

Architectural Review Committee

May 01, 2013
Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association held a meeting on Wednesday, May 01, 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 7:37 p.m.

ROLL CALL

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

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

Absent: Bob Gjerdingen (PCHOA Board Liaison)

Also present: Joseph Marencik, Michael Schwartz, Deana Whitehead, Jeannine Zipfel, residents; architect Robert Lizzo as guest of the Zipfels.

Homeowner Forum

Joseph Marencik, Deidre Schwartz, Deana Whitehead, Jeannine Zipfel all presented requests for projects to be approved. Details are to be found in New Review Requests.

Minutes

A motion was made by Dave Carpenter to approve the April 3, 2013 meeting minutes as presented, and seconded by Rod Berry, the motion was carried unanimously.

Old Business

Pattern Book Project

Chairman Suvanich contacted Suzanne Mynard and they agreed to meet for the purpose of transferring back all material, graphics and the text to the ARC to complete this project.

1435 Wild Iris Lane

Following up on the neighbor inquiry regarding addressing visibility obstruction due to (newly) planted birch trees at 1435 Wild Iris Lane, Lot#177 that were screening their view of the lake, Maryanne Natarajan provided pictures, but they were difficult to capture the neighbor’s complaint of visibility obstruction. Rod Berry volunteered to check out the area to see if the trees were indeed birch and report back.

Sandi researched the 1435 Wild Iris Lane project request and found that the 2006 deck and landscaping did not include any birch trees and the 2011 project request did not mention any landscaping. Chairman Suvanich will wait for Berry’s feedback before sending out a violation letter to HO.

Previously Discussed Review Requests

None

Previously Discussed Violations

Chairman Suvanich revisited the topic of a fence at 1565 Lupine regarding fence work that was done in the HO yard that resulted in possibly encroaching on the common area. Sandi Morris provided the research that revealed that although a fence was erected (currently unpainted) - a request was never filed with the ARC. Chairman Suvanich asked that Premier Management send out a violation letter, asking for a formal application request for the fence, plans for painting it, plat of survey and the neighbors' comments/approval.

Chairman Suvanich noted that he attended the PC HOA meeting last month to address the encroachment 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. He stated it was the PCHOA Board's position that they would not tolerate such encroachments and would ask that the ARC refer any potential violations to them, should anything be brought to their attention.

New Business

Sandi Morris provided approximately 5 photos that show potential evidence of encroachment on the common areas. Photo 1 address was 1337 Ossage Orange with 8 boats/canoes and a dock built on the water. Photo 2 showed another boat and rubble just a few lots down, also on Ossage Orange. Photo 3 showed an area burned next to the shore. Photo 4 showed a possible path mowed to the shore and Photo 5 showed a patio and quarry steps leading to the shore of Sanctuary Pond.

Chairman Suvanich would not be available to attend the PCHOA Board meeting on May 2nd, however, Sandi Morris will attend and furnish the photos to the Board members for their action.

New Review Requests

- A. R13-006, Deana Whitehead & Dave Carpenter, 1544 Portia Rd, Lot# 289, dated 4/29/2013. HO requested to start a home remodeling project which involved extending the kitchen (855 sf), deck (60 sf) and relocating the door; HO furnished a plat of survey, blueprints and photos for better illustration. All members approved the project.

Chairman Suvanich requested that an approval letter be sent to HO.

- B. R13-007, Deidre & Michael Schwartz, 1964 Shooting Star, Lot# 333, dated 5/01/2013. HO requested to increase the depth of their porch approximately 30", to align with the handrail post. They said that they would match or reuse existing materials. Chairman Suvanich noted that to complete this project, they would need a landscape plan, and approval would be contingent upon submission of plan. Rod Berry volunteered to ask HO for a landscaping plan. **Chairman Suvanich requested that an approval letter to HO be held in abeyance, pending receipt of landscaping plan.**

- C. R13-008, Joe & Colleen Marencik, 1260 Hedgerow, Lot# 136, dated 5/01/2013. HO requested to add on a screened porch to his home, supplying an elevation and blueprints in addition to the request. Chairman Suvanich would like evidence of neighbor's

comments to complete the approval process, and otherwise all members were in agreement for approval. **Chairman Suvanich requested that an approval letter be sent to HO, conditional upon receipt of neighbors' approval/comments.**

- D. R13-009, Jeannine and Gary Zipfel, 1551 Penstemon Ct, Lot# 251, dated 5/01/2013. HO requested to have project approval to add patio, screen porch and room addition to back of house. The elevation, blueprints and written neighbors' approval also accompanied the request.

Rod Berry noted that silt fencing was required to protect the common areas. Sandi Morris referenced a similar project by the Boucek's last November and the ARC could use that criteria to help them decide how to handle this request. Dave Carpenter also questioned the parameters used to make a sound decision, and Chairman Suvanich replied that the PC guidelines and following the spirit of the PC style is what had worked, as well as serious thought and an understanding of the final project appearance. It was also mentioned by the HO that their project was similar to completed projects on Lots #12 & #242. **Chairman Suvanich requested that an approval letter to HO be held in abeyance pending member evaluation and feedback of similar projects completed on Lots #12 & #242.**

- E. R13-010, Joseph Armiger, 896 Blazing Star, Lot# 168, dated 5/01/2013. HO requested to have project approval to remove a 30ft spruce tree that is outsized for the location and blocks everything. He would like to replace the tree with edible fruit trees espalier to act as a privacy screen. Rod Berry questioned the need for a training structure to guide the growth of the trees, what material would be required and if it would be a permanent or temporary structure. Chairman Suvanich thought such questioning could be handled informally. Maryanne Natarajan offered to take care of this task, as well as ask for neighbor comments, since she brought the request in for her neighbor to give to the ARC. **Chairman Suvanich requested that an approval letter to HO be held in abeyance pending HO information regarding training structure and neighbor comments.**

- F. R13-011, Vel Natarajan, 812 Blazing Star, Lot# 175, dated 5/01/2013. HO requested to plant 2 dwarf trees: 1 plum and 1 nectarine tree, that will grow to 8' – 10' feet and will be planted 13' from the lot line. Also submitted was the plat of survey and product information. Their only neighbor is a WM house that is vacant. All members were in agreement to approve. **Chairman Suvanich requested that an approval letter be sent to HO.**

- G. R13-012, Mark & Heidi Beaudreault, 508 Switchgrass Lane, Lot# 014, dated 4/29/2013. HO requested to plant 2 trees: one Eastern Redbud in the front and one Weeping Cherry in the back. Product information accompanied the request, however, Chairman Suvanich noted lacking the neighbor comments and the plat of survey showing the lot lines. He volunteered to contact them for the requested information. **Chairman Suvanich requested that an approval letter to HO be held in abeyance pending HO information regarding plat of survey and neighbor comments.**

- H. R13-013, Paul & Kathleen Suvanich, 1000 Shooting Star Rd, Lot# 330, dated 5/1/2013. HO requested to remove dead or underperforming trees/shrubs on his lot and replace the

trees with either sod or a mix of native plants. Accompanying this request was a garden plan, and all members approved the project. **ARC members requested that an approval letter be sent to HO.**

- I. R13-014, Kevin & Christina Kolb, 1105 Hedgerow Drive, Lot# 75, dated 4/26/2013. HO requested to install a patio and walkway (12' x 16'), rectangular Unilock pavers. The color is Old Oak and Burgandy Red. Chairman Suvanich noted that the neighbor comments were lacking and Maryanne Natarajan volunteered to contact the HO for desired documents. **Chairman Suvanich requested that an approval letter to HO be held in abeyance pending HO information regarding neighbor comments.**
- J. R13-015, Beth Dean, 1565 Portia, Lot# 284, dated 4/30/2013. HO requested to install a raised vegetable garden bed, 8' x 22', 1' high, adjacent to the neighbor. A photo was also included. Members discussed what material would be used to create the 1' barrier and it was agreed that natural material of stone or timber would be of sturdy and enduring quality. **Chairman Suvanich requested that an approval letter be sent to HO, conditional upon the construction border being of natural material.**

New Violations

Sandi Morris has been made aware of a potential encroachment issue on Prairie Trail, but she would like to do further research before reporting same.

ARC Action

Chairman Suvanich inquired about the status of the playground equipment propped up against the wall of one of the homes owned (and rented out) by Waste Management. Maryanne Natarajan noted that the equipment was now stored in their garage. She also stated that she is working on FAQ's document and will have it ready for next month's meeting.

Dave Carpenter inquired about the Meadowmix submission deadline, to which Sandi Morris replied 11pm on the 15th of each month. He was also seeking guidance about content material for an article. Chairman Suvanich suggested that he would send Carpenter previous submissions as an example and Natarajan noted that there were old newsletters on the PC website as well.

Other Agenda Items

Chairman Suvanich inquired if anyone would be interested in meeting at 7:00pm instead of the current 7:30pm on the first Wednesday of the month. All agreed that the time change would pose no problem and it was decided that the 7:00pm meeting time would start with the June 5 meeting.

Chairman Suvanich suggested a process for online approval for low impact projects and assessed the interest of the group. The group was open to discussing such a change, but there would be a need to define what type of projects would qualify as low impact.

Next Meeting

The next regularly scheduled meetings of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, June 05, 2013. The subsequent meetings of 2013 are as follows: July 10, August 07, September 04, October 02, November 06 and December 04.

Adjournment

Chairman Suvanich made a motion to adjourn the meeting at 9:47 p.m. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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