

Architectural Review Committee

August 1, 2018

Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, August 1, 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 7:00p.m.

ROLL CALL

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

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

Absent: None

Homeowner Forum

Jim Coonan attended as an observer; Tvertko Kujundzic, a new homeowner attended in preparation for a project application submittal; John Kolb and Bob Lee attended to present their project applications, details of which can be found in the New Review Requests sections.

Minutes

A motion was made by Madson to approve the July 11, 2018 meeting minutes and seconded by Morris; the motion was carried unanimously.

Old Business

None

Previously Discussed 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.**

8/1/18

The members revisited the request to have the sidelites glass be frosted, as opposed to clear glass. Morris stated that she has seen frosted glass in the community and another person stated it was a standard option on many doors for privacy reasons. In the end, it was decided to accept frosted

glass as a door sidelite option, also please refer to the Gebler application (R18-032) for additional details about painting details. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

- B. 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.**

8/1/18 In light of the fact that there had been many email exchanges between the homeowner and the ARC, Chairman Husemoller headed the discussion to review and recap the prior month's discussion. The homeowner is unhappy that the guidelines are requiring them to paint the sidelites the same color as the existing trim, whereas they prefer having the door and sidelites be all one color. The homeowner noted multiple homes in the area with the style that he preferred, however, none of those homeowners were compliant with the guidelines. Also, the homeowner preferred frosted glass as opposed to plain glass. Chairman Husemoller presented photo samples of 4 different doors in the community: Image# 1 had the sidelites and front door the same color with window panes in both the door and sides; Image# 2 had the sidelites and front door the same color with window panes in the door, but not the sides; Image# 3 had 3 long windows in the door, and ½ top sidelites; and Image# 4 had a door, transom and sidelites, both of which had stained glass.

Madson thought there should be allowances made for styles to change, as the homes were built 20 years ago and there were different trends now. She felt that it was unreasonable to expect people not to desire some style changes and the guidelines should allow for progression. Scot Lara was asked his opinion. He felt that it was acceptable not to keep the same style as two decades ago, and if the guidelines were more specific, this would generate more problems (as in Section 2.06, Item #1). Chairman Husemoller only wanted clarification, so as to be fair to everyone and not have protracted discussions every time a homeowner submitted a project application request. Lara presented a website on his computer, which was displaying numerous PC homes with window styles that differed from the door window styles. Seibert cautioned that the more detailed the rules, the more a source for problems, and the Board should not tell the ARC to decide. Lara countered that he was trying to give the ARC more freedom to operate and noted that there were many color combinations, and essentially all homes in PC were "prairie" style, just differences within the style. He felt that the structure of the door with sidelites just has to fit into

the “prairie” style in general, and allow for some styles to vary, as long as the door footprint remained the same.

Chairman Husemoller called attention to Section 2.06, Item #1 and #3, which stated that “Replacement of individual doors and windows shall match the existing style of windows on the house” and “approval is required if the replacement style or color of windows or doors is different from that originally provided with the house”. He felt that Item#1 should be removed from the guidelines and instructed it to be put on the list for the next revision. Madson felt that the sidelites should be considered part of the door, not the trim and it should be allowable to paint the sidelites the same color as the door. Lara agreed, noting that the “style should be consistent with the PC neighborhood” and as general as possible, and the ARC retains the right to decline the application if it is not suitable. Husemoller agreed with Madson, but noted that the door frame must still be the same color as the rest of the house trim. **Chairman Husemoller requested that an amended approval letter be sent to Gebler, allowing the door and sidelite colors to be the same, as well as allow frosted glass panes.**

- C. 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.**

8/1/18 Madson previously received an email in which the homeowner stated the firepit would be portable and they would procure a plat of survey. She had again contacted her today to remind the homeowner that the plat had not yet been received.

New Business

Follow-Up on Approvals

Madson stated that projects 16-037, 16-055 & 16-056; R17-020, R17-022, R17-030, R17-032 R17-035; R18-003, R18-008a, R18-008b & R18-015 were complete.

New Review Requests

- A. R18-038, Corinne Kukulski, 1285 Hedgerow Drive, Lot# 130, dated 7/26/2018. The homeowner submitted an application, neighbors’ comments, blueprints, photos and plat of survey requesting to add a (26’ x 8’) covered porch to the back of their house, work being completed by Warren Edwards, Builder, Inc. The homeowner stated the design is to be the same as the front porch, using the same paint/stain, materials and roofing shingles. 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. R18-039, Shelly Malizola, 1403 Turks Cap Road, Lot# 318, dated 7/25/2018. The homeowner submitted an application and product information requesting an exact replacement of a rear exterior door with a white ThermaTru Smooth-Star 6 panel Style# S210. All members agreed to approve the application and John Rouse would be the follow-up contact. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**
- C. R18-040, John P. Kolb, 1423 Sunflower Court, Lot#228, dated 8/01/18. The homeowner appeared before the committee submitting an application, plat of survey, photos, neighbors' comments, proposal and product information requesting to replace his sinking front porch steps/railings with same materials and color choices and the sidewalk with Unilock Holland Premium Pavers (running between the steps and driveway), which matches the rear patio material previously approved in June. Madson thought the pavers were an improvement over the concrete sidewalk, since it makes the surface less impervious. All members agreed to approve the application and John Rouse would be the follow-up contact. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**
- D. R18-041, John P. Kolb, 1423 Sunflower Court, Lot#228, dated 8/01/18. The homeowner appeared before the committee submitting an application, specifications, proposal and product information requesting to replace his rear two windows and swinging door with Pella Architect series triple sliding door, Brown (114" x 96"). All members agreed to approve the application and John Rouse would be the follow-up contact. **Chairman requested that an approval letter be sent to the homeowner.**
- E. R18-042, Bob & Francine Lee, 1238 Prairie Orchid, Lot#92, dated 7/29/18. The homeowner appeared before the committee submitting an application, manufacturer's information brochure, and neighbors' comments via email for a request to replace a roof using Owens Corning "Storm Cloud" Architectural shingles. He described his house color as "puke" green and the shingle color as grey-green. Members were concerned about the color, due to its lack of muted tones and display of a more speckled coloring. It was decided that a drive through the neighborhood to locate possible similar roofs and to possibly request the actual product sample. Sandi Morris would be the follow-up contact. **Chairman Husemoller requested that an approval letter be held in abeyance pending further information.**

Other Agenda Items

Chairman Husemoller had one application that was being returned to the homeowner, due to its incomplete state. Jim Coonan stated he was interested in joining the ARC, and Husemoller asked Board Liaison Lara to present this request to the Board for approval.

Next Meeting

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

Adjournment

Rouse made a motion to adjourn the meeting at 8:50p.m., seconded by Morris. The motion

was carried unanimously.

Colleen Liberacki, Recording Secretary

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