

Architectural Review Committee

November 01, 2017

Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, November 01, 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 7:01p.m.

ROLL CALL

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

Present: Members Krista Braun, Cindy Madson, Sandi Morris and Dave Siebert; David Carpenter (8:10pm) (PCHOA Board Liaison) and Colleen Liberacki, recording secretary

Absent: None

Homeowner Forum

John Rouse and Dan Fletcher were present; details of Fletcher’s application request to be found under New Requests.

Minutes

There was a request to strike one sentence under Item D under Previously Discussed Review Requests, as it was deemed unnecessary in the deliberation.

A motion was made by Madson to approve the October 04, 2017 meeting minutes, and seconded by Braun; 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.**
- 9/06/17 The approval letter for the siding color was sent on August 07, with the stipulation that the homeowner resubmit an alternate color for the front door. It was reported on 8/30/17 that Premier Management issued a violation letter in response to a driveby inspection revealing that the front door was painted hot pink. The homeowner has 10 days to cure the violation.
- 10/04/17 Madson read a letter from the Breen homeowners to the ARC members, restating their desire to keep the door color hot pink. They claimed it resulted from a miscommunication with their painter and they did not have the time to have it repainted and would now like to keep the color. They stated that there were other homes (7 or 8) in the community that had bright color doors and felt that if they were not issued violations, they must have been approved, (referencing their viewing access to the PM violation logs). Members were upset with the Breen letter due to the

inappropriate pressure being applied from an active Board member. Although the guidelines state reference to a "color palette book", the book is now out of circulation, which guided them in the decision-making process, and somehow, 350+ households do get the drift of the acceptable color palettes for Prairie Crossing. None of the members present are comfortable making a recommendation to the Board to change the guideline wording in order to approve this color choice and have tabled this decision until Chairman Husemoller could read the letter and chose to respond to the homeowner or not. Carpenter was advised to tell the Board that the ARC would consult with them about a temporary reprieve regarding changing the guidelines and holding off on the enforcement of the violation. No one wanted to be the "door color police", but felt that they were put in a difficult position by one Board member flouting the rules. Morris consulted guideline 2.02, Item #2 which stated that the colors must conform to the Prairie Crossing color palette of historically used colors.

11/01/17 Chairman Husemoller advised that a potential revision to the ARC guidelines was impacting the decision to refrain from pursuing the present violation. President Shaffer advised him to delay the matter until the ARC guidelines were soon edited and he now considers the matter concluded until such time the newly presented guidelines determine the outcome.

- B. R17-043, Gary Zipfel, 1551 Penstemon Court, Lot# 251, dated 8/27/2017. The homeowner submitted an application, plat of survey, pond/walkway photo and neighbors' comments in response to a violation letter for the installation of a 2200 gallon Koi pond, approximately 15"-18" deep, which would include 5 pond lights (4.4 watts), controlled by a twilight sensor in the SW corner of their lot. This pond also includes a 28"H waterfall feature. It was not clear where the placement of the lighting was and the placement of a paver walkway was not mentioned in the application, only shown in the photo. Chairman Husemoller will contact the homeowner to obtain the additional information before approval could be granted. **Chairman Husemoller requested that an approval letter be held in abeyance pending additional information from the homeowner.**

10/04/17 Chairman Husemoller visited the homeowner's pond site previously and reported via email that the Zipfels made some changes in response to the ARC's concerns: He exchanged the tall floppy grasses around the pond to lower profile native flowers. Also, they changed something with the pump and electrical connection to improve how it looks. Zipfel said that he intends to screen the small electrical outlet (with rock or more plants) so that it doesn't stand out so much. He further agreed upon his request, to phase the lights out earlier, to 11:00 as opposed to having them on all night. Zipfel also decided to commit to not having lights outside of the water. Lights in the water shine down, not up into the tree. The pond appeared to be 2' - 3' in depth.

Dave Seibert offered to go take a look at it, and other members had additional questions about the accuracy of the description as presented, the grading changes and most of all - the explanation that an "ex-board member" and "ex-ARC member", unnamed, told the Zipfels they did not

need approval. Morris recalled that not only was it installed, but was later expanded before being cited as a violation. Madson recalled questioning the existence of an application for the pond, which she could observe from the street. It was reported that former ARC member, Marencik insisted there was an application, however, research on Morris' part in November 2015 failed to turn one up. These members felt this violation was about asking for forgiveness after the fact, rather than following the guidelines. Braun consulted the guidelines, and not much criteria was given for ponds.

Discussion ensued about the water run-off consequences for other neighbors. Members were well aware that the outcome of this decision would be precedent-setting, since an application was only generated as a response to a violation letter and how it was treated might affect future decisions. All members were reluctant to approve the application and would refer this back to Chairman Husemoller.

11/01/17 Chairman Husemoller revisited and summarized his visit to the Zipfel's, noting that they made changes to accommodate the neighbors' and ARC's concerns. Many members were not supportive of application approval, due to the fact that it was based on a cited violation, ongoing for three years. It was suggested that approving this project without addressing the fine would encourage other violations. It was also suggested to refer the matter to the Board for their input, since the majority of ARC members were not willing to approve a precedent-setting application. Braun understood the sentiment, but encouraged members to separate the violation history from the application, as the ARC's job was to approve or deny the application. Carpenter advised that the Board would be looking for a recommendation from the ARC should they chose to refer this to the Board.

Chairman Husemoller reminded the members of the additional email that was sent from homeowner to furnish additional details. It stated that the koi pond was located in the southwest corner, 3' from the prairie boundary, that it was 13' x 10' in size and the enclosing planting beds and 28"H waterfall encompassed 10' x 26' space, with 14' of stepping stones to the pond. It also stated that there would be 5 (4.4 watt) pond lights on a timer to turn off at 11:00pm. A vote was taken for a final decision.

Chairman Husemoller moved that an approval letter be sent to the homeowner, recommending that the PCHOA Board pursue the existing violation fine, due to the extensive and egregious nature of the project without approval. Braun seconded the motion and three other ARC members abstained from voting. The motion carried, with the additional provision that there be no further expansion of this project without an additional application.

New Business

New Review Requests

- A. R17-051, David & Molly Siebert, 1337 Coneflower Lane, Lot# 193, dated 11/01/2017. The homeowner appeared before the committee submitting an application, neighbor's comments, plat of survey and aerial Google Earth photo demonstrating placement, requesting the installation of a 3'H white picket perimeter fence, Gothic style. Siebert desired to have the fence extend into the easement (5' from the south lot line), but will not encompass the utility box. Morris noted that the lot was located in Village Station area, which does allow perimeter fences, even if it is not preferred. All members polled were in agreement to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**
- B. R17-052, Henry & Marge Dittmeier, 1475 Colbee Benton, Lot# 275, dated 10/26/2017. The homeowner submitted an application, neighbors' comments, elevations, manufacturer's specifications and photo rendering for the near exact replacement of an existing deck (304 sf) off the back door. The replacement deck will be the same size, however, the decking material will be Trex Transcends composite in either Gravel Path or Island Mist color, which has been confirmed to be a shade of gray. This will also include 4'W replacement steps to the ground and 6x6 cedar post railings with cap. All members polled were in agreement to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**
- C. R17-053, Daniel Fletcher, Major USAF Ret., 1262 Prairie Trail, Lot# 51, dated 11/01/2017. The homeowner appeared before the committee and submitted an application for the installment of a high definition antennae (34"Wx30"H) on a tripod stand that will render it about 4.5'H, as well as a photo sample and property placement drawing. He stated that the location would be determined by the best reception, but would like it to be located on the north side of the porch roof, facing south. This location would not be visible from the street, which is on the south side. It was noted that neighbors' comments were needed, and the guidelines do permit such structures, with the accommodation of least imposing view. All members polled were in agreement to approve the application, pending neighbors' comments. **Chairman Husemoller requested that an approval letter be sent to the homeowners, pending receipt of neighbors's comments.**

Other Agenda Items

John Rouse inquired about the possibility of a fence on his property, 1423 Turks Cap, which was east of Harris Road, horizontal style – to match his house style. Madson advised him that only vertical picket fences were acceptable, but a flat-topped fence could be done, which he found acceptable. He further inquired if a perimeter fence could be installed, but he had concerns about prairie burning being a risk to the fence.

Per Madson's suggestion, it was decided to add to the agenda the periodical report of each ARC member following up on completed projects, so that they may be closed out on the tracking sheet and verification that the homeowner stayed true to the application details. It was also suggested that the approval letter should include a request to "advise the ARC when your project is completed".

Dave Carpenter inquired about the possibility of revising the color palette, but all present were not interested in attempting the unwieldy project and noted, that if the wording adheres to a

certain manufacturer's color palette, as in the past, that it would soon become outdated when the manufacturer periodically updates their colors and descriptive names. Chairman Husemoller suggested that they refer to the existing exterior paint colors used in Prairie Crossing instead.

The duties of the guideline revisions were assigned to each member, according to dates:

Braun: 5/17/16, 10/6/16, 5/3/17, 7/11/17, 10/4/17

Husemoller: 2/2/16, 3/2/16, 4/6/16, 8/3/16

Madson: 4/7/16, 12/7/16, 8/2/17

Morris: 1/4/17, 6/28/17, 9/27/17, including all references to color palette, 2.02 color changes and any other revision recommendations prior to 2016 that were not addressed.

Siebert: 8/3/16, 3/1/17, 9/6/17

Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, December 6, 2017. The calendar for the following meetings will be determined.

Adjournment

Chairman Husemoller made a motion to adjourn the meeting at 9:31p.m., seconded by Siebert. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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