

Architectural Review Committee

June 01, 2016
Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, June 01, 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 7:03p.m.

ROLL CALL

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

Present: Members Rob Callis, Cindy Madson and Sandi Morris; Katherine Gilbertson (PCHOA Board Liaison); Colleen Liberacki, recording secretary.

Absent: Joe Marencik

Homeowner Forum

Sam and Karen Menas and Patsy Welch, an architect on behalf of Matthew and Donna Padilla presented their requests, the details of which are located under New Review Requests.

Minutes

A motion was made by Morris to approve the May 04, 2016 meeting minutes, and seconded by Madson; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

- A.** R16-013, Lee & Laura Wittwer, 526 Switchgrass Lane, Lot# 11, dated 5/02/2016. The homeowner submitted an application along with a plat of survey, which indicates the placement of the desired cherry tree, weeping willow and 3 pine trees. Chairman Husemoller polled all members for their input, to which all agreed that the project could be approved, pending receipt of neighbors’ comments. It was noted that the cherry tree and weeping willow were not a species favored by the ARC. Chairman Husemoller would contact the homeowner requesting neighbor comments. **Chairman Husemoller requested that an approval letter be sent to the homeowner, pending receipt of neighbors’ comments.**

06/01/16 Homeowner advised Chairman Husemoller that neighbor comments are not yet forthcoming, since they are are reconsidering the landscape material they want.

- B.** R16-014, Rainy Investments, 1405 Turks Cap Road, Lot# 319, dated 5/04/2016. The investor submitted an application along with a plat of survey, design drawings and

product brochures/samples requesting the installation of a proposed 10' x 10' paver patio, with a connecting 4' x 5' walkway leading from the glass door stoop and a connecting 3' x 10' walkway to the garage stoop comprised of Unilock Brussels Sierra stone product in the back yard. The application is notably lacking neighbor comments, one of whom is Rob Callis, who is currently experiencing difficulty with this property. The outstanding issue is the elimination of a berm and the ensuing improper grading (without a site development permit), which is causing a substantial amount of water to be directed off the property, causing the neighbor's sump pump to continuously run. He stated Premier Management is aware of the situation and a violation letter has been issued. Marencik will follow up with this request. **Chairman Husemoller requested that an approval letter be held in abeyance, pending receipt of neighbors' comments and successful restoration of the grading.**

06/01/16 Husemoller advised the ARC that the neighbors' comments were received however, they were still awaiting a survey, grading and village inspection/approval before the application could be approved.

- C. R16-020, Rob & Amy Heinrich, 1357 Hedgerow Drive, Lot# 154, dated 4/23/2016. In response to a violation letter the homeowner submitted an application along with a drawing for a mahogany fiberglass front door with a transom and sidelights. The written neighbors' comments were not included. Chairman Husemoller polled members for their input, to which all agreed that the project could be approved upon receipt of neighbors' comments. **Chairman Husemoller requested that an approval letter be sent to the homeowner, pending receipt of neighbors' comments.**

06/01/16 Husemoller advised the ARC that he will contact the homeowner for the needed neighbors' comments.

- D. R16-021, Dimitri & Cathie Georgatsos, 1286 Prairie Orchid Lane, Lot# 101, dated 5/04/2016. The homeowner appeared before the ARC submitting application along with a plat of survey indicating placement of 14 trees, which were oak, evergreen and maple. The neighbors' comments were lacking. Chairman Husemoller polled all members for their input, to which all agreed that the project could be approved upon receipt of neighbors' comments. **Chairman Husemoller requested that an approval letter be sent to the homeowner, pending receipt of neighbors' comments.**

06/01/16 Husemoller advised the ARC that the application was not approved, due to the overwhelming number of planned trees and their rigid placement pattern. A letter was sent to the homeowner requesting that they resubmit their request with a less formal design, accounting for existing trees, and identifying mature tree cover.

Previously Discussed Violations

In regards to the new front door, transom and sidelights installed at 1367 Hedgerow, an ARC application was submitted, however the ARC was still awaiting neighbors' comments before the application could be approved.

It was noted that a new door replaced a window at 1339 Wild Indigo with almond grids (not white), and without an application, as reported by Morris. Since this is a violation, Chairman Husemoller, requested that Colleen Liberacki advise Heather McArthur, so that she could follow up.

It was also noted on Lot 251 of a water feature that had been raised in height and additional plantings of trees. Morris offered to check for applications regarding same to see if all was compliant with the 36" maximum height of the water feature.

New Business

New Review Requests

- A. R16-025, Julie & Richard Kolodziej, 1402 Prairie Trail, Lot# 41, dated 6/01/2016. The homeowner submitted an application along with neighbors' comments, plat of survey (showing placement) and photo of desired three desired pyramid obelisks on the west side of their garage, painted white to match the trim. The dimensions are 8'H x 2'W x 2'L. 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. R16-026, Rebecca Van De Weghe, 1546 Lupine Court, Lot# 138, dated 6/01/2016. The homeowner submitted an application along with and plat of survey, which indicates the placement of the free-standing cast stone water fountain. It is described as model FT-53 Medici Ellipse manufactured by Canpania International, 38"H x 37"W x 31" D, either Greystone or Alpine Stone color. Chairman Husemoller polled all members for their input, to which all agreed that the project could be approved. Neighbors' comments were submitted with the previous application R15-004, but it lacked details, hence the second application. 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. R16-027, John & Celeste Breen, 1486 Colbee Benton Lane, Lot# 271, dated 5/18/2016. The homeowner submitted an application along with a product brochure, which indicated the color for the requested front porch decking to be replaced, Gravel Path by Trex. Chairman Husemoller polled all members for their input, to which all agreed that the project could be approved, no need for neighbors' comments, as this was an exact replacement. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**
- D. R16-028, Jim O'Connor, 1489 Windflower Court, Lot# 234, dated 6/01/2016. The homeowner submitted an application along with a color product brochure for the installation of a SDP68 raised panel Ideal Door® garage door, with the top row being glass panes. The application is notably lacking neighbor comments, and there was concern that the glass panels be non-decorative, in order to be compliant with Prairie Crossing style. **Chairman Husemoller requested that an approval letter be held in abeyance, pending receipt of neighbors' comments and additional information about the glass panes.**
- E. R16-029, Matthew and Donna Padilla, 1177 Hedgerow Drive, Lot# 81, dated 6/01/2016. Patsy Welch, an architect on behalf of Matthew and Donna Padilla presented the homeowner application for a four-season room along with neighbor's comments; front,

rear and side photos indicating views; south exterior elevations as well as inside elevations. The intent was to replace the current screened-in porch with a four-season room, 5' wider and have the screens replaced with the windows, carrying the same format forward. Patsy Welch noted that the foundation was already in place and just needed to be extended for the additional 5' of extension. Chairman Husemoller inquired about the material and manufacturer for bricking the exterior of the chimney, and Patsy Welch agreed to provide same. It was a concern that the glass panes flanking the chimney up to the roof gave the addition a modern look not in keeping with the farm house structure. It was suggested that the homeowner follow the design of the Garland model if they insist on windows, or opt for siding material instead of the glass panes. **Chairman Husemoller requested that more information be provided before making a decision.**

- F. R16-030, Sam & Karen Menas, 1405 Turks Cap Road, Lot# 319, dated 6/01/2016. The homeowner appeared before the ARC submitting an application along with a plat of survey indicating fencing placement, lighting product brochure, and neighbors' comments for a request to install a standard 36"H white picket fence as indicated in the PC style guide. They indicated that the fence would run the perimeter of the lot line, joining the house to the garage, which falls within the Village Station permitted format. Also, they were requesting the installation of exterior lights, Millennium Lighting RWHWB8-SB Satin Black Series. Chairman Husemoller polled the members for their input; the collective decision was that the lights could be approved, but the fencing approval was pending the outcome of application R16-014, initiated by Rainey Investments before the sale of the home. **Chairman Husemoller requested that an approval letter be sent to the homeowner for the light fixture only. Fencing decision was being held in abeyance pending resolution of R16-014.**

New Violations

It was reported that 1262 Prairie Orchid, Lot# 98, which is currently being rented was in shabby condition. There was mold and mildew on the siding and ivy overgrowing the structure. It was decided to report the violation to Heather McArthur for follow-up.

Other Agenda Items

As a follow up to the email which 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). The ARC referred the matter to the PCHOA Board, who supported the ARC decision after being provided with the background and research and the ARC was advised that the homeowners would be attending the Board meeting the following evening to present their case.

Katherine Gilbertson reported that she had advised the Mynards regarding the Aspens they were planting, per the ARC, that they were a very invasive, as they sucker aggressively. They have reconsidered and would probably plant something else.

It was noted that homeowners should be discouraged from urgently pushing through request proposals. It was suggested that the homeowner should be encouraged to allow ample time for their request to be processed.

Callis noted that with multiple Rainy Investment sales, attracting many people who were purchasing homes at a discount, not necessarily aware of the guidelines, nor caring about the community culture and mission. He could foresee numerous conflicts if the new influx of homeowners were not informed of the Prairie Crossing procedures.

Chairman Husemoller wanted to attempt revision of the homeowner application and Morris volunteered to lead the effort. Callis offered help as well and Chairman Husemoller encouraged all members to submit their input with their own idea of a revised form. He would send Liberacki a PDF, which would be converted to MSW document for each member to access and edit as necessary.

It has become frequent when a homeowner has a request for a letter from the ARC when no approval is necessary according to the PCHOA guidelines (i.e. exact replacement), however the village or contractor is requesting something in writing. It was suggested that perhaps Premier Management could issue the homeowner a standard letter.

Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, June 29, 2016. The following meetings will be: August 3, September 7, October 5, November 2 and December 7.

Adjournment

Madson made a motion to adjourn the meeting at 8:57p.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.