

Architectural Review Committee

April 06, 2016
Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, April 06, 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 7:07p.m.

ROLL CALL

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

Present: Members Cindy Madson, Sandi Morris and Joe Marencik; Colleen Liberacki, recording secretary.

Absent: Member Rob Callis and Katherine Gilbertson (PCHOA Board Liaison)

Homeowner Forum

None

Minutes

A motion was made by Marencik to approve the March 02, 2016 meeting minutes, and seconded by Morris; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

A. 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.

04/06/16 Still awaiting requested information. Morris will recheck to make sure no response was received, and will recontact the homeowner once again, if necessary, to obtain the necessary assurances. It was noted that weather

has played a role in the progress, but the homeowner should have at least responded to the email inquiry.

Previously Discussed Violations

It was noted that Christmas decorations are now all gone. For the poor quality storm door that had been installed at 1415 Turks Cap without the proper application, response was received from Premier Management that the homeowner (Rainey Investments) had inherited the problem when they recently acquired the property. It was noted that other homeowners were now noticing and complaining about it also and the committee decided to advise the current homeowner to remove, replace or repaint the storm door to obtain compliance with PC guidelines. Chairman Husemoller advised that he would contact Heather McArthur at Premier Management to advise her of same.

Marencik reported that Callis did attend the PCHOA Board meeting in March to address the deteriorating state of the property at 1405 Turks Cap and it was up to the Board to press the new owners, Rainey Investments to prioritize their attention on this property. He encouraged that others address their complaints about this property to the Board, in order that they are aware of the distress it is causing. He believed that the Board might have given Rainey Investments an extension to meet compliance.

New Business

New Review Requests

- A. R16-008, Rainy Investments, 1442 Turks Cap Road, Lot# 345, dated 4/01/2016. The investors submitted an application along with neighbors' comments, plat of survey, design drawings and product brochures/samples requesting the installation of a proposed paver patio, approximately 7.5' x 11.5' (75 square feet) comprised of Unilock Brussels Sierra stone product in the back yard. They were also requesting to build two additional wood stairs and lengthen the railing to meet the patio. Chairman Husemoller polled all members for their input, to which all agreed that the project could be approved.
Chairman Husemoller requested that an approval letter be sent to the homeowner.
- B. R16-009, Rainy Investments, 1339 Wild Indigo, Lot# 211, dated 4/06/2016. The investors submitted an application along with neighbors' comments, plat of survey, design drawings and product brochures/samples requesting the installation of a proposed 20' x 12' paver patio, with a 5' x 5' walkway leading from the porch stoop comprised of Unilock Brussels Sierra stone product in the back yard. Chairman Husemoller polled all members for their input, to which all agreed that the project could be approved.
Chairman Husemoller requested that an approval letter be sent to the homeowner.
- C. R16-010, Devon Mann, 1296 Hedgerow, Lot# 133, dated 3/30/2016. The homeowner submitted an application along with a product image requesting the installation of 5 exterior replacement light fixtures (8.5"H x 9"W x 10"L). Chairman Husemoller polled all members for their input, to which all agreed that the project could be approved, pending receipt of neighbors' comments and additional information on the make and model of the product image. Marencik will follow up to obtain the requested

information. **Chairman Husemoller requested that an approval letter be sent to the homeowner, pending receipt of neighbors' comments and make/model information.**

New Violations

It was noted that 1367 Hedgerow had a new front door, transom and sidelights installed, possibly without an application. Morris agreed to research the previous August 2015 application submitted for a four-season room to make sure it did not include a request for the front door. If that is the case, she will advise Chairman Husemoller, who will in turn advise Heather McArthur of the violation, so that she could follow up.

Other Agenda Items

As a follow up to the 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.

Research revealed that 7 of the 8 driveways in question had no application submitted, and 3 of those were installed prior to the creation of the PCHOA Guidelines. Madson noted that the existence of other non-conforming structures or variances does not automatically permit another homeowners request. Marencik noted that there were other driveway extensions, but far from the degree of the Rizzo request. Also, a permit would be necessary, but it may not be granted, and the consideration of the difficulty imposed to the neighbors' navigation by such an extension, since it was on a corner. Chairman Husemoller was not eager to oppose the established guidelines as currently established, but suggested that the guidelines could be amended to allow for driveway widening due to hardships. It was noted that the one application that was approved for a driveway extension had been granted due to the hardship imposed by their already shortened driveway (Roman, 2006). It was decided to communicate their findings to the PCHOA Board and advise them of the homeowner's request, supply them with all related documentation and let them decide.

An email from a homeowner generated a discussion about the allowance of temporary string lighting that was not decorative holiday lighting. It was thought that this would be possible, if the wattage was low and it was put on the list for guideline editing, since there was nothing in the guidelines addressing this. Madson thought that the ARC should avoid nitpicking issues when possible. There was another email about the support for year around portable basketball hoops, and Chairman Husemoller volunteered to forward this to Carol Shaffer, President of the PCHOA Board for her consideration. It was noted that Celeste Breen emailed the ARC voicing her dislike of the outdoor fireplaces and the 6ft chimneys that accompany them. Jim O'Connor emailed the ARC requesting that the Guidelines reduce the width of paths from lots to the trails to 3-4 ft (from the current width of 4 ft).

It was reported that at 1423 Turks Cap that the doorjamb and steel door colors were off and the doorjamb color should match the trim. Chairman Husemoller stated he would ask Callis to follow up with the homeowner to correct the issue.

Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, May 4, 2016. The following meetings will be: June 1, June 29, August 3,

September 7, October 5, November 2 and December 7.

Adjournment

Madson made a motion to adjourn the meeting at 8:06p.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.