



# Federal Emergency Management Agency

Washington, D.C. 20472

December 31, 2002

THE HONORABLE SUSAN KLINKHAMER  
MAYOR, CITY OF ST. CHARLES  
2 E. MAIN STREET  
ST. CHARLES, IL 60174

CASE NO.: 02-05-0470A  
COMMUNITY: CITY OF ST. CHARLES, KANE COUNTY,  
ILLINOIS  
COMMUNITY NO.: 170330

DEAR MAYOR KLINKHAMER:

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, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Sincerely,

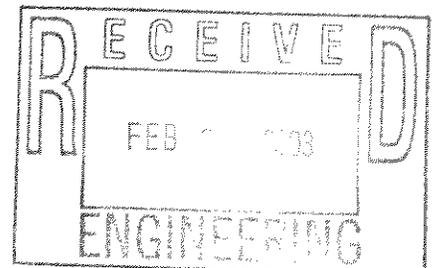
A handwritten signature in black ink, appearing to read "Michael M. Grimm".

Michael M. Grimm, Acting Chief  
Hazard Study Branch  
Federal Insurance and Mitigation Administration

**LIST OF ENCLOSURES:**

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
Community Map Repository  
Mr. Dan Feltman





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## 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 parcel of land, as shown on Plat Document No. 1706757, recorded in Plat envelope 210-A and 210-B, filed on December 28, 1984, in the Recorder's Office, Kane County, Illinois. The area removed from the SFHA is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 170330	
AFFECTED MAP PANEL	NUMBER: 17089C0262F; 17089C0266F	That part of "Brownstone, St. Charles, Kane County, Illinois", being a subdivision of part of the North half of Section 34, Township 40 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded January 2, 2001 as Document Number 2001K000149, in Kane County, Illinois.
	NAME: KANE COUNTY, ILLINOIS AND INCORPORATED AREAS	
	DATE: 12/20/2002; 12/20/2002	
FLOODING SOURCE: FOX RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.911, -88.312 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 4.0 DATUM: NAD 83

### DETERMINATION

T	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)
—	—	—	410 South First Street	Portion of Property	X (shaded)	—	—	—

**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

PORTIONS REMAIN IN THE FLOODWAY

#### FILL RECOMMENDATION

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, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Michael M. Grimm, Acting Chief  
Hazard Study Branch

Federal Insurance and Mitigation Administration

Version 1.3.3

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## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at the Northwest Corner of Lot 16 in Brownstone Subdivision; thence S12°21'28"E, along the southwesterly line of said Lot 16 in Brownstone Subdivision, said southwesterly line also being the northeasterly Right-Of-Way line of First Street South, a distance of 588.75 feet to the northerly Right-Of-Way line of Prairie Street, said northerly line also being the southerly line of said Brownstone Subdivision; thence N77°30'43"E, along the northerly Right-Of-Way line of said Prairie Street, a distance of 124.91 feet to a point of curvature; thence easterly, along the northerly Right-Of-Way line of said Prairie Street, being a curve to the right, having a radius of 340.00 feet, an arc distance of 220.67 feet to a point of reverse curvature; thence continuing easterly, along the northerly Right-Of-Way line of said Prairie Street, said northerly line also being the southerly line of said Brownstone Subdivision, said northerly Right-Of-Way line being a curve to the left, having a radius of 260.00 feet, an arc distance of 100.44 feet; thence N57°38'43"E, a distance of 6.85 feet; thence N49°09'37"E, a distance of 40.81 feet; thence N45°02'06"E, a distance of 45.25 feet; thence N59°42'10"E, a distance of 26.07 feet; thence N65°44'25"E, a distance of 8.75 feet; thence N76°16'56"E, a distance of 24.61 feet; thence northeasterly, along a non-tangent curve to the left having a radius of 21.72 feet, an arc distance of 30.35 feet and a chord bearing N27°23'46"E to a point on a curve; thence N17°12'06"W, a distance of 49.66 feet to a point of curvature; thence northerly along a non-tangent curve to the left having a radius of 39.00 feet, an arc distance of 15.13 feet and a chord bearing N27°38'00"W to a point; thence N38°44'57"W, a distance of 28.83 feet; thence S54°27'30"W, a distance of 0.44 feet; thence N38°57'33"W, a distance of 3.13 feet; thence N52°30'17"E, a distance of 1.43 feet; thence N37°55'32"W, a distance of 231.99 feet; thence S48°47'55"W, a distance of 1.44 feet; thence N36°22'46"W, a distance of 3.18 feet; thence N52°24'46"E, a distance of 0.39 feet; thence N39°17'39"W, a distance of 133.63 feet; thence S49°41'54"W, a distance of 0.56 feet; thence N39°58'37"W, a distance of 3.18 feet; thence N49°48'07"E, a distance of 1.55 feet; thence N39°43'11"W, a distance of 195.17 feet to a point of curvature; thence northwesterly along a non-tangent curve to the left having a radius of 19.15 feet, an arc distance of 22.48 feet and a chord bearing N72°24'32"W to a point; thence S77°44'23"W, a distance of 28.10 feet; thence S11°39'24"E, a distance of 9.68 feet; thence S67°27'00"W, a distance of 5.33 feet; thence N89°47'22"W, a distance of 9.42 feet; thence N50°18'11"W, a distance of 9.48 feet; thence S06°40'25"W, a distance of 5.83 feet; thence N89°51'38"W, a distance of 10.61 feet; thence S75°41'49"W, a distance of 10.14 feet; thence N32°00'00"W, a distance of 6.00 feet; thence S76°36'45"W, a distance of 15.51 feet; thence N82°33'29"W, a distance of 19.38 feet; thence S88°16'45"W, a distance of 14.19 feet; thence N89°18'06"W, a distance of 9.98 feet, to the southeasterly Right-Of-Way line of Indiana Street, said southeasterly Right-Of-Way line also being the northerly line of said Brownstone Subdivision; thence S77°30'27"W, along said southeasterly line, a distance of 153.44 feet, to the POINT OF BEGINNING.

### 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 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>.

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. 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)

### 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/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.

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. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

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