



# Federal Emergency Management Agency

Washington, D.C. 20472

February 06, 2014

THE HONORABLE ROBERT BAHAN  
VILLAGE OF WINNETKA  
510 GREEN BAY ROAD  
WINNETKA, IL 60093

CASE NO.: 14-05-2466A  
COMMUNITY: VILLAGE OF WINNETKA, COOK  
COUNTY, ILLINOIS  
COMMUNITY NO.: 170176

DEAR MR. BAHAN:

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

Sincerely,

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

**LIST OF ENCLOSURES:**

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
Community Map Repository  
Region  
Mr. Matthew W. Stefanich, Jr.



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

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS	Lot 6, Wynwood Manor, as shown on the Plat Map, recorded in Book 414, Page 42, in the Office of the Recorder, Cook County, Illinois  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 170176	
AFFECTED MAP PANEL	NUMBER: 17031C0251J	
	DATE: 8/19/2008	
FLOODING SOURCE: SKOKIE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.097, -87.749 SOURCE OF LAT & LONG: ARCGIS 10.1 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)
6	--	Wynwood Manor	1200 Lindenwood Drive	Portion of Property	X (shaded)	625.2 feet	--	626.3 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  
PORTIONS REMAIN IN THE SFHA  
STUDY UNDERWAY

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.

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

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the Northeast corner of Lot 6, Wynwood Manor; thence S14°23'49"W, a distance of 50.64 feet to the POINT OF BEGINNING; thence S00°09'37"W, a distance of 70.89 feet; thence S58°53'03"W, a distance of 33.86 feet; thence S77°18'50"W, a distance of 6.06 feet; thence N89°46'22"W, a distance of 36.01 feet; thence N53°16'52"W, a distance of 7.57 feet; thence N08°35'38"W, a distance of 16.85 feet; thence N00°13'39"E, a distance of 37.71 feet; thence S89°46'21"E, a distance of 21.89 feet; thence N49°40'27"E, a distance of 7.11 feet; thence S89°46'21"E, a distance of 20.11 feet; thence N00°13'39"E, a distance of 26.10 feet; thence S89°46'21"E, a distance of 32.27 feet to the POINT OF BEGINNING.

#### **PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)**

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

#### **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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