

Architectural Review Committee

September 4, 2019

Meeting Minutes

Farmhouse

32400 N. Harris Road

Grayslake, IL.

I. CALL TO ORDER

Chairman Husemoller called the meeting to order at 7:02 p.m.

II. ROLL CALL

Present: Chairman Husemoller
Members John Rouse, Jim Coonan, Sandi Morris
PCHOA Board Liaison Tom Herrera
Absent: Cindy Madson

Recording Secretary Kari L. Turco, from Karick & Associates was present.

Homeowners Amy Margison, John Miller (R19-043), Sue Zerafa (R19-035), John Bleck and Rob Heinrich (R19-041) were present.

III. Homeowner Forum

Amy Margison was invited to observe. She presented her professional qualifications and interest in Architecture. She was encouraged to apply for the open position on the ARC.

John Miller presented his request for solar panels. His installer tries to run the conduit through the attic if at all possible. They use micro inverters on each panel – unobtrusive.

Sue Zerafa reported a complete flood of her basement shortly after closing, prompting examination of all water systems. There were 13 downspouts gushing along foundation. They installed a new sump. The request is to extend the downspouts away from the foundation. Mrs. Zerafa supplied all additional information requested by ARC after the August meeting.

John Bleck asked for an overview of the ARC request process and what warrants violations, etc.

Rob Heinrich presented a request for 21 solar panels, all on the south side or facing the lake. Mr. Heinrich agreed to notify the installer that conduit should have lowest visible impact possible. Mr. Heinrich also talked about two cottonwood trees he wishes to remove. Davey Trees may need to bring their equipment through the trail – what permission is required? It was suggested that he contact Joe Marencik to check.

IV. Minutes

A MOTION was made by Member Coonan to approve the August 7, 2019 minutes as presented. Member Rouse seconded. Motion carried unanimously.

V. Old Business

Guideline Revisions:

Holiday Lights Location and heading in guidelines

1” larger Gutters and Downspouts
2.18 Consider ruling pergolas only allowed in back yards
Permanent basketball hoops
Front Door Colors
Dog Runs
Trash Screening devices: wood picket fencing & landscaping
Radon mitigation locations
Solar Panels – lowest visible impact of conduit possible; inverter location; frame color;
NABCEP certified installer; panel clearance no more than 6” from roof
New Windows – trim color

VI. Previously Discussed Review Requests

INFO RECEIVED: R19-026, Richard & Kelley Dorner, 1555 Portia Rd, Lot # 283, dated 6/5/19. JC
The homeowners submitted an application for a firepit, patio and garbage concealment but did not include a plat of survey or specifics. Approval Letter will be mailed for ONLY the firepit and patio. Garbage Concealment is not allowed under current guidelines. **Homeowners built a garbage concealment area anyway – this violation needs to go to management for appropriate steps and a suggestion that the homeowners work with ARC.**

R19-035, Sue & Mike Zerafa, 1442 Sunflower Ct, Lot 232, Dated 8.7.19 CM, DH
The homeowner requested downspout extensions, pond work and trees. **More information and clearer drawings are required before an approval letter can be mailed.** Chairman Husemoller met with homeowner on site, requested a revised request. Mrs. Zerafe presented revised request and answered questions at September meeting. **Approval Letter will be mailed.**

VII. New Business

VIII. Follow-Up on Approvals - NONE

IX. New Review Requests

R19-040, Mark/Julie Stone, 1189 Hedgerow Dr, Lot # 82, Dated 9.4.19, JC
The homeowner submitted a request to change the color of his exterior from white to seafoam green. **Approval Letter will be mailed.**

R19-041, Robert/Amy Heinrich, 1357 Hedgerow Dr, Lot 154, Dated 9.4.19, DH
The homeowner submitted a request to add 21 solar panels. **Approval Letter will be mailed with standard solar panel reminders.**

R19-042, Mark Halverson, 1493 Potawatomi, Lot 299, Dated 9.4.19, DH
The homeowner submitted a request for 29 solar panels. **Approval Letter will be mailed with standard solar panel reminders.**

R19-043, Marla Ma & John Miller, 891 Harris Rd, Lot 163, Dated 9.4.19, SM
The homeowner submitted a request for 19 solar panels. **Approval Letter will be mailed with standard solar panel reminders.**

X. Other Agenda Items

David Husemoller will handle September emails. Jim Coonan will handle October emails.

John Rouse and David Husemoller will work together to scan the 2 dozen color chips provided by Franzen to put together an electronic palette.

The Board has invited ARC members to attend the September 5 meeting to hash out process issues. Three members will attend.

XI. Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, October 2, 2019. The calendar for the following meetings will be: November 6 and December 4.

XII. Adjournment

A MOTION was made by Member Rouse to adjourn the meeting at 9:03 p.m. Member Coonan seconded. Motion carried unanimously.

Submitted by,

Kari L. Turco

Kari L. Turco

Recording Secretary

This document is subject to correction as noted on next meeting's minutes.