



June 23, 2023

Ms. Allison Laff, AICP
Deputy Director
TED Business Group
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

Ms. Erin Venard
Project Manager
TED Business Group
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

RE: High Point Phase 2B and IGMC Phase 2A Naperville, IL

Dear Allison and Erin,

When building Iron Gate Motor Condos, High Point, Inc. did extensive research into the best products available and chose Hardie Board siding due to the desirable appearance, low maintenance, durability, and 30-year warranty. Hardie Board was used extensively and exclusively throughout the development.

We would like to use Hardie Board siding on the Sunbelt Rentals building for those very desirable material properties, and because the use of the Hardie Board materials will help Sunbelt maintain architectural compatibility with the existing Iron Gate Development. Paragraph C 5.3 of the Visual Attractiveness Section of the Building Design Guidelines states "use of alternate materials may be reviewed on a case-by-case basis, taking into consideration such factors as context and architectural style" and we believe that is indeed the context in this case.

Coupled with a similar landscape aesthetic, this will provide for a cohesive and attractive development on Ferry Road. High Point, Inc. respectfully maintains that the proposed Sunbelt materials are consistent, and the architectural style do meet the four (4) convergent ways of looking at building design in that A) there is context fit with, and continuity with the adjacent Iron Gate Motor Condo development; B) there is visual attractiveness; and C) the building products are durable and sustainable. High Point, Inc. makes an appeal to staff's determination that the elevations do not comply with Building Design Guidelines and request a modification to that conclusion by the PZC.

Sincerely,

Tom Burgess

[Tom Burgess \(Jun 22, 2023 16:32 CDT\)](#)

Tom Burgess, High Point Inc., and Iron Gate Motor Condos

Cc: Randall Bus, Cemcon
Rebecca Colbert, IGMC
Chuck Radovich, Radovich Law Office







Laff and Venard CON High Point Phase 2B - Sunbelt Elevations

Final Audit Report

2023-06-22

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