

Architectural Review Committee

June 03, 2015

Meeting Minutes

Minutes of The Architectural Review Committee ("ARC") of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, June 03, 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 7:05p.m.

ROLL CALL

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

Present: Members David Husemoller and Joe Marencik; Colleen Liberacki, recording secretary.

Absent: Sandi Morris; Klaus Wisiol (PCHOA Board Liaison)

Homeowner Forum

None.

Minutes

A motion was made by Husemoller to approve the May 06, 2015 meeting minutes, and seconded by Marencik; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

- A. 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.**

06/03/15 Husemoller reported that he attempted email on two occasions (5/6 & 6/1/15) to the homeowner with the request for additional information, however, it has gone unanswered. **Chairwoman Natarajan requested**

the ARC send a letter that further consideration of this application is being held in abeyance pending receipt of requested information.

- B.** 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.**

06 /03/15 Chairwoman Natarajan advised that the application regarding the refinishing of the metal exterior lights was approved subsequent to an email received from homeowner stating that the color was named Porpoise by Sherwin Williams. She was still waiting for the details about the door staining project and a color sample. **Chairwoman Natarajan requested that an approval letter for the exterior lighting finish, but approval would be held in abeyance for the door project pending receipt of requested information.**

- C.** 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" 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 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.**

06 /03/15 Husemoller advised that he did visit the property and noted that the height of the garden boxes was well below the 18" maximum and far enough inside the property line to eliminate any concerns. It was 31' long, which matched another garden bed. **Chairwoman Natarajan asked that a letter be sent to homeowner advising them that an approval letter was**

not necessary, since the specs were already aligned with the guidelines.

Previously Discussed Violations

None.

New Business

New Review Requests

- A. R15-015, Matthew & Donna Padilla, 1177 Hedgerow Drive, Lot# 81, dated 6 /02/2015. The homeowner submitted an application along with photo brochure of material, design plan and a plat of survey requesting to install a 7' radius stone patio (250 sq.ft), seatwall, raised planting beds 12.5' long, 3 autumn blaze maples and a crab tree and removing two dying poplar trees. It was noted that neighbor comments were needed and the committee would prefer native species maple as opposed to the stated ones. Marencik would contact the homeowner regarding the item needed and inquire if they were open to changing out the type of maple trees. **Chairwoman Natarajan polled members present for their input and all agreed to approve project pending receipt of the neighbor comments.**
- B. R15-016, Karen Inman & Philip Schulte, 1031 Harris Road, Lot# 203, dated 5/9/2015. The homeowner submitted an application along with neighbor comments, picture of storm door and a plat of survey for a request to change the front door, currently a full glass panel, to a solid door painted yellow, with a full glass storm door. It was noted that the desired color was in the Pattern book and all polled approved. **Chairwoman Natarajan requested that an approval letter be sent for this project.**
- C. R15-017, Joe Marencik, 1260 Hedgerow Drive, Lot# 136, dated 6/5/2015. The homeowner submitted an application along with a plat of survey, design plan and neighbor comments for the installation of a 236 sf. (13'x15') natural colored flagstone patio between the garage and screened porch. All present were in agreement to approve the project. **Chairwoman Natarajan requested that an approval letter be sent for this project.**

New Violations

It was reported that at 1034 Prairie Trail, the front door and trim, a previous violation, was still unpainted. The homeowner was given a few months' grace period due to the weather, but the correction is now overdue.

A house at 1165 Hedgerow Drive that was previously cited for a red split rail fence and subsequently denied approval for a project application for same has now painted the fence a muted beige, however it is still in violation. Colleen Liberacki will advise Heather McArthur of both violations to follow up for correction or advise status of compliance.

Other Agenda Items

Chairwoman Natarajan inquired of any ideas for the upcoming publication of MeadowMix Newsletter, deadline due 6/15/15. It was suggested that a reminder be included about observing the common area boundaries and avoiding mowing them or dumping yard waste on them.

Chairwoman Natarajan reminded those present that they would have two ARC meetings in June and none in July, due to the holiday scheduling and the next meeting was 6/24/15.

Next Meeting

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

Adjournment

Marencik made a motion to adjourn the meeting at 7:50p.m, seconded by Husemoller. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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