

Architectural Review Committee

August 02, 2017

Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, August 02, 2017 at 7:00 pm at the Yellow Farmhouse, 32400 N. Harris Road, Grayslake, IL.

CALL TO ORDER

Cindy Madson called the meeting to order at approximately 7:10p.m.

ROLL CALL

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

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

Absent: Chairman Husemoller; Members Joe Marencik and Dave Siebert

Homeowner Forum

None.

Minutes

A motion was made by Morris to approve the June 28, 2017 meeting minutes, and seconded by Madson; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

- A. 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.

8/02/17

Morris furnished an email from John Breen which contained photos of a paint chip compared to the desired color on the home at 1371 Osage Orange, which looked lighter than the Blue Fedora Vr087q paint chip previously supplied with the original request. Breen also mentioned an 8/21/17 desired deadline. After much discussion, it was decided that 1) Morris would confirm the name/number of the color and manufacturer of the paint chip that was supplied in the emailed photos; 2) the homeowners request comments from the neighbor that resides directly on the other side of their home (in addition to the neighbor on the other side previously submitted), or at least show proof of their attempt to do so and 3) ARC would await an alternate selection of the previously submitted front door color request. **Members agreed that an approval letter should be sent to the homeowners, pending receipt of the requested information.**

Previously Discussed Violations

None.

New Business

New Review Requests

- A. R17-036, Frank & Suzanne Mynard, 1250 Prairie Trail, Lot# 52, dated 7/3/2017. The homeowner submitted an application and color printouts for the installation of a patio, (29' x 31'), using either Brussels Block pavers, Limestone color material for the pavers/bricks or Westport pavers, Granite color per the printout samples provided along with neighbors' comments and a plat of survey showing placement. Additionally, there would be boxwood shrubs surrounding the patio (maximum height – 3'). **Members requested that an approval letter be sent to the homeowners.**
- B. R17-037, John & Celeste Breen, 1486 Colbee Benton, Lot# 271, dated 8/02/2017. The homeowner submitted an application and photos for the installation of an outdoor grill/patio located directly off the existing patio, where there is currently an empty garden

bed. It will also connect to the existing 27”H seating wall. The materials would be Unilock Brussels Block Olde Quarry for the patio/grill, and Sierra color for the connecting seating wall, however the square footage involved was not furnished with the request, nor the comments from the neighbor that resides directly on the other side of their home. Madson would contact homeowner to request that the homeowner submit same and then the approval letter could be issued. **Members requested that an approval letter be sent to the homeowner, pending receipt of additional information.**

- C. R17-038, Greg Nosan & Brandon Ruud, 1361 Calamus Lane, Lot# 109, dated 7/24/2017. The homeowners submitted an application for three exterior modification requests: 1) to repaint exterior front door Benjamin Moore Cochineal Red CW-330; 2) plant new shrubs in front and side yards: Oakleaf Hydrangea, Snowberry, Spicebush and Button Bush, and 3) replace front walkway, materials to be determined. Color photos of desired paint chip, landscape placement drawing and neighbors’ comments were also submitted. Members were in agreement with the door color choice, but requested the mature height of the desired shrubs and the necessary dimensions/detailed materials to be used for the walk way prior to approval of the third project. **Members requested that an approval letter be sent to the homeowner, pending receipt of additional information.**
- D. R17-039, Carol Sonnenschein & Stuart Feen, 1440 Wild Iris Lane, Lot# 118, dated 7/20/2017. The homeowners submitted an application for installation of a standby generator (22kw Generac unit, 48”Lx25”Wx29”H) to be installed by Highland Park Electric on a concrete pad at the rear of their house. Also submitted were neighbors’ comments, plat of survey and detailed product information regarding size, noise level and other specs. This allayed concern of the potential noise. Members were in agreement to approve the project. **Members requested that an approval letter be sent to the homeowners.**

New Violations

It was noted that there was a political sign at 1458 Prairie Trail, but it was possibly addressed already by Premier Management.

Other Agenda Items

Morris wanted to revisit the topic of what the protocol would be for email inquiries to the ARC. It was suggested that perhaps each member take a month turn, which would result in only two months of commitment. In addition, the protocol for vacation covering should also be discussed and suggested that both topics be discussed at the next meeting when more ARC members were in attendance. It was mentioned that Joe Marencik had resigned since the last meeting and a replacement should be found.

Another email inquiry from a potential home buyer was addressed to the ARC, inquiring about a couple of guideline items (clotheslines and private gardens) and it was decided that Chairman Husemoller could reply to that upon his return. David Carpenter offered to ask the Board about the distribution of PC guidelines in order to make the information more accessible.

Next Meeting

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

Adjournment

Madson made a motion to adjourn the meeting at 8:20p.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.