

Architectural Review Committee

September 02, 2015

Meeting Minutes

Minutes of The Architectural Review Committee ("ARC") of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, September 02, 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, Joe Marencik and Sandi Morris; Klaus Wisiol (PCHOA Board Liaison); Colleen Liberacki, recording secretary.

Absent: None

Homeowner Forum

No homeowners present.

Minutes

A motion was made by Marencik to approve the August 05, 2015 meeting minutes, and seconded by Morris; 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.**
- 09/02/15** Chairwoman Natarajan advised that there was communication from Premier Management that reported a phone call from the homeowner in response to the non-approval letter and the homeowner's wording indicated that the project was nearly complete; a picture was later submitted. Marencik advised that he had received complaints from other neighbors that this fence and deck were erected without permission and was non-compliant, especially so since one neighbor had his own similar fence project declined a few years back. Marencik stated this lot would require a courtyard fence, and the illegal addition of the deck extended the house lines into the shape that a courtyard fence would be feasible.

Chairwoman Natarajan noted that there was no current submission, since the approval was declined due to its incompleteness. Husemoller felt that the guidelines were ambiguous in detailing the requirements, although he could understand why other neighbors would be upset. **Chairwoman Natarajan felt that this should be referred back to Premier Management for a new application, neighbor comments, plat of survey, elevations, etc. It was also noted that the caps on the fence posts and railings were not the PC style as well.**

- B. 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.**
- 09/02/15** Chairwoman Natarajan advised that the neighbor comments were received; the firepit was moveable and there were no plans to permanently install it. It was also decided that the additional river rock would not interfere with the water drainage into the swale in back of their house. All members agreed that the homeowners satisfied their concerns and the application could be approved. **Chairwoman Natarajan requested that an approval letter be sent.**

- C. 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.

09/02/15 Chairwoman Natarajan advised that the neighbor comments were received; the concern about the windows was determined that the difference between the internal and exterior grids was minimal, but that the garage addition was larger in appearance than previously thought. Marencik thought that this addition would go all the way to the setback, which was permissible. All agreed to approve the project. **Chairwoman Natarajan requested that an approval letter be sent.**

Previously Discussed Violations

It was previously reported to the ARC that there was a violation involving a tree planting at the NW corner of Prairie Trail (Lot #63). 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 his investigation indicated that the tree was definitely planted, since there were stakes securing it, but it still could not be determined if it was on private property or in the common area. **Either way, it was an issue that Premier Management should handle and instructed that this be referred to them.**

New Business

New Review Requests

- A. R15-029, Rainy Investments, 1403 Turks Cap, Lot# 318, dated 8/27/2015. Wendy Mustard, on behalf of her employer, submitted an application along with a plan, plat of survey, neighbor comments and product brochures for a request to install a 15' x 15' Unilock Brussels Block paver patio and walkway. In addition to this, there was a request to install apple serviceberry trees. Marencik thought the trees would enhance the screening of the patio and no one had any objections. **Chairwoman Natarajan requested that an approval letter be sent.**

- D. R15-030, Mary & Jerry Weber, 1514 Levi Baxter Street, Lot# 268, dated 9/2/2015. The homeowner submitted an application requesting to replace their current roof with CertainTeed shingles (Landmark asphalt shingles with Streak Fighter), Weathered Wood color, which they maintained was very similar to the current color. There was some concern approving the application without actually seeing the color sample or brochure. All members were polled for their input, and agreed to approve the project application pending receipt of requested information. **Chairwoman Natarajan requested that an approval letter be sent pending receipt of product sample and/or brochure and she will follow up with homeowner.**

New Violations

It was reported that there was a violation involving Lot# 269, located at Prairie Trail and Levi Baxter. A neighbor stated that the house had fallen into disrepair and landscaping was not maintained as well as debris in the back and side yards. Chairwoman Natarajan suggested that this matter be referred to Premier Management, who could review and make the determination and pursue if necessary.

Morris mentioned that between 1304 (Lot# 48) and 1318 (Lot# 47) Prairie Trail, there were multiple paths and there was a 12' path mown between the two lots and around the utility boxes, which would constitute encroachment in the common area. It was referred to Marencik to investigate with the Environmental Team.

Wisio mentioned that the lights (LED bulbs) on the front door sides of Lot# 69 were exceptionally bright (facing Prairie Trail) and that Premier Management should address this, noting that the lumens were an issue.

Other Agenda Items

Chairwoman Natarajan shared that there were three homeowners who expressed interest in joining the committee, two of which submitted written requests. Wisio suggested that Chairwoman Natarajan send an email to the Board informing them of her opinion, so that they might pursue this, to which she agreed.

Husemoller inquired if Premier Management worked with the county or village to sort out what is allowed, violations, setbacks.

Morris voiced a concern about homeowners who proceed with projects without procuring an approval and how the ARC should proceed or pursue the issue. It was suggested that the violation process would start and the Board would then pursue the matter.

Chairwoman Natarajan suggested the use of holiday lighting and party lights as the next topic for the MeadowMix October publication, to remind homeowners about the guidelines.

Next Meeting

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

Adjournment

Husemoller made a motion to adjourn the meeting at 8:08p.m, seconded by Morris. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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