

Architectural Review Committee

May 02, 2018
Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, May 02, 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 Cindy Madson, Sandi Morris and Dave Siebert; Colleen Liberacki, recording secretary; Scot Lara, PCHOA Board Liaison, were present.

Absent: John Rouse and Krista Braun

Homeowner Forum

Eric Cummisford, Dan Fletcher, Ken and Janette Siegel attended to present their project applications, details of which can be found in the New Review Request section.

Minutes

A motion was made by Morris to approve the April 04, 2018 meeting minutes, and seconded by Madson; the motion was carried unanimously.

Old Business

Chairman Husemoller inquired of Scot Lara about the status of the guideline edits. Lara replied that the Board is still in the midst of reviewing them and noted that the unpainted fence edit was rejected due to anticipated aging appearance. Sandi Morris noted that there was further discussion about the front door colors. She further noted that Section 1.06 of the guidelines states that the Board will report back to the ARC their discussions before sending the edited guidelines out to the homeowners for their feedback.

Previously Discussed Review Requests

None

New Business

Follow-Up on Approvals

None.

New Review Requests

- A. R18-013, Steve & Shari Minsky, 893 Shooting Star, Lot# 354, dated 4/27/2018. The homeowner requested to install an active radon mitigation system installed by VSI Radon Reduction Corp. This would entail an installation of a 3” sch40 PVC pipe installed in the

basement, running up through the west side corner of the house, surfacing just a few inches above the top gutter. All members understood that this type of project is allowed by right, no approval necessary and Cindy Madson would follow-up if there was a need. **Chairman Husemoller requested that an approval letter be sent to the homeowner for purposes of permitting.**

- B. R18-014, Rick & Erin Cummisford, 872 Blazing Star Road, Lot# 170, dated 4/30/2018. The homeowner appeared before the committee, submitting an application, neighbors' comments, manufacturer's brochure and specs and an aerial photo showing placement, requesting the installation of (maximum of 28) Solaria Power XT 350R-PD or Solaria Power XT 345R-BD solar panels (L63 ³/₁₆ x W43 ¹⁵/₁₆ x H1/8" each) to be installed on the south facing roofs of the house and garage. All members were in agreement to approve the application and Dave Siebert would follow-up with any issues if necessary. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**
- C. R18-015, Blake McClanahan, 1446 Thimbleweed Road, Lot#362, dated 4/25/18. The homeowner submitted an application for the installation of a new exterior lights, along with neighbors' comments and a photocopy of the desired light fixture. It was unclear as to how many lights were to be installed, although the location was designated. Also needed was the size, color and manufacturer's specifications to complete the application. All members agreed to approve the application, pending receipt of additional information and Cindy Madson would follow-up with any issues if necessary. **Chairman Husemoller requested that an approval letter be sent to the homeowner, pending receipt of additional information.**
- D. R18-016, James & Susan Williamson, 1261 Hedgerow Drive, Lot#128, dated 5/02/18. The homeowner submitted an application, color/material sample and neighbors' comments for the installation of a new roof of a similar color. The new roof shingle is GAF Timberline HD and the color is Slate. All members agreed to approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**
- E. R18-017, Theresa Mugerditchian, 1345 Hedgerow Drive, Lot#155, dated 5/02/18. The homeowner submitted an application, manufacturer's brochure and neighbors' comments for a request to erect a yellow plastic portable children's climbing tower (3'8"H x 5'8"W). Members were more concerned with the bright color of the apparatus, due to the guideline section 3.01 and it's intended location, since the home is in a very visible trail and lake spot. Chairman Husemoller volunteered to speak with the homeowner in order to gain more information and suggest a possible change in color. **Chairman Husemoller will speak to the homeowner.**
- F. R18-018, Daniel A. Fletcher, 1262 Prairie Trail, Lot#51, dated 5/01/18. The homeowner appeared before the committee, submitting an application and material specifications, requesting an exact roof replacement by Tenson Construction, Inc. with architectural Oakridge shingles. All members agreed to approve the application. The intended color replacement is as close in the family of gray as possible in comparison to the existing roof color and Sandi Morris would follow-up

with any issues if necessary. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

- G. R18-019, Ken & Janette Siegel, 580 Bluestem Lane, Lot#3, dated 5/02/18. The homeowners appeared before the committee, submitting an application, neighbors' comments, plat of survey and multiple elevations for a request to add on a screened-in porch (12.6' x 18') to the west back of their house. It was noted that since this was an asymmetrical addition, the incomplete gable needed to be balanced. Chairman Husemoller volunteered to speak with the homeowners about possible suggestions to bring the finished plan more in compliance with the rest of the Prairie Crossing home addition styles. **Chairman Husemoller requested that this discussion be continued at the next meeting, when more information was furnished.**
- H. R18-020, Joan Gottschall, 1230 Prairie Orchid Lane, Lot#94, dated 5/02/18. The homeowner submitted an application, neighbors' comments and product sample, requesting to change the color of the roof from maroon to Landmark Certaineed Georgetown Gray. Members looked up the house and thought the color would be acceptable; all members approved the application and Sandi Morris would follow-up with any issues if necessary. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**
- I. R18-021, Corinne Kukulski, 1285 Hedgerow, Lot#130, dated 4/30/18. The homeowner submitted an application, plat of survey, neighbors' comments and product sample brochure, requesting to install a (15' x 15') Alpine Gray Unilock paver patio to be installed by Lester's Material Service. Members had questions regarding the grade of the patio and if steps were necessary, since it extended from the house; it was Dave Siebert would contact homeowner requesting the necessary information. **Chairman Husemoller requested that an approval letter be sent to the homeowner, pending receipt of additional information.**

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, June 6, 2018. The calendar for the following meetings will be: July 11; August 1; September 5; October 3; November 7 and December 5, 2018.

Adjournment

Madson made a motion to adjourn the meeting at 8:41p.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.