



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	CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS	A portion of Lots 3 and 5, Phase III First Street Redevelopment Subdivision, as shown on the Plat recorded as Instrument No. 2015K039582, in the Office of the Recorder, Kane County, Illinois The portions of property are more particularly described by the following metes and bounds:
	COMMUNITY NO.: 170330	
AFFECTED MAP PANEL	NUMBER: 17089C0262H DATE: 8/3/2009	
FLOODING SOURCE: FOX RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.912623, -88.313388 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
3 & 5	--	Phase III First Street Redevelopment	First Street and Illinois Avenue	Portion of Property (Parcel 1)	X (shaded)	--	--	687.5 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.)

LEGAL PROPERTY DESCRIPTION FILL RECOMMENDATION
DETERMINATION TABLE (CONTINUED) STUDY UNDERWAY
PORTIONS REMAIN IN THE FLOODWAY

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(s) of 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 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, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

PARCEL 1:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTH 11 DEGREES 54 MINUTES 53 SECONDS WEST, BEING AN ASSUMED BEARING ON THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 304.33 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE SOUTH 40 DEGREES 42 MINUTES 43 SECONDS EAST, 113.35 FEET; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 3.41 FEET; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 30.33 FEET; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 15.00 FEET TO THE EASTERLY LINE OF SAID LOT 3; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, ON SAID EASTERLY LINE, 170.47 FEET TO THE SOUTHERLY LINE OF SAID LOT 5; THENCE SOUTH 61 DEGREES 36 MINUTES 46 SECONDS WEST A DISTANCE OF 15.43 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3, SAID POINT BEING COMMON WITH THE SOUTHEASTERLY CORNER OF SAID LOT 4 AND THE SOUTHWESTERLY CORNER OF SAID LOT 5; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST ON THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 58.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTH 11 DEGREES 54 MINUTES 53 SECONDS WEST, BEING AN ASSUMED BEARING ON THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 304.33 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 11 DEGREES 54 MINUTES 53 SECONDS WEST, 10.04 FEET; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 7.26 FEET TO THE WESTERLY LINE OF SAID LOT 5; THENCE SOUTH 47 DEGREES 58 MINUTES 33 SECONDS EAST ON SAID WESTERLY LINE, A DISTANCE OF 12.41 FEET TO THE POINT OF BEGINNING.

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANGE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
5	--	Phase III First Street Redevelopment	First Street and Illinois Avenue	Portion of Property (Parcel 2)	X (shaded)	--	--	688.0 feet

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, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment 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 an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined 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 2 Properties.)

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/mit/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.

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A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

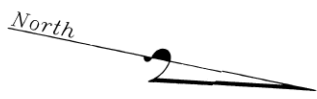
STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

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, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



PHASE III
FIRST STREET REDEVELOPMENT SUBDIVISION

2008K089916

SANDY WEGMAN
 RECORDER - KANE COUNTY, IL
 RECORDED: 12/27/08 3:22 PM
 REC FEE: 64.00 RHSPS FEE: 10.00
 PAGES: 2

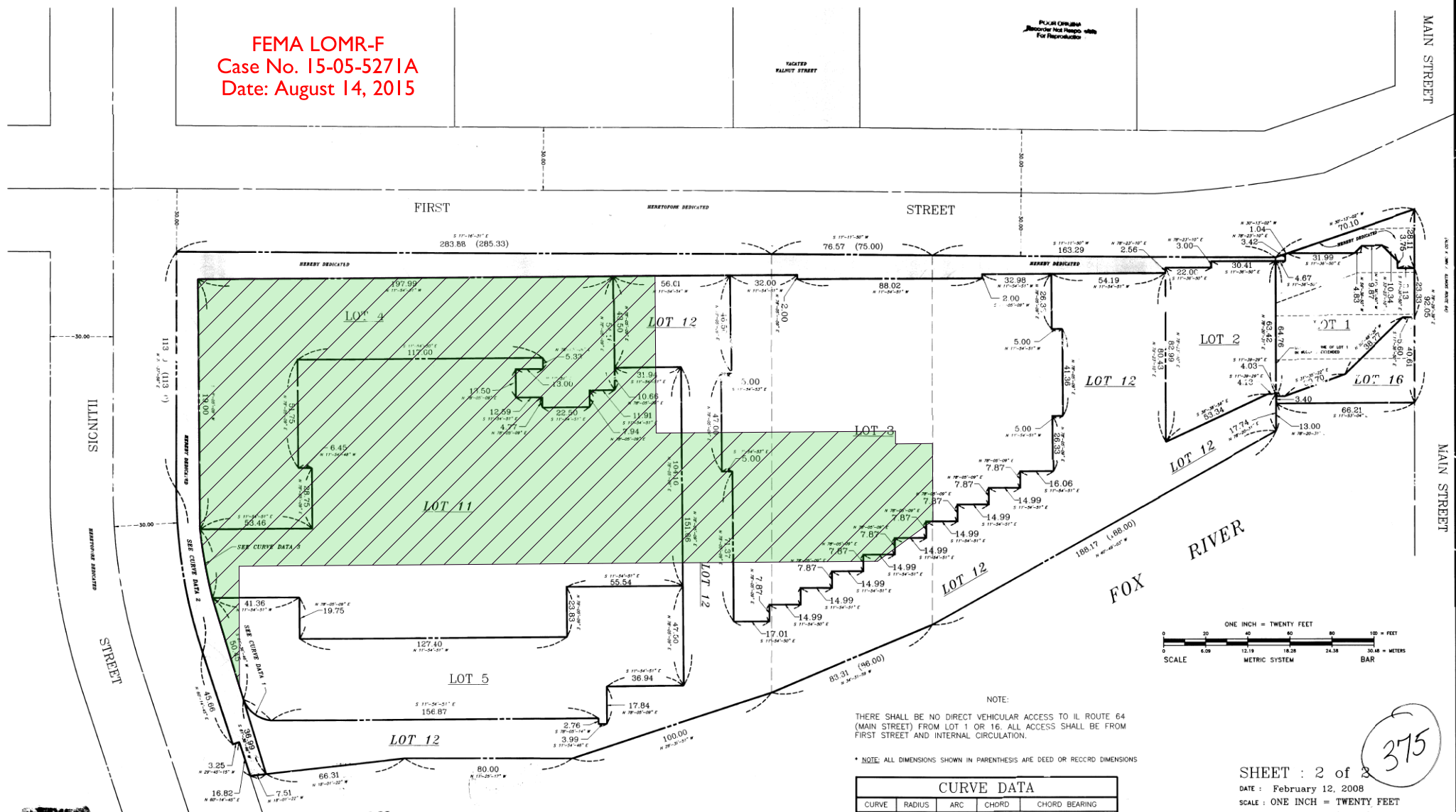
PLAT OF SUBDIVISION
 Prepared By
MARCHESE AND SONS, Inc.
 land - marine - construction surveys

10 Monica Drive
 Roselle, Illinois 60442
 Phone (630) 894-5680
 Fax (630) 894-8889

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE
 EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH,
 RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.

FEMA LOMR-F
Case No. 15-05-5271A
Date: August 14, 2015

PLAT ONLINE
 Recorder Not Required
 For Reproduction



NOTE:
 THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO IL ROUTE 64
 (MAIN STREET) FROM LOT 1 OR 16. ALL ACCESS SHALL BE FROM
 FIRST STREET AND INTERNAL CIRCULATION.

* NOTE: ALL DIMENSIONS SHOWN IN PARENTHESIS ARE DEED OR RECORDED DIMENSIONS

CURVE DATA				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
ONE	15.78	17.50	16.59	S 23°-52'-13"W
TWO	247.30	79.36	79.02	N 69°-26'-21"E
THREE	247.30	33.26	33.23	N 68°-18'-05"E

SHEET : 2 of 2
 DATE : February 12, 2008
 SCALE : ONE INCH = TWENTY FEET
 ORDER NO.: 05-14966 (PH III)
 ORDERED BY : THE CITY OF ST. CHARLES

FOX RIVER
Sheet 1 of 4, Date: February 27, 2019

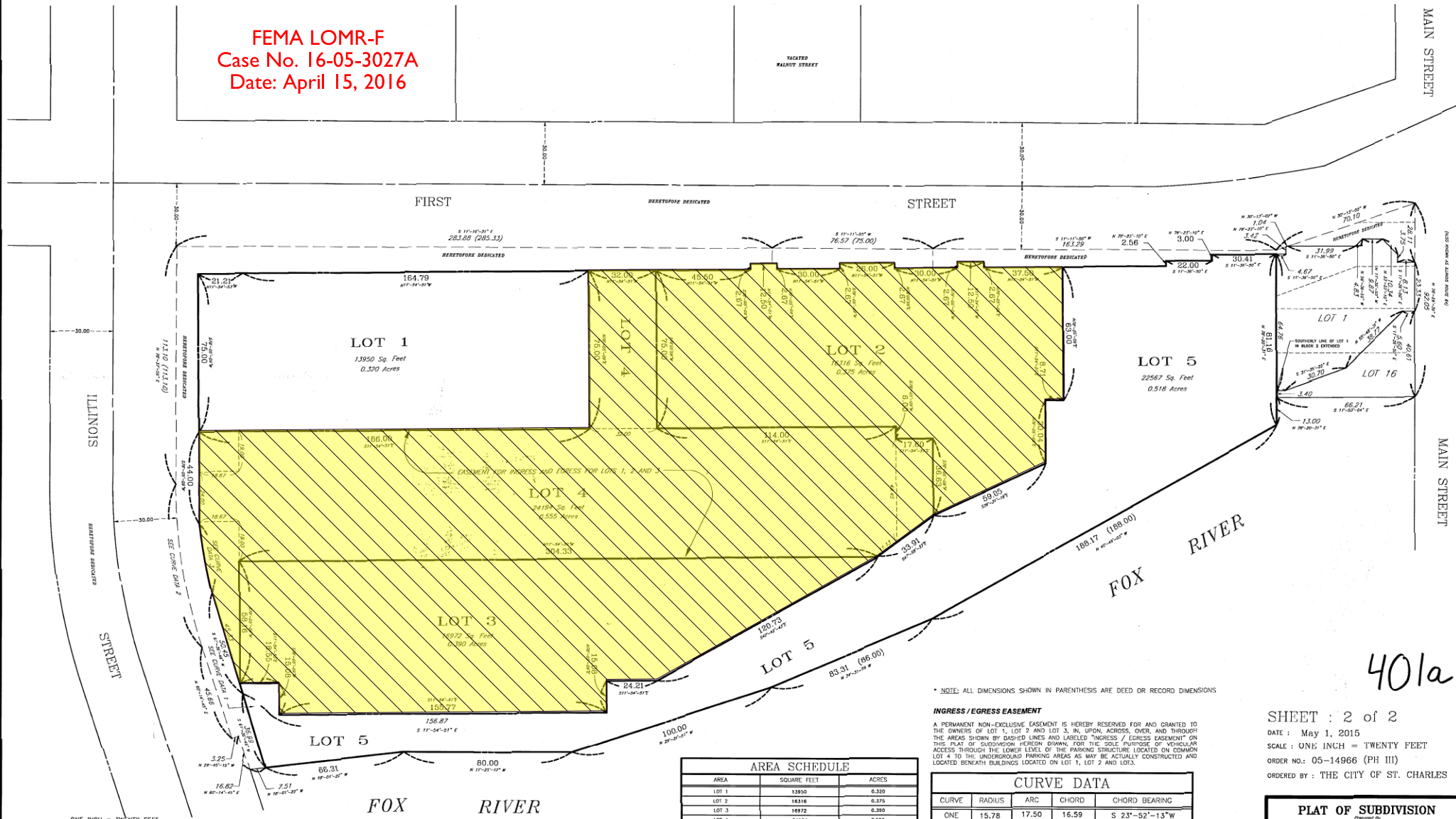
375

RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION

of
PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF
OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE
EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.

2015K039562
SANDY WEGMAN
RECORDER - KANE COUNTY, IL
RECORDED: 20150416 09:51 AM
REC FEE: \$1.00
PAGES: 2

FEMA LOMR-F
Case No. 16-05-3027A
Date: April 15, 2016

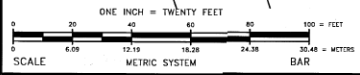


AREA SCHEDULE		
AREA	SQUARE FEET	ACRES
LOT 1	13950	0.320
LOT 2	16316	0.375
LOT 3	16972	0.390
LOT 4	24184	0.555
LOT 5	22567	0.518
TOTAL	83999	2.158
UNRESERVED EASEMENT	19845	0.455

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ONE	15.78	17.50	S 23°-52'-13"W
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INGRESS / EGRESS EASEMENT
A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 1, LOT 2 AND LOT 3, IN, UPON, ACROSS, OVER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "INGRESS / EGRESS EASEMENT" ON THIS PLAT OF SUBDIVISION HEREON DOWN, FOR THE SOLE PURPOSE OF VEHICULAR ACCESS THROUGH THE LOWER LEVEL OF THE PARKING STRUCTURE LOCATED ON COMMON LOT 4 TO THE UNDERGROUND PARKING AREAS AS MAY BE ACTUALLY CONSTRUCTED AND LOCATED BENEATH BUILDINGS LOCATED ON LOT 1, LOT 2 AND LOT 3.



Sheet 2 of 4, Date: February 27, 2019

401a

SHEET : 2 of 2
DATE : May 1, 2015
SCALE : ONE INCH = TWENTY FEET
ORDER NO.: 05-14966 (PH III)
ORDERED BY : THE CITY OF ST. CHARLES

PLAT OF SUBDIVISION
Presented by
MARCHESE AND SONS, Inc.
land - marine - construction surveys
10 Benson Drive
Roxana, Illinois 62451
Phone : (618) 894-5555
Fax : (618) 894-8855

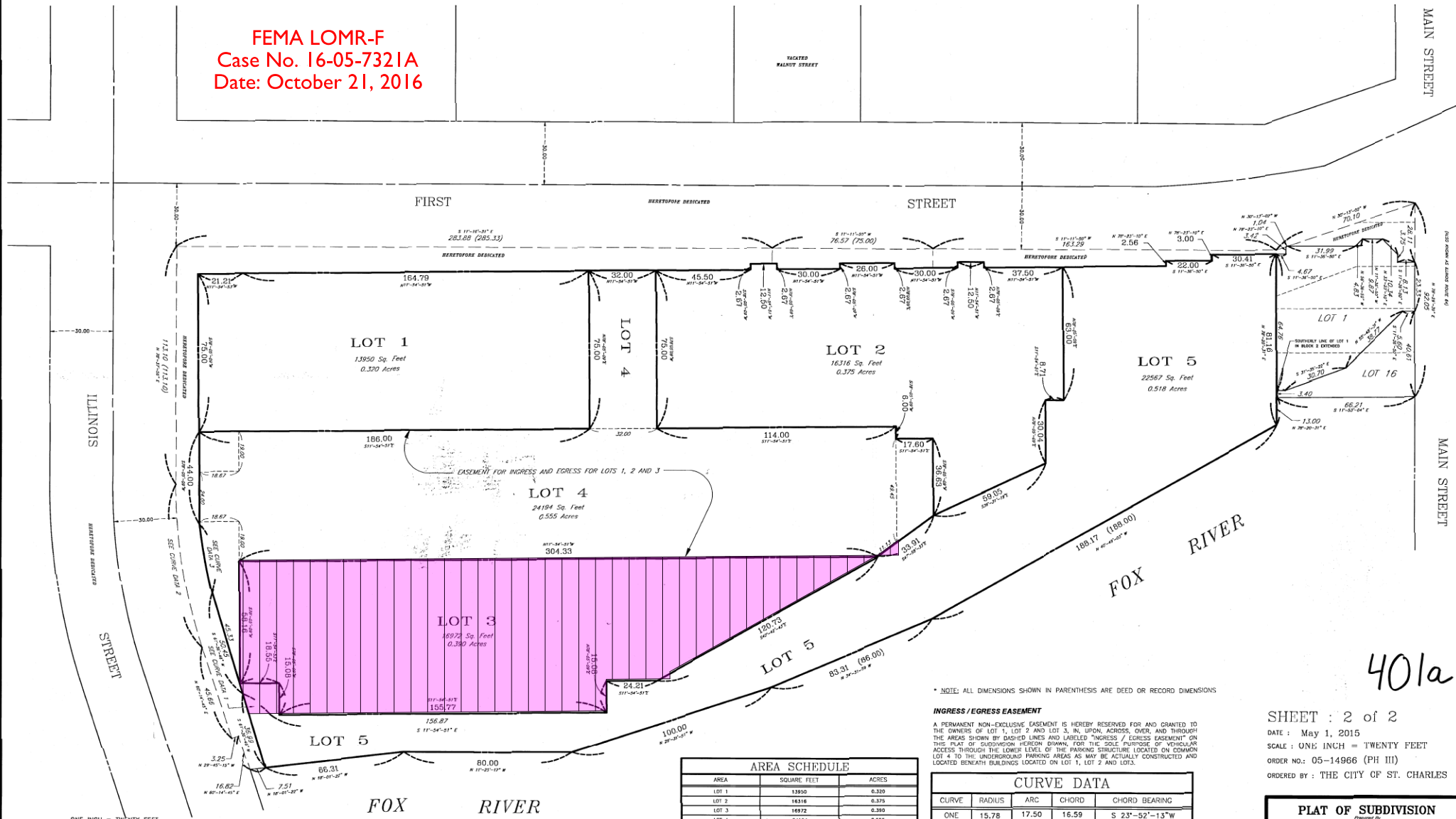
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EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.

2015K039562
SANDY WEGMAN
RECORDER - KANE COUNTY, IL
RECORDED: 2/27/2016 10:51 AM
REC FEE: \$1.00

PAGES: 2

FEMA LOMR-F
Case No. 16-05-7321A
Date: October 21, 2016

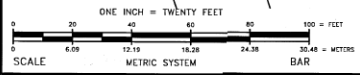


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AREA	SQUARE FEET	ACRES
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Sheet 3 of 4, Date: February 27, 2019

401a

SHEET : 2 of 2
DATE : May 1, 2015
SCALE : ONE INCH = TWENTY FEET
ORDER NO.: 05-14966 (PH III)
ORDERED BY : THE CITY OF ST. CHARLES

PLAT OF SUBDIVISION
Prepared by
MARCHESE AND SONS, Inc.
land - marine - construction surveys
10 Benson Drive
Roxana, Illinois 62451
Phone : (618) 894-5555
Fax : (618) 894-8855

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2015K039562
SANDY WEGMAN
RECORDER - KANE COUNTY, IL
RECORDED: 2/27/2016 10:51 AM
REC FEE: \$1.00

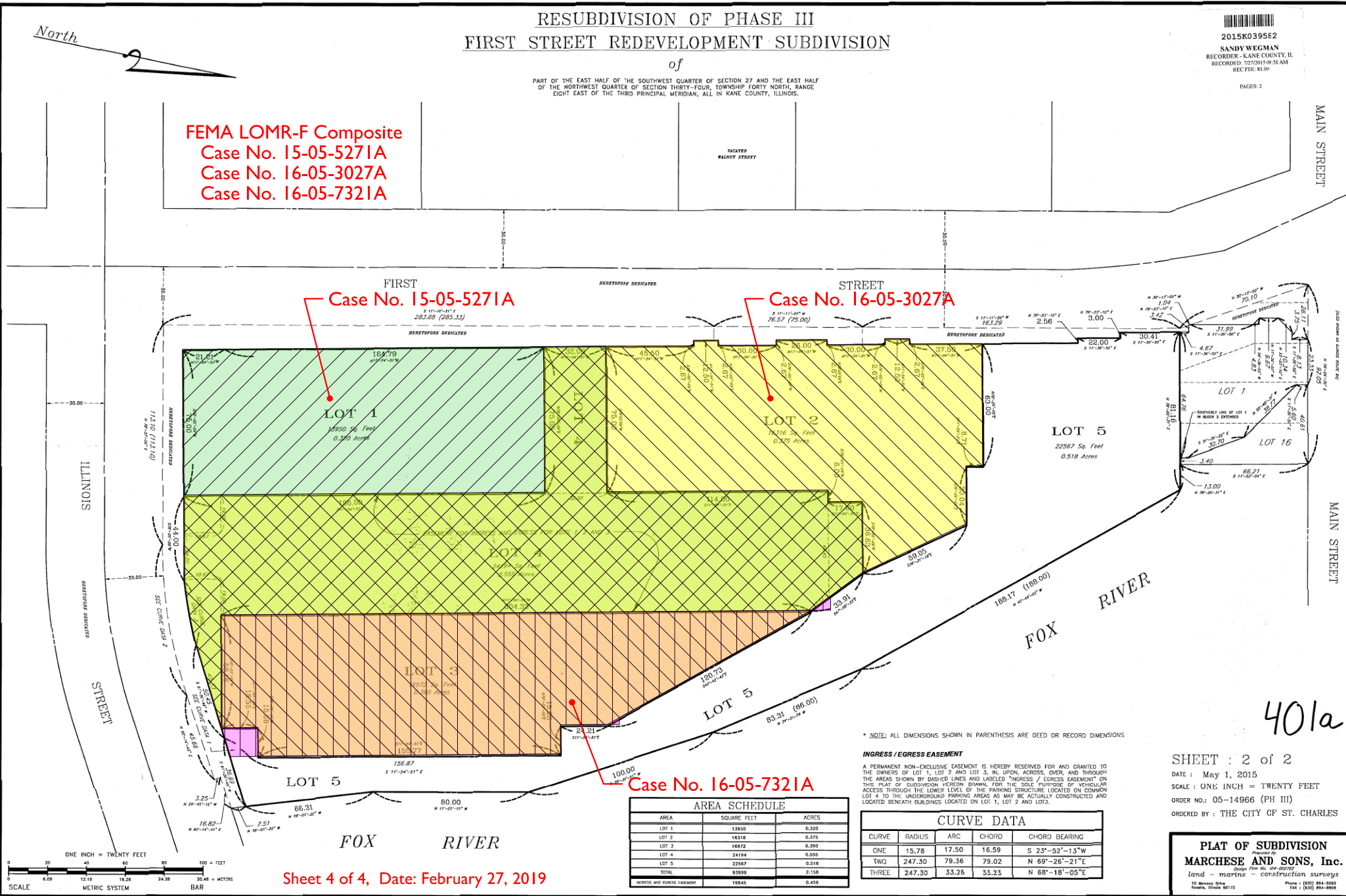
PAGES: 2

FEMA LOMR-F Composite
Case No. 15-05-5271A
Case No. 16-05-3027A
Case No. 16-05-7321A

Case No. 15-05-5271A

Case No. 16-05-3027A

Case No. 16-05-7321A



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ORDER NO.: 05-14966 (PH III)
ORDERED BY : THE CITY OF ST. CHARLES

PLAT OF SUBDIVISION
Prepared by
MARCHESE AND SONS, Inc.
land - marine - construction surveys
10 Benson Drive
Roxana, Illinois 62451
Phone : (618) 894-5555
Fax : (618) 894-8855

Sheet 4 of 4, Date: February 27, 2019

401a