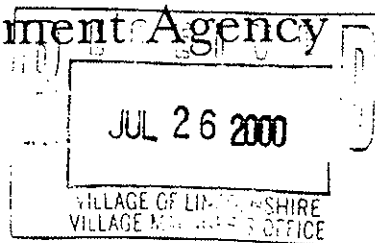




# Federal Emergency Management Agency

Washington, D.C. 20472

July 20, 2000



THE HONORABLE BARBARA LAPIANA  
MAYOR, VILLAGE OF LINCOLNSHIRE  
ONE OLDE HALF DAY ROAD  
LINCOLNSHIRE, IL 60069

CASE NO.: 00-05-2854A  
COMMUNITY: VILLAGE OF LINCOLNSHIRE, LAKE COUNTY,  
ILLINOIS  
COMMUNITY NO.: 170378

DEAR MAYOR LAPIANA:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision (LOMR) Floodway Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMRs. Please see the List of Enclosures below to determine which documents are enclosed. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

Sincerely,

*Matthew B. Miller*

Matthew B. Miller, P.E., Chief  
Hazards Study Branch  
Mitigation Directorate

**LIST OF ENCLOSURES:**

LOMA-OAS DETERMINATION DOCUMENT (OUT AS SHOWN)  
LOMA DETERMINATION DOCUMENT (REMOVAL)  
LOMR-FW DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
Community Map Repository  
Region  
Mr. Gary A. Wiss P.E.



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (OUT AS SHOWN)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS COMMUNITY NO.: 170378	Lots 1-15, Sutton Place, as shown and recorded on Plat Document No. 1941785, Book 67, Pages 12-14, filed on August 28, 1978, in the Lake County Recorder of Deeds' Office
AFFECTED MAP PANEL	NUMBER: 17097C0259F NAME: LAKE COUNTY, ILLINOIS AND INCORPORATED AREAS DATE: 09/03/1997	
FLOODING SOURCE: WEST FORK NORTH BRANCH CHICAGO RIVER		
		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.195, -87.889 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 3.0 DATUM: NAD83

### DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
8	—	Sutton Place	Sommerset	Structure	X(unshaded)	666.2 feet	668.1 feet	661.5 feet	—

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA  
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). The subject property is correctly shown outside the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. If the policy has been written using an incorrect zone, it can be endorsed to correct the zone for the current policy year and one prior policy term. Please contact the insurance agent or company involved to request endorsement of the policy. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

*Matthew B. Miller*

Matthew B. Miller, P.E., Chief  
Hazards Study Branch  
Mitigation Directorate



## Federal Emergency Management Agency

Washington, D.C. 20472

### LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (OUT AS SHOWN) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### **PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)**

This Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

#### **STUDY UNDERWAY (This additional consideration applies to all properties in the LOMA-OAS DETERMINATION DOCUMENT (OUT AS SHOWN))**

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

*Matthew B. Miller*

Matthew B. Miller, P.E., Chief  
Hazards Study Branch  
Mitigation Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS COMMUNITY NO.: 170378	Lots 1-15, Sutton Place, as shown and recorded on Plat Document No. 1941785, Book 67, Pages 12-14, filed on August 28, 1978, in the Lake County Recorder of Deeds' Office
AFFECTED MAP PANEL	NUMBER: 17097C0259F NAME: LAKE COUNTY, ILLINOIS AND INCORPORATED AREAS DATE: 09/03/1997	
FLOODING SOURCE: WEST FORK NORTH BRANCH CHICAGO RIVER		
		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.195, -87.889 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 3.0 DATUM: NAD83

### DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
9	—	Sutton Place	Sommerset	Structure	X(unshaded)	666.2 feet	667.8 feet	661.5 feet	—

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED) STUDY UNDERWAY  
INADVERTENT INCLUSION IN FLOODWAY 1  
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

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Hazards Study Branch  
Mitigation Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY) (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination Document, while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in a NFIP regulatory floodway that may cause an increase in the base flood elevation. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV), or the Regional Engineer (Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway.

#### DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
5	—	Sutton Place	Suffield Square	Structure	X(unshaded)	666.1 feet	667.8 feet	661.2 feet	—
7	—	Sutton Place	Westminster Way	Structure	X(unshaded)	666.1 feet	668.1 feet	661.2 feet	—

#### PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 2 Properties.)

This Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

#### STUDY UNDERWAY (This additional consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

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Matthew B. Miller, P.E., Chief  
Hazards Study Branch  
Mitigation Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS COMMUNITY NO.: 170378	Lots 1-15, Sutton Place, as shown and recorded on Plat Document No. 1941785, Book 67, Pages 12-14, filed on August 28, 1978, in the Lake County Recorder of Deeds' Office
AFFECTED MAP PANEL	NUMBER: 17097C0259F NAME: LAKE COUNTY, ILLINOIS AND INCORPORATED AREAS DATE: 09/03/1997	
FLOODING SOURCE: WEST FORK NORTH BRANCH CHICAGO RIVER		
		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.195, -87.889 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 3.0 DATUM: NAD83

### DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
1	—	Sutton Place	Downing Square	Structure	X(unshaded)	666.0 feet	667.4 feet	660.9 feet	—

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)

INADVERTENT INCLUSION IN FLOODWAY 1  
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA or NFIP regulatory floodway, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA and NFIP regulatory floodway located on the effective NFIP map; therefore the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

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# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANGE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
2	—	Sutton Place	Downing Square	Structure	X(unshaded)	666.0 feet	668.1 feet	661.8 feet	—
3	—	Sutton Place	Sutton Court	Structure	X(unshaded)	666.0 feet	667.6 feet	660.9 feet	—
4	—	Sutton Place	Suffield Square	Structure	X(unshaded)	666.0 feet	667.6 feet	661.2 feet	—
6	—	Sutton Place	Suffield Square	Structure	X(unshaded)	666.1 feet	668.1 feet	661.2 feet	—
10	—	Sutton Place	Newcastle	Structure	X(unshaded)	666.2 feet	668.1 feet	661.4 feet	—
11	—	Sutton Place	Newcastle	Structure	X(unshaded)	666.2 feet	668.1 feet	661.6 feet	—
12	—	Sutton Place	Hastings	Structure	X(unshaded)	666.2 feet	668.1 feet	668.9 feet	—
13	—	Sutton Place	Camden	Structure	X(unshaded)	666.2 feet	667.7 feet	661.0 feet	—
14	—	Sutton Place	Warwick	Structure	X(unshaded)	666.2 feet	667.9 feet	661.4 feet	—
15	—	Sutton Place	Warwick	Structure	X(unshaded)	666.2 feet	668.0 feet	668.8 feet	—

#### INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY) (This Additional Consideration applies to the preceding 11 Properties.)

A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination Document, while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in a NFIP regulatory floodway that may cause an increase in the base flood elevation. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

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## Federal Emergency Management Agency

Washington, D.C. 20472

### LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

#### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV), or the Regional Engineer (Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway.

#### **STUDY UNDERWAY (This additional consideration applies to all properties in the LOMR-FW DETERMINATION DOCUMENT (REMOVAL))**

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

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