



## **Flood Plain Information Handout**

The City of Lake Forest (City) is a certified National Flood Insurance Program (NFIP) community. The Federal Emergency Management Agency (FEMA) provides the residents with subsidized flood insurance rates as a good standing member of the NFIP. The City regulates all development within the flood plain lots per the requirements of Lake County Watershed Development Ordinance (WDO), last amended on June 11, 2013, Article IV. Section C.

In order to determine if a particular lot is in the flood plain there are three options available:

1. Visit the FEMA website, [www.fema.gov](http://www.fema.gov), and go to Map Service Center. Type in an address and either view the map online or purchase the map. You have to scale your lot on the map to see the limits of flood plain.
2. Visit the Lake County website, <http://maps.lakecountyil.gov/maponline/>, and search your lot by PIN or address. Then go to Environment to Quick Maps and click on FEMA Floodplain. You can print the map with the flood plain zones shown for the lot.
3. City staff does not disclose the FEMA flood zones information over the phone for lots, which are close to the flood-plain areas (adjacent to water bodies). You can view the full size drawings at the City Municipal Services Building at 800 N Field Drive or complete a City of Lake Forest Flood Plain Information Request Form. The forms are available online at <http://www.cityoflakeforest.com/documents/?CategoryId=31>. A Plat of Survey must be submitted along with the completed form for preparation of a detailed flood plain report by the City.

There is a \$35.00 fee, effective May 1, 2007, for the report payable at the time of submission of application. The flood plain report requests are processed in the order they are received and can take up to two (2) weeks.

**NOTE:** The City shall not disclose the FEMA flood zone information for the structure (footprint of the building) within a lot rather the determination report shall be applicable to the entire lot. To do a thorough analysis of your building structure you may hire a surveyor to plot the elevations of your lot including the top of foundation and adjacent ground elevations and compare it with the Base Flood Elevation (100-yr flood height) and flood plain designated zones.

Please be aware that a lot or portions of the lot which are found to be outside of a flood plain zone, may still be subject to local drainage flooding problems, other unmapped flood hazards or flooding in excess of the 100-Year flood event.