

Architectural Review Committee

December 7, 2016

Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, December 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. (departed at 7:41pm).

ROLL CALL

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

Present: Members Krista Braun, Cindy Madson, Joe Marencik (departed at 8:02pm), Sandi Morris; Colleen Liberacki, recording secretary.

Absent: Kathryn Gilbertson (PCHOA Board Liaison) and Member Dave Siebert;

Homeowner Forum

None.

Minutes

A motion was made by Morris to approve the November 02, 2016 meeting minutes, and seconded by Husemoller the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

- A. 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.

12/07/16 Chairman Husemoller advised that he attempted contact with the homeowner, but to no avail and instructed that this request be dropped, due to lack of homeowner interest.

- B. 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.**

12/07/16 Member Morris furnished resubmitted documents that presented a change to the original plans, advised that a changeout from a wood burning fireplace with a brick chimney to a direct vent gas fireplace, with a vent installed on the east wall, eliminating the chimney on the southern wall. 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.**

Previously Discussed Violations

None.

New Business

New Review Requests

- A. R16-062, Sean Daw, 966 Blazing Star Road, Lot# 206, dated 12/07/2016. The homeowner submitted an application, plat of survey, a proposed image of finished work and an image of the desired Anderson window 400 Series double-hung windows with top mullions to be added to the first floor south side. Although it appeared to match the existing windows, no model number, dimensions, nor written neighbor comments were furnished. Members thought that once the necessary information was furnished, that the application could be approved. **Chairman Husemoller requested that an approval letter be held in abeyance, pending receipt of model number, dimensions and written neighbor comments.**
- B. R16-063, Danielle and Mark Halverson, 1493 Potawatomi Road, Lot# 299, dated 12/07/2016. The homeowner submitted an application, neighbor's comment, plat of survey, photos of desired (2 by 1) picket fencing as depicted on other neighbors' property for screening of their garbage cans and additional landscaping in the northeast corner with a tulip tree, rock and catalpa sapling. Members checked the guidelines, noting that the screening should be 8" above the garbage can height, and that they preferred that the

installation of same be on the west side of the garage (as opposed to the east side) with additional shrubbery for screening. What was yet to be determined by the homeowner was the exact height of the screening. **Chairman Husemoller requested that approval letter be held in abeyance pending receipt of the requested information.**

- C. R16-064, Doug Harper, 1246 Prairie Orchid Lane, Lot# 96, dated 12/01/2016. The homeowner submitted an application, neighbors' comments, plat of survey, brochures for desired Jacuzzi, Hollandstone paver patio and temporary folding privacy screen. Members checked the guidelines, noting that the screening should be some type of fixed trellis in the PC style and/or tall shrubs. Members requested more information about the plans for a fixed trellis or shrubbery for screening and privacy purposes. **Chairman Husemoller requested that approval letter be held in abeyance pending receipt of the requested information.**

New Violations

There were no new violations reported.

Other Agenda Items

There still was an issue of frequently dropped emails between the members, as Krista Braun did not receive some of the intended communications and Chairman Husemoller was in discussion with Herrera to create the separate email solution.

Subsequent to Chairman Husemoller's departure, the project of R16-036, Chuck & Karla Boucek, 1337 Calamus Lane, Lot# 106 dated 5/27/2016 (but not presented until the 6/29/16 ARC meeting) was discussed. The homeowner submitted an application along with a plat of survey which included installation of 12" wide flagstones along each side of grass path leading from backyard to common trail, **stopping before the swale**. At that time, Chairman Husemoller requested more information be obtained prior to approval. Upon contact, Morris was informed that the project was completed, since homeowner felt that ARC did not respond promptly to their application. Morris thought the final result looked larger than what was presented and Chairman Husemoller volunteered to speak to the homeowner, since the 60-day period had not lapsed before the homeowner was allowed to proceed without communication from the ARC. At this point, it appears that nothing has changed and the photos presented at the meeting indicates that the path was extended into the common area, using non-natural materials (mown grass and/or wood chips are PC compliant). Marencik thought this issue was previously referred to the Board and the Environmental Team and would like status on the result/follow-up.

Marencik further noted that he and Jim O'Connor have noticed a wide-spread abuse of common area encroachment of grass clippings being dumped, which is out of Premier Management's sight when they are doing their drive-bys.

Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, January 4, 2017. The following meetings will be: 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

Morris made a motion to adjourn the meeting at 8:13p.m., seconded by Braun. The motion

was carried unanimously.

Colleen Liberacki, Recording Secretary

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