

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 MITIGATION PROGRAM
PARTICIPATION
LETTER AGREEMENT**

THIS AGREEMENT (hereinafter referred to as the "Agreement") is made on this _____ day of _____, 20__, between the VILLAGE OF BROADVIEW, Cook County, Illinois, 2350 South 25th Avenue, Broadview, Illinois 60155 (hereinafter referred to as "Village"), and

_____ (name),
who reside(s) at _____ (address),
Broadview, Illinois (hereinafter referred to collectively as "Property Owner").

WHEREAS, the Village was recently awarded certain American Rescue Plan Act ("ARPA") funds, which the Village intends to use some or all of these funds to assist qualifying residents with a grant in the amount up to a maximum \$ 9,000.00 to upgrade or remediate their property to install certain flood mitigation measures, including installing overhead sewers, backflow prevention valves with a bypass pump, and backflow protection valves at residential properties in the Village, hereinafter referred to as the "Flood Mitigation Program" or the "FMP"; and

WHEREAS, the Village has determined that in order to participate in the FMP, the Property Owner must submit an application to the Village, which shall demonstrate that the property is in need of certain flood mitigation measures (the "Work"), and if such application is approved, the Village shall fund the Work by making a direct payment to the Property Owner, who shall then be obligated to use all of said money received to pay any contractors or parties that perform the Work; and

WHEREAS, the Village and the Property Owner desire to enter into this Agreement, which shall govern the terms and conditions of participation in the FMP;

NOW, THEREFORE, in consideration of the above and the terms and conditions set forth below and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

Section 1: Preamble. The preamble paragraphs set forth above are hereby expressly made a part of the operative provisions of this Agreement as if fully set forth at length in this Section 1.

Section 2: Definitions. The following terms shall have the following meaning when used in this Agreement unless the context clearly indicates a contrary meaning:

"Contractor" shall mean a contractor who has obtained the necessary licenses from the Village to do the Work under the FMP.

"Proposal" shall mean a detailed bid for equipment, material and labor. Quantities shall be itemized.

“Permit” is the Village permit which Property Owner must obtain before any improvements can be installed by a Contractor.

Section 3: Village Approval. Prior to the installation of any flood mitigation measures for which Property Owner requests reimbursement or payment hereunder, the specific plans, including the Proposal, shall be submitted to the Village for approval. No work shall be commenced until such Village approval is obtained and permits are issued. If any such work is commenced without Village approval or the issuance of permits, Property Owner shall not be entitled to reimbursement for any work done prior to Village approval. The Property Owner is required to obtain at least three (3) quotes for the Work.

Section 4: Installation. Property Owner agrees to install the approved flood mitigation measures in accordance with the FMP.

Section 5: Contract for Work. The contract for installation shall be signed based on the Proposal which shall be attached hereto and hereby made a part hereof. The contract for the installation shall be a contract between the Contractor and the Property Owner. The Village shall not be a party to such contract. The contract between Contractor and the Property Owner shall contain provisions that: (a) Contractor and Property Owner are both aware of and acknowledge that the Village has no responsibility or liability regarding payment to Contractor and that the Contractor agrees to defend, indemnify and hold harmless the Village for all provisions related to the contract; and (b) Contractor has no right or authority to commit, bind or obligate the Village contractually or otherwise to any liability or agreement or to cause the Village to incur any obligation to any third party.

Section 6: Permit Required. All work will require a permit issued by the Village.

Section 7: Inspections. The Village must be notified on a timely basis so that it can inspect the work as required by law.

Section 8: Reimbursement or Payment. The Village may elect to pay the Property Owner \$_____ after presentation of the final invoice from the Contractor, provided that the Contractor is paid using the FMP program money paid to the Property Owner within ten (10) business days of the Village issuing payment to the Property Owner. The Property Owner shall be required to agree to a lien being placed on their property. A copy of said lien is attached hereto as Exhibit A. The Property Owner shall likewise be required to submit to the Village a signed and notarized statement from the Contractor or a lien waiver from the Contractor verifying that payment in full for the Work has been received and processed and said statement or waiver shall be given to the Village within ten (10) days of the Property Owner’s receipt of reimbursement or payment from the Village.

Section 9: Payment. Payment for eligible flood control measures will be made when all work is completed, inspected and approved by the Village. To receive payment, Property Owner must follow all requirements of this Agreement.

Section 10: Property Owner’s Responsibility. Once the Work based on the proposal is completed, the following items will be the responsibility of the Property Owner:

1. Restoration or replacement of shrubbery;

2. Correction of subsidence in the excavated area. Settling of excavated soils is common. The Property Owner will be responsible for any future filling and reseeded; and
3. Future maintenance of sump pump, backflow valve, overhead sewer, associated electrical equipment and all other related equipment and improvements. Like all equipment, this equipment and related items may require checking, service or repair in the future. The Property Owner is responsible for this future maintenance.

Section 11: 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. The Property Owner must make any claim for such matters directly against the Contractor or Contractor's insurance carrier. Property Owner hereby agrees to indemnify and hold the Village harmless against any and all claims and further covenants not to sue the Village for any and all claims.

Section 12: Disclaimer. The FMP is designed to substantially reduce the risk of flooding and sewage backups. However, there is always some risk of flooding and sewage backups as a result of unexpected sewer collapse, rain, water main breaks, obstruction, power failure, extreme environmental conditions or other unforeseen factors. The Property Owner has the responsibility for all testing, inspections and any corrective work that may become necessary.

In addition, reliable continuous functioning of Property Owner's sump/ejector pump(s) is necessary for overhead sewers, backflow prevention valves and foundation drains to function properly. The Property Owner has the responsibility to check the operation of the pumps regularly. The Property Owner has the responsibility for all testing, inspections and any corrective work that may become necessary. It is recommended that the Property Owner install a battery backup system to provide protection in the event of power failure.

Section 13: Notices. All notices, requests and demands shall be in writing and shall be transmitted by e-mail to the Village at _____ . The Property owner shall provide contact information to the Village in order to participate in the FMP.

Section 14: Disconnection of Downspouts. Property Owner must disconnect any downspouts and footing sump pumps from the Village's combined 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 combined sewer system, unless an exemption is obtained from the Village in accordance with its ordinance.

Section 15: Breach. If the Property Owner fails to comply with all requirements of this Agreement or the FMP the Village shall have no obligation to reimburse or make payment to the Property Owner.

Section 16: Entire Agreement. This Agreement shall be binding on the parties, their successors and assigns. This Agreement and the documents referenced in this Agreement constitute the entire agreement between the parties and supersede any previous negotiations. This Agreement shall not be modified except in writing signed by the parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date written below.

**VILLAGE OF BROADVIEW,
an Illinois Municipal Corporation**

By: _____
Authorized Village Representative

PROPERTY OWNER

Print Name: _____

Signature: _____

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.

PLUMBING CONTRACTOR'S	CONTRACTOR NUMBER
*GINO'S PLUMBING	708-612-2840
*ESPIN PLUMBING INC	708-770-5836
*EXCLUSIVE PLUMBING INC	708-374-0079
*M.A.F. PLUMBING	773-505-1532
POWER PLUMBING HEATING & COOLING	708-352-1670
*PREFERRED PLUMBING SERVICES	708-259-0522
SAMMY THOMPSON PLUMBING	708-845-0381
*SECOND CITY PLUMBING & SEWER CO	773-544-6300
SUPER T PLUMBING	773-759-1511
*DEL FIACO SEWERS	708-749-3845
* ALREADY REGISTERED WITH VILLAGE	