

Architectural Review Committee

April 04, 2018
Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, April 04, 2018 at 7:00 pm at the 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, Sandi Morris and Dave Siebert; Colleen Liberacki, recording secretary; Scot Lara, PCHOA Board Liaison, were present.

Absent: John Rouse

Homeowner Forum

Anthony Niec appeared to discuss a warning letter, but was advised that the warning letter should be discussed at the Board meeting, since the ARC did not handle violations or warnings. Dave & Gale Dewars, Tom Herrera, Vel Natarajan and Ghazanfar Ali Zafar, attended to present their project applications, details of which can be found in the New Review Request section.

Minutes

A motion was made by Madson to approve the March 07, 2018 meeting minutes, and seconded by Morris and Braun; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

None

New Business

Chairman Husemoller also complimented Madson on her follow-up of the completed applications assigned to her, checking for compliance and/or status. He submitted the results of his own follow-up of completed applications and suggested a new heading: “Follow-Up on Approvals” under this section going forward. He did notice on one of his application follow-ups, that trim had been painted to match the picket fence and did not recall that being on the original application. Chairman Husemoller requested that all approval letters and applications for 1554 Portia be pulled and emailed to him for his review.

New Review Requests

- A. R18-005, Cindy Madson, 1570 Penstemon Court, Lot# 255, dated 4/04/2018. The homeowner and ARC member requested to install an Acurite Pro 5-in-1 Weather Station

with HD Display and Lightning Detector approximately 6" above the roofline on the east peak of her house. An application which included neighbors' comments sent via email, dimensions 10.8"H x 5.6" W x 13.8"L and color copy product description of the weather station was submitted. All members were in agreement to approve the application.

Chairman Husemoller requested that an approval letter be sent to the homeowner.

- B. R18-006, Sunil Reddy & Melissa Ritter, 904 Shooting Star Road, Lot# 351, dated 3/20/2018. The homeowner submitted an application, plat of survey, neighbors' comments, list of landscaping plants (going into existing beds) and materials described for the installation/extension of a bluestone pathway continuing around the house, connecting to a small landing below the screened-in porch door. It was noted on the application that the exact material for the pathway was previously approved on a prior application. All members were in agreement to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**
- C. R18-007, RTO Property LLC – William Powers, 1046 Prairie Trail, Lot#69, dated 4/4/18. The homeowner submitted an application for the installation of a new roof and color change: GAF Timberline HD Weathered Wood Architectural Shingles, neighbors' comments and color brochure indicating sample color. All members agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**
- D. R18-008a & R18-008b, Dave and Gale Dewar, 1526 Lupine Court, Lot#133, dated 3/31/18. The homeowner appeared before the committee, submitting an application and plat of survey, requesting an exact replacement of their existing blacktop driveway, including the same dimensions. All members agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

The second part of the application (R18-008b) included a plat of survey (showing landscape placement), neighbors' comments, a list of the intended landscaping of flowers, grasses, bushes and trees with current heights and a material sample brochure. The homeowners are requesting to 1) remove front concrete sidewalk and replace same footprint with Unilock Brussels Block pavers Classic Limestone color; 2) this same material would also be used to create a 300 sf space patio in the rear of the house; 3) installation of downspout connectors to downspouts and a drain tile to divert storm water under garden beds and discharge through emitters at grade remaining within the property lines; and 4) planting one to three conifers or one deciduous shade tree. Chairman Husemoller wanted a rough length and width of the patio, and others were concerned with the mature height of the desired trees and how it might affect the neighbors' long view. Also, the application indicated one to three trees, but the plat conflicted with this showing only one. **Chairman Husemoller requested that an approval letter be held in abeyance pending receipt of the requested information.**

- E. R18-009, Devon Mann, 1296 Hedgerow Dr., Lot#249, dated 11/18/17. The homeowner submitted an application, plat of survey and neighbors' comments for a request that their present driveway be expanded in width to reach the western edge

of their garage, but not to exceed the width of the outer garage wall. All members agreed to approve the application. **Chairman Husemoller requested that an approval letter referencing Section 2.08 of the guidelines be sent to the homeowner.**

- F. R18-010, Vel Natarajan, 812 Blazing Star Road, Lot#175, dated 4/02/18. The homeowner appeared before the committee, submitting an application and plats of survey, four neighbors' comments, Google Earth photo and product information requesting the installation of 28 Solaria PowerXT photovoltaic panels (64"L x 44"W x 2"H each) on the south facing garage roof, and east, west and south facing house roof, by Magitek Energy Solutions. The plat of survey shows placement of the 26 panels which are completely black in color, giving them a low profile appearance. All members agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**
- G. R18-011, Ghazanfar Ali Zafar, 1465 Indian Grass Road, Lot#18, dated 4/04/18. The homeowner appeared before the committee, submitting an application and Benjamin Moore color samples, requesting to change his house color: main house siding - #2063-20 (navy); trim, garage door and gutters – PM-2 (white) and front door – 2023-30 (sun porch/yellow). Homeowner indicated that the adjacent neighbors had either a green or off white house color. The homeowner was advised that neighbors' comments were lacking and needed to be submitted for approval. **Chairman Husemoller requested that an approval letter be sent to the homeowner pending receipt of neighbors' comments.**
- H. R18-012, Tom Herrera, 1273 Hedgerow Drive, Lot#129, dated 4/04/18. The homeowner appeared before the committee, submitting an application, plat of survey, elevations and drawings demonstrating changes, requesting to expand their existing screened-in porch by six feet to the south on top of their existing deck, using the exact matching colors and material as the existing house, including roofing. The homeowner was advised that neighbors' comments were lacking and needed to be submitted for approval. **Chairman Husemoller requested that an approval letter be sent to the homeowner pending receipt of neighbors' comments.**

Other Agenda Items

Chairman Husemoller gave the members present the code for the combination to the lock box which stores an extra key, so that the Farmhouse may be accessed if he or Morris should not be able to attend the monthly meeting.

Since Tom Herrera attended the ARC meeting for his project application, the opportunity was used to discuss the 2016 Boucek application/violation and perpetual negotiation to resolve the issue after the Board had made a decision to enforce their guidelines. Chairman Husemoller felt that the homeowner should adhere to the conditions of the approval letter and stop the path at the property line, not continue it into the common area. Madson noted that the path was wider than allowed and Lara commented that not enforcing the guidelines sets a precedent for others to follow. It was also noted that according to the guidelines that any path longer than 10' ft. was to be curved and Chairman Husemoller felt that the Board should enforce this. Additionally, it was indicated from Herrera's email that the homeowner had installed a drain tile to divert the water flow on their property, another project for which there was no application. Other than overlooking the drain tile installation, the members were not inclined to grant any more

accommodations for the Boucek application, given their past history and unwillingness to follow the guidelines. Chairman Husemoller asked for all documentation once again, so that he may supply the Board with it to resolve this issue permanently.

Another issue that had surfaced was the help a Board member offered a potential home buyer, skirting the ARC protocol. Chairman Husemoller stated that the ARC does not deal with non-homeowners trying to acquire information and there needed to be a consistency in their approach to this policy. He cited possible conflicts and liability issues “potentially” granting approval to a potential homeowner regarding exterior improvement. Herrera suggested that he might include this topic in the Meadowmix publication, as well as reminding members that an exterior modification application submitted is not reviewed until the next ARC meeting, the first Wednesday of every month.

Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, May 2, 2018. The calendar for the following meetings will be: June 6; July 11; August 1; September 5; October 3; November 7 and December 5, 2018.

Adjournment

Braun made a motion to adjourn the meeting at 8:50p.m., seconded by Chairman Husemoller. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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