

June 1, 2017

Allison Laff
Director of Planning
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

***RE:* Updated proposal for Tramore Subdivision**

Dear Allison,

In light of the recommendation of the Chairman of the Building Review Board, we've updated architectural elevations proposed for the Tramore Subdivision. The revised plan maintains the modern farmhouse styling with significant architectural detailing while incorporating LP SmartSide below the belly band, or the natural break-point between the first and second floor of the structure.

The proposed LP SmartSide material is a wood composite product. It provides long-term durability on-par or superior to more commonly known cementitious siding materials such as James Hardie. I have attached a number of product material sheets detailing the product and warranty information and also comparing LP SmartSide products to some alternatives, such as cementitious siding, commonly used in the marketplace. LP SmartSide includes a lifetime color warranty and a 50 year product replacement warranty. Use of the product on the first floor elevations can be justified given the typical wear-and-tear that typically occurs along a first floor elevation due to pedestrian activity. As a corporate policy, K. Hovnanian uses LP SmartSide as an alternative to cementitious siding due to historical issues working with cementitious materials and ongoing class action litigation involving the product.

With the incorporation of the LP SmartSide product, we've updated elevations to include a light grey color on the first floor elevation. The light grey color could be used as an alternative to the all white exterior previously rendered. All other elements of the original design have remained in-tact, include significant bracketing, rear gables, board & batten siding on the second floor and metal roof elements that create the unique character and architectural interest in the product.

The second floor elevation and gables will use premium grade KP vinyl board and batten siding. KP's spectrashield product provides a 25 year warranty against color fading. Moreover, the product includes an integral locking system to prevent water intrusion

between panel sections. This locking system reduces long-term maintenance costs associated with sealing vertical seams that are otherwise susceptible to water intrusion. Architectural plans have also been attached for the three different unit types that are proposed for Tramore Subdivision- The Hobson, The Naper and The Knoch. All three plans are interchangeable and can be utilized on traditional, look-out or walk-out lots. The percentage of LP SmartSide on each unit will be variable on the grading of the lot, but look-out units (4) and walk-out units (6) will be approximately 50% or more LP Smartside product.

Tramore Subdivision was originally approved by the City of Naperville in 2005 and has been distressed for 10+ years. The approved brick and vinyl architecture is uninspiring and doesn't support new construction values in the marketplace. We believe the proposed architecture will provide a new and unique new product that will both justify the cost of new construction and excite buyers such that completion of this decade old subdivision can be realized.

Very truly yours,

Russell G. Whitaker, III

Russell G. Whitaker III

Attorney, K. Hovnanian Homes