

Architectural Review Committee

June 28, 2017
Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, June 28, 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 7:05p.m.

ROLL CALL

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

**Present: Members Krista Braun, Cindy Madson and Sandi Morris and Dave Siebert;
David Carpenter (PCHOA Board Liaison) and Colleen Liberacki, recording secretary**

Absent: Member Joe Marencik

Homeowner Forum

None.

Minutes

A motion was made by Morris to approve the June 07, 2017 meeting minutes, and seconded by Siebert; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

- A. R17-027, Jeff & Carissa Allan, 1305 Calamus Road, Lot# 102, dated 6/03/2017. The homeowners appeared before the committee submitting an application for the installation of 2 Bur Oaks, 1 Sycamore and 1 Crabapple trees and 5 Ninebark and 4 Viburnum shrubs (mature specs included) surrounding several sides of their house. Also included were neighbors’ comments and detailed drawing showing placement of same. The homeowners would also like to add stone outcropping and expand their existing walkway. Chairman Husemoller abstained from voting on this application, since he is actively professionally consulting with them. It was agreed that the ARC needed dimensions and construction materials of the patio, walk and outcropping. **Chairman Husemoller requested that an approval letter be sent to the homeowners, pending receipt of required information.**

6/28/17 Chairman Husemoller stated that the homeowners are proposing: Along Prairie Trail to the north: 2 burr oaks or white oak canopy trees; 1 sycamore or Kentucky coffee canopy tree; 5 ninebarks or similar shrubs. Along the house, north of the garage: 4 viburnum sp. Shrubs. In front of the house, to the southeast: 1 crab apple or American Plum ornamental tree. In addition, the sidewalk between front door and driveway is planned to match existing flagstone, Grey Lannon, 22 feet long with varying width

from 3.5 to 8 feet wide. Stone outcropping was also located among the landscaping bushes. All members present thought that the additional information submitted satisfied the requested details. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**

- B.** R17-028, Celeste Breen, 1486 Colbee Benton, Lot# 271, dated 6/7/2017. The homeowner submitted an application for an exterior modification request to change the color of their house siding to dark blue and front door to pink (swatches submitted). All members agreed that colors submitted were not in keeping with the character of community. Per Section 2.02 of the PCHOA Association Guidelines, proposed colors shall conform to the Prairie Crossing color scheme palette. The color palette is based on the colors historically used within Prairie Crossing. Also, the application form was incomplete, needing written neighbors' comments and the desired color swatch with manufacturer's name and paint number/name. **Chairman Husemoller requested that a letter be drafted and reviewed before sending to the homeowners indicating the ARC decision.**

6/28/17 Chairman Husemoller furnished a written response from the homeowner, who indicated that 1371 Osage Orange house had a nearly identical color (blue siding) to what she was requesting, and that there was orange, purple and bright yellow doors "all over PC", which justified her selection. The homeowner stated the requested colors were Blue Fedora Vr087q for the siding and Kissable Pink r14 for the front door, which her painter would personally mix. One neighbor comment approved only the siding color, but there still needed at least one more neighbor comment. The Blue Fedora was a much darker color than the 1371 Osage Orange house, but less offending than the Kissable Pink front door color and the members would be willing to grant the siding color as a compromise.

Members present felt that the presence of other nonconforming door colors was not a logical reason to approve this request, but rather a reason to advise Premier Management to pursue any other violations in regards to this standard. Again consulting the guidelines Section 1.00, Item# 1, it was stated that colors chosen would reflect high standards and visible aesthetics of Prairie Crossing and it was of the ARC opinion that they would adhere to the guidelines. The members were further concerned that this highly visible color was not within the PC precedent or palette. **Chairman Husemoller requested that a second letter be drafted and reviewed before sending to the homeowners indicating the ARC decision.**

Previously Discussed Violations

None.

New Business

New Review Requests

- A. R17-030, Jim Coonan, 1430 Windflower Court, Lot# 238, dated 6/14/2017. The homeowner submitted an application for the installation of a permanent round fire pit, (3' diameter x 3'H), with a surrounding 6' diameter brick apron, using Limestone rock material for the (4"x8"x12") pavers/bricks per the sample provided along with neighbors' comments and a plat of survey showing placement. Madson noted that the 15' buffer be observed and it was cautioned by Marencik via email: that the property is adjacent to a common area fire load as well as the prairies in the homeowner's and neighboring yards. It was suggested that a screen covering be utilized when the fire pit was in use, but that the project could be approved. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**
- B. R17-031, Linda Johnson, 1148 Goldenrod Lane, Lot# 85, dated 6/12/2017. The homeowner submitted an application for the replacement of an existing backyard fence, with a traditional picket fence with optional capboard, courtyard style (15'x20'x4'H), along with a plat of survey, neighbors' comments and a color illustration by AFC/Action Fence contractor. Guidelines Section 2.04, Item# 7 was consulted, which limits the height of all fences to 3'H, and that the fence must be painted white or the same color as existing trim. Most members would prefer that the optional capboard not be included, as it was not reflective of the Prairie Crossing style, but that the project would be approved once the homeowner was aware of the height and style restrictions. Morris would contact homeowner to clarify same and then the letter could be issued. **Chairman Husemoller requested that an approval letter be sent to the homeowner, pending clarification.**
- C. R17-032, Richard Barrett & Brian Dykstra, 1535 Portia Road, Lot# 281, dated 6/12/2017. The homeowners submitted an application for two exterior modification requests: 1) to replace exterior front porch, patio and garage lighting fixtures with geometric bronze finished steel fixture with multicolored tiffany-styled stained glass, (9"W x 11.75"H x 10.75"D), and 2) replacement of Prairieview white vinyl full view decorative storm/screen doors for front and patio doors. Color photos of both products, plat of survey and neighbors' comments were also submitted. Chairman Husemoller polled all members, who were in agreement to approve both projects. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**
- D. R17-033, Jim & Laurie Cubit, 1377 Calamus Lane, Lot# 111, dated 6/28/2017. The homeowners submitted an application for a replacement of their concrete sidewalk, using 19'L x 5'W dimensions (adding 1' in width) with Unilock Beacon Hill Flagstone, Alpine Gray, which matches with the existing low stone wall. Also submitted were neighbors' comments, color illustrations of desired pavers and an enlarged property aerial view of the sidewalk location, leading from the porch to the driveway. Chairman Husemoller polled all members, who were in agreement to approve the project. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**

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, August 2, 2017. The following meetings will be: September 6, October 4, November 1 and December 6, 2017.

Adjournment

Madson made a motion to adjourn the meeting at 8:16p.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.