

Prairie Crossing
Architectural Review Committee

March 1, 2023
Meeting Minutes
Yellow Farmhouse

I. Call to Order

Chair Shuman called the meeting to order at 7:00 p.m.

II. Roll Call

Present: Chair Andrew Shuman (Confirmed his resignation that was announced at the February ARC meeting and left at 7:05 p.m.).
Members: Dan Bader, Frank Mynard, Leif Rolfsen, and Steve Sennott
PCHOA Secretary & ARC Board Liaison Karen Kunz
PCHOA President Tom Herrera

Absent: None

Homeowners John Rouse and Stan Dulkowski were also present.

III. Homeowner Forum

- A. Homeowner John Rouse asked if any further information was needed for his proposed fence installation submitted in February.
- B. Homeowner Stan Dulkowski asked if the Guidelines allow Homeowners to clad cedar window trim/casing in aluminum. The ARC will need to research this further. He then asked what kind of trees he is allowed to plant to replace two invasive Bradford Pear trees he removed. It was recommended he ask Jim O'Connor, PC Environmental Consultant. He then asked if it would be possible to extend his driveway with permeable pavers. It may be allowed based on Guidelines, but it was recommended he also contact the Village of Grayslake.
- C. Dan Bader presented his request to replace 11 original windows. In addition, he asked if frosted glass would be allowed on a bathroom window. This needs to be researched further.

IV. Previous Minutes

A MOTION was made by Member Mynard to approve the February 1, 2023 minutes as corrected. Member Rolfsen seconded. Motion carried unanimously.

V. Old Business

- A. Previously Discussed Review Requests

1. **R22-079, Chuck & Karla Boucek, 1337 Calamus, Lot 106**, meeting date 7 Dec 2022; The homeowner submitted a request for the addition of a brick patio with seating wall to replace the deck that was removed. Request is Incomplete due to lack of updated Plat of Survey to clarify footprint of home. *Update: The homeowner does not have an updated survey, but submitted an architectural drawing with the location of the patio. The drawing shows the location of the addition needed to determine that the patio does not extend beyond more than one House Line.*

A MOTION was made by Member Rolfsen to approve the request. Member Mynard seconded. Motion carried unanimously.

Approval letter to be mailed. Member Sennott will also notify Homeowners via email.

2. **R23-003, John Rouse, 1423 Turks Cap, Lot 224**, meeting date 1 Feb 2023; The homeowner requested a 36" cedar fence around 75% of the lot. Placement specifications, picket size and spacing, and neighbor comment needed. *Update: All information has been received. ARC to discuss allowable picket styles, size, and spacing for future Guideline revisions.*

A MOTION was made by Member Bader to approve the request. Member Rolfsen seconded. Motion carried unanimously.

Approval letter to be mailed. Member Rolfsen will also notify Homeowner via email.

3. **R23-004, Karen Kunz, 1254 Prairie Orchid, Lot 97**, meeting date 1 Feb 2023; The homeowner requested approval of a corrective siding color change to BM Martha's Vineyard from PC Color Palette. Second neighbor comments needed. *Update: Second neighbor has not responded to first or second requests.*

A MOTION was made by Member Mynard to approve the request. Member Sennott seconded. Motion carried unanimously.

Approval letter to be mailed.

B. Guideline Revisions for Review in 2024

1. Whole House Generators with 67 decibels
2. Fence picket size, spacing, and style
3. Gravel patios

VI. New Business

A. New Review Requests

1. **R23-006, Adam & Lisa Krueger, 1402 Prairie Trail, Lot 41**, meeting date 1 Mar 2023; The homeowners are requesting approval to replace a window in their garage with an exterior door. The door style and placement are acceptable, but information is needed on whether steps down to the yard (and perhaps hand rails) are required and of what material they will be constructed.

A MOTION was made by Member Rolfsen to approve the request with conditions. Member Mynard seconded. Motion failed 2-3.

A MOTION was made by Member Bader to table the request. Member Mynard seconded. Motion carried 4-1.

Member Bader will contact the Homeowners for further information.

2. **R23-007, Dan Bader & Kendall Hudson, 1427 Wild Iris Ln, Lot 116**, meeting date 1 Mar 2023; The homeowners are requesting approval to replace 11 single-hung wood windows with double-hung vinyl.

A MOTION was made by Member Mynard to approve the request. Member Sennott seconded. Motion carried 4-0, 1 abstention.

Approval letter to be mailed.

3. **R23-008, Christian & Kathryn Hicks, 1459 Wild Iris Ln, Lot 120**, meeting date 1 Mar 2023; The homeowners are requesting approval of a pea gravel patio in their back yard. Because this material is not allowed for patios in the Guidelines, the ARC will refer this request to the Board with a recommendation that an exception be made and perhaps the Guidelines be updated to allow pea gravel patios in the future.

A MOTION was made by Member Mynard to recommend approval of the request to the Board. Member Rolfsen seconded. Motion carried unanimously.

Member Bader will contact Homeowners with an update. PCHOA Secretary Kunz will present to the Board.

- B. New ARC member Steve Sennott was welcomed. Outgoing Chair Andrew Shuman was thanked for his service. Member Bader will hold the mailbox numbers and distribute to Homeowners as needed (previously done by Chair Shuman).

C. No applications for the open ARC seat (due to Member Kunz's election to the PCHOA Board) have been made to the Board yet. The opening will be publicized.

VII. Schedule for ARC Members Responding to Emails

Schedule will be updated to include new members at the April ARC meeting.

The old 2023 calendar of members taking Emails was as follows: Jan – Dan, Feb – Andrew, Mar – Karen, Apr – Frank, May – Andrew, Jun – Leif, Jul – Dan, Aug – Karen, Sept – Frank, Oct – Leif, Nov – Andrew, Dec – Karen

VIII. Next Meetings

The next regularly scheduled meetings of the ARC will be at 7:00 p.m. on Wednesday, April 5, May 3, June 7, July 5, August 2, September 6, October 4, November 1, December 6, 2023

IX. Adjournment

A MOTION was made by Member Sennott to adjourn the meeting at 8:41 p.m. Member Rolfsen seconded. Motion carried unanimously.

Submitted by,

Karen L. Kunz

Karen L. Kunz
PCHOA Secretary

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