

Architectural Review Committee

March 04, 2015

Meeting Notes

Notes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, March 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 7:00p.m.

ROLL CALL

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

Present: Members Dave Carpenter; Klaus Wisiol (PCHOA Board Liaison); Colleen Liberacki, recording secretary.

Absent: David Husemoller, Joe Marencik and Sandi Morris

Chairwoman Natarajan declared that there was not a quorum, but would discuss business and not vote on any issues.

Homeowner Forum

Andrew Van De Weghe presented his request for landscaping, patio water feature and arbors; details can be found under New Review Requests.

Minutes

It was suggested by Chairwoman Natarajan to discuss and approve the January 07, 2015 meeting minutes via email with other committee members during the week, and report this back during the April meeting.

Old Business

Previously Discussed Review Requests

- A. 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.
- 03/04/15** Chairwoman Natarajan advised that the requested neighbor comments were received by email. **Chairwoman Natarajan requested that an approval letter be held sent to the homeowner.**

- B.** 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.**

- 03/04/15** Chairwoman Natarajan advised that the requested additional information was received supporting his application for an exact window replacement. **Chairwoman Natarajan requested that an approval letter be held sent to the homeowner.**

Previously Discussed Violations

Carpenter observed what still appears to be a widespread disregard of the new PC guidelines regarding storage of portable basketball hoops, and now that 3/1/15 has passed, the ones that remained up were now permissible until November, when the guidelines state they need to be stored again.

New Business

New Review Requests

- A.** R15-004, Rebecca & Andrew Van De Weghe, 1546 Lupine Ct, Lot# 248, dated 3/4/2015. The homeowner submitted an application along with neighbor comments and plat of survey requesting removal of one sickly maple tree, one lilac bush, replacement of pavers with flagstone path, replacement of existing fire pit, installation of two arbors/pergolas, various landscaping and one water feature.

The homeowner did initially contact the ARC via email and gave a chance for ARC members to review the request and pose questions. Joe Marencik and David Husemoller had questions that were relayed and posed by Chairwoman Natarajan. There was a concern how tall would the arbors be and a picture, specs and a sample of the material used were requested. There was a question how tall the raised plant beds would be and a

request for more definition and image of the proposed water feature. Chairwoman Natarajan requested input from the neighbors directly behind the homeowner, since they would have full view of all of the improvements. Wisiol noted that the land was flat and not elevated in any way as to cause a more obvious view of the suggested improvements. Andrew Van De Weghe noted the committee's concerns, and advised the group that he would confer with his landscape architect, Tim Garland and would address all questions satisfactorily. **Chairwoman Natarajan noted that Husemoller would be following up with homeowner to guide them towards a successful project application and address concerns/questions that were posed.**

New Violations

None reported.

Other Agenda Items

Carpenter noted that the second anniversary of his term was approaching and would like to make plans in the future to disengage himself from the committee. Wisiol suggested looking for someone from Station Village for a replacement and Chairwoman Natarajan requested that Wisiol mention the upcoming need for an ARC member replacement at the PCHOA meeting the following evening. The other names suggested were Shane Huckstadt, Patsy Welch, who was an architect and Jill Sellinger, who works at the Botanical Gardens and Chairwoman Natarajan requested that Carpenter include this subject in his next Meadowmix article to encourage a greater pool of applicants for the slot.

There was a brief discussion about rescheduling the 7/1/15 ARC meeting, since it was taking place during the holiday week and many people would be departing. Other suggested dates were: 6/24, 7/8 or keeping 7/1.

Next Meeting

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

Adjournment

Chairwoman Natarajan adjourned the meeting at 8:35p.m.

Colleen Liberacki, Recording Secretary

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