

## Iwicki, Brad

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**From:** Nichols, Christopher  
**Sent:** Monday, March 4, 2024 12:43 PM  
**To:** Iwicki, Brad  
**Cc:** Beaver, Adam; Hynes, Andy; Calpin, Matthew; Zibble, Peter  
**Subject:** RE: PZC meeting 384 River Bluff

Brad,

After review of the files, I do not see any significant engineering concern with this improvement.

Notable items:

1. There is an existing 15" RCP storm sewer line along the western property line near this improvement. The line is skewed to head east and it progresses north. Given there is an existing deck with a wider footprint, I do not see this as an issue. This storm sewer is not located within a PUDE as the original subdivision did not plat them along the shared property line.
2. This address is adjacent to mapped Floodway along the West Branch of the DuPage River which generally follows the northern property line. This floodway is shown to encroach minimally onto the subject site but maintains at least 27 ft separation from the structure. Flood elevation is approximately 677.3 at this property whereas the T/F is shown on Record Engineering Plan (OnBase #662) as 687.0. Northern edge of structure is shown around elevation 681. The proposed structure extends about 8'-8" further north (towards the river) than the existing wood deck. The proposed structure does not extend north of the existing north building line. Given the lateral and vertical offsets from the mapped Floodway, I do not have concern with the structure as proposed.
3. In searching for the original plat and any subsequent easements, I did find this subdivision is subject to Declarations and Covenants. Section 8.01 and 8.02 of the Amended and Restated Covenants (R2007-001648) gives architectural review and approval powers to the Board and/or Architectural Committee for all external construction. Not an engineering concern, but resident should follow the procedure for local review and approval.

### Chris Nichols, PE

Project Engineer | Transportation, Engineering, and Development Business Group  
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**From:** Iwicki, Brad <[IwickiB@naperville.il.us](mailto:IwickiB@naperville.il.us)>  
**Sent:** Monday, March 4, 2024 10:58 AM  
**To:** Nichols, Christopher <[Nicholsc@naperville.il.us](mailto:Nicholsc@naperville.il.us)>  
**Cc:** Beaver, Adam <[BeaverA@naperville.il.us](mailto:BeaverA@naperville.il.us)>; Hynes, Andy <[HynesA@naperville.il.us](mailto:HynesA@naperville.il.us)>  
**Subject:** RE: PZC meeting 384 River Bluff

Hello everyone,

I have attached the architectural plans and site plan for your review. The draft version of the staff memo is included for your reference. Please review these and let me know if engineering has any concerns with this variance request.

Thank you,

**Brad Iwicki**

Assistant Planner | Planning & Development – TED Business Group  
City of Naperville | 400 S. Eagle St. Naperville, IL 60540  
(630) 305-7021 | [iwickib@naperville.il.us](mailto:iwickib@naperville.il.us)

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**From:** Beaver, Adam <[BeaverA@naperville.il.us](mailto:BeaverA@naperville.il.us)>  
**Sent:** Monday, March 4, 2024 10:29 AM  
**To:** Iwicki, Brad <[iwickib@naperville.il.us](mailto:iwickib@naperville.il.us)>  
**Subject:** FW: PZC meeting 384 River Bluff

Hi Brad,

Please see below:

**Adam Beaver, AICP Candidate**

Community Planner | Planning & Development - TED Business Group  
City of Naperville | 400 S. Eagle St. Naperville, IL 60540  
(630) 420-4193 | [beavera@naperville.il.us](mailto:beavera@naperville.il.us)

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**From:** Nichols, Christopher <[Nicholsc@naperville.il.us](mailto:Nicholsc@naperville.il.us)>  
**Sent:** Monday, March 4, 2024 10:25 AM  
**To:** Beaver, Adam <[BeaverA@naperville.il.us](mailto:BeaverA@naperville.il.us)>  
**Cc:** Ripsky, Vanessa <[RipskyV@naperville.il.us](mailto:RipskyV@naperville.il.us)>  
**Subject:** FW: PZC meeting 384 River Bluff

Adam,

We were discussing the upcoming PZC meeting agenda and I don't have any information about 384 River Bluff Cr. I'm not seeing any recent permits for that address.

Is this something that engineering needs to review in any way? Is the applicant going to PZC before submitting their permit application?

Trying to figure out coverage for the meeting and make sure we have engineering concerns covered.

**Chris Nichols, PE**

Project Engineer | Transportation, Engineering, and Development Business Group

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**From:** Hynes, Andy <[HynesA@naperville.il.us](mailto:HynesA@naperville.il.us)>  
**Sent:** Monday, March 4, 2024 10:19 AM  
**To:** Nichols, Christopher <[Nicholsc@naperville.il.us](mailto:Nicholsc@naperville.il.us)>  
**Cc:** Calpin, Matthew <[CalpinM@naperville.il.us](mailto:CalpinM@naperville.il.us)>  
**Subject:** RE: PZC meeting address

Hi Chris,

Its 384 River Bluff Circle – see the PZC case number below:

1. Its 24-1-005 (384 River Bluff Cr.) This case involves variances to the interior side yard and rear yard setbacks to build a screened room at 384 River Bluff Circle. Notice letter is attached.

Andy

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**From:** Nichols, Christopher <[Nicholsc@naperville.il.us](mailto:Nicholsc@naperville.il.us)>  
**Sent:** Monday, March 4, 2024 10:17 AM  
**To:** Hynes, Andy <[HynesA@naperville.il.us](mailto:HynesA@naperville.il.us)>  
**Cc:** Calpin, Matthew <[CalpinM@naperville.il.us](mailto:CalpinM@naperville.il.us)>  
**Subject:** PZC meeting address

Andy, I wrote down 364 River Bluff Cr for the upcoming PZC meeting to check on a RAD permit, but that address doesn't exist.

Can you confirm the address for the upcoming PZC meeting?

**Chris Nichols, PE**

Project Engineer | Transportation, Engineering, and Development Business Group

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