

**Prairie Crossing
Architectural Review Committee**

June 27, 2024

Meeting Minutes

Grayslake Public Library, Meeting Rm. C

I. Call to Order

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

II. Roll Call

Present: Chair Leif Rolfsen, Members Rick Cummisford, Steve Sennott, Kathy Hicks, and Frank Mynard

Board President/Liaison Persephone Nerge

Homeowner: Erin Coon and Guest; Chris Cunningham (via phone)

III. Homeowner Forum

Homeowner Erin Coon discussed her painting project.

Homeowner Chris Cunningham presented his fence/walkway request and answered questions. Would like a letter for permitting by 7/1.

IV. Previous Minutes

A MOTION was made by Member Mynard to approve the May 30, 2024, minutes. Member Sennott seconded. Motion carried 5-0.

V. ARC Working Agreement

1. We value open dialog. We will listen actively, fully, and with respect.
2. We value respectful discourse. We will speak with thoughtful intention.
3. We value the principles upon which the community was founded. We seek to educate and support homeowners with their projects, within the Guidelines.

VI. Old Business

R24-014 Michael Wesclitz, 1196 Goldenrod Ln, Lot 89, dated 4/21/2024.

Homeowner requests adding a screen porch to the existing deck on the rear of the home. Concerns about gable roof on porch being inconsistent with hipped roof of Foursquare. Missing Neighbor Comments. Homeowner invited to ARC meeting to discuss. **Tabled, 5-0, 4/25.** Missing Neighbor Comments. **Tabled, 3-0, 5/16.** Neighbor Comments received 5/19. Gable roof on porch is inconsistent with hipped roof of Foursquare. **Denied, 5-0, 5/30.** Member Cummisford followed up by email to ask if

Homeowner would like ARC to refer his denied request to the Board for appeal at the July meeting. **6/27** (HO replied 6/28 that he would revise the plan and submit a new request). **RC/SS**

R24-023 William Dietz, 1564 Portia Rd, Lot 287, dated 5/15/2024.

Homeowner requests painting siding a new color, Benjamin Moore HC-156 Van Deusen Blue. Trim to remain white. Member Cummisford motioned, and member Hicks seconded, to reject the request to use Van Deusen Blue because it is not on the approved color palette, and to refer this Request to the Board, with the further recommendation to the Board that this color be added to the palette. Motion passed 3-0. Rejection letter to be mailed and Request referred to the Board, 5/16. **Request reviewed again by email 6/29 and approved 4-0, 1 abstention. Approval letter to be mailed.**

VII. New Business

Guidelines Revision

Members Sennott and Hicks gave an update on the Guidelines revisions. After encountering unworkable corrupted formatting while inputting text edits and merging Sections 2, 3, 4, and 7, the decision was made to strip out the corrupted formatting from the Word file for 2018 Guidelines. Formatting was redone properly, merging of the sections is complete, and text changes remain to re-input.

ARC Request Form Revision

Per our 4/25 ARC meeting discussion, Chair Rolfsen will complete edits to the ARC Request Form, share with the ARC for review, and forward to the Board ASAP. Member Cummisford to send Word versions of the 2017 and 2023 forms to Chair Rolfsen to make edits. 6/27 Member Cummisford sent the 2017 form Word doc to Chair Rolfsen, who made edits to it and shared a redline with ARC members on the afternoon of 6/27 for ARC review. There was a discussion regarding the lack of time allowed for proofreading, whether the 2017 or 2023 form should have been used as a starting point for editing, and format of form (page 1 table, 1 or 2 columns, and possibly adding checkboxes). Tabled until 7/25 meeting to allow for time to proofread. Formatting issues still to resolve.

Color Palette

Board/ARC Liaison Nerge coordinated an exercise to take a general measure of the ARC's position on the Color Palette, including the original colors, subsequently approved colors, and colors that may or may not have been approved. She led a discussion on the color palette and next steps. Basic consensus among ARC members for adding some colors to the palette was reached, but the extent of additions and

details for how to accomplish this are still undecided. Board President Nerge will lead further discussion with the Board at the July meeting.

Digitizing ARC Homeowner Request Files

The ARC discussed the benefits of digitizing paper-only Homeowner ARC Requests/ supporting documentation in the future. The ARC will await instructions from the Board regarding protocols for when, where, and how these documents will be processed.

VIII. Follow-Up on Approvals

R23-048 Nina and Greg Busch, 904 Blazing Star Rd., Lot 190.

Homeowners advised that their driveway repaving project was completed, but that their contractor had mistakenly paved over the area where paver edging was to be reinstalled. This was agreed to be unfortunate, but acceptable to the ARC.

IX. New Review Requests

R24-027 Erin Coon, 1433 Indian Grass Ln, Lot 22, dated 6/4/2024.

Homeowner requests siding/trim paint color change to BM Newburg Green HC-158/Navajo White OC-95. **Denied and referred to the Board, 5-0, 6/27. Approved 6/29 via email, 4-0, 1 abstention; approval letter to be mailed. RC**

R24-028 Christopher Reget, 989 Shooting Star Rd, Lot 340, dated 6/19/2024.

Homeowner requests roof color change to Driftwood, Certainteed Landmark, shingles. **Approved 6/27, 5-0; approval letter to be mailed. RC**

R24-029 Nathan and MaryAnn Whittaker, 1044 Harris Rd, Lot 219, dated 6/19/2024. Homeowner requests exact replacement of roof with Williamsburg Gray, Owens Corning, shingles. Roof is leaking in garage. **Approved 6/27, 5-0; approval letter to be mailed. RC**

R24-030 Patty and Chris Cunningham, 15040 Portia Rd, Lot 293, dated 6/27/2024. Homeowner requests wooden picket fence installation and to expand paver landing for the deck stairs into a path along the house, using natural color large brussels block pavers. **Approved 6/27, 5-0; approval letter to be mailed. RC**

X. Other Agenda Items

ARC Process Improvements

Due to time constraints, a planned discussion of ARC process improvements (an outcome of the recent ARC/Board Workshop) was postponed. The ARC will continue

to discuss process improvements with Board Liaison Nerge at future ARC meetings. The next topic for discussion will be redistribution of ARC tasks.

Guideline Revisions for Future Review

- Whole-house Generators with 67 decibels
- Fence picket size, spacing and style
- Gravel patios
- Clarify tennis court rules – dogs not allowed; Pickleball allowed
- Trex for railing and spindles
- Horses allowed on PC Trails, except around lake
- Outdoor Bars
- Add setbacks
- Exterior lighting
- Playgrounds
- Little libraries
- Diagonal lattice
- Flag condition
- Allow small signs for notification of invisible fences
- 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 (location in guidelines as well)
- 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; Solar Panel Shingles
- 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
- Ceiling Fans for porches
- Pines on lot lines (concern with burns)

- Electronic submissions okay
- Alternative Driveway Materials
- Garage Door Styles
- Driveway Styles (honeycomb and strips)
- 6.02 Item 4 – Modify Boat Section

XI. Next Meetings

The next regularly scheduled meeting of the ARC will be at the Victoria Post Ranney Library on the PCCS campus (in the Wright Schoolhouse), at 7:00 p.m. on Thursday, July 25th, 2024.

The 2024 calendar of members taking Emails is as follows:

Jan – Leif, Feb – Frank, Mar – Steve, Apr – Leif, May – Kathy, Jun – Rick, Jul – Rick, Aug – Steve, Sept – Kathy, Oct – TBD, Nov – Leif, Dec – Rick

XII. Adjournment

A MOTION was made by Chair Rolfsen to adjourn the meeting at 9:00 p.m. Member Cummisford seconded. Motion carried 5-0.

Submitted by,
Kathy Hicks
ARC Member, and temporary Recording Secretary

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