

**Village of Prairie Grove**  
**Architectural Review Commission**  
(815) 455-0920 Office  
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**ARC Review Meeting**

**Date:** 6/18/11 8:05 AM – Saturday, \_\_\_\_\_

**Attendance:** Peter Davies, Mike Magnussen and Ed Radwanski \_\_\_\_\_

**Absent:** \_\_\_\_\_ N/A \_\_\_\_\_

**Call to Order:** \_\_\_\_\_ 8:05 am by Ed Radwanski \_\_\_\_\_

**ARC Review Minutes:**

Reviewed Project proposed at: 4110 Valley View.

This project is for a complete facelift of the existing house along with the addition of a room to connect the house to an existing detached garage. Owners and a neighbor in attendance. The house is on the east side of Valley View. The location of the house leaves only portions of the roof top visible from public view. The house is in excess of 60 years old. The house currently is almost completely utilitarian in design. The exterior is completely wood clapboarded.

The proposed design incorporates Architectural grade shingles, cedar siding and stone masonry. In the days just before the ARC meeting, a change of the second story east side dormer to a stacked off set gable design. The owners stated the purpose of the project was to improve the curb appeal of their home. The proposed changes will place this home on an architectural par comparable with the current majority of homes in the village. Project approved.

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Reviewed Project proposed at: 3710 Conestoga Heritage Hills.

This project is for a re-roof, screen porch over an existing concrete patio and raised deck. Via e-mail the afternoon before the ARC meeting, ARC was advised by the village staff that a dispute with the Developer over the design of the screen room has come up and the subdivision covenants appear to give the Developer the right to supersede the Homeowners Association. Owners and president of the Heritage Hills Home Owners Association in attendance. The home owners advised the re-roof was needed because of material defects, wrong materials and or improper installations. Other material and workmanship and common area issues were also mentioned. Some items related to their home the owners felt should have been noticed by the Village Inspectors.

ARC Chairman Ed Radwanski advised the village staff informed ARC that developer approval of the project has not been received. The home owners and HOA President came prepared to argue this point. The HOA President had an original copy of a letter from the developer that stated he was turning over local ARC reviews to the HOA. The owners and HOA President then advised an agreement / approval with the developer has been reached.

ARC Chair advised Covenants and HOA documents are legal agreements that are maintained by the village staff. In some cases changes to these agreements require notice, review and or approval by the Village Board. Village Attorney review may also be requested by the Village. Until all documentation have been received, reviewed and approved by the Village are required. The owners then expressed dismay over the length of time it will take to make needed repairs and approve a project that has been approved for other area homes in the past.

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ARC Chair then advised the owners and HOA of the Village pre-approval and the ARC appeal processes and offered to review the project for ARC pre-approval and or ARC recommendations to the Village Board. This review would be conditional on resolution of the developer approval issue was resolved. This offer was accepted.

In the past ARC has approved screen rooms and decks. ARC then requested the details of the reported agreement with the developer that lead to the late approval. The owners and HOA advised a steeper roof pitch, a rail around the deck and stone work to cover the below floor level of the screen porch.

After discussion ARC advised we concur with the developer about the roof pitch. The original proposal used a slight pitch that contrasted sharply with other roof pitches of the home. Pitch should be custom or of a standard pitch which would place the addition's roof line just below a second floor existing window. ARC also concurred with the need to cover the area below floor level of the screen room and deck. Given the height of the raised deck, for safety reasons the rail proposed by the developer was advisable. No landscape plans were submitted. Village ARC approval will require protection of, the replacement of or comparable replacement of landscape features.



Additional Topics Discussed: Without having a discussion, ARC Chair requested all ARC members review and respond direct to the Village manger's 6/17/11 e-mail about the Trobiani Commercial Development project.



**Adjourned: \_\_\_\_\_ 9:07 am \_\_\_\_\_**

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Ed Radwanski – ARC Chairman