

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, June 06, 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 7:02p.m.

ROLL CALL

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

Present: Members Krista Braun, Sandi Morris, John Rouse and Dave Siebert; Colleen Liberacki, recording secretary; Scot Lara, PCHOA Board Liaison, were present.

Absent: Cindy Madson

Homeowner Forum

Matt Markley attended the meeting for the purposes of preparing a project application for a request to bury a sump pump drain line. He stated that his current line is likely collapsed or clogged and it may involve a portion that crosses his property line and into the common area, involving a trail. He was looking for information and guidance on how to best proceed. Due to the involvement of the common area, Chairman Husemoller advised the homeowner to contact Joe Marencik of the Environmental Team to gather some expertise on how to address the issue and Scot Lara also suggested contacting the Board as well to coordinate the effort.

Tom Poynor, Reese Mugerditchian, Mark Lovdjieff, Matt Markley, Skip Doss and Ken & Janette Siegel attended to present their project applications, details of which can be found in the Previously Discussed Review Requests and New Review Requests sections.

Minutes

A motion was made by Rouse to approve the May 02, 2018 meeting minutes and seconded by Siebert; the motion was carried unanimously.

Old Business

Chairman Husemoller advised that due to time taken to review the number of applications presented tonight and lack of time to adequately review the Board feedback about guideline edits, the discussion would be carried over into the July meeting.

Previously Discussed Review Requests

- A. 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

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(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.**

06/06/18 Theresa Mugerditchian noted that the rules/standards for sports equipment and play equipment differ but stated that "play" was the sport of toddlers. Siebert noted that he saw numerous play equipment units throughout the neighborhood and felt that there should be some consistency with standards. Chairman Husemoller wanted to abide by the current guidelines, but also wanted to be receptive to the request. After much discussion, it was agreed by all in attendance that the play equipment would not be in use any more than 12 hours on any day, stored in the garage at night and the homeowner would make sure that any visibility to the trail would be screened. The homeowner also suggested that there should be a limit as to the number of pieces of play equipment in the yard at any given time and this item was added for guideline review of the entire Section. **Chairman Husemoller requested that an approval letter be sent to the homeowner with the conditions noted above.**

- B. 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.**

06/06/18 Ken & Janette Siegel presented a revised plan for their screened-in porch, changing the incomplete gable to an A frame roof line. All members were in agreement to approve the new addition change, providing that the materials, roofing and paint color would all match and Chairman Husemoller would be the follow-up contact. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

- C. 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.**

06/06/18 Siebert believed he emailed the homeowner regarding the necessary

information that was needed to complete the application, however, he has received no response. He will attempt one more contact and then the application will be dropped due to lack of homeowner follow-up.

New Business

Follow-Up on Approvals

None.

New Review Requests

- A. R18-022, Tom (& Lisa) Poynor, 1591 Penstemon Court, Lot# 253, dated 6/06/2018. The homeowner appeared before the committee and submitted an application, neighbors' comments, plat of survey, aerial photos and product information to plant one red (Autumn Blaze/Freeman's) Maple tree in the southwest corner of his lot. All members agreed to approve the application and Cindy Madson would be the follow-up contact. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**
- B. R18-023, Mark Lovdjieff, 1040 Harris Road, Lot# 222, dated 5/31/2018. The homeowner appeared before the committee, submitting an application, neighbors' comments, manufacturer's brochure, plat of survey showing placement, requesting the replacement of an existing deck using the same footprint, with the installation of Menards Ultra Deck composite material, using the color choice Fusion Driftwood Gray or UltraDeck Rustic Gray, which weathers. All members agreed to approve the application Dave Siebert would be the follow-up contact. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**
- C. R18-024, Theresa Mugerditchian, 1016 Harris Road, Lot#216, dated 6/06/18. The homeowner appeared before the committee and submitted an application, neighbors' comments, and product information requesting to install an active radon mitigation system by a professional contractor. This was necessitated by a sale contract pending, and the buyer, Skip Doss was also present. The homeowner stated that time was of the essence. This would entail an installation of a square PVC duct pipe installed in the basement, running up through the side of the house (resembling gutter material), surfacing just a few inches above the top gutter, noting three options (A, B & C) for placement. All members understood that this type of project is allowed by right, no approval necessary, however there was discussion about the preference of location. It was agreed by all present that option A was the most aesthetically desirable placement of the pipe due to the foliage screening, however, the contractor would have the final determination if efficacy of the exhaust was an issue. This decision was arrived at after much discussion regarding the ARC rights of preference of the pipe versus the best possible location for function of the system. There was also a request to add this item for the next guideline review. **Chairman Husemoller requested that an approval letter be sent to the homeowner for purposes of permitting.**
- D. R18-025, Theresa Mugerditchian, 1345 Hedgerow Drive, Lot#155, dated 6/06/18. The homeowner appeared before the committee and submitted an application,

neighbors' comments, and product information requesting to replace eight exterior lights with Patriot Lighting Wall Lantern (8"W x 12 ¾"H x 7"D). The color was stated as black and warm 40-watt light bulbs would be used. All members agreed to approve the application and Chairman Husemoller would be the follow-up contact. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

- E. R18-026, John P. Kolb, 1423 Sunflower Court, Lot#228, dated 6/02/18. The homeowner submitted an application, manufacturer's information, plat of survey, placement photos and neighbors' comments for a request to erect high powder-coated dog run (5'W x 15'L x 6"H) and the accompanying kennel deck. This would be placed on a 2" bed of pea gravel on the east side of their garage with the view partially blocked by a large tree. Members were concerned with the visibility from the trail, which would necessitate a landscaping plan to provide screening. All members agreed to approve the application, pending receipt of landscaping plan and John Rouse would be the follow-up contact. **Chairman Husemoller requested that an approval letter be sent to the homeowner, pending receipt of landscaping plan.**
- F. R18-027, John & Corri Kolb, 1423 Sunflower Court, Lot#228, dated 6/02/18. The homeowner submitted an application, manufacturer's information, plat of survey, rough drawings, photos and neighbors' comments for a request to install a (27' x 20') Unilock Holland Premium Paver patio. Additionally, there would be a (13' L x 18"H) seating wall with (12"W x 30"H) pillars at each end and (19.5"H) Castine Rubbed Bronze post lights atop the pillars and a (70"W flanked by (12"W x 40"H) pillars at each grill wall with the same post lights. Also, there were two other Castine exterior lights product information submitted (14.41"H) model#39472 and (20.38"H) model#39426, but no indication of placement or choice. Members noted that light posts were not permitted per the guidelines and suggested a lower profile lighting, no taller than 18" on the inside seating wall and clarification of the other two lighting models, stating that all lights must match. John Rouse would be the follow-up contact. **Chairman Husemoller requested that this application be held in abeyance pending receipt of additional information.**
- G. R18-028, Gwen Ricchio, 920 Blazing Star Road, Lot#188, dated 5/21/18. The homeowner submitted an application, neighbors' comments and a color chip to paint their house siding color Sherwin Williams (SW7748) Green Earth. Their current siding color is yellow and homes on either side were blue or red. It was noted that the color example was referencing another house 1521 Amos Bennett, which had the color, but never received approval from the ARC to change their color. All members agreed to approve the application and Dave Siebert would be the follow-up contact. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

Other Agenda Items

It was noted that the meeting next month was delayed by one week, due to the holiday.

Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m.

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

Adjournment

Morris made a motion to adjourn the meeting at 9:24p.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.