

Architectural Review Committee

August 05, 2015

Meeting Minutes

Minutes of The Architectural Review Committee ("ARC") of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, August 05, 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 7:08p.m.

ROLL CALL

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

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

Absent: Klaus Wisiol (PCHOA Board Liaison)

Homeowner Forum

Chris Zimmerman; Dave and Molly Siebert; Jim Horine accompanying his mother, Regina Horine; and Robert Heinrich, all of whom presented their applications and answered questions, which is detailed under New Review Requests.

Minutes

A motion was made by Husemoller to approve the June 24, 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.**
- 06/24/15** Chairwoman Natarajan advised that they were anticipating a homeowner response, and the homeowner was possibly expected at tonight's meeting.
- 08/05/15** Husemoller advised that nothing had been received from homeowner, despite numerous contact attempts, and Chairwoman Natarajan determined that a non-approval letter should be sent. **Chairwoman Natarajan requested that a non-approval letter be sent and removing this request from active status.**

- B.** R15-019, Andrew & Carin Roberts, 1184 Goldenrod Lane, Lot# 88, dated 6/23/2015. The homeowner submitted an application along with a detail list itemizing tan stepping stone walkway installations; 15'-20' (L or H?) Sierra Brussels block garden wall and prairie plot extension on the east property edge; tan flagstone outcrop culvert cover on the north edge of driveway; ash tree replacements with crab apple or serviceberry trees and creation of a 10' x 10' butterfly garden populated with native plants. It was noted that the application lacked a plat of survey, drawing plans, neighbor comments and sufficient details to make a decision. There was concern that the outflow of the culvert might be too close to the property line. Morris noted that the majority of installations would not be in view of the common area walking paths. **Chairwoman Natarajan requested that the homeowner be contacted by Morris to provide the additional information in order to make a decision.**

- 08/05/15** Morris thought she emailed the mini-plat, drawing and neighbors' comments to the ARC for consideration, however nothing was reported as having been received. She will resend the email with the requested details and Chairwoman Natarajan thought a consensus could be reached via email between ARC meetings to avoid further delay.

Previously Discussed Violations

Chairwoman Natarajan reported that at 1034 Prairie Trail, the front door and trim, a previous violation, was now corrected. It was reported that the house at 1521 Amos Bennett that was previously cited for other violations (mold and deteriorating paint) propped up the collapsed fence that needs replacement/repair and the Christmas tree is now gone. Colleen Liberacki was asked to notify Premier Management to continue their vigilance, as this was merely a temporary solution.

New Business

New Review Requests

- A.** R15-020, Cindy Madson, 1570 Penstemon Court, Lot# 255, dated 8/4/2015. The homeowner submitted an application along with a plan, plat of survey and product brochures for a request to extend their current patio with bluestone, Ascher pattern for accommodating a four-person hot tub, including a stoop. There will also be a 22" high L-shaped seating wall, the legs 28' and 5' in length; material described as a Belgard tandem

wall, Shelby blend color. Homeowner was also interested in installing a front screen door, but no details regarding color and style/product brochure were supplied. Neighbor comments were lacking. Inquiries were made if the hot tub walls would be exposed above the seating wall, and if so, what type of material would be shown. **Chairwoman Natarajan requested that an approval letter be held in abeyance pending receipt of front screen door details and details regarding the hot tub height and/or exposed siding thereof. Husemoller will make inquiries regarding details.**

- B. R15-021, Regina Horine, 1530 Penstemon Court, Lot# 257, dated 8/4/2015. The homeowner accompanied by her son, Jim Horine, presented an application along with a plat of survey and neighbor comments to build a 16' x 14' cedar deck (by WeBuild contractor), stained gray according to the guidelines and posts and railings to be painted same as house trim. All members were polled for their input, and agreed to approve the project application. **Chairwoman Natarajan requested that an approval letter be sent.**
- C. R15-022, Jim Coonan, 1430 Windflower Court, Lot# 238, dated 7/8/2015. The homeowner submitted an application along with product information for the installation of collapsible windows on the present screened-in porch. Neighbor comments were lacking. All members were polled for their input, and agreed to approve the project application pending receipt of neighbor comments. **Chairwoman Natarajan requested that an approval letter be held in abeyance pending receipt of neighbor comments. Husemoller will make inquiries regarding details.**
- D. R15-023, Rob Callis, 1411 Turks Cap Road, Lot# 320, dated 8/5/2015. The homeowner submitted an application along with product information for the replacement of current red roofing with architectural style Landmark Series roofing, Cottage Red color. All members were polled for their input, and agreed to approve the project application. **Chairwoman Natarajan requested that an approval letter be sent.**
- E. R15-024, John and Sherry Halvorsen, 1208 Goldenrod Lane, Lot# 90, dated 7/21/2015. The homeowner submitted an application along with a plat of survey, planned drawing and product information for the installation of a 10' natural flagstone patio and enhancing the existing dry creek with river rock and granite boulders. There also would be a flagstone landing in front of the BBQ grill and a flagstone path to the patio. Upon examination of the plan, it appeared to have a possible existing fire pit, which called into question if that was also part of the plan. The property backed up to the wetlands and the only neighbor was absentee and renting. All members were polled for their input, and agreed to approve the project application pending receipt of neighbor comments (or attempts thereof) and firepit information. **Chairwoman Natarajan requested that an approval letter be held in abeyance pending receipt of attempted neighbor comments and firepit information. Morris will make inquiries regarding details.**
- F. R15-025, Sarah Fredricks, 1116 Hedgerow Drive, Lot# 148, dated 7/30/2015. The homeowner submitted an application along with a plat of survey for the installation of an eastern red bud tree in their front yard. All members were polled for their input, and agreed to approve the project application. **Chairwoman Natarajan requested that an approval letter be sent.**

- G. R15-026, Robert and Amy Heinrich, 1357 Hedgerow Drive, Lot# 154, dated 8/5/2015. The homeowner presented an application along with a plat of survey, neighbor comments and blueprints for the conversion of screened-in porch into a four season living space, with the roofing, siding and trim being the same colors as the existing house as well as extending the height of their existing chimney two feet, due to downdraft issues. It was immediately obvious that the big picture windows in the blueprints were not in compliance with the PC guidelines, and would be a problem. Husemoller cautioned that should the homeowners substitute the double or triple windows for the large picture window, that they should all be the same size on each wall. All members were polled for their input, and agreed to approve the project application pending receipt of a revised plan exhibiting windows compliant with the PC guidelines. **Chairwoman Natarajan requested that an approval letter be held in abeyance pending receipt of a revised blueprint with windows compliant with PC guidelines. (Subsequent to the meeting, homeowner submitted revised plans that were approved via email consensus.)**
- H. R15-027, David and Molly Siebert, 1337 Coneflower, Lot# 193, dated 8/3/2015. The homeowner presented an application along with a plat of survey, one neighbor comment, aerial view and a rendering for the addition of an 18' x 9' workshop to his existing garage. It was ascertained that the siding, roofing, and trim would be the same as the existing house and members liked the distinction of dimensions the roofline. There was concern that the windows should be the same style, since no product specs or brochures were furnished, nor a blueprint. All members were polled for their input, and agreed to approve the project application pending receipt of the other neighbor's neighbor comment, spec sheet for windows compliant with the PC guidelines and that the structure would fairly represent what was shown in the rendering, including its dimensions. Morris cautioned that the common area (which backs up to the property) should not be disturbed during construction. **Chairwoman Natarajan requested that an approval letter be held in abeyance pending receipt of the neighbor comment, and information regarding windows compliant with PC guidelines. Chairwoman Natarajan will make inquiries regarding details.**
- I. R15-028, Chris Zimmerman, 1575 Portia Road, Lot# 285, dated 8/4/2015. The homeowner presented an application along with a plat of survey, neighbor comments, eastern & southern site view and aerial view photos and product brochures for the addition of an 8' x 10' paver patio using Holland Stone Prairie color and installation of an 82" x 82" x 36"H Dynasty Spas hot tub with gray siding. All members were polled for their input, and agreed to approve the project application. **Chairwoman Natarajan requested that an approval letter be sent.**

New Violations

It was reported that there was a violation involving a tree planting at the NW corner of Prairie Trail. This tree was either planted in a common area (next to the pathway), or it was on private property, but no application was found for such. Joe Marencik advised that the standard protocol for possible encroachments on common areas has been for the Board to refer the matter to the Environmental Team, of which he is a part. He stated he would investigate the matter and report the findings which would determine the next course of action.

Other Agenda Items

Chairwoman Natarajan reported that she had received the paint, roofing and siding samples (two dozen shadow boxes) from former PCHOA Board President, Chris Mallon, with an electronic file to follow. She is trying to determine their accuracy, worthiness and ease of access for homeowners' reference. She wondered if Morris could check for space in the existing storage unit or if Premier Management would have room to store.

Next Meeting

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

Adjournment

Husemoller made a motion to adjourn the meeting at 9:15p.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.