Federal Emergency Management Agency

Washington, D.C. 20472

December 4, 2002

200 Aptakisic
900 Milwaukee

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

CASE NO.: 02-05-3941A
COMMUNITY: VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS
COMMUNITY NO.: 170378

Lincolnshire Commons

RECEIVED
DEC 9 2002
VILLAGE OF LINCOLNSHIRE
PUBLIC WORKS DEPT.

DEAR MAYOR LAPIANA:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document 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 based on Fill (LOMR-F) 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 LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. 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, 12101 Indian Creek Court, Beltsville, MD 20705. Additional information about the NFIP is available on our web site at http://www.fema.gov/nfip/.

Sincerely,

Michael Grimm, Acting Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:
LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Mr. Jeremy D. Foss

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	Village of Lincolnshire, Lake County, Illinois	Portions of Section 22 and 27, Township 43 North, Range 11 East, Third Principal Meridian, as described in the following Documents: Quit Claim Deed, Document No. 2890288, filed for record on March 29, 1990; Deed in Trust, Document No. 3450845, filed for record on February 22, 1994; Deed in Trust, Document No. 3495641, filed for record on February 22, 1994; Deed in Trust, Document No. 3686285, filed for record on June 20, 1995; Deed in Trust, Document No. 3624944, filed for record on December 13, 1994;andTrustee's Deed, Document No. 2793936, filed for record on May 19, 1989; all documents filed by the County Recorder, Lake County, Illinois; the portion of land to be removed from the SFHA is more particularly described by the following metes and bounds:
	COMMUNITY NO: 170378	
MAP PANEL AFFECTED	NUMBER: 17097C0266G	
	NAME: Lake County, Illinois and Incorporated Areas	
	DATE: 09/07/2000	
FLOODING SOURCE: DES PLAINES RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.182, -87.927 SOURCE OF LAT & LONG: MAPBLAST! DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
-	-	-	-	Portion of Property	X (shaded)	646.5 feet	-	646.6 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.)

LEGAL PROPERTY DESCRIPTION (CONTINUED)
FILL RECOMMENDATION
PORTIONS REMAIN IN THE SFHA
ANNEXATION
STATE AND LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion of property is 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 revises 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, PBS&J, 12101 Indian Creek Court, Beltsville, MD 20705. Additional information about the NFIP is available on our web site at http://www.fema.gov/nfip/.

Michael Grimm, Acting Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at the Southeast Corner of Lot 3 in John A. Raabe's Subdivision recorded October 12, 1936 as Document Number 429657; thence N14º42'23"W along the East line of said John A. Raabe's Subdivision, 700.00 feet to a point on the South line of Lot 1 in Lincolnshire Corporate Center Unit 4 recorded December 17, 1991 as Document Number 3094847; thence S75º11'04"W along said South line, 388.37 feet; thence S50º30'44"W, 57.10 feet; thence S56º55'23"W, 123.05 feet; thence S40º13'15"W, 54.23 feet; thence S28º44'29"W, 381.19 feet; thence S29º48'46"W, 87.41 feet; thence S44º17'51"W, 83.75 feet; thence S57º09'28"W, 60.41 feet; thence S81º48'48"W, 56.54 feet; thence N71º35'39"W, 39.24 feet; thence N42º08'58"W, 89.97 feet; thence N01º19'03"W, 46.25 feet; thence N03º31'21"W, 100.02 feet; thence N04º43'39"W, 127.26 feet; thence N00º16'27"E, 207.60 feet; thence N07º08'05"E, 66.35 feet; thence N01º57'38"E, 51.53 feet; thence N03º47'37"W, 83.10 feet; thence N23º01'04"W, 42.10 feet to a point on the East line of G.K. Subdivision recorded July 5, 1957 as Document Number 956573; thence S00º28'00"W along said East line, 802.89 feet to a point on the North right-of-way line of Aptakisic Road; thence S80º10'35"E along said North right-of-way line, 766.68 feet; thence N12º11'48"E continuing along said North right-of-way line of Aptakisic Road, 11.93 feet; thence S78º00'07"E continuing along said North right-of-way line of Aptakisic Road, 169.31 feet to a point on the West line of Lot 2 in said John A. Raabe's Subdivision; thence N14º42'23"W along the West line of said Lot 2, 142.64 feet to the Southwest corner of Lot 3 in said John A. Raabe's Subdivision; thence N75º11'04"E along the South line of said Lot 3, 385.60 feet to the POINT OF BEGINNING. Containing 603,072 square feet (13.845) acres, more or less.

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our website at http://www.fema.gov/mit/tb1001.pdf. Although the minimum NFIP standards no longer apply to this area, some communities may have flood plain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

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.

ANNEXATION (This Additional Consideration applies to the preceding 1 Property.)

Although the subject of the determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination Document, it has been annexed by the community referenced therein.

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, PBS&J, 12101 Indian Creek Court, Beltsville, MD 20705. Additional Information about the NFIP is available on our web site at http://www.fema.gov/nfip/.

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LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

STATE AND LOCAL CONSIDERATIONS (This additional consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

In addition, State or County officials, based on the knowledge of local conditions and in the interest of safety, may set standards for construction that are higher or may limit development of the floodplain area.

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, PBS&J, 12101 Indian Creek Court, Beltsville, MD 20705. Additional Information about the NFIP is available on our web site at http://www.fema.gov/nfip/.

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