

Architectural Review Committee

March 02, 2016

Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, March 02, 2016 at 7:00 pm at the Yellow Farmhouse, 32400 N. Harris Road, Grayslake, IL.

CALL TO ORDER

Chairman Husemoller called the meeting to order at approximately 7:08p.m.

ROLL CALL

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

Present: Members Rob Callis, Cindy Madson and Joe Marencik; Colleen Liberacki, recording secretary.

Absent: Member Sandi Morris and Katherine Gilbertson (PCHOA Board Liaison)

Homeowner Forum

Dan and Sarah Armstrong came to discuss their application, details of which can be found under Previously Discussed Review Requests.

Minutes

A motion was made by Madson to approve the February 03, 2016 meeting minutes, and seconded by Marencik; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

- A. R16-001, Dan & Sarah Armstrong, 1426 Turks Cap Road, Lot# 343, dated 02/03/2016.** Homeowners submitted an application along with plat of survey and two fencing quotes for the installation of a fence that would either be of polyvinyl (PVC) or Western Red Cedar wood material, with the dog-eared picket style. There was discussion of the placement of the fence, as the plat of survey suggested a complete enclosure around the lot perimeter and a second drawing suggested a 42” high enclosure running from the garage to the house with two gates. There was a strong preference for the wood style fence, as opposed to the PVC and a question about the color of the fence, which should match the house trim. **Chairman Husemoller requested that Maryanne Natarajan contact the homeowner requesting them to supply additional information for consideration of their application.**

03/02/16 Callis advised that he was in receipt of documented neighbor’s comments, sent previously via email. Dan & Sarah Armstrong confirmed the intended location of the fence, which created an enclosure between the west side of the garage and the east side of the house, along the utility easement and stated preference for the dog-eared style picket top.

Homeowners were advised that the polyvinyl fence was grandfathered in prior to the creation of the guidelines and would not be approved today. Dan & Sarah Armstrong were both agreeable to their second choice of 3” high cedar wood fence, painted white, according to guideline 2.04, item #7. Chairman Husemoller polled the member and all were in agreement to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

B. R16-003, Thomas Gilbertson, 1262 Prairie Trail, Lot# 51, dated 11/05/2015.

Homeowner submitted an application for a deep trenching project that had been going on in their front yard relocating the direction of drainage into the swale and had since been completed. It was noted that the drainage pipe did extend out too far into the swale and needed: 1) to be reduced in length, 2) screened, not capped and 3) mitigate the pending erosion with rocks at the entrance of the pipe into the swale. Morris received neighbor comments via email previously and agreed to contact homeowner to convey the ARC concerns and gain homeowner’s promise to abide. Chairman Husemoller polled all members for their input, to which everyone agreed to approve the project, pending receipt of the required information. **Chairman Husemoller requested that an approval letter be sent informing homeowner, pending receipt of requested information.**

03/02/16 Still awaiting requested information, as Morris emailed the homeowner on 2/4/16 expressing the ARC concerns.

Previously Discussed Violations

It was noted that some Christmas decorations were still up and the violation letters had gone out in response to same.

New Business

New Review Requests

A. R16-005, Mark & Bonnie Lovdjieff, 1040 Harris Road, Lot# 222, dated 2/13/2016. The homeowner submitted an application and photos via email requesting the installation of a satellite dish. Although guidelines section 2.13 state no formal approval is required, the homeowner is asked to consult this section to guide them in the installation process and resulting choices. They were asked to consider the optimal and aesthetically appropriate placement of the satellite dish/antenna prior to installation. (There was a preference to place the satellite in the position depicted in the second photo, closer to the intersecting sides of the roof, should reception be the same in either spot offered. All ARC members had the opportunity to comment and then agreed with the dish placement. **Chairman Husemoller requested that an approval letter be sent to the homeowner, with the aforementioned conditions.**

B. R16-006, Kari & Brett Saul, 1463 Potawatomi Road, Lot# 297, dated 03/02/2016.

Homeowner submitted an application, neighbor comments and product brochure requesting the replacement of their glass front door with an Anderson 3000 Series Smooth-Pro six-panel solid entry door. Their door color of choice was Glidden #30BB Blue-gray slate or Home Depot HDC-AC-25, blue metal, and they would add a screen

door, painted the same color as the trim. All members agreed to approve the request. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

- C. R16-007, Rainy Investments, 1248 Hedgerow, Lot# 137, dated 2/23/2016. The investors presented an application along with one neighbor's comment, plat of survey and product brochures/samples requesting the installation of a proposed paver patio, approximately 12' x 13' (156 square feet) comprised of Unilock Brussels Sierra stone product in the back yard. Members felt it was necessary to have one more neighbor's comment, since the site was very visible. Marencik was tasked with contacting Wendy Mustard to request same, and upon receipt, it was agreed the investor could proceed. **Chairman Husemoller requested that an approval letter be sent informing homeowner, pending receipt of requested information.**

New Violations

It was noted that 1415 Turks Cap had a poor quality storm door that had been installed without the proper application and would likely never have received approval. Chairman Husemoller requested that Heather McArthur be advised of the violation, so that she could follow up.

Other Agenda Items

An email was sent to the ARC by Rory Rizzo, 1358 Coneflower Road, who previously requested a driveway extension that would extend 15' beyond the garage width, which was reviewed and declined (R15-032). She had furnished 8 addresses of homes whose parking space width exceeded the garage and would like their application to be reconsidered. Marencik would work with Morris to determine if existing applications permitted the driveways in question, or if the driveways were installed prior to the creation of the PCHOA Guidelines.

Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, April 6, 2016. The following meetings will be: May 4, June 1, July 6, August 3, September 7, October 5, November 2 and December 7.

Adjournment

Marencik made a motion to adjourn the meeting at 8:03p.m., seconded by Callis. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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