

Architectural Review Committee

September 7, 2016

Meeting Minutes

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

ROLL CALL

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

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

Absent: Joe Marencik

Homeowner Forum

Steve Straus, Dave & Molly Siebert and Doug Nerge presented their requests, the details of which are located under New Review Requests.

Minutes

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

Old Business

Previously Discussed Review Requests

- A. R16-041, Emily Emanuel & Justin Malohn, 1248 Hedgerow Drive, Lot# 137, dated 7/25/2016. The homeowner submitted an application, plat of survey, and requesting that they remove a dead birch tree, four shrubs, install a rain barrel and extend current patio by 145” x 70” with Unilock Pavers in Brussels Block color/design. This is the same color/design as what is currently installed and would extend to the end of their house. Marencik noted that they did not need permission to remove the tree and shrubs. All members agreed that the location of the rain barrel was acceptable and upon receipt of neighbor’s comments, the application could be approved. **Chairman Husemoller requested that an approval letter be sent to the homeowner, pending receipt of neighbors’ comments.**

09/07/16 Chairman Husemoller advised that Marencik sent homeowner an email, but has not received a response as of yet.

- B. R16-042, Andrew & Carin Roberts, 1184 Goldenrod Lane, Lot# 88, dated 7/04/2016. The homeowners appeared before the committee and presented an application along with neighbors’ comments, plat of survey and proposal depicting the format of a requested 36”H modified Colonial picket fence with 1.5” spacing for their back yard. They would

be using western red cedar wood material and paint the fence white to match the house trim. It was noted that the width of the fence parallel with the back of the house was arced or curved, which called attention to the requirement of the courtyard fence for this lot. Marencik noted that the side could not be curved, and had to be a true parallel with the house line. Chairman Husemoller wanted to accommodate the existing patio, but felt that the house lines must be closely followed. It was decided that Morris would call the homeowners to suggest a format adaptation. **Chairman Husemoller requested that approval be held in abeyance pending results of further communication with homeowner.**

09/07/16 Homeowner resubmitted their request with a revised format to be compliant with the courtyard lot, as requested. It is now 20' x 40' and within the house lines and parallel to them. The tree in the drawing is now outside the fence. All members polled for their input were satisfied with the new submission. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

C. R16-044, Helen Jenkins, 1172 Goldenrod Lane, Lot# 87, dated 8/03/2016. The homeowner submitted an application, placement drawing and brochure/photo for the installation of a dark gray raised garden bed ordered from Gardner's Supply Catalogue. The exact dimensions are 70"Lx30"Wx32.5"H, to be filled with 380 quarts of soil and accompanying frame. She is willing to paint the structure to match the house trim or the back porch, where it will abut. There were no written neighbors' comments and members felt this application would only be approved if the structure remained at the location indicated on drawing and receipt of neighbors' comments. **Chairman Husemoller requested that an approval letter be held in abeyance pending receipt of neighbor comments.**

09/07/16 The ARC was advised that the homeowner submitted neighbor comments via email and the request can now be approved. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

Previously Discussed Violations

It was previously reported last month that an older violation at 1521 Amos Bennett regarding mold on the siding as well as overgrown landscaping and has not responded to the previously issued violation notice. Heather McArthur is aware of the situation and the homeowner is being fined for the violation, however this has not produced the desired results.

New Business

New Review Requests

A. R16-045, Steve Straus, 1214 Prairie Trail, Lot# 55, dated 8/22/2016. The homeowner appeared before the committee submitting an application, plat of survey, blueprint and computer generated elevation drawing requesting to install a deck in a nook of their house, 22'H X 10' x 10' with composite wood decking compliant with PCHOA guidelines. This request was lacking neighbor comments, however, the largest concern was a 7'11"L X 3'W gap between the deck and the back wall of the house. The gap was due to a necessity to provide egress to a basement window well. It was suggested that

perhaps a trap door or a removable grate be used to bridge the gap, as there were safety concerns noted. It was further suggested that the Village would not likely issue a permit, and although this concern was not in the ARC purview, it was an egregious safety lapse that could not be ignored. There was some dissension in the group opinion, citing precedent setting, however the obvious safety concern was overriding all other issues. **Chairman Husemoller requested that an approval letter be sent to the homeowner, pending receipt of neighbors' comments and the letter would note such concerns.**

- B.** R16-046, Shelly Malizola, 1403 Turks Cap Road, Lot# 318, dated 9/07/2016. The homeowner submitted an application along with a plat of survey, which also depicted the format of 3 arbor vitae outside their bedroom window, 3 hydrangeas in between the window wells and numerous Karl Forester grasses on either side of the hydrangeas on the north side of the house. The application itself noted only the arbor vitae and a request for an arbor/pergola, but there was no additional information supporting the arbor/pergola, nor mention of the other two plantings. There were no neighbor comments, as the homeowner cited a vacant house on the south side of the house. It was suggested that there would likely be other neighbors that could contribute comments. Members would like additional information before proceeding with deliberation. **Chairman Husemoller requested that approval be held in abeyance pending results of further communication with homeowner.**
- C.** R16-047, Molly & Dave Siebert, 1337 Coneflower Road, Lot# 193, dated 9/07/2016. The homeowners appeared before the committee submitting an application, paint chips for Home Depot Behr paint "Mesa Taupe" color sample, neighbor comments and photos of the desired siding color (1514 Levi Baxter & 1308 Hedgerow) requesting a color change from their Salmon color, which had faded to pink. They stated their white trim color would remain the same. **Chairman Husemoller requested that approval letter be sent to the homeowner.**
- D.** R16-048, Carrie Van Eyck & John Gill, 1140 Hedgerow, Lot# 146, dated 9/07/2016. The homeowner submitted an application, neighbor comments, plat of survey, placement drawing for both landscape and patio (248" x 178") and noting the paver material as Boston Colonial 4" x 8"; Classico 4" x 8", 4" x 6" and 4" x 4". It was unclear as to who the manufacturer was and what the color was, as no brochure or sample had been supplied and it was suggested a manufacturer website might be consulted. Chairman Husemoller offered to contact the homeowner for the desired information. **Chairman Husemoller requested that an approval letter be held in abeyance pending receipt of additional information.**
- E.** R16-049, Gwen Ricchio, 920 Blazing Star Road, Lot# 188, dated 9/05/2016. The homeowner submitted an application, neighbor comments, plat of survey, photos of both driveway sides desired for the installation of 6" – 8" gray flagstone border and walkway. All members were polled and were agreeable to this request, but with the caveat that the driveway width can go to the end width of the garage, but not exceed the lines beyond it. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**
- F.** R16-050, Douglas & Persephone Nerge, 1342 Coneflower Road, Lot# 165, dated 9/07/2016. The homeowner appeared before the committee submitting an application,

photos and design specifications for replacement of one door and two windows (all side by side) with a single accordion pleated Marvin three door system with full length glass, of the same size opening and exact style replacement and trim color. Neighbor comments were solicited during the meeting and all members were in agreement that the request should be approved. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

New Violations

It was reported that Lot# 221 on the SW corner of Harris and Turks Cap had overgrown landscaping, foliage and lawn and urgently needed to be mowed. Chairman Husemoller asked that this be reported to Heather McArthur.

Other Agenda Items

It was noted that there was quite the activity with the PCHO mail last week, spurred on by a number of violation letters received from homeowners, with the expectation that the ARC should respond to them. It was suggested that an article be crafted for the Meadowmix to remind residents that should they receive a violation letter, they should respond to Premier Management to sort this out, and also educate the community about the purpose of the ARC.

Kathryn Gilbertson reported that Carol Niece also received a violation letter regarding their trim, which she found distressing due stress and focus on their family's serious medical issues over the past months. She particularly objected to the word "Warning" and suggested a more friendly tone could be adopted, or a phone call instead. It was stated as in the past, that what you do for one homeowner, you must apply to all, and phone calls replacing the written violation notices would be unmanageable and unfeasible. It was also suggested that the homeowner could call Premier Management citing the hardship and they would be willing to work with the homeowner.

Chairman Husemoller stated that he would still craft a template "no approval necessary" letter for the homeowner who 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.

Chairman Husemoller asked Dave Siebert for feedback about his feelings for joining the ARC, since he stayed for the whole meeting. Siebert replied that he was still interested and Chairman Husemoller advised him that he would recommend his name to the PCHOA Board for the ARC. Chairman Husemoller inquired about another additional replacement for a second vacant seat in the ARC and was informed that two other people in addition to Dave Seibert were willing to join. It was noted that there were two vacancies on the ARC, since Chairwoman Natarajan left, Chairman Husemoller filled her spot, but no one filled his. Both Justin Malohn and Krista Braun sent an email stating their interest and Cindy Madson promised to forward them both to Chairman Husemoller so that he would respond to each of them.

Next Meeting

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

Adjournment

Gilbertson made a motion to adjourn the meeting at 8:47p.m., seconded by Madson. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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