



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	Lots 2, 3, and 4, Phase III First Street Redevelopment Subdivision, as shown on the Plat recorded as Document No. 2015K039582, in the Office of the Recorder, Kane County, Illinois
	COMMUNITY NO.: 170330	
AFFECTED MAP PANEL	NUMBER: 17089C0262H	
	DATE: 8/3/2009	
FLOODING SOURCE: FOX RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.912436, -88.313574 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)
2	--	Phase III First Street Redevelopment	First Street and Illinois Avenue	Property	X (shaded)	--	--	687.9 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)

STUDY UNDERWAY

SUPERSEDES PREVIOUS DETERMINATION

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 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 Rodriguez, P.E., Chief
Engineering Management 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)

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)
3	--	Phase III First Street Redevelopment	First Street and Illinois Avenue	Property	X (shaded)	--	--	687.5 feet
4	--	Phase III First Street Redevelopment	First Street and Illinois Avenue	Property	X (shaded)	--	--	687.5 feet

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.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 8/14/2015, for the subject property.

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 Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



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.



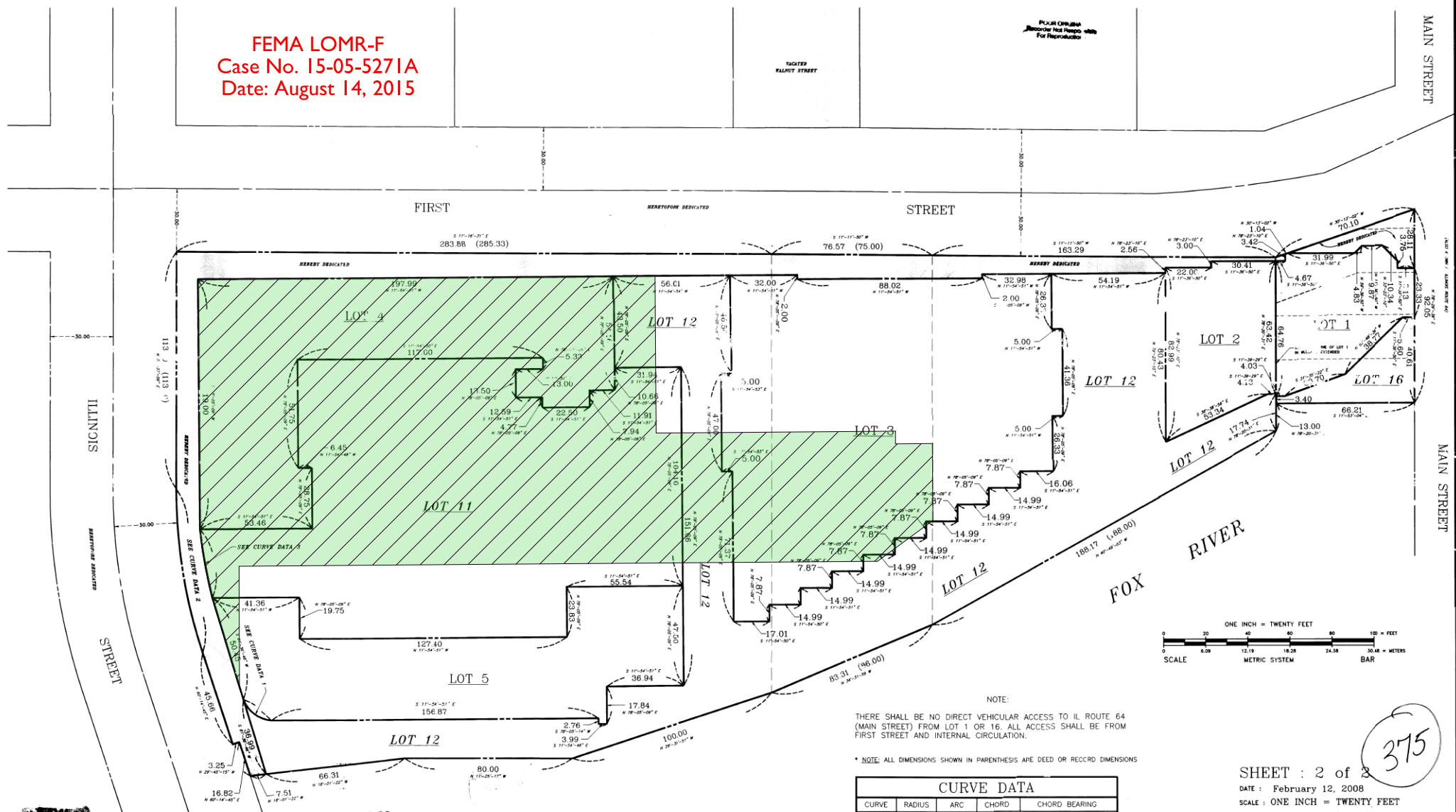
2008K089916
 SANDY WEGMAN
 RECORDER - KANE COUNTY, IL
 RECORDED: 12/27/08 3:22 PM
 REC FEE: 64.00 RHSPS FEE: 10.00
 PAGES: 2

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

10 Monica Drive
 Roselle, Illinois 60472
 Phone (630) 894-5680
 Fax (630) 894-8889

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

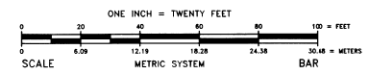
PLAT ORIGIN
 Recorder Not Required
 For Reproduction



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



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

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

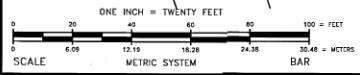
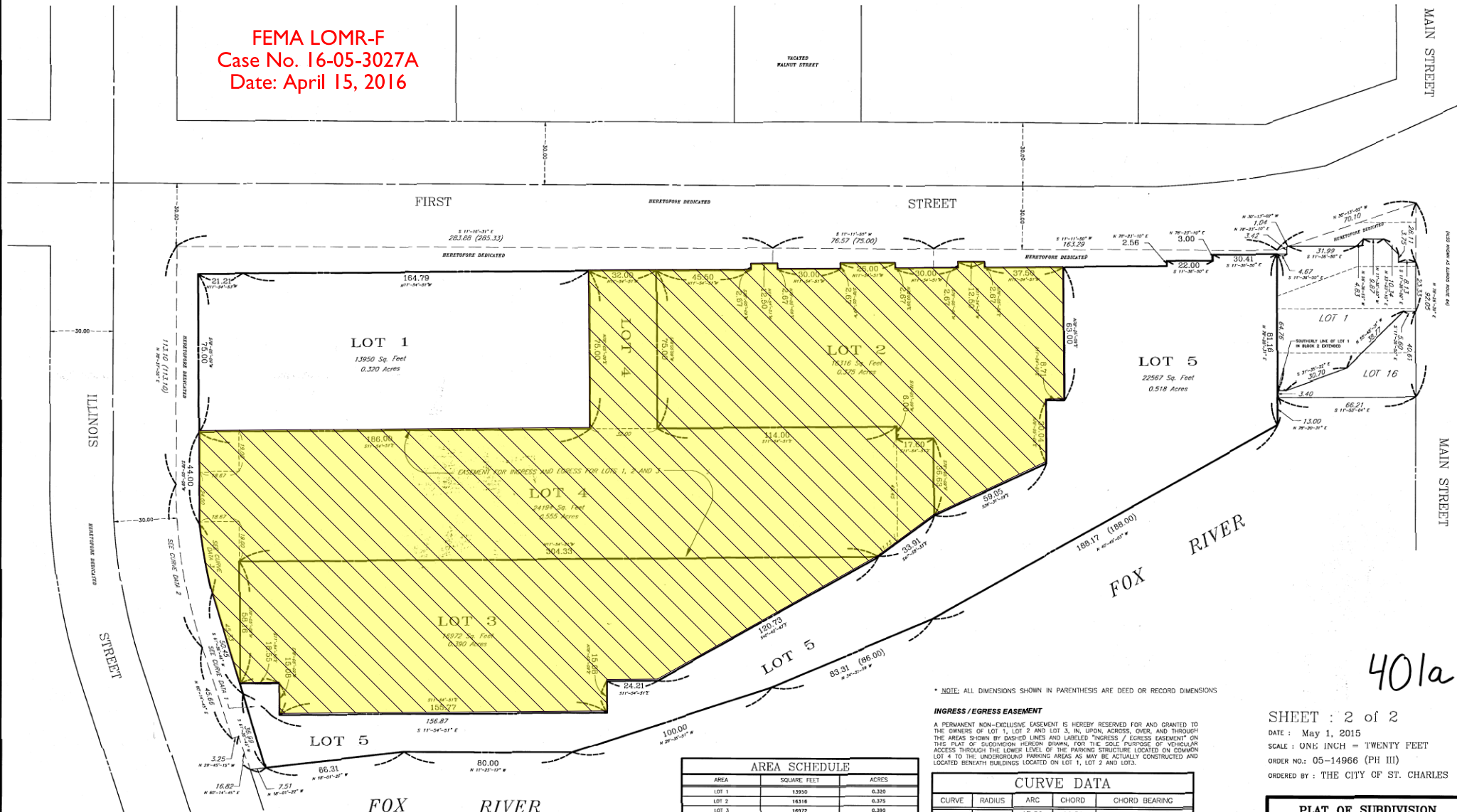
375

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



Sheet 2 of 4, Date: February 27, 2019

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	2.156
UNRESERVED EASEMENT	19845	0.455

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

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.

CURVE DATA				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
ONE	15.78	17.50	15.59	S 23°-52'-13"W
TWO	247.30	79.36	79.02	N 68°-26'-21"E
THREE	247.30	33.26	33.23	N 68°-18'-05"E

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

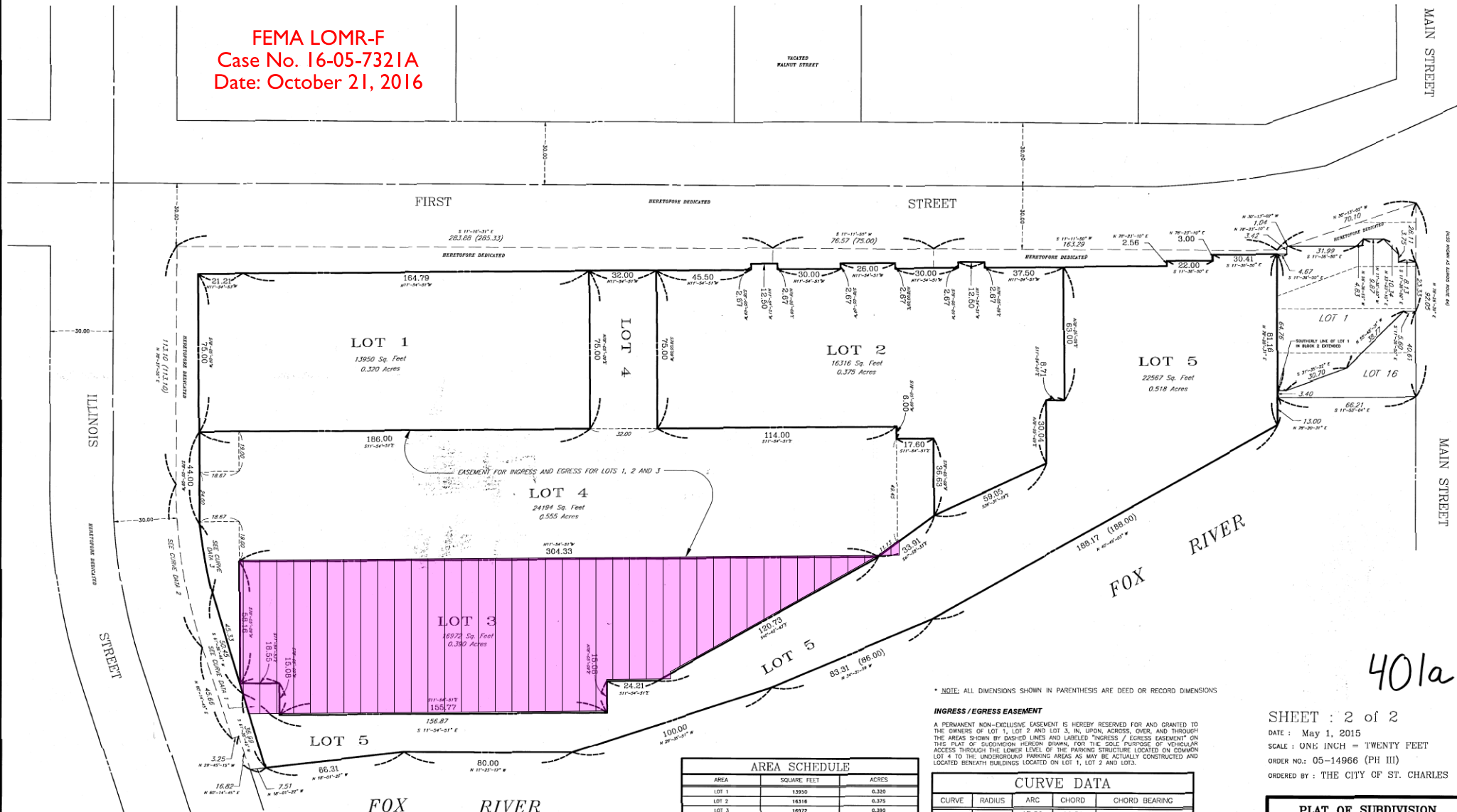
PLAT OF SUBDIVISION
Prepared by
MARCHESE AND SONS, Inc.
land - marine - construction surveys
10 Benson Drive
Roxana, Illinois 62451
Phone: (618) 894-5555
Fax: (618) 894-8855

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
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REC FEE: \$1.00
PAGES: 2

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



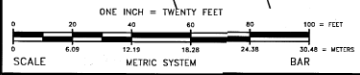
AREA SCHEDULE		
AREA	SQUARE FEET	ACRES
LOT 1	13950	0.320
LOT 2	16316	0.375
LOT 3	16972	0.390
LOT 4	24184	0.555
LOT 5	22567	0.518
TOTAL	83999	2.158
INCREASE AND DECREASE	19845	0.455

CURVE DATA			
CURVE	RADIUS	ARC	CHORD BEARING
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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

RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION

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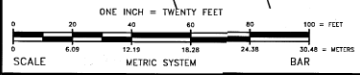
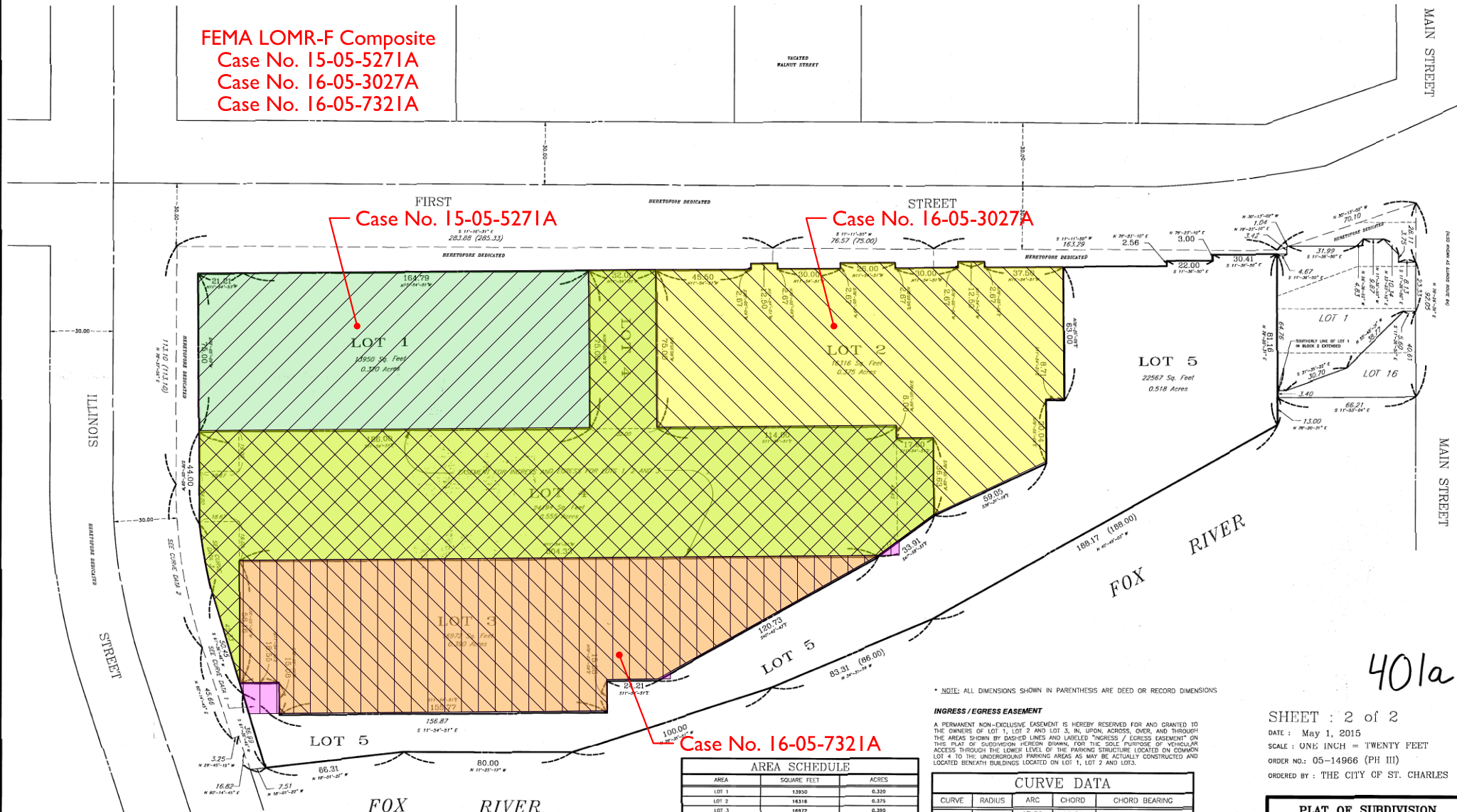
2015K039562
SANDY WEGMAN
RECORDER - KANE COUNTY, IL
RECORDED: 2/27/2016 10:51 AM
REC FEE: \$1.00
PAGES: 2

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



Sheet 4 of 4, Date: February 27, 2019

AREA SCHEDULE		
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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

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401a