

Architectural Review Committee

March 1, 2017

Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, March 1, 2017 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 7:00p.m.

ROLL CALL

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

Present: Members Krista Braun, Cindy Madson, Joe Marencik, Dave Siebert; David Carpenter (PCHOA Board Liaison); and Colleen Liberacki, recording secretary.

Absent: Member Sandi Morris

Homeowner Forum

Mark & Julie Stone presented their three project applications and Robert Heinrich presented their revised homeowner project application (post completion), details of both which can be found under New Requests and Previously Discussed Review Requests, respectively.

Minutes

A motion was made by Madson to approve the February 01, 2017 meeting minutes, and seconded by Marencik; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

- A. R16-059, Robert & Amy Heinrich, 1357 Hedgerow Drive, Lot# 154, dated 10/05/2016. Robert Heinrich and his builder, Chip Edwards of WEBuilders resubmitted their original application and an updated set of construction plans/elevations differing from what was originally presented to address several construction changes that varied from the approved plans and were not necessarily compliant with the guidelines. These changes were brought to the attention of the ARC as a result of neighbors’ complaints. The changes were: 2 skylights (21”W x 54”W); 2 sun tunnels (14” diameter and 10”H) on the roof; differing color of shingles on garage addition from original structure; and location of trim board to cover siding seam at point of addition. Furthermore, the homeowner would like to install an HVAC in wall outside condenser (Mitsubishi split system) suspended 6’ off the ground, shielded by a louvre system, as the ground area in the desired location was a tight fit.

The builder claimed that he was not able to acquire the exact color of roofing shingles as what was on the original house and used the closest color available. Robert Heinrich stated that they were intent on replacing the house shingles now to match the garage and

recently received a quote. The builder was asked to supply the manufacturer's name, model/style number and color of the garage shingles, for the ARC's record and future reference, so that the result would be consistent with the garage. The builder stated that the trim board hiding the siding seam would not be visible, as the downspout would be installed over it, feeding into an underground drainage. Member Siebert stated that the standard procedure would be to move the downspout to the end of the structure and feather in the siding at the attachment site. The homeowner was also asked to collect the neighbors' comments once again, since there were many changes to the plans as they were originally presented.

The multiple points were discussed among the members and it was agreed that the original application as presented did not represent the finished project. Chairman Husemoller approached each feature as a discussion point in order to build a consensus or ask for feedback. All members were agreeable with the two (21"W x 54"W) skylights; all members but one did not agree to the installation of the two (14" diameter and 10"H) sun tunnels, and Member Braun noted that they were not accurately represented on the latest drawing plan, as no height was indicated. It was agreed that this feature was not consistent with the PC style and nothing resembling it could be found in the neighborhood, so it would not be approved.

The vertical trim to hide the seam of joined siding from the addition and downspout placement was also not standard construction practice, and would not be approved. It was noted that on all additions that the gutter is repitched and downspout is moved to the end of the structure, which would necessitate feathering the siding seams. It was decided that the HVAC in wall outside condenser (Mitsubishi split system) suspended 6' off the ground, shielded by a louvre system (reminiscent of window air conditioners) would not be approved due to the unnecessary visual impact it would impose and would suggest placing it elsewhere, at a height not to exceed 3' from the ground. The ARC also decided that revised final plans be submitted featuring these required changes along with neighbors' comments before agreeing to issue any further approvals and conclude their involvement.

3/01/17 Robert Heinrich presented their revised homeowner project application, color photos, new blueprint plans with the neighbors' signature/comments on the plans with the modifications necessary to be compliant with the PCHOA guidelines. It was agreed to remove the 2 sun tunnels and replace them with Velux flat glass cover TLR, and the specifications of same will be furnished by the homeowner. Heinrich stated the house roof will be resingled (GAF Timberline HD, Pewter Gray) in the spring to match the new shingles on the garage roof; and displayed photos indicated that the trim board was removed on the garage, the siding was resided and repainted and downspout will be relocated to the end of the structure. Furthermore, the homeowner would like to install an HVAC in wall outside condenser (Mitsubishi split system) suspended 6' off the ground, shielded by a louvre system, now relocated to the cove where their original condenser is on the ground, along with their hose bib. All agreed that this was an improvement to the original location. All members agreed to approve this latest project application upon receipt of the specifications of the Velux glass replacement. **Chairman Husemoller**

requested that an approval letter be sent to the homeowners pending receipt of the requested information.

- B.** R17-003, Ellyn Ruhlmann, 1368 Hedgerow Drive, dated 1/20/2017, Lot# 153. The homeowners submitted an application, and a color photocopy of the desired wood finish fiberglass front door replacement that was solid but had a transom and sidelights, as well as a request for flanking exterior lighting. Neighbor comments, specs, dimensions and manufacturer information of front door and sidelights was lacking. ARC members were polled and all agreed to approve the request pending the required information.

Chairman Husemoller requested that an approval letter be sent to the homeowners pending receipt of required information.

3/01/17 Marencik advised that the neighbor's comments have been received, but he is still waiting for the homeowner to respond with the manufacturer and specs information.

Previously Discussed Violations

It was previously reported that three boats were on the ground in back of the house at 1339 Osage Orange on Sanctuary Pond, encroaching on the common area, and they have since been removed.

New Business

New Review Requests

- A.** R17-007, Lou & Pam Gebler, 1308 Hedgerow, Lot# 132, dated 3/01/2017. The homeowners submitted an application, plat of survey, a proposal (by Mark Goebel Enterprises) for the burial of their sump pump hose, and an additional connection of the three gutters to a pipe that will also run alongside the sump pump hose. It was noted that there were no neighbors' comments and a plan for erosion control where the water would surface at the end of the swale. It was discussed that erosion control has been an issue for many buried sump pump lines and it should be included in a guideline revision. Marencik noted that the area between the houses where the water currently drains is shaded and the water does drain in the direction of the desired location to bury the pipe. ARC members were polled and all agreed to approve the request, upon receipt of the neighbors' comments and suggest to the homeowners to create a detailed plan for erosion control. **Chairman Husemoller requested that an approval letter be sent to the homeowners upon receipt of neighbors' comments.**
- B.** R17-008, Mark & Julie Stone, 1189 Hedgerow Drive, Lot# 82, dated 3/01/2017. The homeowners appeared before the ARC, submitted an application, and a color chip for Sherwin Williams (SW6509) for the desired change to their front door color, along with neighbors' comments. ARC members were polled and all agreed to approve the. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**
- C.** R17-009, Mark & Julie Stone, 1189 Hedgerow Drive, Lot# 82, dated 3/01/2017. The homeowners appeared before the ARC, submitted an application, plat of survey, neighbors' comments and a detailed list to add native shrubs to their yard, along with mature heights cited - Ozark witch hazel to the left of the driveway; Spicebush in the

southeast corner blocking the utility boxes; Summersweet on the west side of the backyard behind patio wall; Common ninebark along east side of house next to the AC compressor and Red dogwood in the northwest corner of the house next to the gray birch. ARC members were polled and all agreed to approve the request. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**

- D.** R17-010, Mark & Julie Stone, 1189 Hedgerow Drive, Lot# 82, dated 3/01/2017. The homeowners appeared before the ARC, submitted an application, plat of survey, neighbors' comments and an image of the pavers they wish to install replacing the existing concrete sidewalk. They also wish to restore the current sump pump drainage which is not working and connect the three down spouts as well as connect to a buried 4" drain pipe that will terminate on their property. Additionally, they would like to connect the existing downspout on the west side of their garage, to a pipe that will also be buried and drain to a ditch in the front of their house. ARC members were polled and all agreed to approve the request pending the receipt of detailed manufacturer's information for the brick pavers and suggest an erosion control plan for both drainage sites. **Chairman Husemoller requested that an approval letter be sent to the homeowners, pending receipt of required information.**

New Violations

None.

Other Agenda Items

None.

Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, April 5, 2017. The following meetings will be: May 3, June 7, June 28, August 2, September 6, October 4, November 1 and December 6, 2017.

Adjournment

Madson made a motion to adjourn the meeting at 8:15p.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.