

Architectural Review Committee

May 06, 2015
Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, May 06, 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 7:03p.m.

ROLL CALL

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

Present: Members David Husemoller and Joe Marencik; Klaus Wisiol (PCHOA Board Liaison); Colleen Liberacki, recording secretary.

Absent: Sandi Morris

Homeowner Forum

None.

Minutes

A motion was made by Husemoller to approve the April 01, 2015 meeting minutes, and seconded by Wisiol; the motion was carried unanimously.

Old Business

Previously Discussed 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.**

04/01/15 Husemoller reported that lattice must be horizontal or vertical, per the guidelines and believed the structure to be more like a portico rather than an arbor. He had a picture of the proposed 18”H raised garden bed and corresponding guideline 4.05, item#3 stated that approval was only required for said structure, should it exceed 18” in height. Regarding the patio, Morris consulted guideline 2.07, which did not specify the color of stone, but stated patio size must be in proportion to the house size. Husemoller advised that natural stain is preferable to white for the portico, especially after the vines would become established around the structure. He still needed to inquire about the details of the water structure and patio size. Chairwoman Natarajan solicited additional questions from those present, however, none were offered. **Chairwoman Natarajan requested that an approval letter be sent to the homeowner, pending receipt of water feature details and patio sizes.**

05/06/15 Chairwoman Natarajan advised that the project was approved minus the water feature in the interim prior to the May ARC meeting. The homeowner agreed to provide additional details should they later pursue the water feature. Marencik was concerned about the height of the arbors, but Husemoller assured him that the height was noted in the blueprints that were submitted and it was acceptable.

B. R15-009, Jeremiah & Kimberly Husko, 1463 Sunflower Court, Lot# 226, dated 4/1/2015. The homeowner submitted an application along with photo brochure of a replacement front door: Reliablilt manufacturer, Calista style (Eclipse color) that has top half beveled and deco glass along with top and side transoms with same features. They were lacking neighbor comments and Chairwoman Natarajan asked that they request and forward same to ARC via email. [Note: Neighbor Comment Received 4/2] Members were hesitant to embrace the style, however, nothing in the guidelines gave guidance, other than to say it must be architecturally appropriate for the house and neighborhood style. Husemoller volunteered to talk to the homeowners to explained that the curving lines were inconsistent with the geometric patterns found throughout PC and perhaps they could select another design. Wisiol also thought that it did not fit the present style of house. Chairwoman Natarajan felt that a decision would be pending receipt of a report from Husemoller how the homeowner responded to their suggestion. **Chairwoman Natarajan directed that a decision would be delayed until Husemoller reported the results of conversation with homeowners.**

05/06/15 Chairwoman Natarajan advised that the project was approved subsequent to conversations and consultations among the ARC members and an approval letter was sent 4/13/15.

Previously Discussed Violations

None.

New Business

New Review Requests

- A. R15-011, Sandi Morris & Bill Pogson, 1124 Goldenrod Lane, Lot# 83, dated 4/30/2015. The homeowner submitted an application along with photo brochure of a red twig dogwood shrub and a plat of survey requesting to plant said shrub in the back of their house. **Chairwoman Natarajan polled members present for their input and all agreed to approve project. Chairwoman Natarajan requested that an approval letter be sent to the homeowner.**
- B. R15-012, Terrill Fisher, 514 Switchgrass Lane, Lot# 13, dated 5/3/2015. The homeowner submitted an application along with a plat of survey for a request to install a 4' x 6' red stained deck with 4x4 support beams, 3'H railings and stairs leading to the ground with white lattice work between the raised deck and ground. Also being requested was a 3'H white sectional picket fence installation with corner supports 6x6 in courtyard style. Chairwoman Natarajan remarked on the lack of picture or detailed plan/drawing of the deck, fence and associated materials. Neighbor comments were also missing. Marencik agreed and would like to see elevations of the fencing and deck and that the deck must be stained gray, per the guidelines. Husemoller noted that this location was a meadow lot and a courtyard fence orientation was all that was allowed and the maximum height allowed was 36". **Chairwoman Natarajan requested that Husemoller communicate to the homeowner the concerns and request for additional information in order to complete this request.**
- C. R15-013, Rob Callis, 1411 Turks Cap Road, Lot# 320, dated 5/4/2015. The homeowner submitted a dual application along with stain finish palette and a smudge of actual color, (but without name) for a request to 1) refinish the front and back doors with Minwax faux wood stain product and 2) refinish metal exterior lights. Members were hesitant to accept the faux stain to the front and back doors, as it was in conflict with the Pattern Book, which showed solid paint colors. They also felt that it would run the risk of a less than satisfactory outcome and did not want to chance that. Neighbor comments were also missing. Chairwoman Natarajan polled all members, who felt the application for the refinish of front and back doors could not be approved and the refinish of exterior lights was acceptable pending receipt of manufacturer and color name, so it could be approved. **Chairwoman Natarajan requested that homeowner be advised that his request for wood finish stain to front and rear door was not approved. Chairwoman Natarajan requested that an approval letter be sent to the homeowner pending receipt of the name of the manufacturer and color of the sample provided for the light fixture finish.**
- D. R15-014, Steve Paternel and Lizzy Duffy, 1574 Portia Road, Lot# 286, dated 5/3/2015. The homeowner submitted an application along with plat of survey and picture of a desired raised (2x4 or 4x4) wood beam garden bed (31'L x 6'W) installation on the south side of their property, located 13.5' (or 13.5'") from the sidewalk. It was noted that no

approval was needed if the height of the raised bed was under 18" high, as this information was not listed on the application, but it was questioned if this bed was actually 31'L, which seemed excessive and if the distance from the sidewalk was either 13.5 feet or inches. The homeowner further stated that they reviewed the plans with neighbor of lot#285, who had no objections. It was decided to inquire further as to the accuracy of the details and ask that the other neighbors in lots# 313 & 314 should also be consulted, since it was in their direct view. **Chairwoman Natarajan requested that Husemoller contact the homeowner for the additional information needed before the committee could make a decision, if approval was necessary.**

New Violations

It was reported that at 1521 Amos Bennett, the front porch was all moldy, the Christmas tree was still sitting on the porch and weeds were coming through the existing shrubbery.

A house on lot# 130 located on the south side of Hedgerow and Harris which once had a cinderblock fire pit, was a previously reported violation, and now the cinderblock was replaced with a portable fire pit located in the common area. It was necessary for the homeowner to move the portable fire pit to their own private property. Colleen Liberacki will advise Heather McArthur of both violations to follow up for correction.

Other Agenda Items

The LED bulb issue was brought to the attention of the ARC by a concerned homeowner. For the short term, Chairwoman Natarajan thought that the LED bulbs brightness needed to be addressed in the MeadowMix publication, since this is a newer feature that has come up since the last guideline revision and she will ask Morris to write the article. For the long term consideration, this issue will be added to the guideline revision list. Marencik remarked that the cooler bulb temperature generated a brighter and whiter light. Husemoller stated that the proper way to evaluate the light pollution is from the property line of the affected neighbor.

Chairwoman Natarajan reminded those present that they would have two ARC meetings in June and none in July, due to the holiday scheduling.

Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, June 3, 2015. The subsequent meetings of 2015 are as follows: June 24, August 5, September 2, October 7, November 4, and December 2.

Adjournment

Husemoller made a motion to adjourn the meeting at 8:50p.m, seconded by Marencik. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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