

Architectural Review Committee

June 29, 2016
Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, June 29, 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 7:15p.m.

ROLL CALL

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

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

Absent: Joe Marencik and Rob Callis; Katherine Gilbertson (PCHOA Board Liaison)

Homeowner Forum

Drew Pauls, Matthew Braun, Kim Haggerty and Leif Rolfson presented their requests, the details of which are located under New Review Requests.

Minutes

A motion was made by Madson to approve the June 01, 2016 meeting minutes, and seconded by Morris; 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.

06/29/16 Chairman Husemoller advised that he has heard nothing further from homeowner and would like to retire/suspend the application until homeowner initiates further contact.

- 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.

06/29/16 Chairman Husemoller advised that he received the Village engineer's approval via email for the grading restoration in preparation for patio installation. Subsequent to that, the neighbor gave the project his consent. However, Rainey Investments no longer owns the home; new owners are Sam & Karen Menas, who also have another project request in process (R16-030). Chairman Husemoller will clarify with them as to who should receive the approval letter and proceed accordingly. **Chairman Husemoller requested that an approval letter be sent to the homeowner, upon clarification.**

- 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.

06/29/16 Chairman Husemoller advised that the neighbor's comments were received. **Chairman Husemoller advised that an approval letter be sent to homeowner.**

- 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.

06/29/16 Chairman Husemoller advised that he has heard nothing further from homeowner and would like to retire/suspend the application until homeowner initiates further contact.

- E. R16-029, Matthew & 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.**

06/29/16 Chairman Husemoller advised that the Illinois Brick Showroom Yard #49 is providing brick material color Glen Gery Laredo and the homeowner wanted to keep the window design as presented. The matter was discussed at length amongst the members and concluded that the windows and lines were somewhat a differing style than the original house structure but that it did not detract or cause conflict. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

- 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.**

06/29/16 Chairman Husemoller advised that Rainey Investments application R16-014 has been satisfactorily resolved (see R16-014 above) and homeowner can be issued an approval letter for the fencing portion of the request. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

Previously Discussed Violations

In regards to the new front door, transom and sidelights installed at 1367 Hedgerow, an ARC application was submitted, and recently 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. This is a violation was reported to Heather McArthur, who referred it to the Board. It was the Board's sentiment that the door looked good and it was very hard to tell the color differentiation due to the screening color of the other windows whether they are white or almond. The Board advised to do nothing further on this matter.

It was also noted on Lot 251 (1551 Penstemon) of a water feature that had been raised in height and additional plantings of trees. Morris checked for applications regarding same to see if all was compliant with the 36" maximum height of the water feature, and only found application #14-017, which was only concerned with landscaping. Homeowner has a waterfall feature that appears to be higher than 36", with an adjoining koi pond and exterior lighting, of which there is no record of an application, nor approval of same. It was mentioned that homeowner obtained verbal approval from a past Board president and ARC member to proceed with project. As nothing is in writing, Chairman Husemoller asked that Heather McArthur be advised of the possible violation, so that she may follow up.

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. The violation was reported to Heather McArthur, who in turn asked the Board for guidance. The Board advised that the ARC is going to need to provide a photo on this before a letter can be sent, as the mold/mildew is not visible from the street in order to report during her drive-bys. Morris has since sent the requested photo to McArthur for her action.

It was reported that an older violation at 1521 Amos Bennett regarding mold on the siding has not responded to the previously issued violation notice and Heather McArthur should be advised.

New Business

New Review Requests

- A. R16-031, Drew & Jackie Pauls, 1541 Amos Bennett Street, Lot# 304, dated 6/29/2016. The homeowner appeared before the committee and presented an application along with neighbors' comments, color photos of neighboring homes and their home for a color change in siding. The homeowner is referencing the desired color as displayed at 1332 Prairie Trail, however, no photo or paint chip was provided, but identified as Benjamin Moore B200034001. Chairman Husemoller polled all members for their input, to which all agreed that there should be a paint chip furnished to be confident in their approval. **Chairman Husemoller requested that an approval letter be sent to the homeowner, pending receipt of requested information.**
- B. R16-032, Connie & Jeff Barhorst, 1274 Prairie Trail, Lot# 50, dated 6/20/2016. The homeowner submitted an application requesting that they change their siding color to

Benjamin Moore Jojoba AF-460. Written neighbor comments were not furnished and Chairman Husemoller inquired about the house colors on either side, as well as the roof color before making a decision. **Chairman Husemoller requested that approval be held in abeyance pending receipt of desired information.**

- C. R16-033, Richard Croy, 1321 Hedgerow Drive, Lot# 157, dated 6/5/2016. The homeowner submitted an application (in response to a violation letter) along with a color copy of the desired roofing material for a roof that was already replaced, similar in color, but not an exact replacement. The work was performed by Correct Roofing and Construction, and the material was Owens Corning duration figerglass asphalt architectural shingle "quarry gray". **Chairman Husemoller requested that an approval letter be sent to the homeowner.**
- D. R16-034, Jennifer Ron & Jessica Kalmewicki, 1201 Hedgerow Drive, Lot# 123, dated 6/26/2016. The homeowner submitted an application for window replacements along with a photo of the desired window, Powerweld 1600 Series. It was unclear how many windows, if not all of the windows were being replaced, if they were the same size replacements and if it were to include style-specific mullions, which should be compliant with the Prairie Crossing style. Chairman Husemoller further stated that if this were a partial replacement, then all the windows would have to be identical on any given side. It was determined that more information would be required before deliberating any further. **Chairman Husemoller requested that additional information be provided before making a decision.**
- E. R16-035, Ellyn Ruhlmann, 1368 Hedgerow Drive, Lot# 153, dated 6/27/2016. Homeowner submitted an application for the installation of landscaping and patio walkway, along with a documented plan showing placement. This included the removal of invasive bushes, weeds and replacing it with native trees, shrubs, grasses, flowers and ground covering. The request included a 9'x13' patio and 3'x11' arched walkway would be made of natural blue flagstone with an informal edge. Chairman Husemoller polled the members for input and it was agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**
- F. R16-036, Chuck & Karla Boucek, 1337 Calamus Lane, Lot# 106 dated 5/27/2016. The homeowner submitted an application along with a plat of survey for the installation of 2 18" red/pink flagstone ribbons along the driveway, (driveway width unchanged), and replacement of existing cement walk with same material flagstone, along with similar 12" wide ribbons along each side of grass path leading from backyard to common trail, stopping before the swale. They also indicated that a serviceberry tree and Rose of Sharon bush would be planted, the shrub reaching maximum height of 12', with a 6' spread. There was concern regarding the color choice of stone and members would like to see a manufacturer's brochure before approving the application. **Chairman Husemoller requested that more information be furnished before making a decision.**
- G. R16-037, Leif & Julie Rolfsen, 1554 Portia Road, Lot# 288, dated 6/29/2016. The homeowner appeared before the committee and presented an application along with neighbors' comments, actual color samples of siding and trim choices for a color change to their home, stating that the garage color would match the trim. The color choices

would be either Sherwin Williams “Blue Chip” for siding and “Honied White” for trim, or Sherwin Williams “Denim” for siding and “Paper White” for trim and the front door would be Rustoleum “Bright Yellow”. They also requested Sherwin Williams “Porch Blue”, “Sky High” or “Soar” for their porch ceiling. The homeowner also requested to install two white Harbor Breeze model# CLR052, Item# 0036261 ceiling fans, and furnished a product brochure. There was some deliberation over the color choices, but it was decided to approve the application with the colors submitted. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

- H. R16-038, Matthew & Krista Braun, 1475 Turks Cap Road, Lot# 327, dated 6/23/2016. The homeowner appeared before the committee and presented an application along with neighbors’ comments, displayed one of five actual intended exterior wall mount light fixtures recycled from another PC location: Arroya Craftsman Kennebec model, bronze metal and amber mica glass. Chairman Husemoller polled the members for input and it was agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

- I. R16-039, Kim Haggerty, 952 Blazing Star Road, Lot# 207, dated 6/29/2016. The homeowner appeared before the committee and presented an application along with actual roofing samples to request a roof replacement, changing the color from black to gray. The shingle brand was Landmark Certaineed and color was Colonial Slate, to be installed by Cedar Roofing Company. Neighbor comments were lacking. Chairman Husemoller polled the members for input and it was agreed to approve the application, pending receipt of neighbor comments. **Chairman Husemoller requested that an approval letter be held in abeyance pending receipt of neighbor comments.**

- J. R16-040, Leif & Julie Rolfsen, 1554 Portia Road, Lot# 288, dated 6/29/2016. The homeowner appeared before the committee and presented an application for the replacement of the current roof with a dimensional shingle in charcoal or black. They were also considering a slate mix of color with asphalt shingles. Chairman Husemoller advised homeowner that they would need more complete details, product samples and homeowner comments before deliberating on the application. The homeowner agreed to return with more details when he was ready to pursue the project. **Chairman Husemoller requested that more information be furnished before making a decision.**

New Violations

It was mentioned that there was a raised box garden bed on legs at 1172 Goldenrod, but no application exists. It was requested that Heather McArthur be advised of the violation so that she can pursue this and instruct them to submit an application.

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 originally supported the ARC decision after being provided with the background. The Board was aware that there was one homeowner who did obtain approval to extend the width of their driveway by 8’, and felt that this was a viable precedent. The Board felt that they could compromise and allow the Rizzos the same accommodation, however, not more than 8’

width. President Shafer asked (via email) that Chairman Husemoller contact the Rizzo homeowner and ask them to resubmit an application, if interested with the maximum 8' width extension.

Morris advised she is still in the midst of the homeowner application revision project.

Madson presented an ARC email from a homeowner asking to erect a "sail" on his porch and she wondered how to respond. It was decided to advise the homeowner to submit an application to the ARC and it would be discussed and decided at that point.

There was some confusion regarding how to respond to emails to the ARC, so there was no gaps or duplication of effort. Chairman Husemoller suggested cc'ing other members should any member choose to respond to an email. He also noted that he would be out of town and without internet access for the next two weeks.

Next Meeting

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

Adjournment

Madson made a motion to adjourn the meeting at 9:52p.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.