

HS: 14600 W Riverside  
Revaliated



# Federal Emergency Management Agency

Washington, D.C. 20472

August 6, 2004

MS. SUZI SCHMIDT  
CHAIRMAN OF COUNTY BOARD, LAKE COUNTY  
18 NORTH COUNTY STREET, 10TH FLOOR  
WAUKEGAN, IL 60085

CASE NO.: 04-05-3451A  
COMMUNITY: LAKE COUNTY, ILLINOIS (UNINCORPORATED  
AREAS)  
COMMUNITY NO.: 170357

DEAR MS. SCHMIDT:

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 (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. 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/>.

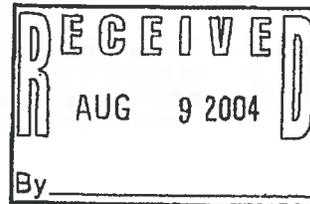
Sincerely,

Doug Bellomo, P.E., CFM, Acting Chief  
Hazard Identification Section  
Emergency Preparedness and Response Directorate

**LIST OF ENCLOSURES:**

LOMR-FW DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
Community Map Repository  
Region  
Mr. John M. Whitt, P.E., P.L.S.  
Mr. James A. Moehling



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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	Lake County, Illinois (Unincorporated Areas)	A portion of Section 23, Township 43 North, Range 11 East, Third Principal Meridian, as described in Warranty Deed, Document No. 4514693, filed for record on April 17, 2000, by the 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.: 170357	
AFFECTED MAP PANEL	NUMBER: 17097C0258G; 17097C0266G	
	NAME: Lake County, Illinois and Incorporated Areas	
	DATE: 09/07/2000; 09/07/2000	
FLOODING SOURCE: DES PLAINES RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.186, -87.919 SOURCE OF LAT & LONG: TERRASERVER-USA.COM 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)
—	—	—	14600 West Riverside Road	Portion of Property	X (shaded)	646.6 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**

INADVERTENT INCLUSION IN FLOODWAY 1

**FILL RECOMMENDATION**

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 described portion(s) of the property(ies) is/are not located in the NFIP regulatory floodway or 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 NFIP regulatory floodway and 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, 12101 Indian Creek Court, Beltsville, MD 20705. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

  
Doug Bellomo, P.E., CFM, Acting Chief  
Hazard Identification Section  
Emergency Preparedness and Response Directorate

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Washington, D.C. 20472

**LETTER OF MAP REVISION FLOODWAY  
DETERMINATION DOCUMENT (REMOVAL)**  
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**LEGAL PROPERTY DESCRIPTION (CONTINUED)**

Commencing at a point on the centerline of North Mill Road (so called) 2393.02 feet southeasterly as measured, along said centerline of the intersection of the said centerline and the West line of said Section 23; thence northwesterly along said centerline a distance of 222.83 feet; thence northeasterly at right angles to said centerline, a distance of 33.58 feet to a POINT OF BEGINNING; thence N03°29'55"E, a distance of 141.63 feet; thence N15°01'58"W, a distance of 33.65 feet; thence N06°13'34"W, a distance of 29.91 feet; thence N55°02'58"W, a distance of 88.43 feet; thence N37°51'31"W, a distance of 78.29 feet; thence N18°48'02"W, a distance of 60.10 feet; thence N30°28'13"W, a distance of 154.02 feet; thence N44°54'34"W, a distance of 129.50 feet; thence N57°39'37"W, a distance of 200.06 feet; thence N74°51'43"W, a distance of 82.92 feet; thence N86°26'43"W, a distance of 67.38 feet; thence S56°54'40"W, a distance of 127.70 feet; thence S19°26'44"W, a distance of 150.54 feet; thence S21°29'01"E, a distance of 178.48 feet; thence S63°14'14"E, a distance of 240.18 feet; thence N80°36'15"E, a distance of 28.01 feet; thence S63°31'00"E, a distance of 376.22 feet; thence S08°35'43"W, a distance of 33.34 feet; thence S71°50'21"E, a distance of 154.69 feet to the POINT OF BEGINNING. All in Lake County Illinois.

**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, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

**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 web site at <http://www.fema.gov/ml/tb1001.pdf>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain 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.

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, 12101 Indian Creek Court, Beltsville, MD 20705. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

  
Doug Bellomo, P.E., CFM, Acting Chief  
Hazard Identification Section  
Emergency Preparedness and Response Directorate

Version 1.3.3

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**FEDERAL EMERGENCY MANAGEMENT AGENCY  
COMMUNITY ACKNOWLEDGMENT FORM**

O.M.B. NO. 3067-0147  
Expires September 30, 2005

**PAPERWORK BURDEN DISCLOSURE NOTICE**

Public reporting burden for this form is estimated to average 0.88 hour per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number appears in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, SW, Washington DC 20472, Paperwork Reduction Project (3067-0147). Submission of the form is required to obtain or retain benefits under the National Flood Insurance Program. Please do not send your completed survey to the above address.

This form must be completed for requests involving the existing or proposed placement of fill (complete Section A) OR to provide acknowledgment of this request to remove a property from the SFHA which was previously located within the regulatory floodway (complete Section B).

This form must be completed and signed by the official responsible for floodplain management in the community. The community number and the subject property address must appear in the spaces provided below.

Community Number: 170357

Property Name or Address: 14600 W. Riverside Road, Lincolnshire, IL 60069

**A. REQUESTS INVOLVING THE PLACEMENT OF FILL**

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this Letter of Map Revision Based on Fill (LOMR-F) or Conditional LOMR-F request. Based upon the community's review, we find the completed or proposed project meets or is designed to meet all of the community floodplain management requirements, including the requirement that no fill be placed in the regulatory floodway, and that all necessary Federal, State, and local permits have been, or in the case of a Conditional LOMR-F, will be obtained. In addition, we have determined that the land and any existing or proposed structures to be removed from the SFHA are or will be reasonably safe from flooding as defined in 44CFR 65.2(c), and that we have available upon request by FEMA, all analyses and documentation used to make this determination. For LOMR-F requests, we understand that this request is being forwarded to FEMA for a possible map revision.

Community Comments:

Community Official's Name and Title: *(Please Print or Type)*

Jon Tack, Permit Engineer

Telephone No.:

847-377-2116

Community Name:

Lake County, Illinois

Community Official's Signature: *(required)*

*Jon M. Tack*

Date:

*4-13-04*

**B. PROPERTY LOCATED WITHIN THE REGULATORY FLOODWAY**

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this request for a LOMA. We understand that this request is being forwarded to FEMA to determine if this property has been inadvertently included in the regulatory floodway. We acknowledge that no fill on this property has been or will be placed within the designated regulatory floodway. We find that the completed or proposed project meets or is designed to meet all of the community floodplain management requirements.

Community Comments:

Community Official's Name and Title: *(Please Print or Type)*

Jon Tack, Permit Engineer

Telephone No.:

847-377-2116

Community Name:

Lake County, Illinois

Community Official's Signature: *(required)*

*Jon M. Tack*

Date:

*4-13-04*