

Architectural Review Committee

April 5, 2017
Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, April 5, 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 7:04p.m.

ROLL CALL

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

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

Absent: Member Dave Siebert

Homeowner Forum

Christopher Bates, a new homeowner, presented his project application, details of which can be found under New Requests.

Minutes

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

Old Business

Previously Discussed Review Requests

- A. 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.**

4/5/17 Marencik will check back with homeowners regarding the progress of the requested information.

Previously Discussed Violations

None.

New Business

New Review Requests

- A. R17-011, Brian & Elizabeth Conlon, 1236 Hedgerow, Lot# 138, dated 4/05/2017. The homeowners submitted an application for an exterior color change, neighbors' comments, a Benjamin Moore #2121-20 Steel Wool exterior paint color sample and an image of another house in the neighborhood with a similar exterior color. It was questioned what the adjacent house colors were, to which Marencik replied white on one side and the yellow on the other; the current house color is faded green. ARC members were polled and all agreed to approve the request. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**
- B. R17-012, Sean & Kelly Murphy, 988 Shooting Star Road, Lot# 331, dated 4/04/2017. The homeowners submitted an application for a new roof and color change, neighbors' comments, color brochure for CertainTeed Landmark Designer Shingles, Cottage Red color and a photo of 1430 Prairie Trail Road home which has the exact same shingles. ARC members were polled and all agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**
- C. R17-013, John Rouse, 1423 Turk's Cap Road, Lot# 224, dated 3/20/2017. The homeowner submitted an application and neighbors' comments asking for a replacement in address numbers and the exterior porch lighting. It was noted that although a picture of the intended lamp was included, it was difficult to determine the dimensions and style/model number. Marencik noted that there was no consistent style for house numbers, and therefore, no concern. ARC members were polled and all agreed to approve the request, pending receipt of the manufacturer's brochure indicating the dimensions and model number of the desired exterior light. **Chairman Husemoller requested that an approval letter be sent to the homeowners, pending receipt of the requested information.**
- D. R17-014, Nick & Julie Kotzamanis, 976 Shooting Star Road, Lot# 332, dated 3/26/2017. The homeowners submitted an application requesting an exact replacement of their existing asphalt shingles, with CertainTeed Landmark shingles, same color (gray). ARC members were polled and all agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**
- E. R17-015, Thomas Buck, 1531 Amos Bennett Street, Lot# 303, dated 4/05/2017. The homeowner submitted an application requesting replacement of their existing asphalt driveway with a Unilock Brussel Stone paver driveway, "Prairie" color, using the existing dimensions of 26'L x 23.5'W, manufacturer's product brochure, a plat of survey and neighbors' comments. ARC members were polled and all agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**
- F. R17-016, Christopher Bates, 1444 Prairie Trail, Lot# 38, dated 3/26/2017. The homeowner submitted an application requesting installation of a neutral gray/sand color flat stone patio (11'x15') adjacent to the wood deck in the back yard. It was noted that

the neighbors' comments were lacking as well as details of the materials to be used (product brochure). ARC members were polled and all agreed to approve the application, pending receipt of the requested information. **Chairman Husemoller requested that an approval letter be sent to the homeowners, pending receipt of the requested information.**

New Violations

It was noted that there was a pile of firewood dumped in the yard at 1570 Levi Baxter Road for some time and had not been stacked or stored. It was noted that there was an RV on wooden blocks in the yard at 658 Indian Path and Chairman Husemoller requested that both violations be communicated to Premier Management for further handling.

Other Agenda Items

Chairman Husemoller introduced an updated version of the newly drafted project application form which now includes room at the back to accommodate the required neighbor comments. All agreed that this was an improvement and Board Liaison Dave Carpenter will take it to the Board meeting the following night for final approval.

Colleen Liberacki requested clarification about the practice of emailing the homeowners approval letters in .PDF format. All thought it was a good idea to expedite requests, once Chairman Husemoller reviewed them and a hard copy could follow from Premier Management.

Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, May 3, 2017. The following meetings will be: 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 7:54p.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.