

Architectural Review Committee

November 2, 2016

Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, November 2, 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 7:02p.m.

ROLL CALL

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

Present: Members Krista Braun, Cindy Madson, Sandi Morris and Dave Siebert; Colleen Liberacki, recording secretary.

Absent: Kathryn Gilbertson (PCHOA Board Liaison); Member Joe Marencik

Homeowner Forum

Eric Shoemaker, Charles & Laticia Miller and Jason & Rory Rizzo presented their requests, the details of which are located under New Review Requests.

Minutes

A motion was made by Morris to approve the October 05, 2016 meeting minutes, and seconded by Madson; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

- A. R15-032, Jason & Rory Rizzo, 1358 Coneflower Road, Lot# 167, dated 10/07/2015. The homeowner submitted an application along with plat of survey and neighbor comments requesting to expand their driveway 13’ to the left and 2.5’ to the right, along with a 1.5’ wall on each side. The PCHOA guidelines were consulted and section 2.08, item# 3 specifically stated that the driveway should not exceed the width of the garage. All members were polled for their input, and agreed to decline approval of the project application. **Chairwoman Natarajan requested that a letter be sent informing homeowner that their project could not be approved, pending final decision reached with quorum at next meeting.**

10/15/15 Chairwoman Natarajan polled members present for their input and all were in agreement that this could not be approved. **Chairwoman Natarajan requested that a letter be sent informing homeowner that their project could not be approved.**

11/02/16 Homeowners attended the meeting with a significantly revised plan along with a plat of survey and neighbors’ comments for extending the width of their driveway. They had appealed to the PCHOA Board for leniency, and the compromise allowed that the width could only be extended 8’

maximum beyond the width of their garage and no retaining wall. They also asked for a 12" brick border on either side of the driveway, however, Chairman Husemoller again reiterated that the maximum width of the driveway extension could only be 8', and the border, if approved, would necessitate: 1) being placed within the 8' allowed and 2) color samples and manufacturer brochures furnished. In the interest of simplifying the project and eliminating delay, the homeowners withdrew their request for the brick border. Chairman Husemoller polled all members present and all agreed to approve the 8' driveway width extension beyond the width of their garage, but with the understanding there was to be no retaining wall, nor 12" brick border. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

- B.** R16-051, Winfield Verdow & Jerry Powell, homeowner and occupant of the house (respectively), 1304 Prairie Trail, Lot# 48, dated 10/05/2016. The occupant on behalf of the homeowner appeared before the committee submitting an application, plat of survey, blueprint and computer generated elevation drawing requesting to install a screened-in porch over an existing deck on the north side of their house, 14.7' x 23.45' (344 SF) with gray Trex composite wood decking compliant with PCHOA guidelines. This request was lacking written neighbor comments, but all else appeared complete, including a description showing that the siding and trim would be consistent with existing material. The arched screen panels would not be compliant with the PC style and the homeowner would be advised that the lines should be straight. There was a question about the eaves on either side of the screened in porch being horizontally aligned, however Morris would cover that in her communication with the homeowner, but all agreed to proceed with approval pending the required items. **Chairman Husemoller requested that an approval letter be sent to the homeowner, pending receipt of neighbors' comments and the confirmation of alignment of the eaves.**

11/02/16 Morris advised that she was in receipt of neighbors' comments and the documented design changes that were made to the arched screen panels to be compliant with Prairie Crossing styles. All present agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

- C.** R16-054, John Worth, 917 Shooting Star Road, Lot# 356, dated 10/05/2016. The homeowner submitted an application and landscaping plan to plant Hydrangeas, Zebra and Karl Foerster grasses, Lavender and Grape Daylillies, however there were no written neighbor comments. 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.**

11/02/16 Chairman Husemoller advised that there has been no response from the homeowner. He will attempt contact once more via email in order to complete the application.

- D.** R16-056, Kristen Bechtold, 1571 Penstemon Court, Lot# 252, dated 9/18/2016. The homeowner submitted an application requesting that their front door color be changed to Valspar Spanish Tile (a deep red burgundy), however no color chip was furnished, nor

were neighbor comments present. It was decided that Cindy Madson should contact the homeowner to pursue the required information. **Chairman Husemoller requested that approval be held in abeyance pending required information from the homeowner.**

11/02/16 Madson furnished the neighbors' comments and an actual paint chip provided by the homeowner, Lowe's Valspar Spanish Tile 1010-5. All members polled for their input agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the Homeowner.**

Previously Discussed Violations

There were no previous violations to discuss.

New Business

New Review Requests

- A. R16-060, Eric & Deb Shoemaker, 1308 Hedgerow Drive, Lot# 132, dated 11/02/2016. The homeowner appeared before the committee submitting an application, plat of survey, neighbors' comments, a color picture indicating Coffee Creek color of brick pavers and proposal showing exact dimensions and specs for a 142 SF walkway (extending from their front porch to the driveway) that was previously installed to replace hazardous broken sidewalk. The homeowner was unaware that he needed a permit and hence, an approval letter to do the work, and now there was some urgency, as the permit was delaying the sale of their house. All members were polled and in agreement that the application could be approved. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**
- B. R16-061, Chuck and Laticia Miller, 1117 Hedgerow Drive, Lot# 76, dated 11/02/2016. The homeowners appeared before the committee submitting an application, color samples for a roof replacement, Tamko Heritage Architectural shingle, Virginia Slate color. They indicated their existing house siding color was red, their replacement downspouts would remain white and neighbor comments were pending. **Chairman Husemoller requested that approval letter be held in abeyance pending receipt of the neighbors' comments.**

New Violations

There were no new violations reported.

Other Agenda Items

Chairman Husemoller welcomed Krista Braun and Dave Siebert as new members to the committee and noted appreciation for their interest in serving.

Chairman Husemoller asked for feedback concerning a suggestion made by Tom Herrera, who takes care of the technical IT for Prairie Crossing. Due to the frequent dropped emails between the members, it was offered to create separate email addresses for the ARC members in place of using their own personal emails for communicating ARC matters. He thought it would cut down on the number of problems that they were having with their domain provider. All members

present readily accepted the suggestion and Chairman Husemoller offered to communicate this with Herrera so they could take advantage of this solution.

Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, December 7, 2016. The following meetings will be: January 4, 2017, February 1, March 1, April 5, May 3, June 7, July 5, August 2, September 6, October 4, November 1 and December 6, 2017.

Adjournment

Madson made a motion to adjourn the meeting at 7:41p.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.