

Architectural Review Committee

December 03, 2014

Meeting Minutes

Minutes of The Architectural Review Committee ("ARC") of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, December 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 Sandi Morris; Carol Shaffer (PCHOA Board Liaison); Colleen Liberacki, recording secretary.

Absent: Joe Marencik

Homeowner Forum

None.

Minutes

A motion was made by Dave Carpenter to approve the November 05, 2014 minutes meeting minutes, and seconded by Sandi Morris; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

- A. R14-039 Nathan & Mayumi Aaberg, 1331 Wild Indigo Road, Lot#212, dated 9/28/2014.** HO submitted an application, plat of survey and material specs for installation of short flagstone path walkways in 5 locations and natural patio (9' x 11') at south end of property. Chairwoman Natarajan questioned if patios could be detached from the house and Member Morris consulted the guideline 2.07, which stated that patio must not extend past more than one house line and size should be in proportion to the house. It also stated that excessive walkways should be discouraged. The width of the walkways was the only question unanswered and neighbor comments were lacking. Chairwoman Natarajan polled others for their input and all agreed the application could be approved pending receipt of the needed items. Chairwoman Natarajan agreed to email HO for the lacking items. **Chairwoman Natarajan requested that an approval letter be held in abeyance pending receipt of written neighbor comments and the width of the walkways.**

11/05/14 Chairwoman Natarajan initially felt that there were too many small patios and sought feedback from the group. Joe Marencik still needed the dimensions of the walkways and wanted to know what the filler would be between the fieldstones (grass, gravel, etc.). David Husemoller thought

that the HO might need a permit for this work if it was an impervious surface, and cautioned if the walkways were more tightly packed they would create more of a visual impact. Chairwoman Natarajan agreed to ask the HO for more details, but stated that the walkways were between 10" – 18" in width. David Husemoller agreed that more details would be helpful. Joe Marencik also offered to take a couple of pictures of the site to see if any of these considerations were worth worrying about, especially if the landscaping concealed much of it. Sandi Morris read the guidelines 2.97 & 2.08 to help define the parameters addressing the project.

- 11/18/14** Chairwoman Natarajan was in receipt of neighbor comments and was informed by the HO of the size of two informal flagstone patios (4'x5' and 5'x6') at the west end of your house. The HO also detailed that they would be using off-white to white Flagstone in irregular organic shapes about 1 – 1.5" thick for the patio, with pea gravel filling in between the stones. It was requested that request that care and consideration should be made to reduce the size of the two larger patio areas (4'x5' and 5'x6') on the west side of the house. **Chairwoman Natarajan requested that an approval letter be sent to the HO.**

Previously Discussed Violations

A member noted that the previous violation at 1034 Prairie Trail, having a bright red door trim, a color that was out of compliance with PC guidelines now has drainage furrows running along the front yard and a drainpipe sticking out as well. This was also reported to Premier Management directly, but nothing has changed. They requested follow-up with Premier Management regarding any status.

New Business

New Review Requests

- A.** R14-044, Jim Coonan, 1430 Windflower Court, Lot# 238, dated 11/26/2014. In response to a violation notice, the HO submitted an application and product image requesting to replace the entire roof, which would be the same black color (Moire Black), but a different style, called "architectural style". They stated that the contractor would be Cedar Roofing, Inc. of Lake Forest, to be completed prior to 5/1/14. Initially there was confusion that this HO was given an extension, however, Carol Shaffer advised that the PCHOA Board felt they should be consistent, as many roofs were coming of age to be replaced. HO referenced 1352 Indigo as having the same style and color. Sandi Morris consulted the guidelines for any information that would help. Chairwoman Natarajan wondered how it would look, and Dave Carpenter called HO to verify that the whole roof was being replaced, not just a spot repair. HO also indicated that Jim O'Connor had the same roof, which could be described as charcoal in color. Chairwoman Natarajan asked members present for input and all agreed with the color and roof style. **Chairwoman Natarajan requested that an approval letter be sent to the HO.**
- B.** R14-045, Philip Schultz & Karen Inman, 1031 Harris Road, Lot#203, dated 11/10/2014. HO submitted an application, plat of survey, drawing of proposed driveway extension and neighbor comments for a request to extend their driveway (6' x 21.6') to the northern

limit of their property. HO stated that purpose of the extension was to accommodate the sharp right turn needed to enter/exit their garage, whose entrance is perpendicular to the street. The guidelines were consulted, which allowed the driveway to be only as wide as the garage and any extension made would be discouraged for additional parking surface. Dave Carpenter thought a member should look over the area before granting approval, due to the size of the extension. Carol Shaffer wondered if a buffer was necessary to the common area this driveway abuts. David Husemoller expressed concern about the paving either over or in close proximity to an existing easement. Chairwoman Natarajan offered to ask for more details: 1) was paving over an easement permissible and would request the HO to contact county officials, 2) was this amount of impervious surface agreeable, and 3) was 6' too deep? David Husemoller suggested a smaller driveway extension might serve the HO's purpose. **Chairwoman Natarajan will delay decision until additional information is supplied.**

New Violations

One member noted that there was a basketball hoop set in cement at 459 Wild Iris Lane and a violation letter should be sent out. It was reported that Nicole from Premier Management already noticed it and inquired if an application was submitted and approved for such project, to which all members agreed that this was not so and to advise Premier Management to proceed.

ARC Action

None reported.

Other Agenda Items

Chairwoman Natarajan reported receipt of an email from a HO asking for a variance with storing the portable basketball hoop (which was purchased during the unofficial moratorium). Rab Nandola claimed there was no room to store it in their garage. It was noted if they were to make this exception, that other requests would follow and that an imposed moratorium was not a permanent exemption. All agreed that the variance could not be granted and that a letter should be sent to the HO explaining their position.

Sandi Morris suggested a proactive effort for anticipated project requests to remove the ailing ash trees in the neighborhood. She felt that perhaps a blanket letter of approval, that would come from the PCHOA Board, for all residents wishing to remove the trees and replace them with another variety might help reduce paperwork and encourage good will between the ARC and the residents. David Husemoller and Dave Carpenter agreed. Sandi Morris added that this permission should be limited to a period of time, so as not to create rampant projects without permission. David Husemoller questioned if the replacement should be similar in size and shape. Carol Shaffer wanted more details to make this work.

Chairwoman Natarajan noted that the guidelines state that any tree over 4' to be planted needed approval, but none was required for removal. She thought this idea would be good to educate the community regarding the guidelines. Carol Shaffer wanted to know how the ARC would verify these details, should projects commence. David Husemoller suggested that the project could be initiated via email, but what if a neighbor objected? Chairwoman Natarajan questioned how many ash trees there were, but noted that this might be good public relations for the Board. Sandi Morris was not sure of the ash tree count, but noted that LCM did remove more trees in addition to the ash trees. Dave Carpenter cautioned that the wording be very careful in such a

letter authorizing residents to replace their ash trees. Carol Shaffer agreed, as one of the ARC goals was to get people used to the presence of the guidelines and solicit compliance. She offered to propose it to the PCHOA Board the following evening and asked that should they be agreeable, that Dave Carpenter draft a letter for approval. David Husemoller offered to furnish the Bannockburn letter that went out to their residents addressing the same problem.

Chairwoman Natarajan inquired of David Husemoller if he and Joe Marencik were working on the research necessary for the outdoor fireplace issue and when the ARC could expect status. David Husemoller agreed to get together with Joe Marencik and provide some results by February, 2015 for recommendations.

Chairwoman Natarajan asked that each member review the approved applications on the tracking sheet to see if any were finished and report same to Colleen Liberacki. Sandi Morris inquired about the necessity of encouraging the HO to apply for project permission as part of a violation letter. David Husemoller noted the difficulty about obtaining an approval letter from the ARC, due to the contractors' requirements, for work that the guidelines state does not require approval. He cited he window replacements as an example. Carol Shaffer suggested just to send an approval letter to make the process easier, instead of trying to explain to a contractor the lack of necessity for one. Chairwoman Natarajan asked that this be noted (on the project tracking sheet) as one of the items for consideration in the guidelines.

Next Meeting

The next regularly scheduled meetings of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, January 7, 2015. The subsequent meetings of 2015 are as follows: February 4, March 4, April 1, May 6, June 3, July 1, August 5, September 2, October 7, November 4, and December 2.

Adjournment

Chairwoman Natarajan made a motion to adjourn the meeting at 8:09p.m, seconded by Sandi Morris. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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