

Architectural Review Committee

February 04, 2015

Meeting Minutes

Minutes of The Architectural Review Committee ("ARC") of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, February 04, 2015 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 7:02p.m.

ROLL CALL

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

Present: Members Dave Carpenter, David Husemoller, Joe Marencik and Sandi Morris; Carol Shaffer (PCHOA Board Liaison); Colleen Liberacki, recording secretary.

Absent: None

Homeowner Forum

None.

Minutes

A motion was made by Morris to approve the January 07, 2015 minutes meeting minutes, and seconded by Carpenter; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

- A. R15-001, Michaela McGill, 1034 Prairie Trail, Lot#70, dated 01/02/2015. Homeowner submitted an application, accompanying letter and photo requesting to maintain the red (Pottery Barn – Barn Red) front door color, but would be changing (in the spring) the surrounding trim to cream/tan to be in compliance with the PC guidelines. Homeowner apologized for not responding sooner to the repeated violation letters, but does desire to be a good neighbor. Chairwoman Natarajan requested that an approval letter be held in abeyance pending receipt of written neighbor comments.**

02/04/15 Chairwoman Natarajan advised that the door color was acceptable and since the homeowner has agreed to repaint the trim, an approval letter should go out. **Chairwoman Natarajan requested that an approval letter be sent to the homeowner.**

- B. R15-002, Michaela McGill, 1034 Prairie Trail, Lot#70, dated 01/02/2015. Homeowner submitted an application, accompanying letter, aerial placement photo of proposed drainpipe locations, and photo of 4" pipe cap requesting installations on three sides of their property. The accompanying letter explained that as a result of their recently**

purchased home, they inherited flooding, water and mold damage which took serious effort to address and they apologized for being remiss in their obligation to apply for a project application and respond to the numerous violation letters. They intend to finish the project in the spring with underground drainage pipes, hiding the drainpipe endcaps and restoring all disturbed landscaping. They advised that they are awaiting neighbor comments as well. **Chairwoman Natarajan requested that an approval letter be held in abeyance pending receipt of written neighbor comments.**

02/04/15 Chairwoman Natarajan advised that there has been no response from the homeowner regarding a request to complete the application with neighbor comments. Marencik shared an aerial photo of property to allay concerns about the drainpipe placements on the left and right side of the properties. Morris and Marencik recommended reviewing the drainage activity in the spring, when the results would be evident, should there be a problem. Morris felt it was important to obtain the neighbor comments, to which Husemoller agreed. The approval will be held in abeyance pending same.

Previously Discussed Violations

Carpenter observed what still appears to be a widespread disregard of the new PC guidelines regarding storage of portable basketball hoops. Chairwoman Natarajan advised that Premier Management addressed the situation with violation letters that were issued. Husemoller noted that the portable basketball hoops had more visual impact than the permanent ones, to which Shaffer added that once the youth leave the home, the portable basketball hoops can be removed, however, the permanent ones remain. Morris noted that the village has an ordinance that stated the permanent basketball hoops must be installed 30ft from the road. Marencik noted that these residents would probably just leave their hoops out until 3/1/15, at which point portable basketball hoops will be permissible to use again.

There was discussion about the presence of the split rail fence still erected at 1165 Hedgerow Drive, and Chairwoman Natarajan offered to recontact Premier Management to see if the homeowner responded to the violation letter with any proposed remediation. Morris also noted she was told the existing split rail fence that was originally put in by the developer in another part of the community. However Marencik recalled that the fence was not installed by the developer, but by someone else after July 2006, because he remembered Jim O'Connor objecting to it back then.

New Business

New Review Requests

- A. R15-003, Rob Callis, 1411 Turks Cap Road, Lot# 320, dated 1/19/2015. The homeowner submitted an application requesting replacement of Milgard windows that are failing and out of warranty with Marvin Integrity double hung windows. Homeowner further explained that the replacement windows would be the same color, design and specs as the originals, but would want ½ screens in place of the full-size screens. All present agreed that this would probably be an exact replacement, so no approval was necessary, but the application lacked any pictures or brochures supporting that. **Chairwoman Natarajan**

offered to request additional information from the homeowner supporting the suggestion that this was an exact replacement.

New Violations

Carpenter noted that there were few Christmas lights still displayed. No other new violations were reported.

Other Agenda Items

Shaffer presented the proposed ash tree letter regarding the ARC initiative to streamline the process for homeowners wishing to replace their ash trees. She further stated that the PC environmental consultant, Mike Sands would like a website link in the letter advising homeowners of preferred replacement trees, those that were either hardy or indigenous to the area. Two other suggestions were made: the ARC should be listed as the contact for questions, not the Board; bullet #2 and #4 should have 12/1/2015 as the deadline for replanting. The 1/1/15 tree removal deadline was also questioned, but it was decided to leave as is. Marencik also suggested that Jim O'Connor be listed as a contact. It was agreed to publish the letter in the upcoming MeadowMix publication.

Marencik and Husemoller presented their research on the outdoor fireplace issue. Marencik said the homeowner response was evenly split about support or objections. For those in favor of outdoor fireplaces, they suggested that the ARC have oversight, for those opposed, longview, height, noise, smoke/odor and fire hazards were cited. His inquiries into the Lake County authorities revealed no ordinances existed and the Village gave no response. His research into other homeowner associations or developments revealed that the outdoor fireplaces were allowed elsewhere.

Marencik suggested that allowing the outdoor fireplaces would pose no more of a threat than the firepits that are already allowed, but that a number of restrictions should apply, should this reach the guideline revision stage. He presented a drawing with specifications limiting the size to 6'H x 5'W x 4'D along with pictures of what acceptable materials and styles would look like. Additional restrictions would be a 15ft setback, no open burning allowed (only firewood) and no burning unattended. Morris suggested adding a requirement about fire safety (hose or water bucket).

Carpenter cautioned about aesthetics, and Shaffer inquired about how lot elevations could conflict with the longview. Marencik and Husemoller understood that such details could become complicated and that neighbor comments might rule out an application. Husemoller thought that the wording in the guidelines could favor the ARC's ability to approve or deny such applications. Also, Marencik noted that many lots would not be able to accommodate an outdoor fireplace, due to the lot style and setback restrictions.

He further advised that outdoor kitchens were becoming popular and the ARC could anticipate requests for that as well. Shaffer stated that the next step would be to put this item on the list for guideline revision and the board would be able to consider this when the other revisions were also addressed. This brought up the topic of when the guideline revisions would begin. Morris noted that the guidelines could be revised only one time a year, and it was done usually in the springtime.

Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, March 4, 2015. The subsequent meetings of 2015 are as follows: 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 8:06p.m., seconded by all present. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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