



Morton Grove Overhead Sewer and Flood Control Device Assistance Program

Introduction

Homes constructed prior to the early nineteen-sixties were installed with gravity sewer systems that make their basements more susceptible to flooding from sanitary sewer backups; especially during heavy and extended rain falls.

During intense rains, at times the capacity of the sanitary sewer system is not adequate to carry the peak flow, resulting in pressurized sewers. When pressurized, sewage can backflow through house sewers into basements if there is no backflow prevention device.

The Overhead Sewer and flood Control Device Assistance Program was authorized to provide assistance to homeowners by providing interest free loans to revise the house plumbing so sewage cannot backflow into the house when the combined sewer is pressurized. There are three basic options available to the homeowner as listed below:

- 1) Modification of the soil stack to direct the flow out of the house in a new **OVERHEAD SEWER** and elimination of all gravity drainage below the basement floor slab.
- 2) Installation of an interior or exterior **BACKFLOW PREVENTION VALVE** and bypass pump on the house lateral in an underground vault.
- 3) **LIFT STATION** system within an inside or outside underground vault.

Each approach has different costs and degrees of homeowner disruption, as well as different implications on the homeowner's use of the revised plumbing.

It should be noted; however, that option one (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.

This program does not include updating or enhancements to current systems, however, our Public Works Department will inspect your current system for free. If you have an old system and choose to replace the entire system then this program will help cover these costs.

Goals and Objectives

This program has several goals. The primary goals are to provide protection from the back up of sewage into basements, increase property values by eliminating detrimental basement back up, eliminate unsafe sanitary conditions, and to save substantial taxpayer dollars in the long term.

Requirements

Residential properties in Morton Grove's corporate limits constructed prior to 1965, when building codes were revised and required overhead plumbing, are eligible for the Overhead Sewer and Flood Control Device Program.

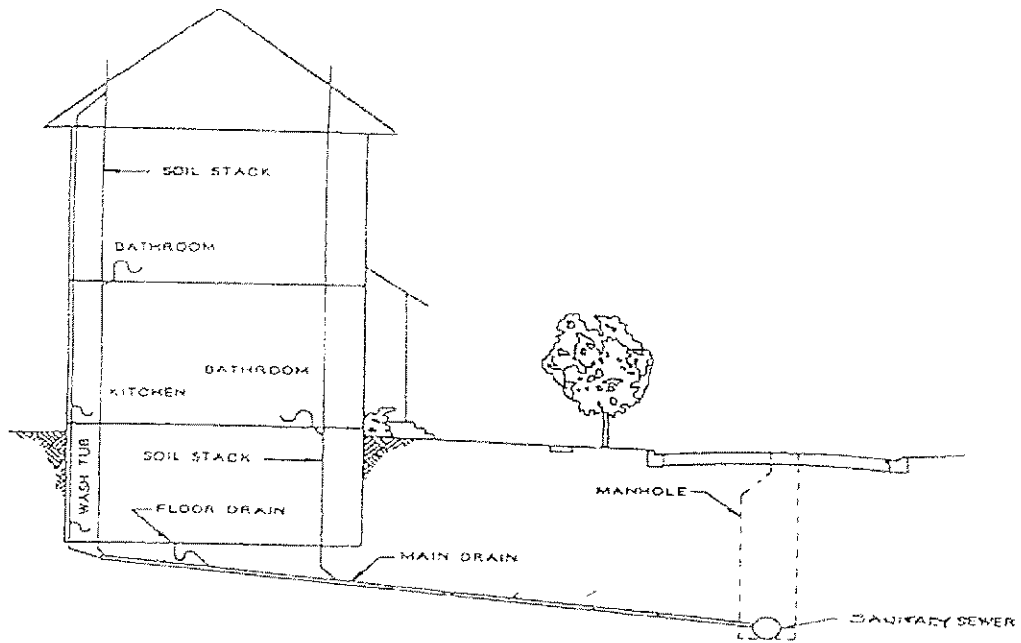
1. The Overhead Sewer and Flood Control Device Program is limited to conversion of sanitary sewer gravity systems.
2. Eligibility for the Overhead Sewer and Flood Control Device Program will be contingent upon the perimeter footing drains, driveway drains, outside stairwell drains, downspouts and any other ground water source not being connected to the sanitary sewer system.
3. For properties that currently have perimeter footing drains, driveway drains, outside stairwell drains, downspouts and any other ground water source being directly discharged (i.e. connected) into the sanitary sewer system, the property owner must submit confirmation that the above footing drains, driveway drains, outside stairwell drains, downspouts and any other ground water source shall be disconnected from the sanitary sewer system per Title 7, 7-5-4A of the Municipal Code and the installation of a separate storm sewer system (i.e. Sump Pit and Pump) to handle these extraneous flows has been included as part of the proposed work.
4. The individual seeking participation in the Overhead Sewer and Flood Control Device Assistance Program and seeking Village reimbursement must establish they are the owner of the property of the proposed modification of their plumbing system. Participation in and reimbursement through this Overhead Sewer and Flood Control Device Assistance Program is limited to one time only per address.
5. The property owner must complete and submit an *Overhead Sewer and flood control device Program Application Form*. A representative from the Village will perform an on-site inspection to determine if the property is eligible for this program. When a property is approved for the Overhead Sewer and Flood Control Device Assistance Program in writing by the Village, the property owner will have 90 days to complete the project. The 90 days time frame commences with the Village letter acknowledging that this sewer work is eligible to participate in the program.
6. The property owner shall obtain three written detailed estimates from three (3) Illinois licensed contractors that have not been barred doing business in Morton Grove. The property owner shall submit a copy of the 3 estimates to Public Works at the time the building permits are applied for.
7. The property owner shall contract with the plumbing firm for the overhead sewer or flood control device and obtain all required Village permits. All plumbing

work must be performed by a licensed plumber. All work must conform to the Village Building Codes and related sections of the Morton Grove Municipal Code.

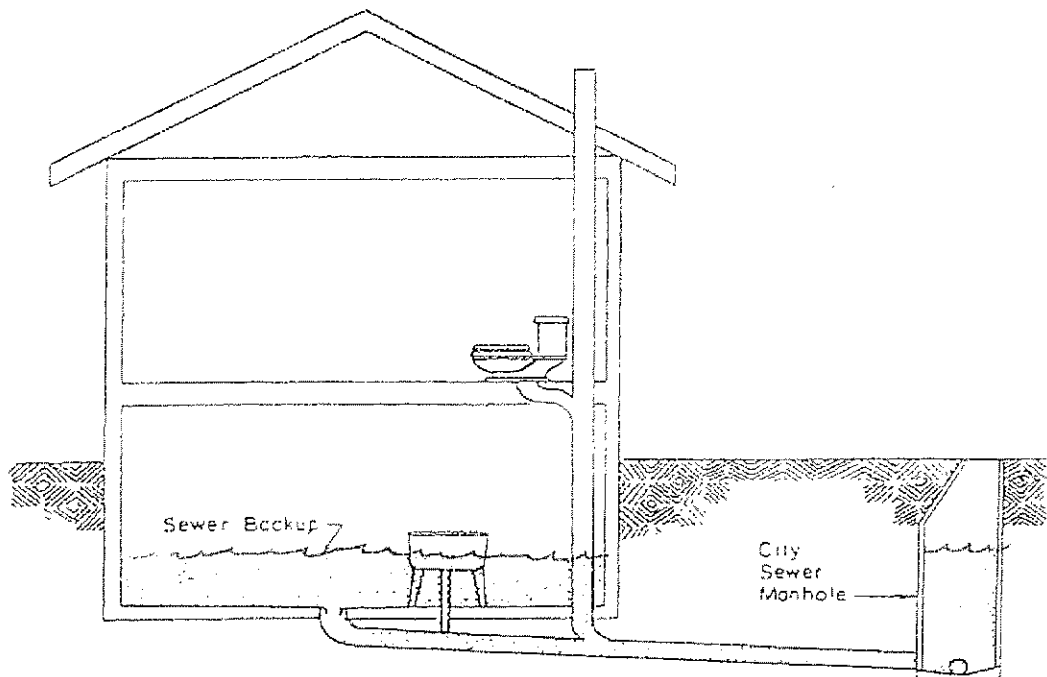
8. The program is on a first come, first serve basis and applications received will be prioritized and authorized on availability of the Village funding.
9. The Village reserves the right to alter, postpone or cancel program from year to year as funding is dependent on budgetary and financial constraints of the Village.

Loan Requirements

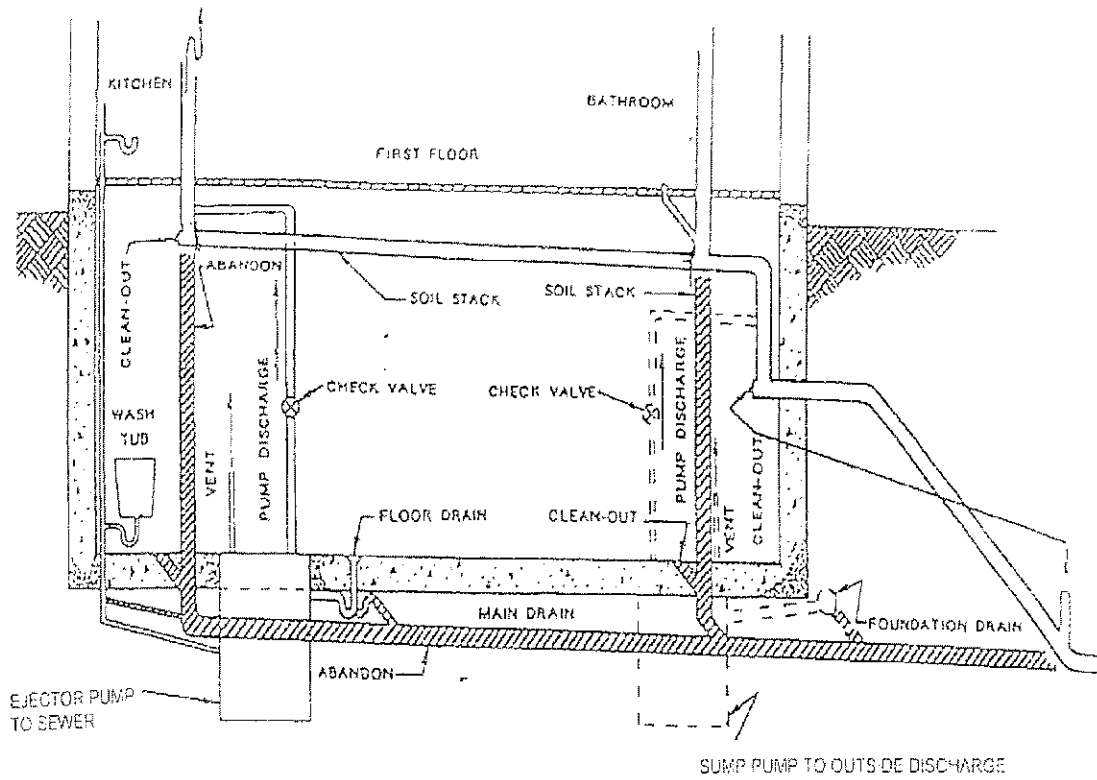
1. Loans from the Village for properties that pre-qualified for the Overhead Sewer and Flood Control Device Assistance Program will be processed only upon completion of all work.
2. Loans made by the Village will be limited to 50% of the actual contractual construction cost, up to a maximum of \$2,500. If the property owner selects a plumbing firm other than the lowest estimates, then the Village's contribution will be limited to 50% of the lowest bid amount, up to a maximum of \$2,500. The property owner shall sign a promissory note and mortgage for all amounts borrowed. The note and mortgage shall provide that the loan shall not bear interest unless the property owner fails to repay the loan when due. The loan shall be due upon the sale of the property or the ten (10) year anniversary of the execution of the loan documents.
3. The property owner must submit to Public Works verification of all required inspections and final approval of the completed improvements by the Village's Building Department; a copy of the licensed plumber's as-built, signed and dated; (with plumber's state license #) and proof of payment, in the form of paid recite and contractors waiver of lien.
4. Village shall make payments to applicants only, not to contractors or suppliers.



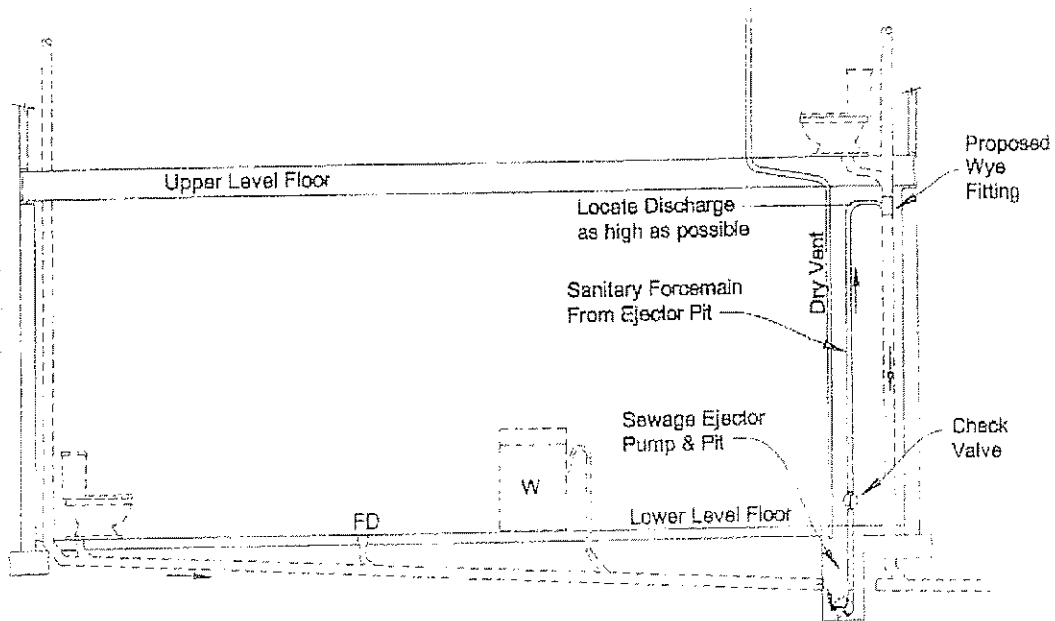
Typical Gravity Sewer System



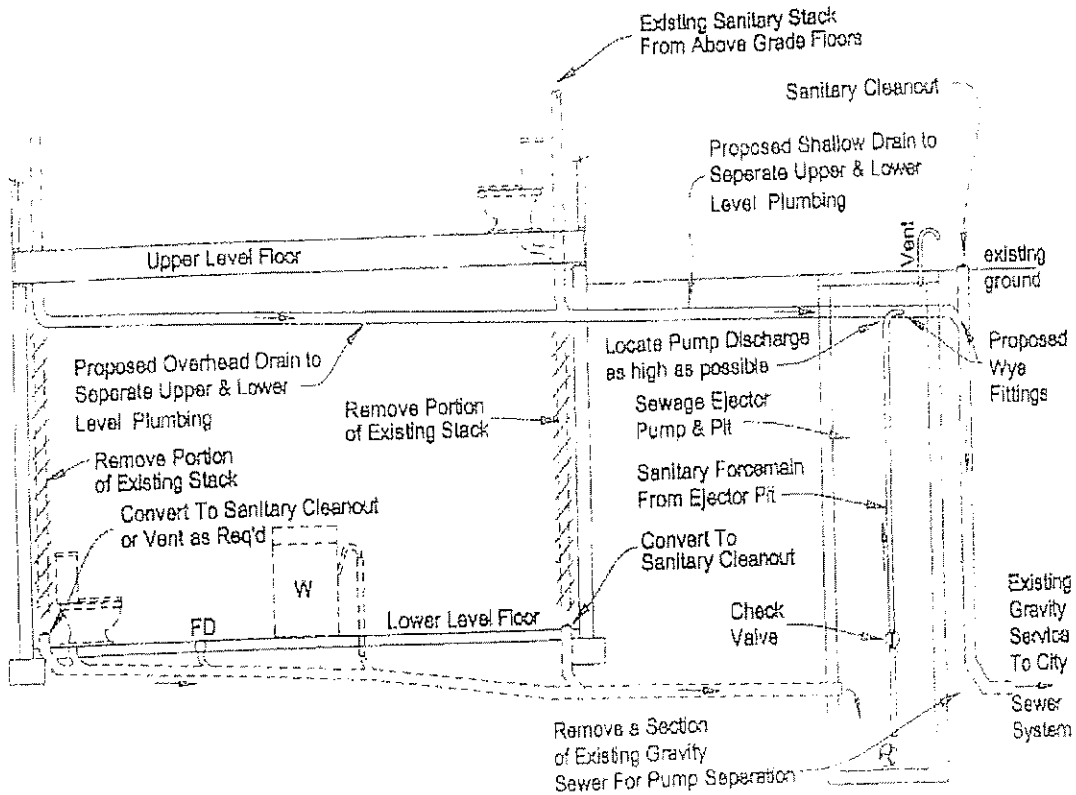
Typical Flooded Gravity Sewer System



Typical Gravity to Overhead Conversion



Indoor Lift Station Conversion



Outdoor Lift Station Conversion

Village of Morton Grove
Public Works Department
7840 Nagle Avenue
Morton Grove IL 60053
(847)470-5235

Overhead Sewer and Flood Control Device Assistance Program

TO BE FILLED OUT BY APPLICANT

PLEASE PROVIDE THE FOLLOWING INFORMATION

DATE: _____ PHONE: _____

OWNER NAME: _____ E-MAIL _____

ADDRESS: _____

DESCRIPTION OF WORK _____

OWNER'S SIGNATURE: _____

(OVER)

TO BE FILLED OUT BY VILLAGE STAFF

Initial inspection by public works staff in-order to verify eligibility:

DATE INSPECTED: _____ INSPECTED BY: _____

Letter sent to resident to proceed:

DATE SENT: _____ SENT BY: _____

BUILDING PERMIT APPROVAL BY: _____ DATE: _____

INSTALLATION INSPECTION BY: _____ DATE: _____

RECEIPT OF CONTRACTOR'S FINAL WAVERS OF LIEN: _____ DATE: _____

APPROVAL FOR PAYMENT TO RESIDENT BY: _____ DATE: _____

Note: Work must be completed within 90 days from notification by the Village, in-order to remain eligible for cost reimbursement.