

Architectural Review Committee

July 11, 2018
Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, July 11, 2018 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 7:05p.m.

ROLL CALL

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

Present: Members Krista Braun, Cindy Madson and Dave Siebert; Colleen Liberacki, recording secretary; Scot Lara, PCHOA Board Liaison, were present.

Absent: Sandi Morris and John Rouse

Homeowner Forum

Bob Flanary attended to present his project applications, details of which can be found in the New Review Requests sections.

Minutes

A motion was made by Madson to approve the June 06, 2018 meeting minutes with the edit of changing the May 2 heading date to June 6 and seconded by Siebert; the motion was carried unanimously.

Old Business

Chairman Husemoller headed the discussion to review the Board feedback about guideline edits. It was decided that the Section 2.09, Items 4 & 5 wording would be: “not to exceed 300 lumens” substituted for volts and wattage.

There was much discussion devoted to the reluctance of the Board to accept the ARC suggestion of relaxed restrictions regarding the exterior door colors, as members present were not in agreement with this decision. Chairman Husemoller’s goal was to simplify the guidelines and encourage compliance by the homeowners. There was a mention made of another homeowner with a wood tone door on Blazing Star, a new modification without ARC approval, as well as a Board member who painted their door bright pink, even after the ARC specifically denied the request. Board member Lara stated that there was a pantone/color palette in place already for homeowner reference. Madson pointed out that the color palette noted on the website was in draft form (possibly never adopted) and outdated, therefore hard to enforce or follow. Lara described the process of creating a new color palette, in which he was currently involved, since he volunteered to produce a current one. It became apparent to all present that the intended palette color choices were evolving, and expanding due to multiple and repeating manufacturer’s changes and a permanent fixed document was untenable. Lara was not in favor of backing off enforcement of door color restrictions solely due to homeowner noncompliance and would work

on creating a workable color palette document that would be easier to follow, but suggested working with the present palette until it could be available. Chairman Husemoller's suggested a subcommittee be formed to focus on a workable color palette that would encourage compliance and Lara agreed with that, but to move along with the guideline revisions as the Board decided upon. Both Chairman Husemoller and Dave Siebert shared a desire to attend the Board meeting the next night to express their views regarding the contempt shown by others regarding guideline compliance and a goal to form a subcommittee to improve the irrelevant color palette.

Previously Discussed Review Requests

None

New Business

Follow-Up on Approvals

Braun stated that project 18-006 on 904 Shooting Star was complete.

New Review Requests

- A. R18-029, Travis & Julie Blom, 1284 Hedgerow Drive, Lot# 134, dated 7/11/2018. The homeowner submitted an application, neighbors' comments, current photos and detailed product information to install a ThermaTru exterior fiberglass (63.5" x 81.625") front door Cabernet color #152 with glass insert and sidelites. Members had discussion about mullions and frosted/bubble glass and in the end decided that the mullions were acceptable but all glass must be clear. Also, in compliance with PC style, only the door was to be painted Cabernet, and the sidelites must be the same color as the existing trim. All members agreed to approve the application pending these changes and Chairman Husemoller would be the follow-up contact. **Chairman Husemoller requested that an approval letter be sent to the homeowner pending homeowner agreement to stated changes.**
- B. R18-030, Nick & Julie Kotzamanis, 976 Shooting Star Road, Lot# 332, dated 6/29/2018. The homeowner submitted an application, neighbors' comments, and actual paint sample to change their siding from grey to Benjamin Moore Ultra Spec Exterior Satin Color AF-555 Montpelier. 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.**
- C. R18-031, Michael Dean, 1565 Portia Road, Lot#284, dated 7/09/18. The homeowner submitted an application and product information requesting to install four exact replacement Marvin Integrity Traditional Double Hung Wood- Ultrex CN 3876 Stone White windows with a single mullion in the upper half, in the living room. Cindy Madson would be the follow-up contact. **Chairman Husemoller requested that an approval letter be sent to the homeowner for purposes of permitting.**
- D. R18-032, Lou & Pam Gebler, 1308 Hedgerow Drive, Lot#132, dated 7/11/18. The homeowner submitted an application, plat of survey, neighbors' comments, product information specs and actual photo requesting to replace their current exterior front door with a Pella door including dentil shelf detail, clear glass window with six panes and two sidelites (68.5"x 95.75"), painted brick red. Members were inclined

to approve the project, but wanted the glass panes to be vertical, to match the house windows and the sidelites trim must be painted the same color as the existing trim. All members agreed to approve the application with these changes and Dave Seibert would be the follow-up contact. **Chairman Husemoller requested that an approval letter be sent to the homeowner, pending confirmation of the changes.**

- E. R18-033, Robert Flanary, 1385 Calamus Lane, Lot#112, dated 7/11/18. The homeowner appeared before the committee and submitted an application, manufacturer's information, plat of survey, placement photos and neighbors' comments for a request to install a maximum of 35 LG330NIC-A5 solar panels (40"x60") by Sunrun on the east and west facing roof. 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.**
- F. R18-034, Mike & Colleen Rollins, 1355 Wild Indigo Road, Lot#209, dated 7/01/18. The homeowner submitted an application, rough drawing and neighbors' comments for a request to install a (19' x 21') Bluestone flagstone patio which would include a fire pit. There was no plat of survey nor any details regarding the firepit. All members agreed critical information was missing and Cindy Madson would be the follow-up contact. **Chairman Husemoller requested that this application be held in abeyance pending receipt of additional information.**
- G. R18-035, Robert Lossmann, 1022 Prairie Trail, Lot#71, dated 7/09/18. The homeowner submitted an application, plat of survey, neighbors' comments, building drawings for a (16' x 35'4") deck, with overhead pergola (3' x 17.1') positioned over the sliding glass doors 3.5' from the ground, and installation of garage windows with single mullions and overhead pergola above the garage doors, with additional photos citing examples in the community. It was also noted that all paint finishes would match existing color choices. All members noted the lacking detail regarding materials being used and no mention of railings for the deck. It was necessary to confirm that desired railings installed are compliant with PC style and would be painted the same color as existing trim, the deck color would be the same as the front porch deck, detailed drawings of the pergola would be necessary, as well as the garage pergola being painted the same color as the house trim. Cindy Madson would be the follow-up contact. **Chairman Husemoller requested that this application be held in abeyance pending receipt of additional information.**

Other Agenda Items

Chairman Husemoller advised the group that Member Braun would be resigning from the committee due to her upcoming time commitments regarding professional development. There was also one application submitted not in triplicate and lacking essential details. Chairman Husemoller would advise the homeowner of same and include the completed application in the next meeting.

Next Meeting

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

Adjournment

Braun made a motion to adjourn the meeting at 9:15p.m., seconded by Madson. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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