

Architectural Review Committee

December 04, 2013

Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association held a meeting on Wednesday, December 04, 2013 at 7:00 pm at the Yellow Farmhouse, 32400 N. Harris Road, Grayslake, IL.

CALL TO ORDER

Chairman Suvanich called the meeting to order at approximately 7:12 p.m.

ROLL CALL

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

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

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

Homeowner Forum

None.

Minutes

A motion was made by Sandi Morris to approve the November 06, 2013 meeting minutes as presented, and seconded by Dave Carpenter, the motion was carried unanimously.

Old Business

Pattern Book Project

Chairman Suvanich stated that he has not met with Suzanne Mynard as of yet, but it is his intent to discuss and reclaim whatever materials are necessary to complete the Pattern Book.

Previously Discussed Review Requests

- A. R13-020, Donna Shallenberg, 1565 Lupine Ct., Lot# 244, dated 5/09/2013. HO requested approval for a fence already in existence that was cited as a violation. Plat of survey accompanied an application for a 3’ high cedar fence, however written neighbor comments were lacking. **Sandi Morris requested that an approval letter to HO be held in abeyance pending neighbor comments.****

07/10/13	Chairman Suvanich to follow up with HO.
08/01/13	Chairman Suvanich to follow up with HO.
09/04/13	Chairman Suvanich to follow up with HO.
10/02/13	Chairman Suvanich to follow up with HO.
11/06/13	Chairman Suvanich to follow up with HO.
12/04/13	Chairman Suvanich to follow up with HO.

Previously Discussed Violations

Chairman Suvanich reported that no project application had been received from Jim Moioffer of 994 Blazing Star, who received a violation letter about his birdhouse height, even though he was

encouraged to submit one by the PC Board after appearing at the PCHOA meeting one month ago in response to his violation letter. **Chairman Suvanich requested Colleen Liberacki to check if a reminder letter was sent by Heather McArthur to HO, encouraging him to submit an application, as he did not recall receiving a copy of the communication.**

New Business

New Review Requests

- A. R13-049, Wayne Rosenwinkel, 1128 Hedgerow Drive, Lot# 147, dated 12/04/2013. HO submitted an application and plats of survey of the proposed work area to be affected by a redirection of drainage/waterflow away from the house. Two plats of survey were submitted, labeled "Option 1" with the stormwater discharged to the pond in the rear of the house and "Option 2", with the discharge into a swale in the front of the house; both using PVC underground piping. Chairman Suvanich felt that either option was acceptable and polled the members for input and no objections were voiced. **Chairman Suvanich requested that an approval letter be sent to the HO, with a request to report to the ARC which option was finally selected.**
- B. R13-050, Suzanne O'Reilly, 1490 Windflower Court, Lot# 24, dated 09/10/2013. HO submitted an application, photos of the installed style and color of outdoor light fixtures. The request was submitted after receipt of a violation letter and it was requesting that the lights be installed with the 25watt bulbs. The request was also lacking neighbor comments. Chairman Suvanich consulted the PC guidelines, which placed emphasis on on the impact of lighting on neighborhood residences and consistency with PC style and existing home light fixtures. It was determined that a decision would not be made until visual research and neighborhood comparison were done by ARC members. **Chairman Suvanich requested that an approval letter be held in abeyance pending further research by committee members to determine the PC scale, style and color consistency.**
- C. R13-051, Suzanne O'Reilly, 1490 Windflower Court, Lot# 24, dated 09/10/2013. HO submitted an application, photos of the door style and color desired, however, no color sample. The request was also lacking neighbor comments. Chairman Suvanich advised that he would contact HO to request 1) exact color sample 2) hardware style and 3) neighbor comments. **Chairman Suvanich requested that an approval letter be held in abeyance pending further information to be submitted by the HO regarding a specific color sample, hardware style and neighbor comments.**

New Violations

Maryanne Natarajan noted that the rental unit (owned by Waste Management) 824 Blazing Star, Lot#174 has a new downspout gutter on the west side running from the basement to the roof and the white color does not match the existing gutter color (cream). **Chairman Suvanich requested that a violation letter be sent to the HO.**

Sandi Morris noted that rental unit next door at 1166 Prairie Trail, Lot 59 has a tipped portable basketball hoop on its side in the driveway, an approximate 3 ft. elevation which looks unsightly. She stated that it should be either kept upright or stored in the garage, per the guidelines. Chairman Suvanich advised that the Meadowmix publication extended the moratorium on

suspended inside storage of portable basketball hoops between 10/31 – 04/01, so a violation letter would have to be carefully worded. It was decided to send a letter stating to return the hoop to its upright position of having the base on the ground or, if the portable basketball hoop is **not** to be in use, that you store it in a less obtrusive manner - inside, as per the guidelines. **Chairman Suvanich requested that a violation letter be sent to the HO.**

ARC Action

Pursuant to last month's discussion of the need to track the approved and/or denied applications in order to reference them in making current and future decisions, Sandi Morris noted that her husband, Bill Pogson, said he thought that the Johnston's garage windows (included and approved in their renovations) were similar to a request made by the Achtemeiers, which was denied. She felt that this example of inconsistency or lack of reference could soon pose a problem. Chairman Suvanich thought it was the style of garage doors that was the issue of denial, and Sandi Morris offered to look it up to confirm.

Other Agenda Items

Dave Carpenter committed to create articles for the Meadowmix publication for a period of one year. Chairman Suvanich again reminded members that he will be absent from the ARC meeting on February 05, and asked that an ARC member step up to run the meeting.

Next Meeting

The next regularly scheduled meetings of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, January 08, 2013. The subsequent meetings of 2014 are as follows: February 05, March 05, April 02, May 07, June 04, July 09, August 06, September 03, October 01, November 05 and December 03.

Adjournment

Chairman Suvanich made a motion to adjourn the meeting at 7:52p.m, seconded by Maryanne Natarajan. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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