

Architectural Review Committee

April 03, 2013

Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association held a meeting on Wednesday, April 03, 2013 at 7:30 pm at the Yellow Farmhouse, 32400 N. Harris Road, Grayslake, IL.

CALL TO ORDER

Chairman Suvanich called the meeting to order at approximately 7:48 p.m.

ROLL CALL

Upon a call of the roll, the following persons were:

Present: Chairman Suvanich, Members Sandi Morris, Maryanne Natarajan and Dave Carpenter; Colleen Liberacki, recording secretary

Absent: Bob Gjerdingen (PCHOA Board Liaison) and Rod Berry

Also present: Kevin Kolb and Mike Verciglio, residents

Homeowner Forum

Kevin Kolb, 1105 Hedgerow Drive and Mike Verciglio, 592 Blue Stem both presented requests for projects to be approved. Details are to be found in New Review Requests.

Minutes

A motion was made by Maryanne Natarajan to approve the March 6, 2013 meeting minutes as presented, and seconded by Sandi Morris, the motion was carried unanimously.

Old Business

Pattern Book Project

Chairman Suvanich recapped the decision at the last ARC meeting to streamline the Pattern Book from its present draft created by Suzanne Mynard, but the question was how to structure it. He solicited opinions from ARC members and shared his idea of having a prologue with some of Mynard’s material related to origins of style and an appendix with Mynard’s supporting info, i.e. historical information, with the actual specifications and examples in the middle. He believes that all the pieces are accessible; it just needs to be reorganized. He will contact Suzanne Mynard for the graphics and the text to complete this project.

Previously Discussed Review Requests

None

Previously Discussed Violations

Chairman Suvanich revisited the topic of a fence at 1565 Lupine regarding fencework that was done in the HO yard that resulted in possibly encroaching on the common area. Sandi Morris needs access to the storage locker that contains further documentation and Klaus Wisiol is in possession of the key. She will pursue this with Klaus to determine if the fence had a project

application and Chairman Suvanich offered to do a site observation to gain any other supporting information.

Chairman Suvanich noted that he would be attending the PC HOA meeting the following evening and plans to address this issue in general terms to the Board about residents repurposing/encroaching the common areas for their personal benefit, citing examples of mowed prairie, placement of playgrounds, barbeque grills, stepping stones and benches. It is in question how to follow up on such inquiries and how to verify, again visiting the idea of a plat of subdivision, which would define common areas.

Chairman Suvanich mentioned that the violation at 1581 Amos Bennett, repeated and chronic dog waste littering on the sidewalk or Dorsey's lawn was not actually a violation according to the PC guidelines, but a Grayslake Village guideline offense and Dorsey would have to escalate the complaint with the village to get resolution, since the neighbor has denied all culpability of such an offense.

New Business

Sandi Morris reminded the ARC members that the status of HO input was due to the PC HOA Board, so that they may proceed with settling on the language of the items #6 and #7 of the PC guidelines. Chairman Suvanich stated that he would be at the meeting.

New Review Requests

- A. R13-003, Kevin & Christina Kolb, 1105 Hedgerow Drive, Lot# 75, dated 4/03/2013. HO requested to have a courtyard style picket fence installed from the house to the rear and SE corner of his lot. He is requesting a 42" fence height, but if not possible, would install a 36" height fence with 4" wide pickets and two 4ft gates. The material would be red cedar and painted white to match the house trim. The area encompassed by the fence is 46ft by 36ft. and HO expressed a desire for the 42" fence due to the present coyote population and easy access over the fence to their yard due to a berm positioned directly behind them. The neighbors on either side are agreeable to the installation. HO also furnished product sample brochure, picture of current yard, schematic of fence layout and plat of survey.

After the member departed, Chairman Suvanich asked for additional comments from members; he shared some reservations about the 42" height, as this is a variance from the PC guidelines. Dave Carpenter wondered about the neighbors' site line if fence was 42" high and Maryanne Natarajan advised that this fence is positioned in back where there are no sight lines because of the berm. Chairman Suvanich once again consulted the guidelines according to the type of lot (field) and type of fence placement (courtyard: 3 sided fence that starts and ends with the house) and he is agreeable to the 4" width of the picket, but he feels that the 42" height conflicts with the guidelines and will not deter any coyotes. Other ARC members were in agreement with that assessment, and project was approved with the condition that the fence would not exceed 36" in height. **Chairman Suvanich requested that an approval letter be sent to HO, but would like to review it before it is sent.**

- B. R13-004, Kevin & Christina Kolb, 1105 Hedgerow Drive, Lot# 75, dated 4/03/2013. HO requested to have a 3-panel 9 ft. sliding patio door installed and a transom with grills on

top, replacing a bank of 3 existing windows, described as 6 over 1. The outside trim and siding will be painted to match the existing material. Pictures and manufacture's cut sheets were also supplied with the request form. Chairman Suvanich could not recall any other house in the PC community with grills in the transom, and SM referenced the R12-010, Lainie Krozel, 1332 Hedgerow Lane, Lot# 150, dated 4/13/12 (similar) project request that had a transom also, which Maryanne Natarajan was able to supply the file. Chairman Suvanich felt that since the existing window style was 6 over 1, the grill in the transom was consistent with the rest of the house.

Maryanne Natarajan did note that there would be a 24" to 36" drop from the newly installed patio door to the ground. Chairman Suvanich also agreed with this observation and felt that the ARC should advise the HO to initiate another request for the needed steps. **Chairman Suvanich requested that an approval letter be sent to HO, with the provision about the steps.**

- C. R13-005, Mike and Tracy Verciglio, 592 Blue Stem, Lot# 1, dated 4/02/2013. HO requested to have project approval to convert existing patio space turned into a screened in porch of same size (in the footprint of the patio), removing the existing fence and an ailing crab tree. In addition to the formal request, he supplied photos of the area, plan and elevation. He is planning on having Ground Up Builders do the construction, since they already have an established reputation in PC.

Chairman Suvanich had several questions about how the rooflines would match and where it would line up with the other eaves and rooflines and both the HO and Chairman Suvanich studied the drawings for answers. HO stated that the concrete pilings would be poured and the floor of the structure would be assembled like a deck; latticework would be added to keep the continuity with the front of the house. After the member departed, Chairman Suvanich stated that he did want a copy of the completed construction documents at the finish of the project and did seek out opinions from the ARC, and all were in agreement. **Chairman Suvanich requested that an approval letter be sent to HO with a request to furnish as-built construction plans when the project is complete.**

New Violations

Maryanne Natarajan said that a neighbor asked her about addressing visibility obstruction due to (newly) planted birch trees at 1435 Wild Iris Lane, Lot#177 that were screening their view of the lake. Natarajan noted that project request R11-020 at this address was for a home improvement, we should check to see if it included landscaping changes. Sandi Morris offered to research this project request at the same time as the 1565 Lupine research and will advise Maryanne what she finds.

ARC Action

In response to a neighbor's e-mail to the ARC, Maryanne Natarajan noted that there were pieces of an unassembled playground propped up against the wall of one of the homes owned (and rented out) by Waste Management. The neighbor questioned if there was a process in place to inform the renters of the PC guidelines, so that they may be compliant. Chairman Suvanich stated he would bring this issue up at tomorrow's Board meeting.

Other Agenda Items

Chairman Suvanich inquired if anyone had any ideas for the upcoming May 2013 Meadowmix publication and Dave Carpenter offered to write an article for the issue for the next publication. Chairman Suvanich will provide material on hand for the May issue.

Next Meeting

The next regularly scheduled meetings of the ARC will be at the Yellow Farmhouse at 7:30 p.m. on Wednesday, May 01, 2013. The subsequent meetings of 2013 are as follows: June 05, July 10, August 07, September 04, October 02, November 06 and December 04.

Adjournment

Chairman Suvanich made a motion to adjourn the meeting at 9:24 p.m. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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