

## **Architectural Review Committee**

May 3, 2017  
Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, May 3, 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 7:02p.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**

Ellyn Ruhlmann, Tom Poynor, Kevin McLaughlin, Kim Loeschorn, Melvin Thoede (accompanied by designer Patsy Welch) and Melissa Ritter, all homeowners, presented their project applications, details of which can be found under New Requests.

### **Minutes**

**A motion was made by Madson to approve the April 05, 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.

5/3/17            Homeowner reported to Marencik that they still are deciding on which paver stone to pick out.

- B. 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.**

5/3/17

Chairman Husemoller will email Morris requesting status on project.

### **Previously Discussed Violations**

None.

### **New Business**

### **New Review Requests**

- A. R17-017, Christine & Robert Kulagowski, 1387 Osage Orange Road, Lot# 25, dated 5/03/2017. The homeowners submitted an application for an exterior door addition to the north side of their house, west of the garage doors, along with neighbors' comments and an elevation. They indicated that the door would be 36"W x 6'8"H, however there were no images, brochures, manufacturer's name or model number furnished of the desired door. It was questioned if a survey was needed to see where the orientation of the home and door was positioned on the property. Chairman Husemoller will email the homeowner to ask for the necessary information before the ARC would approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowners, pending receipt of required information.**
- B. R17-018, Melvin Thoede, 1023 Harris Road, Lot# 202, dated 4/05/2017. The homeowner appeared before the committee along with his designer/architect Patsy Welch submitting an application for expansion of their garage and an addition of a four-season room added to the rear of their house. Also included were neighbors' comments, blueprints and survey.

It appeared that the garage addition would accommodate a pedestrian door next to the overhead door on the east side, and expand in the rear a few feet to line up with the four-season room addition. The four-season room would be 23' x 17'6". The ARC members expressed concern that the garage expansion (7.78' on the north side and 4'9" on the east side) would be too close to the setbacks and the scale of the requested addition/expansion appeared to be out of proportion to the size of the parcel, which also raises concerns about the impervious surface area. There was also a concern about the angles of the roof which would be created on at least one of the two projects. ARC members were polled and all agreed to review the resubmitted application for the four-season room only, built within the present house lines. It was agreed not to approve the garage expansion, due to the setback concerns. **Chairman Husemoller requested that a letter be drafted and reviewed before sending to the homeowners indicating the ARC decision.**

- C. R17-019, Bob & Kim Loeschorn, 1118 Prairie Trail, Lot# 63, dated 4/26/2017. The homeowner appeared before the committee submitting an application and neighbors'

comments, survey and drawing for the installation of an arch/arbor (9'W x 8'H x 20" D), using brick pavers already repurposed from their backyard (as a base) and 5" x 5" wood posts which would be natural cedar sealed material. This arch/arbor would be positioned at the end of their existing patio transitioning into their backyard. ARC members were polled and all agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**

- D. R17-020, Michael Brosio, 1429 Windflower Court, Lot# 238, dated 5/03/2017. The homeowners submitted an application, plat of survey, color samples, product spec sheets, neighbors' comments and drawings, requesting approval for two projects: 1) an exterior color change of his house from yellow to Benjamin Moore Amherst Gray, HC-167, trim remaining same shade of white and, 2) installation of a 12' x 19' deck to the southwest area of house using (UltraShield Naturale Voyager, Westminster Gray Hollow) blue-grey composite decking material, along with Enclave 6' x 3' white capped composite railing. It was noted that the homes in the immediately surrounding area were not gray and the color request was consistent with the PC style colors. ARC members were polled and all agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**
- E. R17-021, Todd Rowe, 1356 Hedgerow Drive, Lot# 152, dated 4/25/2017. The homeowner submitted an application requesting the installation of a pergola on their back patio, 14'L x 12'W x 9'H, a plat of survey, image of desired project, but it was lacking manufacturer's product brochure or materials, and one neighbor's comment (Attar). 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 requested information.**
- F. R17-022, Tom Poynor, 1591 Penstemon Court, Lot# 253, dated 4/25/2017. The homeowner appeared before the committee submitting an application requesting combination and burial of two downspouts using 4" PVC to promote positive drainage away from foundation and prevention of repeated washouts and erosions, which will terminate within the property lines. Additionally, neighbors' comments, plat of survey and drawing indicating placement of pipe burials were furnished. ARC members were polled and all agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**
- G. R17-023, Ellyn Ruhlmann, 1368 Hedgerow Drive, Lot# 153, dated 4/19/2017. The homeowner appeared before the committee submitting an application requesting to install a natural stone fire pit in the corner of their lot, using the same natural blue flagstone materials previously approved for the front walkway and small patio installation in July 2016. Additionally, neighbors' comments, plat of survey and drawing indicating placement and size of fire pit (36" inside and 60" outside diameter) were furnished. This would include 8" – 15"H retaining outer walls on either side. ARC members were initially concerned about the proximity of the fire pit to the common/natural area, citing opportunity for unintended fire spreading. Guidelines were consulted and a 15' setback from common area is required from the property line. Braun suggested a screen cover over the pit to prevent errant sparks from escaping. Also, Chairman Husemoller suggested that adherence to Section 4.07 A, B & C items should be noted in the approval

letter. ARC members were polled and all agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**

- H. R17-024, Sunil Reddy & Melissa Ritter, 904 Shooting Star Road, Lot# 351, dated 5/01/2017. The homeowner appeared before the committee submitting an application requesting to install a 14' x 18' screened-in porch. Additionally, neighbors' comments, plat of survey and blueprints/elevations were furnished along with a description of the cedar siding building materials, which will match the current exterior of the house. ARC members were polled and all agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**
- I. R173-025, Kevin & Wendy McLaughlin, 1594 Levi Baxter Street, Lot# 258, dated 5/01/2017. The homeowner appeared before the committee submitting an application requesting to install a 10' x 12' Belgard Mega Arbel brick paver patio in their backyard and replacement of a 5' x 2'6" stoop with Belgard Lafitt/Marina field pavers. Additionally, they would like to bury an existing downspout into an existing buried drain pipe. Neighbors' comments and plat of survey were also submitted. ARC members were polled and all agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**

#### **New Violations**

It was noted that on Lot 101, a path 10' – 15' past the lot line was mowed into the common area and a photo would be forthcoming to send to Premier Management. There was a photo of a limestone screening creating a path past the lot line and encroaching into the common area, and an address would be forthcoming. It was reported that mold was still growing off the back of the home featured on the lakefront at 1403 Sunflower. Chairman Husemoller requested that all violations be communicated to Premier Management for further handling.

#### **Other Agenda Items**

Chairman Husemoller and Member Braun would work out some arrangement for taking the minutes at the June 7, 2017 ARC meeting that the recording secretary would not be able to attend.

#### **Next Meeting**

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

#### **Adjournment**

**Braun made a motion to adjourn the meeting at 9:08p.m., seconded by Madson. The motion was carried unanimously.**

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Colleen Liberacki, Recording Secretary

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