

Architectural Review Committee

January 6, 2021

Meeting Minutes

Via Microsoft Teams

I. CALL TO ORDER

Chair Coonan called the meeting to order at 7:09 p.m.

II. ROLL CALL

Present via Microsoft Teams: Chair Jim Coonan,
Members: Amy Margeson

Absent: PCHOA Board Liaison Tom Herrera
Andrew Shuman, Frank Mynard,

Recording Secretary Kari L. Turco, representing Karick & Associates, was also virtually present, along with Homeowner Leif Rolfsen.

III. Homeowner Forum

Homeowner Leif Rolfsen introduced himself as a newer homeowner (2016). He is a licensed architect in Illinois and was attracted to the uniqueness of Prairie Crossing. He added that he has always been interested in the ARC but had an international travel schedule that will probably not return after Covid.

Homeowner Rolfsen (R21-005) presented an overview of his request for a third stall in his current 2-car garage. The garage opens to the alley and is a wide pie shaped lot. It will match the same roof pitch and eave height as existing and leave a 12' side yard. He added that he studied the existing 3-car garages in the neighborhood and used them as examples for his design so the final product will look like it was always there.

IV. Minutes

A MOTION was made by Member Margeson to approve December 2, 2020 minutes as presented. Chair Coonan seconded. Motion carried unanimously.

V. Old Business

Guideline Revisions for review in 2020:

- 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: gated, wood picket fencing or landscaping to minimize visual impact

- Radon mitigation locations

- Solar Panels – lowest visible impact of conduit possible (question whether or not

this is an additional cost to homeowners); inverter location; frame color;
NABCEP certified installer; panel clearance no more than 6” from roof
New Windows – trim color
Guideline Revision Process
Color Palette for siding, trim and doors
Lattice to be consistent with other uses on home; horizontal vs vertical to be researched
Define length, width & depth of patio/deck; percentage of lot
Swimming Pools
Add more specifications to the color palette.

VI. Previously Discussed Review Requests

VII. New Business

VIII. Follow-Up on Approvals

IX. New Review Requests

R20-074, Cheryl Roge, 1094 Prairie Tr, Lot 65, dated 12.17.2020, AM

The homeowners submitted a request to replace his existing roof. **Approval Letter to be mailed.**

R21-001, Shelly Mann, 1371 Osage Orange Rd, Lot 27, dated 1.6.2021, AM

The homeowners submitted a request to replace all windows, using Window Works.
Approval Letter to be mailed.

R21-002, John & Kathleen Wasik, 1278 Prairie Orchid Ln, Lot 100, dated 1.6.2021, AM

The homeowners submitted a request for 13 solar panels. **Approval Letter to be mailed.**

R21-003, Ivan Gruenthal, 1331 Osage Orange Rd, Lot 32, dated 1.6.2021, JC

The homeowners submitted a request to replace rotted wood deck with composite deck; replace rear steps and railing with composite materials and matching color to original.
Approval Letter to be mailed.

R21-004, Steve Sennott & Ann Jordahl, 1321 Calamus Ln, Lot 104, dated 1.6.2021, JC

The homeowners submitted a request to replace roof and gutters by Cedar Roofing Company (the work is already done). **Approval Letter to be mailed.**

R21-005, Leif & Julie Rolfsen, 1554 Portia Rd, Lot 288, dated 1.6.2021,

The homeowners submitted a request to add a third stall to the current 2-car garage.
Approval Letter to be mailed.

R21-006, Mike & Sue Zerafa, 1442 Sunflower Ct, Lot 232, dated 1.6.2021, AM

The homeowners submitted a request for 31 Solar Panels. **Approval Letter to be mailed.**

X. Other Agenda Items

Chairman Coonan will present Leif Rolfsen to the PCHOA Board for consideration to join ARC.

XI. Next Meeting

The next regularly scheduled meeting of the ARC will be virtual via TEAMS at 7:00 p.m. on Wednesday, February 3, 2021. Future meetings: March 3, April 7, May 5, June 2, July 7, August 4, September 1, October 6, November 3, December 1, 2021

The 2021 calendar of members taking Emails is as follows: Jan – Jim, Feb – Andrew, Mar – Amy, Apr – Frank, May – Leif, Jun – Jim, Jul – Frank, Aug – Amy, Sept – Frank, Oct – Andrew, Nov – Leif, Dec – Amy

XII. Adjournment

A MOTION was made by Chairman Coonan to adjourn the meeting at 7:49 p.m. Member Margeson seconded. Motion carried unanimously.

Submitted by,

Kari L. Turco

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Recording Secretary

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