

# Residential Sewer Backup Prevention Program

## Program Overview

When the Village's combined sewer system becomes overburdened during a large rain event, wastewater can flow back into a home from the public sewer main. When this occurs, wastewater may enter the home through the lowest plumbing fixture, which is usually a floor drain or sink in the basement. To reduce the risk of this happening, the Village of La Grange offers a Residential Sewer Backup Prevention Program for single and two family homes.

The Village of La Grange has budgeted funds for a program to assist single and two family homeowners with the cost of plumbing improvements to address sanitary sewer related backups. The program is administered on a "first come - first served" annual basis. The program provides 50% reimbursement of eligible costs, subject to a maximum reimbursement of \$3,000 for backflow devices or \$5,000 for overhead sewers. Each property is eligible for a one-time grant capped at \$5,000. The maximum grant amount is based on the cost estimate provided in the application materials and the Village is not responsible for costs that may be incurred after the application is approved. Permit fees for work funded through this program are waived. The goal of the program is to encourage homeowners to improve their quality of life and enhance property values through the reduction of sanitary sewer backups.

## Definitions

**Overhead Sewer:** An overhead sewer consists of an ejector pit, ejector pump, and backflow valve. All plumbing drains in the basement are directed to the new ejector pit and pumped into the building sanitary service. The sealed connection and backflow valve prevents backflow from discharging into the basement.

**Check valve:** A check valve is a one-way valve that allows fluid to flow in one direction and prevents backflow discharging into the basement from the sewer main.

## Program Eligibility Requirements

Eligible properties include only existing single-family detached and two-family homes; new construction is not eligible. Rental properties are eligible but only if applied for by the property owner. Properties that are located in the South Lyons Sanitary District are not eligible to participate in the program and may not seek reimbursement of their otherwise qualified expenses.

To qualify for partial reimbursement for the installation of an overhead sewer or check valve, the property owner must comply with all mandatory program conditions. All work must be performed by a licensed plumber following the issuance of a building permit. Downspouts and sump pumps connected to the combined sewer system must be disconnected to participate in the program.

A complete application must be submitted in order to be eligible for reimbursement and to confirm available funding. The complete application must be submitted before work begins to be considered for reimbursement.

### **Eligible Costs**

- Installation of overhead sewers
- Installation of backflow prevention valve
- Cost of trenching and concrete floor replacement associated with eligible work

### **Non-Eligible Costs**

- Backup or flooding improvements made to commercial, industrial, or multi-family (greater than 2 family) buildings
- Property improvements not associated with sanitary sewage backup protection (i.e. foundation crack sealing, footing drains, sump pumps, etc.)
- Removal and replacement of basement walls and finishes
- Use of materials or methods not meeting the requirements of Village specifications
- Upgrading of electrical supply to accommodate sump pump or ejector pump
- Battery back-up system for sump pump
- Battery back-up alarm
- Cost of disconnecting downspouts or sump pumps from the combined sewer system.
- Restoration with grass seed or sod or other landscape work
- Work performed without necessary building permits
- Expenses incurred before approval of program participation
- Expenses incurred by properties that are located in the South Lyons Sanitary District

### **Grant Period**

The grant funding period is May 01 through April 30 annually. Once funds budgeted for a given year are fully obligated, no further applications will be accepted. Work must be completed and paid for within the same funding year in which the grant was awarded.

### **Program Process**

The following outlines the key steps in the grant process:

1. Property owner reviews the eligibility requirements for the program as outlined on the Village website and contacts the Community Development Department with any questions.
2. Property owner must obtain no less than three written proposals from licensed plumbing contractors to perform necessary corrective action.
3. Property owner selects contractor.

4. Property owner submits completed application form, cost estimates, and all materials required for the building permit application to the Village.
5. Permit is issued, participation in the program is approved, and funds are reserved.
6. The plumber performs the work and calls for Village inspections as required. The disconnection of any existing sump pump or downspout connections to the Village combined sewer will be required by this time.
7. The property owner pays the full amount of the plumber's invoice upon completion of the work, according to any agreements made with the plumber.
8. The property owner submits their reimbursement request consistent with the program participation approval provided at the time of permit issuance, along with proof of payment and other required documentation.