

Architectural Review Committee

September 03, 2014

Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association which held a meeting on Wednesday, September 03, 2014 at 7:00 pm at the Yellow Farmhouse, 32400 N. Harris Road, Grayslake, IL.

CALL TO ORDER

Chairwoman Natarajan called the meeting to order at approximately 7:05p.m.

ROLL CALL

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

Present: Members Dave Carpenter, David Husemoller and Joe Marencik and Sandi Morris; Colleen Liberacki, recording secretary.

Absent: Carol Shaffer (PCHOA Board Liaison)

Homeowner Forum

No homeowners present.

Minutes

A motion was made by Joe Marencik to approve the August 06, 2014 minutes meeting minutes, and seconded by David Husemoller; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

- A. R14-004, Suzanne O'Reilly & Brent Griffin, 1490 Windflower Court, Lot# 24, dated 04/1/2014. HO submitted an application, plat of survey, images of grill and outdoor fireplace requesting approval for 5 related projects: 1) removal/replacement of ash trees with linden and hornbeam trees; 2) extend current flower bed with boxwoods and hydrangeas; 3) installation of 3' high built-in BBQ grill with fieldstone; 4) installation of built-in side patio and outdoor fieldstone fireplace, 9ft in height, 6ft wide and 3ft deep and 5) fence in the back yard, with one of three picket styles: Dover, Colonial or French Gothic. There were no neighbor comments included.

Chairman Suvanich and the group evaluated each item and readily agreed that items 1, 2 and 3 were approved. The side patio in item 4 is in conflict with Guidelines Section 2.07, #4, which stated that, “side patios need to be in proportion to the house and not extend past more than one of the house lines”. Chairman Suvanich noted that there were details lacking with the patio construction: patio elevation view, mention of seating wall height, product sheet of clay pavers and walkways between patios that is illustrated, but not mentioned in the application. Sandi Morris offered to check the archive for the HO original landscape request. No guideline reference was immediately found for the

fireplace, however, Maryanne Natarajan referenced the Heinrich residence that also has a fireplace and she will research this for the specs allowed. Also, Rod Berry, Carol Shaffer, Dave Carpenter and Maryanne Natarajan questioned the height of the fireplace, since it is next to a high traffic area and wondered if it could be screened with landscaping.

Item 5 described fencing around the perimeter of the house, along the lot lines, however, Sandi Morris noted that this is a prairie lot and the guidelines Section 2.04, #7 note that for prairie lots, only a courtyard style fence is permissible. Furthermore, Carol Shaffer noted that the courtyard style fence would be in conflict with the patio placement.

Chairman Suvanich requested that a letter be sent to HO detailing the ARC's concerns.

05/07/14 Chairman Suvanich reported via email on 5/6/14 summarizing his 4/22/14 visit with HO regarding the ARC's numerous concerns, cc'ing the HO. Carol Shaffer was not in favor of a fireplace installation, and polled other members. Sandi Morris and Dave Carpenter were also not in favor of the fireplace; Maryanne Natarajan was not in favor of the fireplace as submitted and Rod Berry thought it looked nice and was not in agreement with the others. The overriding concern was that this installation was setting a precedent and there was nothing in the PC guidelines addressing it. Dave Carpenter cited the Page 5 Section 2.00, item #6 protecting the residents' longview: "unobstructed longview of environmental assets by walking paths and neighborhood residents". Additional discussion was devoted to the patio placement, that it not extend past more than one side of the house, according to the PC guidelines, Section 2.07, Item #4. **It was agreed to issue HO letter stating that the fireplace would not be approved and the patio must adhere to the PC guidelines, whether they wanted to move it or change the shape to accommodate them.**

06/04/14 Chairman Suvanich polled the group for their feelings about the outdoor fireplace. Two members were not in favor, two members were open to the possibility of the concept, and one member was undecided until more research was done; Chairman Suvanich felt that more needed to be considered, such as parameters and impact, after additional research. He also felt that the ARC was there to serve the HOs and they needed much more research, and the ultimate decision would be linked to and result in impacting the guidelines. **The letter will be sent to reflect that the ARC is still deliberating the fireplace issue, but approving the patio, as long as it was adhering to the PC guidelines, whether they wanted to move it or change the shape to accommodate them.**

07/08/14 Chairwoman Natarajan received an email communication advising the ARC that new revised plans would be forthcoming by the August meeting.

08/06/14 Chairwoman Natarajan is still awaiting the anticipated revised plans.

09/03/14 Chairwoman Natarajan requested that the file be closed since there was no further response or action taken by HO.

- B.** R14-007, Sean & Kelly Murphy, 988 Shooting Star Road, Lot# 331, dated 05/7/2014. HO submitted an application requesting replacing an ash tree with a maple tree and one addition of a flowering tree. Although those present had no immediate objections, it was determined that more information was needed. **Rod Berry will contact HO asking for a plat of survey, the neighbors' comments and detailed information regarding the mature height of each tree and the name, to determine the appropriate fit in the landscaping and placement.**

06/04/14 Rod Berry contacted the HO for required neighbor comments and detailed information about the mature height of the trees, but there has been no response as of yet.

07/08/14 Chairwoman Natarajan received the neighbor comments and is confident that the HO will follow up with the additional detailed information about the tree selection and mature dimensions.

08/06/14 Chairwoman Natarajan is still awaiting the anticipated information about the tree selection and mature dimensions.

09/03/14 Chairwoman Natarajan received information that the trees to be planted were one Pagoda Dogwood and a Prairie Fire Crab Apple and the mature height would not exceed 15ft. **Chairwoman Natarajan requested that an approval letter be sent to HO.**

Previously Discussed Violations

Previously, Chairwoman Natarajan reported Premier Management issued a violation letter for 1034 Prairie Trail, having a bright red door and trim, a color that was out of compliance with PC guidelines, but no action has been taken yet by the HO. Members deliberated about personally approaching the HO regarding the issue, however, Joe Marencik shared that he had done just that on another issue of a HO herbiciding a common area and it was not productive. She requested that Premier Management issue another follow-up violation letter to evoke a HO response or compliance.

New Business

New Review Requests

- A.** R14-035, Tracy & Ted Erski, 1522 Levi Baxter, Lot# 267, dated 09/01/2014. The HO is requesting to replace the current back door with a sliding patio door, including a screen door as well, all trim painted white. Accompanying the request was plat of survey, material specs and neighbor comments. All present approved the application. **Chairwoman Natarajan requested that an approval letter be sent to HO.**

- B.** R14-036 Leo & Cheryl Dorsey, 1591 Amos Bennett Street, Lot#309, dated 9/02/2014. HO submitted an application and material specs for replacement of screen doors on front and back of residence with storm doors. It was noted that neighbor comments were missing, and all present approved the application pending receipt of neighbor comments.

Chairwoman Natarajan requested that an approval letter be sent to HO pending receipt of required neighbor comments.

- C. R14-037, Dan & Amy Frey, 1464 Potawatomi, Lot#296, dated 8/14/2014. HO was submitting an application and product specs for installation of 10 replacement windows (same size and style as existing structure). It was noted that approval was not needed for the exact replacement, however, the vendor was requesting same prior to the commencement of any work. **Chairwoman Natarajan requested that an approval letter be sent to HO.**

New Violations

It was noted that a violation was reported to Premier Management regarding the overgrown foliage, mold on siding and the overall paint job needed at 1506 Levi Baxter. Joe Marencik inquired about the need for approval of a deck that was recently replaced on a home at Prairie Trail and Calamus. Sandi Morris consulted the ARC guidelines, which declared that an approval was not needed for exact replacement of roof, windows, etc.

ARC Action

Chairwoman Natarajan shared emails that she had received comments regarding the revised Guidelines from John Wasik, Jim O'Conner and Rob Nandola. She stated that the highlights of the Guidelines changes were published in the Meadowmix and as of 9/1/14 the proposed Guidelines should have been posted on the PC website. The deadline for HO comments was 9/30/14. Joe Marencik did not see the proposed Guidelines on the website and emailed Tom Herrera on the spot inquiring status of same. Chairwoman Natarajan also received an email from another potential neighbor who had not yet purchased in PC, but wanted approval to start home projects immediately after the closing. Chairwoman Natarajan thought she would consult with the PC board to inquire about limitations regarding communicating to potential homebuyers.

Joe Marencik met a new neighbor who purchased a home from Waste Management and was completely unaware of the existence of PC guidelines. Sandi Morris suggested that there should be an obvious notice on the PC website that the guidelines exist and to seek them out should a copy not be furnished at closing, to which Joe Marencik agreed and took it further to suggest a notation about a legal disclaimer.

Chairwoman Natarajan requested Joe Marencik and David Husemoller to initiate the necessary research to evaluate the outdoor fireplace application issues brought to the ARC, since outdoor fireplaces were not addressed in the guidelines, though scheduled to be included in the next review. Joe Marencik felt that the responses for and against the outdoor fireplace installations were running about 50/50 and mentioned that Steve Strong (1154 Prairie Trail) does have an outdoor fireplace already. Chairwoman Natarajan requested Sandi Morris to check about a previous application for this outdoor fireplace.

Other Agenda Items

Chairwoman Natarajan polled members present to gauge opinions about how to divide up the task of project application follow-up responsibility inside the neighborhood. It was decided to divide areas geographically and assign one section to each ARC member:

Sandi Morris: Prairie Trail and cul-de-sacs

Chairwoman Natarajan:	Station Village Condominiums
David Husemoller:	South Village Green to Pods
Dave Carpenter:	North Village Green to Osage Orange
Joe Marencik:	Hedgerow

Next Meeting

The next regularly scheduled meetings of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, October 01, 2014. The subsequent meetings of 2014 are as follows: November 05 and December 03.

Adjournment

David Husemoller made a motion to adjourn the meeting at 7:55p.m, seconded by Joe Marencik. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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