Exhibit 2

VILLAGE OF BROADVIEW
FLOOD CONTROL ASSISTANCE PROGRAM
FINAL APPLICATION

Homeowner Name: _____

Address: _____

Phone: (Daytime) _____ (Cell): _____

E-Mail Address: _____

Chosen Contractor's Name and Phone Number: _____

Program: **Backflow Protection Valve / Overhead Sewer / Lift Station / Sump Pump**

Briefly Describe Work: _____

Estimated Cost for Project: \$ _____

Submittal Checklist:

- Completed Flood Control Assistance Application Form
- Proof of Ownership (tax bill)
- Proof of Previous Sewer Backup or Overland Flooding (photos/insurance claim)
- Inspection confirmation of no interior or exterior plumbing or site code violations
- Three written bids from licensed and bonded contractors

If approved, I understand that all work will be constructed and maintained in accordance with Village Ordinances. The Village shall assume no liability for any defective work, or other damage resulting from any act by the Homeowner, or his contractor. The Village will provide reimbursement equal to the lowest responsible bid.

Homeowner Signature: _____ Date: _____

Submit complete application to: **Flood Control Assistance Program**, Village of Broadview, Department of Public Works, 2350 S. 25th Avenue, Broadview, IL 60155.

Exhibit 3

Exhibit 3

VILLAGE OF BROADVIEW
FLOOD CONTROL ASSISTANCE PROGRAM
REIMBURSEMENT FORM

Name: _____

Address: _____

Phone: (Home) _____ (Cell) _____

Date work was completed: _____

Permit number issued: _____

Name of Contractor performing the work: _____

Total cost of eligible expenses: _____

Total amount of reimbursement requested: _____

Overhead Sewer: Amount over \$1,000.00 of eligible costs, maximum of \$9,000.00

Backflow Prevention Valve w/Bypass Pump: Amount over \$1,000.00 of eligible costs, maximum of \$7,500.00

Backflow Prevention Valve Amount over \$1,000.00 of eligible costs, maximum of \$4,000.00

OWNER CERTIFICATION

I _____, am the owner/occupant of the premises indicated above and I certify that all of the information contained in this Request for Reimbursement is true and accurate to the best of my knowledge.

Signature

Date

CONTRACTOR CERTIFICATION

I, _____ of _____,
Certify that all work completed under this Home Control Assistance Program has been performed in accordance with all applicable Village Codes.

Signature

Date

Exhibit 4

Seniors and Veterans may be entitled to additional benefits. If you meet the requirements outlined below, the homeowners portion of the costs will also be covered by this grant up to the programs limits.

Senior Qualifications:

- Homeowners who are at least 65 years of age by June 1 of the year in which the applications are made.
- Those whose household income is \$65,000 or less.
- Surviving spouses of previously approved applicants who are at least 55 years of age within six months of the taxpayer's death.
- Those who do not owe outstanding property tax or special assessments.

Veterans Qualifications:

- Must be an Illinois resident who has served as a member of the U.S. Armed Forces, Illinois National Guard, or, U.S. Reserve Forces.
- Either own or had a legal or equitable interest in the property and used it as a principal place of residence as of January 1, 2024
- Liable for the payment of property taxes.