

Agenda Item 3
375 E. Westminster
New Residence and Associated Hardscape and Landscape Plans

Staff Report
Building Scale Summary Sheet
Vicinity Map
Air Photo:

Materials Submitted by Petitioner

Application
Description of Materials
Statement of Intent
Site Plan
Elevations
Roof Plan
Building Sections
Floor Plans
Landscape Plan
Tree Removal Plan
Photos of Streetscape

Materials shown in italics are included in the Commission packet only. A complete copy of the packet is available from the Community Development Department.



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Culbertson and members of the Historic Preservation Commission
DATE:	August 27 th , 2025
FROM:	Luis Prado, Assistant Planner
SUBJECT:	375 E. Westminster – New Residence

PROPERTY OWNERS

Chris and Anne Policinski
1016 Western Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

375 E. Westminster

HISTORIC DISTRICT

East Lake Forest

PROJECT REPRESENTATIVE

Peter Witmer, Principal Architect
919 Sherwood Drive
Lake Bluff, IL 60045

SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness for a new residence and the associated hardscape and landscape plans on a vacant lot.

PROPERTY DESCRIPTION

The property is located on the south side of Westminster, in the R H Mabbatt subdivision which was recorded in 1961. This property is a front of a lot-in-depth. There are two rear lots in the subdivision which are accessed by a driveway which is adjacent to the east side of the subject property. This property was previously developed with a single family home which had ongoing water infiltration issues. The west 30' of the subject property was incorporated into the McKinley condominium development. The property totals 18,878 square feet as it exists today.

On August 25th, 2025, the Zoning Board of Appeals will consider a request for a variance from the lot-in-depth side yard setback for the eave on the east side of the house and an open pergola.

STAFF EVALUATION

Site Plan

The proposed residence is sited in the middle of the lot, shifted towards the west to, for the most part, observe the 40 foot lot-in-depth setback from the east property line.

The three car garage is intentionally sited at the rear of the home to respect the Westminster streetscape. A new curb cut is proposed off of Westminster. The subject property does not have access rights to the private drive to the east. The driveway as proposed extends along the west side of the house, adjacent to a new residence nearing completion and the third McKinley Condominium building.

Two bluestone patios are proposed on the east side of the house. Because of the location of the garage at the rear of the home, the yard on the east side is the outdoor area that has a direct connection to the living areas of the home.

New Residence

As described in the petitioner's statement of intent, the proposed residence takes inspiration from the "shingle cottage style" of architecture. Cottage style homes are usually one or one-and-a-half stories, with simple gabled roofs and front porches that create a modest, often symmetrical appearance. Shingle style homes are known for their continuous wood shingle exteriors, covering both the roof and siding, and for their irregular, asymmetrical forms.

The proposed home combines features of both styles. Wood shingles are proposed for both the roof and siding reflecting the shingle style, while the front elevation aligns more with the cottage style through its symmetrical design and covered entry. The rear and side elevations are less symmetrical, with gabled roofs on the house and a mansard roof on the attached garage. While the mansard roof meets the Residential Design Guidelines for simplicity and scale, it is not a typical element of shingle cottage style architecture.

Findings

A staff review of the applicable standards in the City Code is provided below. Preliminary findings in response to the standards are offered for the Commission's consideration.

Standard 1 – Height.

This standard is met. The proposed residence is 29.5 feet tall at its highest point, below the maximum allowable height of 30 feet for this property.

Staff Recommendation: Submit as built drawing while construction is in progress to confirm that the height of the residence does not exceed the maximum allowable height of 30 feet as measured from the lowest point of existing grade to the tallest peak and conforms to the approved plans.

Standard 2 – Proportion of Front Façade.

This standard is met. The front façade is symmetrical, the massing is simple and compatible with the streetscape, and the windows are organized and spaced evenly across the elevation creating balance and appropriate proportions across the front of the home.

Standard 3 – Proportion of Openings.

This standard is met. The relationship of the width to the height of the windows and doors on all elevations is well balanced and compatible with the patterns found on homes in the surrounding area.

Standard 4 – Rhythm of Solids to Voids.

This standard is met. The rhythm of solids to voids is consistent on the north, south and west elevations. The east elevation presents eight sliding doors side by side, leading to the side yard patios. More expansive glass is often found on rear elevations to relate to the outdoor living space. In this case, the outdoor living space accessible from the home is located on the east side of the house.

The potential for impacts from light spillover on the neighboring property to the east is mitigated by arborvitae and the fence which was recently installed by the developer along the property line, adjacent to the driveway to the two rear lots.

Standard 5 – Rhythm of Spacing and Structures on the Street.

This standard is met. The house is setback further than the neighboring house to the west which is nearing completion and generally aligns with other homes along Westminster. The new house is sited in a manner that minimizes views of the condominium building from the Westminster streetscape. The house is sited in compliance with the setbacks of the applicable zoning district.

Standard 6 – Rhythm of Entrance Porches.

This standard is met. The covered entrance is modest in scale and centered on the front elevation of the home. Similar front entrances are common to the surrounding neighborhood. The entrance has an appropriate human scale.

Standard 7 – Relationship of Materials and Texture.

This standard is met. High quality materials are proposed. The exterior walls are wood shingles and the main roof will be cedar shingles. The front entrance and dormer roofs will be copper. Double hung aluminum clad wood windows with interior and exterior affixed muntin bars are proposed. A wood door, window trim, fascia and soffits are proposed. The chimney will be stone. The gutters and downspouts are copper.

Standard 8 – Roof Shapes.

This standard is met. The roof design is a simple combination of gabled and hipped roof forms. The dormer design is consistent throughout.

Standard 9 – Walls of Continuity.

This standard is met. The proposed landscape is consistent with the streetscape and surrounding neighborhood and over time, will restore the landscape dominant character along the south side of Westminster.

Standard 10 – Scale.

This standard is met. The residence as presented complies with the building scale requirements. Based on the lot size, a residence of up to 3,905 square feet is permitted on the site. In addition, a garage of up to 576 square feet is permitted along with up to 394 square feet of design elements. The residence totals 3,752 square feet. The garages total 679 square feet and there are 247 square feet of design elements. The excess square footage of the garage must be added to the overall square footage of the home. In total, the proposed replacement residence totals 3,855 square feet and is less than one percent under the allowable square footage for this property.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The front of the house is oriented to face north, toward the street, like many of the surrounding homes.

Standard 12 – Preservation of Historic Material.

This standard is not applicable to this request. A new home is proposed on a vacant lot.

Standard 13 – Protection of Natural Resources.

This standard is met. Only one tree, an oak in poor condition, is proposed for removal. The proposed landscape plan demonstrates adequate vegetative screening and foundation and tree plantings which exceed

the minimum criteria for new construction. At the time of permit, the landscape and tree replacement plan will be reevaluated and refined as determined to be necessary by the City's Certified Arborist.

Standard 14 – Compatibility.

This standard is met. The architectural style, scale, high quality materials, and architectural detailing of the new residence are compatible with the surrounding neighborhood.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request. The lot is vacant.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property.

This standard is not applicable to this request.

PUBLIC COMMENT

Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City's website. As of the date of this writing, no correspondence was received regarding this request.

RECOMMENDATION

Grant a Certificate of Appropriateness approving a new residence and the associated hardscape and landscape at 375 E. Westminster. The recommendation is based on the findings presented in this staff report. Staff recommends the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission with the refinements as directed above. Any refinements made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan submitted for permit. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.
2. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall meet the minimum landscape requirement for new construction and provide the required replacement inches on site using good forestry practices. The plan shall also clearly detail existing vegetation intended to remain along the east property line and new trees and vegetation planned in that area to provide screening between patio areas and the existing driveway to the east.

If all required replacement tree inches cannot be accommodated on the site, the number of remaining inches for which a payment in lieu of planting will be required must be noted on the plan. The full payment in lieu of on site plantings is required prior to the issuance of a Certificate of Occupancy. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.

3. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect any trees identified for preservation during construction as well as trees on neighboring properties, must be submitted and will be subject to review and approval by the City’s Certified Arborist. In addition, for any trees that, as determined by the City Arborist, may be impacted by construction activity, a plan for protection, including pre and post construction treatments must be prepared by an independent Certified Arborist and submitted with the building permit application. The tree protection plan shall be subject to review and approval by the City’s Certified Arborist.
4. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights. All exterior lighting shall be sensitive to the impacts on neighbors and on the dark sky character of the neighborhood.
5. Prior to the issuance of a building permit, a plan for construction parking and materials’ staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding neighborhood. No parking is permitted on Westminster. Recognizing the ongoing construction activity in this area in recent years, off site parking by contractors may be required at the City’s discretion.
6. An as built drawing shall be submitted once framing is in place to confirm that the height of the residence does not exceed the maximum allowable height of 30 feet as measured from the lowest point of existing grade to the tallest peak and conforms to the approved plans.

THE CITY OF LAKE FOREST HISTORIC PRESERVATION COMMISSION -- BUILDING SCALE INFORMATION SHEET

Address 375 E. Westminster Ave Owner Chris and Anne Policinski
 Representative Peter Witmer Reviewed by: L. Prado
 Date 8/27/2025
 Lot Area 18610 sq. ft. Allowed Square Footage 3905

Square Footage of Residence

1st floor 1992 + 2nd floor 1760 + 3rd floor 0 = 3752 sq. ft.

Design Element Allowance = 394 sq. ft.

Total Actual Design Elements = 247 sq. ft. Excess = 0 sq. ft.

Garage 679 sf actual ; 576 sf allowance Excess = 103 sq. ft.

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Residence = 3855 sq. ft.

TOTAL SQUARE FOOTAGE = 3855 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 3905 sq. ft.

DIFFERENTIAL = 50 sq. ft. **NET RESULT:**
Under Maximum 50 sq. ft. is
1% under **Max. allowed**

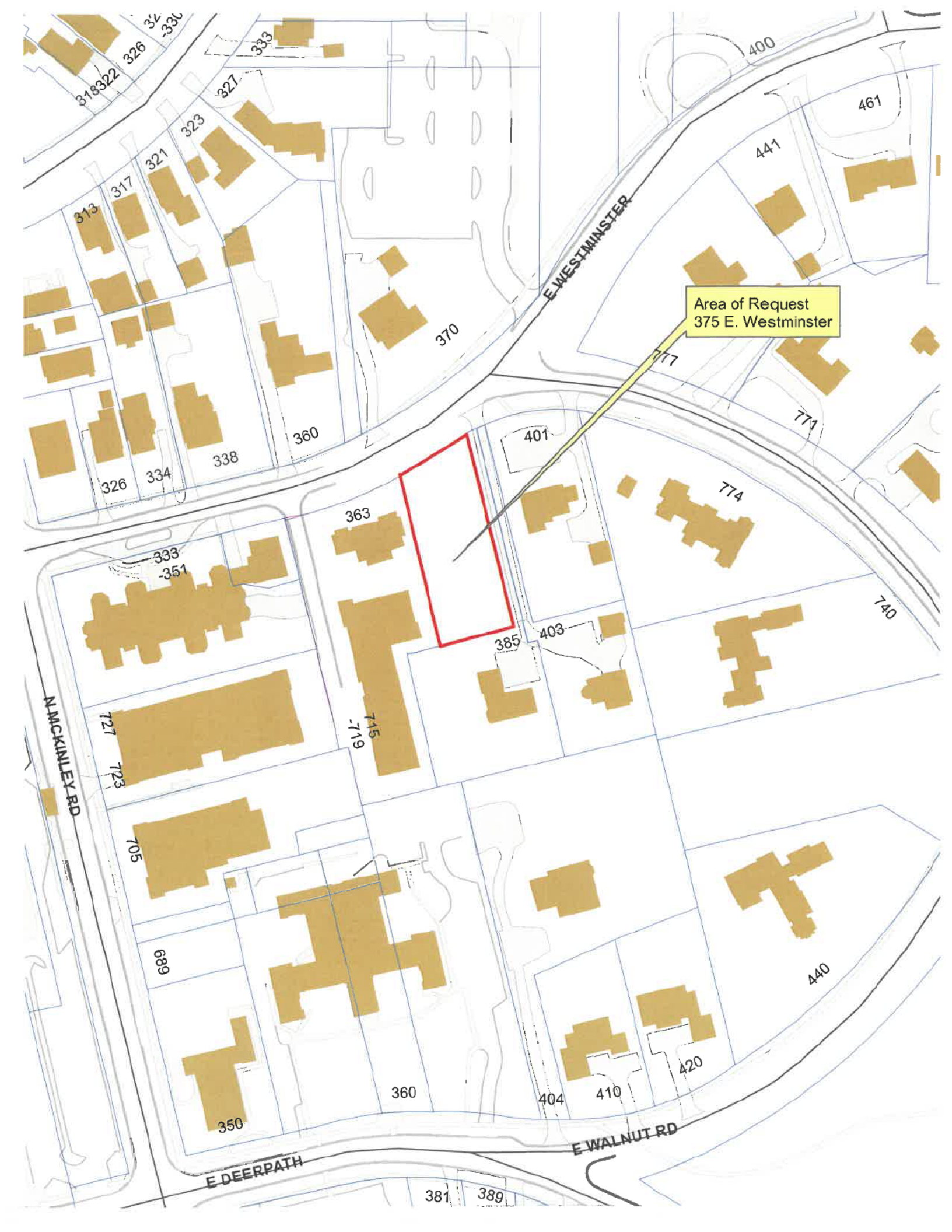
DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 394 sq. ft.

- Open Porches = 0 sq. ft.
- Screen Porches = 0 sq. ft.
- Covered Entries = 66 sq. ft.
- Portico = 0 sq. ft.
- Porte-Cochere = 0 sq. ft.
- Breezeway = 0 sq. ft.
- Pergolas = 156 sq. ft.
- Dormers = 25 sq. ft.
- Bay Windows = 0 sq. ft.

Total Actual Design Elements = 247 sq. ft.

Excess Design Elements = 0 sq. ft.



Area of Request
375 E. Westminster

E WESTMINSTER

N MACKINLEY RD

E DEERPATH

E WALNUT RD



Area of Request
375 E. Westminster

N MCKINLEY RD

E WESTMINSTER

E DEERPETH

E WALNUT RD



**THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS**

PROJECT ADDRESS 375 E Westminster Ave

APPLICATION TYPE

<i>RESIDENTIAL PROJECTS</i>		<i>COMMERCIAL PROJECTS</i>	
<input checked="" type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

- East Lake Forest District
 Green Bay Road District
 Vine/Oakwood/Green Bay Road District
 Local Landmark Property or District
 Other

PROPERTY OWNER INFORMATION

Chris & Anne Policinski
Owner of Property

1046 Western Ave
Owner's Street Address (may be different from project address)

Lake Forest IL 60045
City, State and Zip Code

Phone Number _____ *Fax Number* _____

cjpolicinski@gmail.com
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Peter Witmer
Name and Title of Person Presenting Project

Witmer & Associates
Name of Firm

919 Sherwood Dr
Street Address

Lake Bluff, IL 60044
City, State and Zip Code

847-234-5240
Phone Number _____ *Fax Number* _____

pwitmer@witmerandassoc.com
Email Address

Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 3:00pm.	
<i>Please email a copy of the staff report</i>	<input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE
<i>Please fax a copy of the staff report</i>	<input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE
<i>I will pick up a copy of the staff report at the Community Development Department</i>	<input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE



THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS
(The use of natural materials is strongly encouraged)

Façade Material

- Stone
- Brick
- Wood Clapboard Siding
- Wood Shingle
- Cementitious Stucco
- Other _____

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material Concrete

Window Treatment

Primary Window Type

- Double Hung
- Casement
- Sliding
- Other _____

Color of Finish _____

Finish and Color of Windows

- Wood (recommended)
- Aluminum Clad
- Vinyl Clad
- Other _____

Window Muntins

- Not Provided
- True Divided Lites

Simulated Divided Lites

- Interior and Exterior muntin bars (recommended)
- Interior muntin bars only
- Exterior muntin bars only
- Muntin bars contained between the glass

Trim Material

Door Trim

- Limestone
- Brick
- Wood
- Other _____

Window Trim

- Limestone
- Brick
- Wood
- Other _____

Fascias, Soffits, Rakeboards

- Wood
- Other _____

THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED

Chimney Material

- Brick
- Stone
- Stucco
- Other _____

Roofing

Primary Roof Material

- Wood Shingles
- Wood Shakes
- Slate
- Clay Tile
- Composition Shingles _____
- Sheet Metal _____
- Other _____

Flashing Material

- Copper
- Other _____
- Sheet Metal

Color of Material _____

Gutters and Downspouts

- Copper
- Aluminum
- Other _____

Driveway Material

- Asphalt
- Poured Concrete
- Brick Pavers
- Concrete Pavers
- Crushed Stone
- Other _____

Terraces and Patios

- Bluestone
- Brick Pavers
- Concrete Pavers
- Poured Concrete
- Other _____

Standard 6 **Rhythm of Entrance Porches, Storefront Recesses, and other Projections.** The relationship of entrances and other projections to sidewalks shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.

The proposed home addresses Westminster Ave with a modestly-scaled façade. The driveway is centered upon the front entrance.

Standard 7 **Relationship of Materials and Texture.** The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials used in the structures to which it is visually related.

There are several examples within the immediate neighborhood with similar materials, colors and architectural features.

Standard 8 **Roof Shapes.** The roof shape of a structure shall be visually compatible with the structures to which it is visually related.

The two matching gables on the front façade, as well as the hip roof of the entryway are compatible with the on the surrounding homes. Multiple gables on each elevation break up the roof silhouette.

Standard 9 **Walls of Continuity.** Facades and property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places which such elements are visually related.

N/A

Standard 10 **Scale of a Structure.** The size and mass of structures in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, and balconies shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.

The proposed project is compatible with the neighboring homes.

Standard 11 **Directional Expression of Front Elevation.** A structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related in its directional character, whether this be vertical, horizontal or non-directional character.

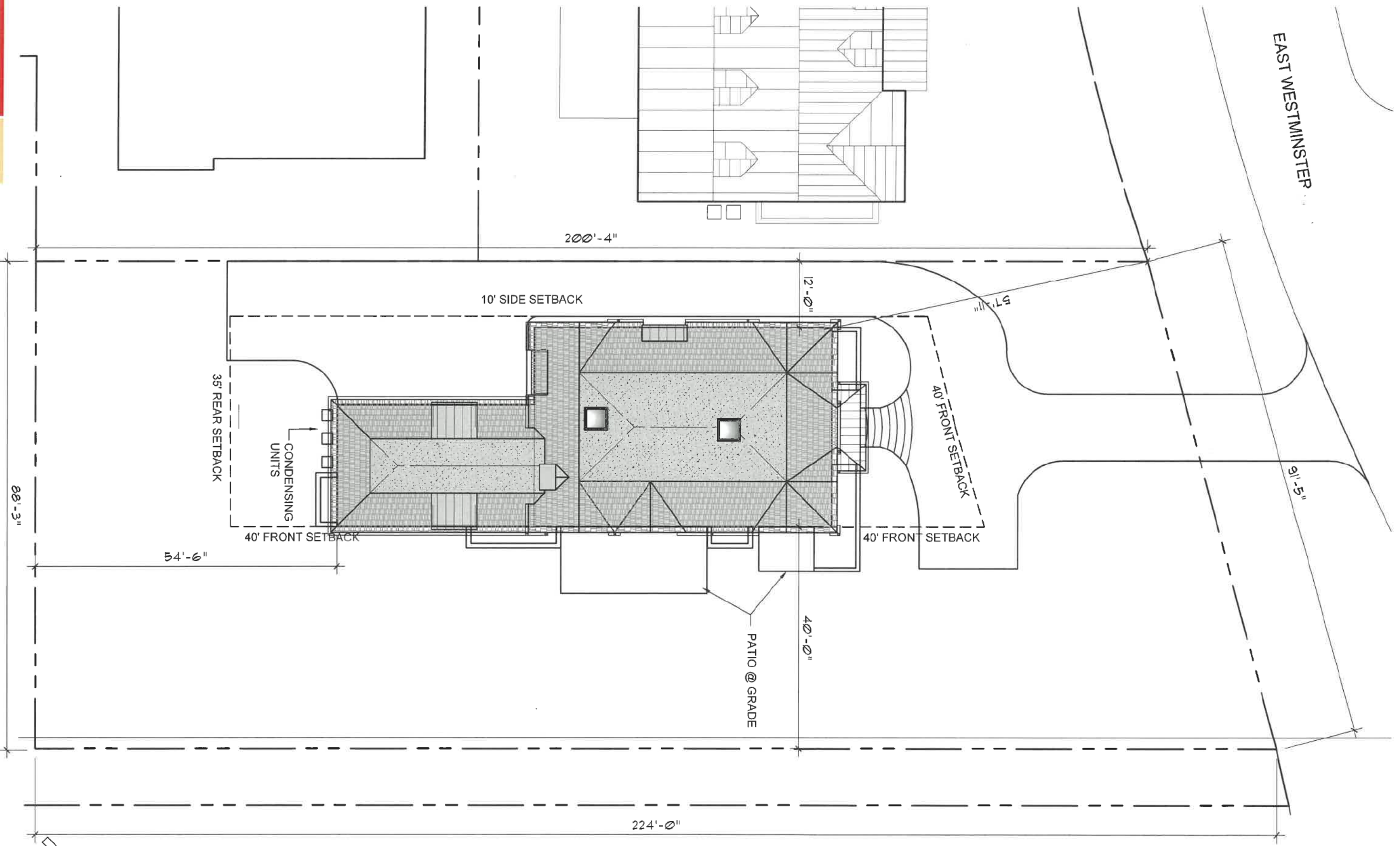
The proposed home addresses Westminster Ave with an appropriately scaled façade. The three-car garage is situated toward the rear of the home and is not visible from the street.

WITMER AND ASSOCIATES

- Standard 12** **Preserving Distinguishing Features.** The distinguishing original qualities or character of a property, structure, site, or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.
- There are no distinguishing features at this property.
- Standard 13** **Protection of Resources.** Every reasonable effort shall be made to protect and preserve archeological and natural resources affected by, or adjacent to any project.
- N/A
- Standard 14** **New Construction.** In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.
- There are multiple examples of shingle cottage style neighboring homes.
- Standard 15** **Repair to Deteriorated Features.** Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior Standards for Treatment of Historic Properties. Repair or replacement should be based on accurate duplications of features and should match the material being replaced in composition, design, color, texture and other visual qualities.
- N/A
- Standard 16** **Surface Cleaning.** The surface cleaning of historic material and distinctive architectural features shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the significant materials shall not be undertaken.
- N/A
- Standard 17** **Reversibility of Additions and Alterations.** Whenever possible, additions or alterations to historic properties shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.
- N/A

SITE PLAN

EAST WESTMINSTER



Witmer & Associates
Architecture and Interior Design
witmerandassoc.com

375 E WESTMINSTER AVE
PROPOSED SITE PLAN
July 18, 2025
SCALE: 1/16" = 1'-0"

NORTH ELEVATION

T/ ROOF
+126'-3"

T/ SECOND FLOOR
+110'-6"

T/ FIRST FLOOR
+100'-0"

WOOD PERGOLA



- CEDAR SHINGLES
- ALUM GUTTERS & DOWNSPOUTS
- COPPER ROOF
- WOOD TRIM
- WOOD SHINGLE SIDING
- ALUM CLAD DOUBLE HUNG WINDOWS W/ INSULATING GLASS
- STONE PLANTER

NORTH ELEVATION



NORTH ELEVATION - WITH LANDSCAPE

0 1' 2' 4' 8'
SCALE: 1/8" = 1'-0"

375 E WESTMINSTER
ELEVATIONS

July 18, 2025 SCALE: 1/8" = 1'-0"



Witmer & Associates
Architecture and Interior Design
witmerandassoc.com

WEST ELEVATION



Witmer & Associates
 Architecture and Interior Design
 witmerandassoc.com

WEST ELEVATION - WITH LANDSCAPE

0' 1' 2' 4' 8' 375 E WESTMINSTER
 SCALE: 1/8" = 1'-0" ELEVATIONS
 July 18, 2025 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION - WITH LANDSCAPE



Witmer & Associates
 Architecture and Interior Design
 witmerandassoc.com

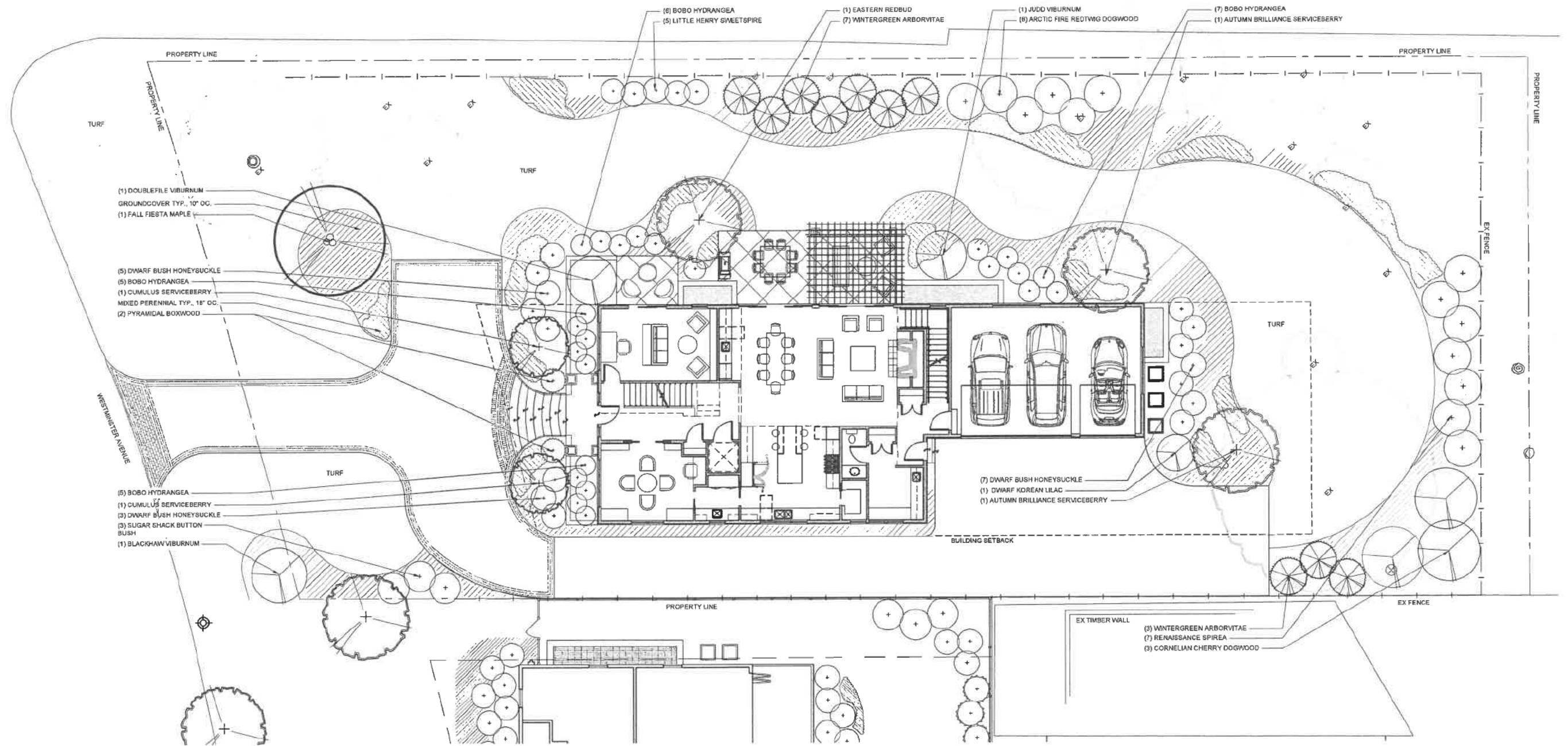
0 1' 2' 4' 8' 375 E WESTMINSTER
 SCALE: 1/8" = 1'-0" ELEVATIONS
 July 18, 2025 SCALE: 1/8" = 1'-0"

EAST ELEVATION



This plan is conceptual and dimensions are to be verified. Materials are represented in their future condition in a new mature state. All quantities and sizes contained in these drawings are not to be used for construction purposes in other than the intended project. They are the sole property of MARIANI LANDSCAPE, INC. and are not to be duplicated or put in any other form without express written consent. Graphic representations are for illustrative purposes. Field adjustments may be made during installation in keeping with the design intent.

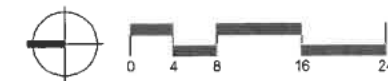
LANDSCAPE PLAN



375 Westminster - Landscape Plan

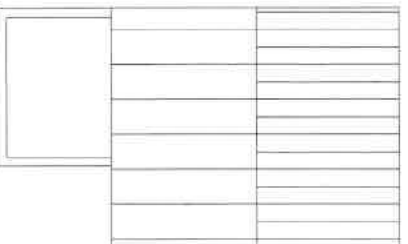
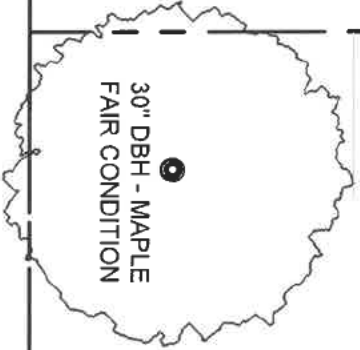
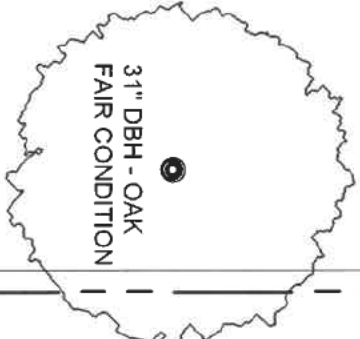
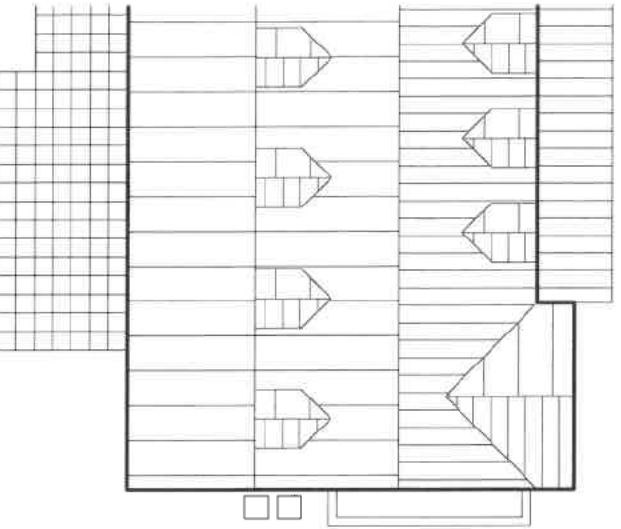
375 E Westminster Ave., Lake Forest, IL

Project No: 375_Westminster_25022
20250812



TREE REMOVAL PLAN

EAST WESTMINSTER AVE



Witmer & Associates
Architecture and Interior Design
withmerandassoc.com

July 17, 2025
SCALE: 1" = 20'-0"

PHOTOS OF STREETScape



401



375



363

**Agenda Item 4
901 Rosemary
Rear Yard Enhancements**

Staff Report
Building Scale Summary Sheet
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Description of Materials
Statement of Intent
Plat of Survey – Existing Conditions
Site Plan – Proposed Rear Yard Enhancements
Pool House Elevations
Pool House Floor Plan, Roof Plan, Clerestory Detail
Site Plan – Proposed Awning, Pergola, Shed and Materials

Landscape and Tree Removal Plan
Conceptual Images – Proposed Pool House

Correspondence

Materials shown in italics are included in the Commission packet only. A complete copy of the packet is available from the Community Development Department.



STAFF REPORT AND RECOMMENDATION

TO: Chairman Culbertson and Members of the Historic Preservation Commission
DATE: August 27, 2025
FROM: Catherine J. Czerniak, Director of Community Development
SUBJECT: **901 Rosemary Road – Rear Yard Enhancements**

Property Owner

Chicago Title Land Trust Co.
Trust # 8002389143
[REDACTED]
901 Rosemary Road
Lake Forest, IL 60045

PROPERTY LOCATION

901 Rosemary Road

HISTORIC DISTRICT

East Lake Forest
Local and National
Register Historic
District

Representatives:

Albert Yadao, Associate, Sawyer Berson
Adam Cesanek, Landscape Architect, Sawyer Berson

Summary of the Petition

This petition is before the Commission for consideration of various improvements to the rear yard including removal of an open pergola, construction of a pool house and a new pergola, enlargement of an existing terrace, tree removal, landscape enhancements, exterior lighting, and installation of a sport court, children's turf play area, and a storage shed.

Description of the Property

The William O. Lindley House, historically known as Boxwood, was constructed in 1916 and is considered a Contributing Structure to the Historic District. The home was designed by Arthur Heun and is characterized by parapet gable roof forms and a stucco façade. The estate property was subdivided in 1986 and the carriage house originally associated with the estate home was converted into a single family home on an adjacent lot to the south. A garage was later added to that property.

Limited modifications have been made to the subject property over the years most notably, the addition of garages on the west side of the residence to replace the carriage house function that was lost when the original property was subdivided, and the addition of a swimming pool and open pergola in the rear yard.

Proposed Improvements

The petitioners are proposing several enhancements to the rear yard including structures and landscaping. Some of the items listed below could proceed without the review or approval of the Commission. However, the petitioners' representatives are presenting a comprehensive plan to provide the Commission with an overview of the end product as envisioned. No variances are requested.

The proposed rear yard enhancements include:

- Removal of an existing pergola west of the pool.
- Construction of a pool house generally in the location of the existing pergola with a larger footprint.
- Addition of a pergola on the east side of the pool.
- Limited expansion of an existing terrace with added ornamentation.
- Enhanced gardens and landscaping throughout the rear yard.
- Addition of exterior lighting.
- Addition of a sport court in the southeast corner of the property.
- Addition of a small utilitarian shed and children's play area adjacent to the west side of the sport court.

STAFF EVALUATION

All of the proposed improvements are internal to the over five acre site and will not be visible from off of the site due to both placement in the rear yard and the extensive existing and planned landscaping.

Pool House

A pool house of just over 1,000 square feet is proposed west of the existing pool, generally in the location of the pergola that will be removed. A new pergola is planned at the east end of the pool.

The pool house is a simple structure intended to be clearly secondary to the residence. An open loggia extends from the east side of the pool house and faces the pool, and an outdoor kitchen is located on the north side of the pool house in a second covered, but open area. The exterior of the pool house will be constructed of high quality materials consistent with the materials on the original residence.

Pergola

An open pergola is planned east of the pool, separated from the pool by an open lawn area which is flanked at each corner by a tree which when viewed from the west, will frame the pergola. The pergola is proposed with stucco columns and an open wood roof structure.

Terrace Modification

The terrace at the rear of the house will be widened. The materials will match those of the existing terraces around the home. A cast concrete balustrade will be added edging the terrace consistent with the detailing on the terrace at the front of the house.

Trees and Landscaping

Fourteen trees are proposed for removal. These trees are, for the most part, lower quality species and ornamental trees, many of which are no longer thriving. A significant number of new trees and new landscaping is planned throughout the rear yard far exceeding the required replacement inches since many of the trees being removed do not require replacement because of their species and condition.

A detailed tree removal and landscape plan are included in the Commission's packet. The landscape architect will be available to respond to questions at the Commission meeting.

Exterior Lighting

A detailed exterior lighting plan has not yet been submitted however the intended character of the exterior lighting is described in the petitioner's statement. A detailed lighting plan with cut sheets for all proposed light fixtures will be required at the time of submittal for permit. Staff will review the lighting plan for compliance with the dark sky character of the historic district.

Other Planned Improvements

As noted above, a sport court, children's play area, and small utilitarian storage shed are proposed away from the house to the east and south of the pool. Although the Commission does not have purview over these elements, they are reflected on the site plan to provide an overall understanding of the planned improvements. The placement of these elements and the extensive landscaping and gardens planned will allow these additional elements to fit quietly into the yard, allowing the historic residence to feature prominently from the rear yard.

FINDINGS

The following findings of fact in support of this petition are provided based on the applicable Code criteria, Section 155.08.

Garage Addition

Standard 1 - Height

This standard is met. The height of the pool house as reflected on the plans is 25 feet, the maximum height permitted for an accessory structure. The height is measured from the lowest point of existing grade to the tallest peak. To assure

compliance, an as built survey confirming the height of the structure will be required during construction once the framing begins to take shape. The proposed height of the pool house is well below the height of the residence establishing the structure as secondary to the historic residence.

Both the pergola and utilitarian shed are well below the height permitted for accessory structure.

Standard 2 – Proportions of Front Façade

This standard is met. No changes are proposed to the front façade of the residence. There will be no change to the relationship of the property to other properties along the street.

Standard 3 – Proportions of Openings

This standard is met. The proportions of the windows, doors and loggia elements around the pool house are well balanced and appropriate internally and in relation to the openings around the historic residence.

Standard 4 – Rhythm of Solids to Voids

This standard is met. The solids and voids on all elevations of the pool house are well balanced. The loggia on the east side of the pool house adds dimension and shadowing to the structure as an open element.

Standard 5 – Rhythm of spacing and structures on streets

This standard is not applicable to this petition. No changes are proposed to the rhythm along the streetscape. The improvements planned are in the rear yard and not visible from the streetscape.

Standard 6 – Rhythm of Entrance Porches

This standard is not applicable to this petition. No changes are proposed to entrance porches.

Standard 7 – Relationship of Materials and Texture

This standard is met. High quality exterior materials consistent with the historic residence are proposed for the pool house including true cement stucco walls, a slate roof, painted wood windows and doors, and copper gutters.

The new pergola consists of stucco columns supporting a wood roof. The utilitarian shed will be purchased and is intended to be screened by vegetation. The shed is low profile and will not be visible from off of the site.

Standard 8 – Roof Shapes

This standard is met. A simple roof with gable ends facing north and south is proposed on the pool house. The structure is understated and reads as

secondary to the original residence.

Standard 9 – Walls of Continuity

This standard is met. No change is proposed to the landscaping along the street or the front façade of the home. All elevations of the pool house are designed and detailed to a consistent level.

Standard 10 - Scale

This standard is met. The property with the proposed additional structures, the pool house, pergola, and shed, will remain significantly below the allowable square footage for the large property, 36% below the allowable.

Standard 11 – Directional Expression of Front Façade

This standard is not applicable to this petition. No work is proposed to the front façade or in front of the residence. No changes will be made that will impact the directional expression of the front façade.

Standard 12 – Preservation of Historic Material

This standard is met. The pergola planned for removal is not historic or original to the property. The historic materials on the residence will be preserved.

Standard 13 – Preservation of Natural Resources

This standard is met. Fourteen trees are proposed for removal. These trees are for the most part ornamental and lower quality species, and many are in less than optimum condition. The remaining vegetation on the property will be protected during construction and preserved. Native plantings are proposed to enhance the property and provide screening along the perimeter of the property and between different active areas of the yard.

Standard 14 – Compatibility

This standard is met. The pool house is designed in a manner that takes inspiration from the historic residence. High quality materials consistent with those used on the residence are proposed.

Standard 15 – Repair to Deteriorated Features

This standard is not applicable to this request.

Standard 16 – Surface Cleaning

This standard is not applicable to this request. No work on the original exterior materials on the residence is proposed.

Standard 17 – Integrity of Historic Property

This standard is met. The proposed improvements are located at the rear of the property and will not be visible from the streetscape or impact the historic

integrity of the front façade of the home. The proposed improvements are intended to provide additional amenities to the current and future owners of the property.

PUBLIC COMMENT

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at four public locations and on the City's website. As of the date of this writing, one email in support of the project was received and distributed to the Commission.

RECOMMENDATION

Grant a Certificate of Appropriateness for a pool house and new pergola, expansion of the terrace, tree removal, exterior lighting, and landscaping enhancements throughout the rear yard. The sport court, children's play area, and utilitarian shed are acknowledged as part of the site plan.

The following conditions of approval are offered for the Commission's consideration.

1. Plans submitted for permit must reflect the project as presented to the Commission. Any changes made as the result of Commission comments or final design development shall be clearly called out on the plan. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.
2. A detailed exterior lighting plan shall be submitted with the plans submitted for permit. The plan must identify all exterior lights including landscape and path lights, and lights on structures. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights. All exterior lighting shall be sensitive to neighbors and respect the dark sky character of the neighborhood.
3. Prior to the issuance of a building permit, plans for tree protection fencing, construction access, contractor parking and material and equipment staging shall be submitted and will be subject to City approval in an effort to preserve and protect trees and vegetation and minimize impacts on the surrounding neighborhood. Due to the narrow condition of Rosemary Road, no on street parking is permitted.

THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address 901 Rosemary Road Owner(s) Chicago Title Land Trust Company No. 8002389143
 Architect Ibert Yadao Reviewed by: L. Prado
 Date 8.27.2025
 Lot Area 230292 sq. ft. Allowable Square Feet = 18396

Square Footage of Residence -- Existing

1st floor 4130 + 2nd floor 3516 3rd floor 2124 = 9770 sq. ft.

Design Element Allowance = 1840 sq. ft.

Total Actual Design Elements = 454 sq. ft. Excess = 0 sq. ft.

Garage 1514 sf actual ; 800 sf allowance Excess = 714 sq. ft.

Garage Width NA ft. *may not exceed 21 ft. in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Existing Residence = 10484 sq. ft.

DIFFERENTIAL (Existing) = 7912 sq. ft.
Under Maximum

Square Footage of Proposed Addition:

Pool House 1044 = 1044 sq. ft.

Shed 192 = 192 sq. ft.

TOTAL SQUARE FOOTAGE = 11720 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 18396 sq. ft.

DIFFERENTIAL = -6676 sq. ft. **NET RESULT:**
Over Maximum

6676 sq. ft. is

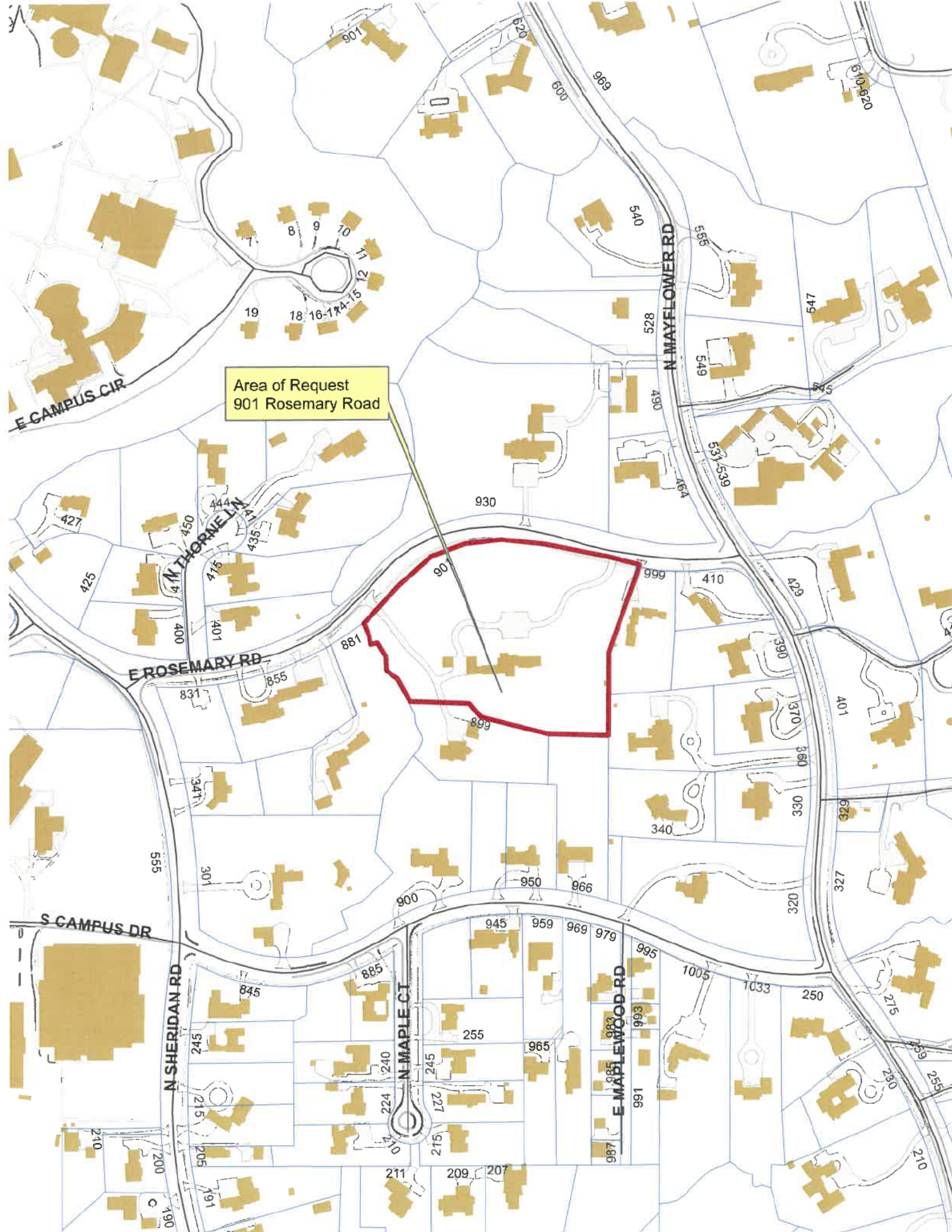
Allowable Height: 40 ft. Actual Height 40 ft. 36% under **Max. allowed**

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 1840 sq. ft.

- Front & Side Porches = 0 sq. ft.
- Rear & Side Screen Porches = 0 sq. ft.
- Covered Entries = 0 sq. ft.
- Portico = 124 sq. ft.
- Porte-Cochere = 0 sq. ft.
- Breezeway = 0 sq. ft.
- Pergolas = 331 sq. ft.
- Individual Dormer = 87 sq. ft.
- Bay Windows = 243 sq. ft.

Total Actual Design Elements = 785 sq. ft. **Excess Design Elements** = 0 sq. ft.



Area of Request
901 Rosemary Road

E CAMPUS CIR

E ROSEMARY RD

N MAYFLOWER RD

S CAMPUS DR

N SHERIDAN RD

N MAPLE CT

E MAPLEWOOD RD

THORNE LN

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Area of Request
901 Rosemary Road

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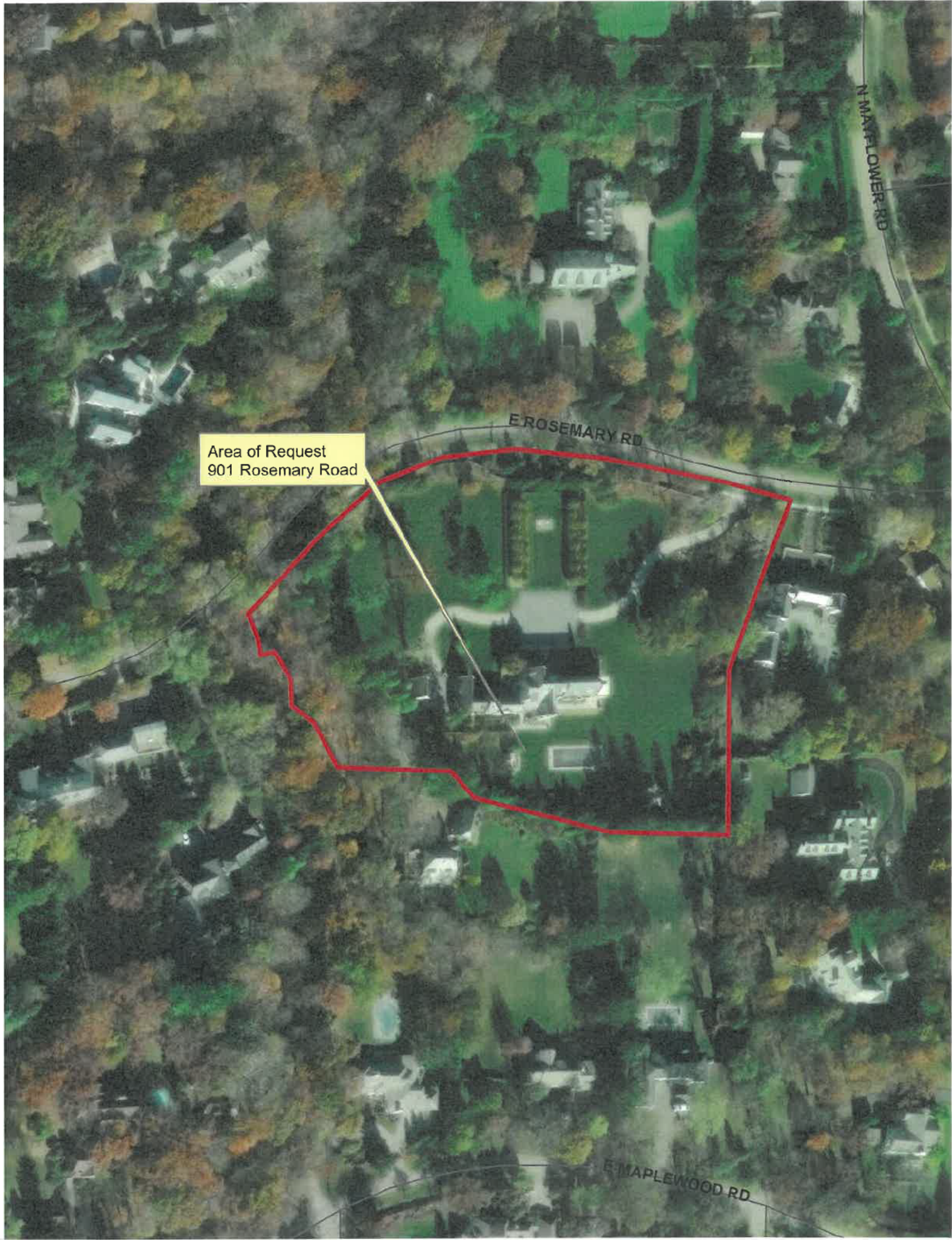
N SHERIDAN RD

N MAPLE CT

E MAPLEWOOD RD

N MAYFLOWER RD

L THORNE LN



Area of Request
901 Rosemary Road

E ROSEMARY RD

N MANFLOWER RD

E MAPLEWOOD RD



**THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS**

PROJECT ADDRESS 901 Rosemary Road, Lake Forest, IL 60045

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input checked="" type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

- East Lake Forest District
 Green Bay Road District
 Vine/Oakwood/Green Bay Road District
 Local Landmark Property or District
 Other

PROPERTY OWNER INFORMATION

Chicago Title Land Trust Company Trust No. 8002389143

Owner of Property

35 W. Wacker Dr., 11th Floor
40 S. LaSalle Street, Suite 2750

Owner's Street Address (may be different from project address)

Chicago, IL ~~60603~~ 60001

City, State and Zip Code

888-878-7856

Phone Number

Fax Number

patricia.martinez@ctt.com

Email Address

CHICAGO TITLE LAND TRUST COMPANY
as Trustee under Trust No. 8002389143
and not personally

BY: [Signature]
ADJUTANT VICE PRESIDENT

Owner's Signature

TRUSTEES EXONERATION ON REVERSE SIDE

ARCHITECT/BUILDER INFORMATION

Albert Yadao, AIA / Associate

Name and Title of Person Presenting Project

Sawyer Berson

Name of Firm

235 Park Avenue South, 11th Floor

Street Address

New York, NY 10003

City, State and Zip Code

212 244 3055

Phone Number

Fax Number

ayadao@sawyerberson.com

Email Address

[Signature]
Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 3:00pm.

Please email a copy of the staff report

OWNER REPRESENTATIVE

Please fax a copy of the staff report

OWNER REPRESENTATIVE

I will pick up a copy of the staff report at the Community Development Department

OWNER REPRESENTATIVE



THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS
(The use of natural materials is strongly encouraged)

Façade Material

- Stone
- Brick
- Wood Clapboard Siding
- Wood Shingle
- Cementitious Stucco
- Other _____

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material stone base and parging to match existing main house

Window Treatment

Primary Window Type

- Double Hung
- Casement
- Sliding
- Other _____

Color of Finish gray to match existing

Finish and Color of Windows

- Wood (recommended)
- Aluminum Clad
- Vinyl Clad
- Other _____

Window Muntins

- Not Provided
- True Divided Lites

Simulated Divided Lites

- Interior and Exterior muntin bars (recommended)
- Interior muntin bars only
- Exterior muntin bars only
- Muntin bars contained between the glass transoms only to match main house

Trim Material

Door Trim

- Limestone
- Brick
- Wood
- Other _____

Window Trim

- Limestone
- Brick
- Wood
- Other _____

Fascias, Soffits, Rakeboards

- Wood
- Other _____

THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED

Chimney Material

- Brick
 - Stone
 - Stucco
 - Other _____
- N/A

Roofing

Primary Roof Material

- Wood Shingles
- Wood Shakes
- Slate
- Clay Tile
- Composition Shingles _____
- Sheet Metal _____
- Other _____

Flashing Material

- Copper
- Other _____
- Sheet Metal

Color of Material _____

Gutters and Downspouts

- Copper
- Aluminum
- Other _____

Driveway Material

- Asphalt
 - Poured Concrete
 - Brick Pavers
 - Concrete Pavers
 - Crushed Stone
 - Other _____
- N/A

Terraces and Patios

- Bluestone
- Brick Pavers
- Concrete Pavers
- Poured Concrete
- Other limestone to match existing

Landscape & Pool House on Rosemary Road

901 Rosemary Road
Lake Forest, IL 60045

Statement of Intent

Located in the East Lake Forest Historic District, 901 Rosemary Road is a 5.287-acre property centered on a 1914 Tudor-style home designed by architect Arthur Heun. The house retains much of its original character and detailing, and over time has been expanded to include a detached garage, swimming pool, and a garden pergola with an outdoor chimney and fireplace.

The current owners—a young family—are committed to preserving and restoring the property’s historic character while sensitively adapting it to meet the needs of contemporary family life. This proposal reflects that goal, focusing on improvements to the rear yard and the replacement of the existing pergola with a new pool house designed to complement, not compete with, the historic home.

The new landscape plan builds on the existing east–west axis behind the house, introducing a series of garden elements around the pool: a parterre garden, pool terrace, new pergola, children’s play area, sports court with a small equipment shed, and a modest pool house. Each element is designed to fit naturally within the existing layout and enhance the overall setting.

The planting plan takes a careful, measured approach. Fourteen aging or poorly located trees will be removed and replaced with a healthy mix of native and ornamental species like White Oak, Saucer Magnolia, and European Hornbeam. Layered plantings, evergreen hedges, and flowering shrubs such as Spirea and Buddleia add structure, privacy, and seasonal interest. The plan exceeds the City’s tree replacement requirements and enhances the property’s ecological value and visual appeal.

Lighting in the garden has been crafted to enhance safety and usability while preserving the property’s historic character. Featuring low-profile path and marker lights, the design ensures subtle illumination along walkways and key outdoor areas. Fixtures are discreetly placed to blend with the landscape, minimizing visual impact and avoiding disruption to the historic surroundings and neighbors.

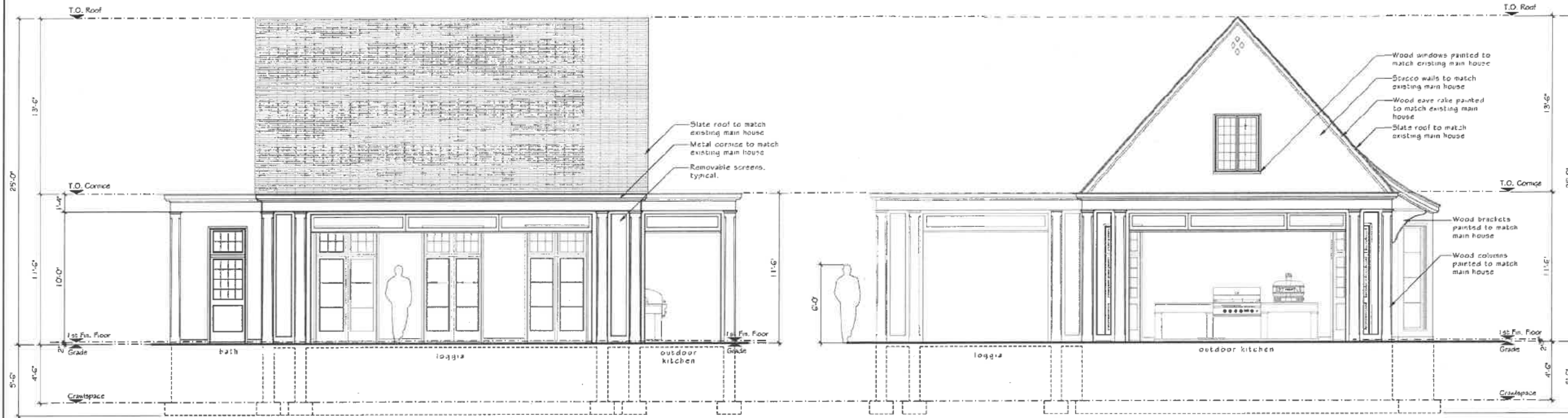
At the main house, the existing south terrace—located off the living room—will be modestly expanded to match the proportions of the northern terrace, creating visual balance across the east elevation. The new terrace will be paved in limestone to match existing materials and enclosed with a cast concrete balustrade in the Tudor style, replicating the design found at the front of the house. This adjustment brings improved proportion to the east façade and provides an appropriately scaled terrace serving the living room, dining room, and conservatory.

The new pool house is located just south of the family room and is designed to be modest in both size and appearance. It uses the same materials as the main house—stucco walls, a slate roof, painted wood windows and doors, and copper gutters—so it blends in while remaining clearly secondary in scale and use. Its simple shape and detailing allow it to sit quietly in the landscape without competing with the historic architecture. A shaded loggia faces the pool, and a bay window on the west side offers views of the garden. An outdoor kitchen is tucked along the north side, moving grilling activities away from the

historic porch and better supporting outdoor family use. This garden structure is intended to enhance the property's function and enjoyment while respecting the character of the historic home.

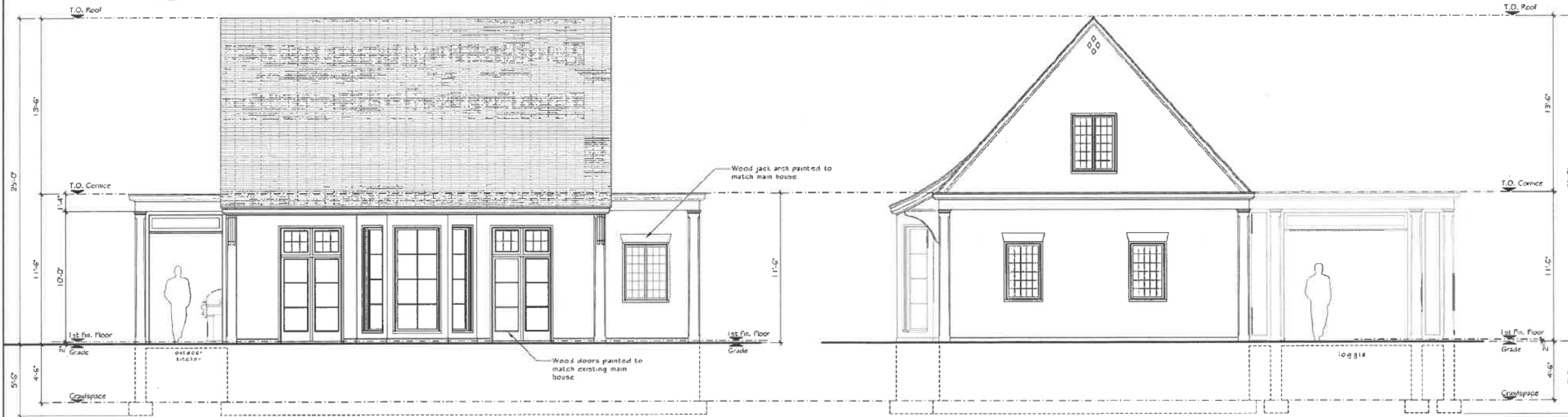
ELEVATIONS - PROPOSED POOL HOUSE

NO.



1 POOL HOUSE - EAST
A-102 SCALE: 1/4"=1'-0"

2 POOL HOUSE - NORTH
A-102 SCALE: 1/4"=1'-0"



3 POOL HOUSE - WEST
A-102 SCALE: 1/4"=1'-0"

4 POOL HOUSE - SOUTH
A-102 SCALE: 1/4"=1'-0"

07.18.25 HPC SUBMISSION 1

SAWYER | BERSON
ARCHITECTURE & LANDSCAPE ARCHITECTURE, LLP
235 PARK AVENUE SOUTH, 11TH FLOOR
NEW YORK, NEW YORK 10003
TEL 212.244.3055
SAWYERBERSON.COM

LANDSCAPE AND
POOL HOUSE
901 ROSEMARY ROAD
LAKE FOREST, IL 60045

PROPOSED POOL HOUSE
ELEVATIONS

SEAL AND SIGNATURE:	PROJECT NO: 2024.009
	DRAWING BY:
	CHECKED BY:
	SCALE: AS NOTED
	SHEET NO:

A-102

NOT FOR CONSTRUCTION

DATE	ISSUE	NO.
07.18.25	HPC SUBMISSION	1

SITE PLAN

PROPOSED AWNING, PERGOLA, SHED AND MATERIALS



1 LIMESTONE STAIRS
L-200 INDIANA BUFF RANGE



2 LIMESTONE PAVING
L-200 INDIANA BUFF RANGE



5 PROPOSED SPORTS COURT SHED
L-200 TUFFSHED TO STORE SPORTS EQUIPMENT



3 DECORATIVE GRAVEL
L-200 KAFKA GRANITE BIRCHWOOD PEBBLES



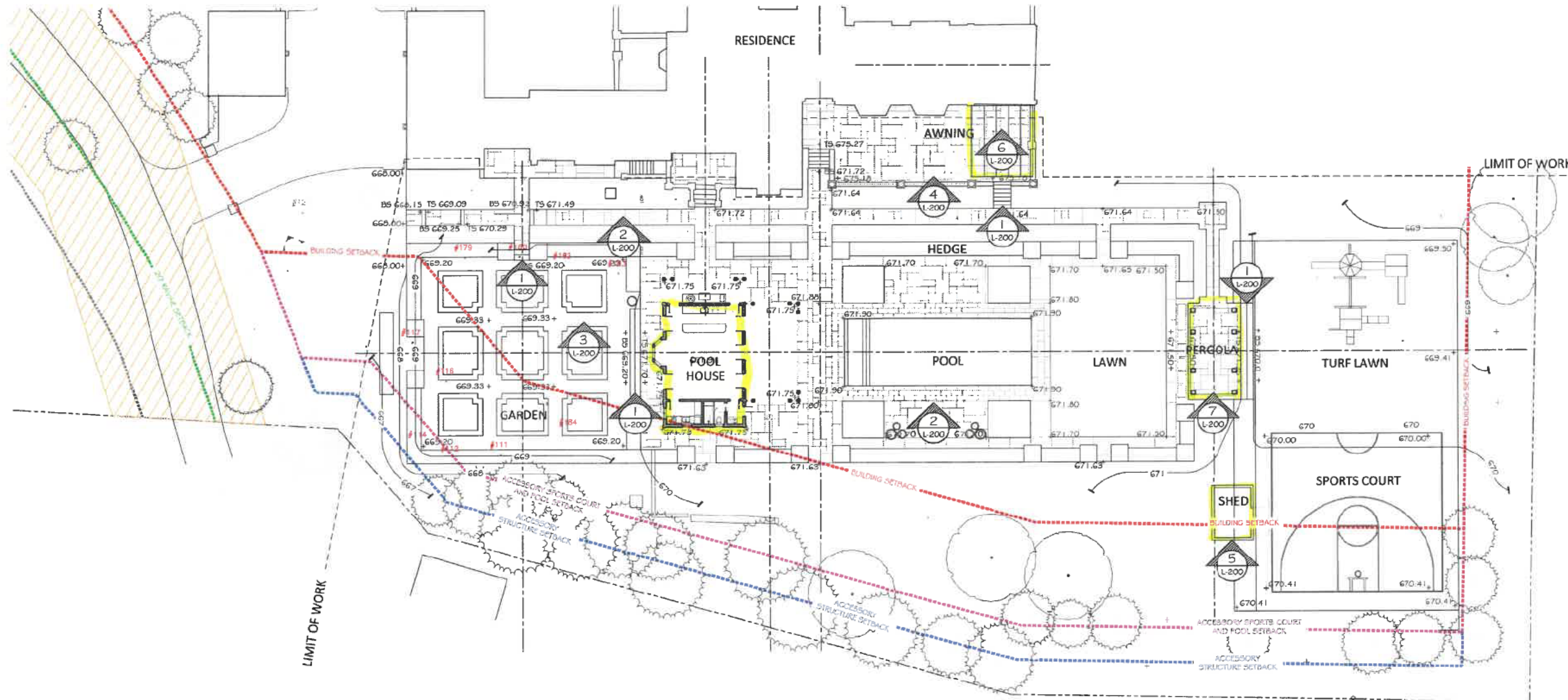
4 EXISTING RAILINGS
L-200 MATCH DESIGN AT TERRACE EXTENSION



6 PROPOSED AWNING
L-200 METAL STUBING AND SEASONAL SHADE CLOTH



7 PROPOSED PERGOLA
L-200 STUCCO COLUMNS WOOD STRUCTURE ABOVE



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**LANDSCAPE AND
POOL HOUSE**
901 ROSEMARY ROAD
LAKE FOREST, IL 60045

**HARDSCAPE MATERIALS
PLAN**

SEAL AND SIGNATURE: PROJECT NO: 2024.009
DRAWING BY: AC
CHECKED BY: TO
SCALE: 1/8" = 1'-0"
SHEET NO:

L-200

NOT FOR CONSTRUCTION

LANDSCAPE AND TREE REMOVAL PLAN

PLANT LIST - DECIDUOUS AND EVERGREEN TREES

KEY	NAME	QTY	SIZE/CONT.	SPACING	NOTES
CP	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORNE	4	3" CAL D4B	A.S.	MULTI STEM
CS	CATALPA SPECIOSA NORTHERN CATALPA	1	3" CAL D4B	A.S.	
MS	MAGNOLIA SOULANGEANA SAUCER MAGNOLIA	2	3" CAL D4B	A.S.	MULTI STEM
PA	PICEA ABIES NORWAY SPRUCE	11	3" CAL D4B	A.S.	A.A. SPECIMEN
OV	OSTRYA VIRGINIANA HOP HORNBEEAM	4	4" CAL D4B	A.S.	A.A. SPECIMEN
CB	CARPINUS BETULUS EUROPEAN HORNBEEAM	34	2" CAL D4B	A.S.	A.A. SPECIMEN
CBa	CARPINUS BETULUS EUROPEAN HORNBEEAM	4	3" CAL D4B	A.S.	A.A. SPECIMEN
TO	THUJA 'GREEN GIANT' ASBOEVITAE	35	2" CAL D4B	A.S.	
QA	QUERCUS ALBA WHITE OAK	0	4" CAL D4B	A.S.	

PLANT LIST - DECIDUOUS AND EVERGREEN SHRUBS, GROUNDCOVER

KEY	NAME	QTY	SIZE/CONT.	SPACING	NOTES
B5	BUXUS 'GREEN GEM' GREEN GEM BOXWOOD	447	12" H CONT.	12" O.C. OR A.S.	HEDGE / GLOBES
B5a	BUXUS 'GREEN GEM' GREEN GEM BOXWOOD	34	18" H CONT.	A.S.	GLOBES
SN	SPIREA 'SNOWMOUND' SNOWMOUND SPIREA	48	5 GAL CONT.	A.S.	
BP	BUDDLEIA 'FUGSTER BLUE' FUGSTER BLUE BUDDLEIA	27	7 GAL CONT.	A.S.	
TH	TAXUS HICKSII HICKS YEW	570	18" H CONT.	24" O.C.	

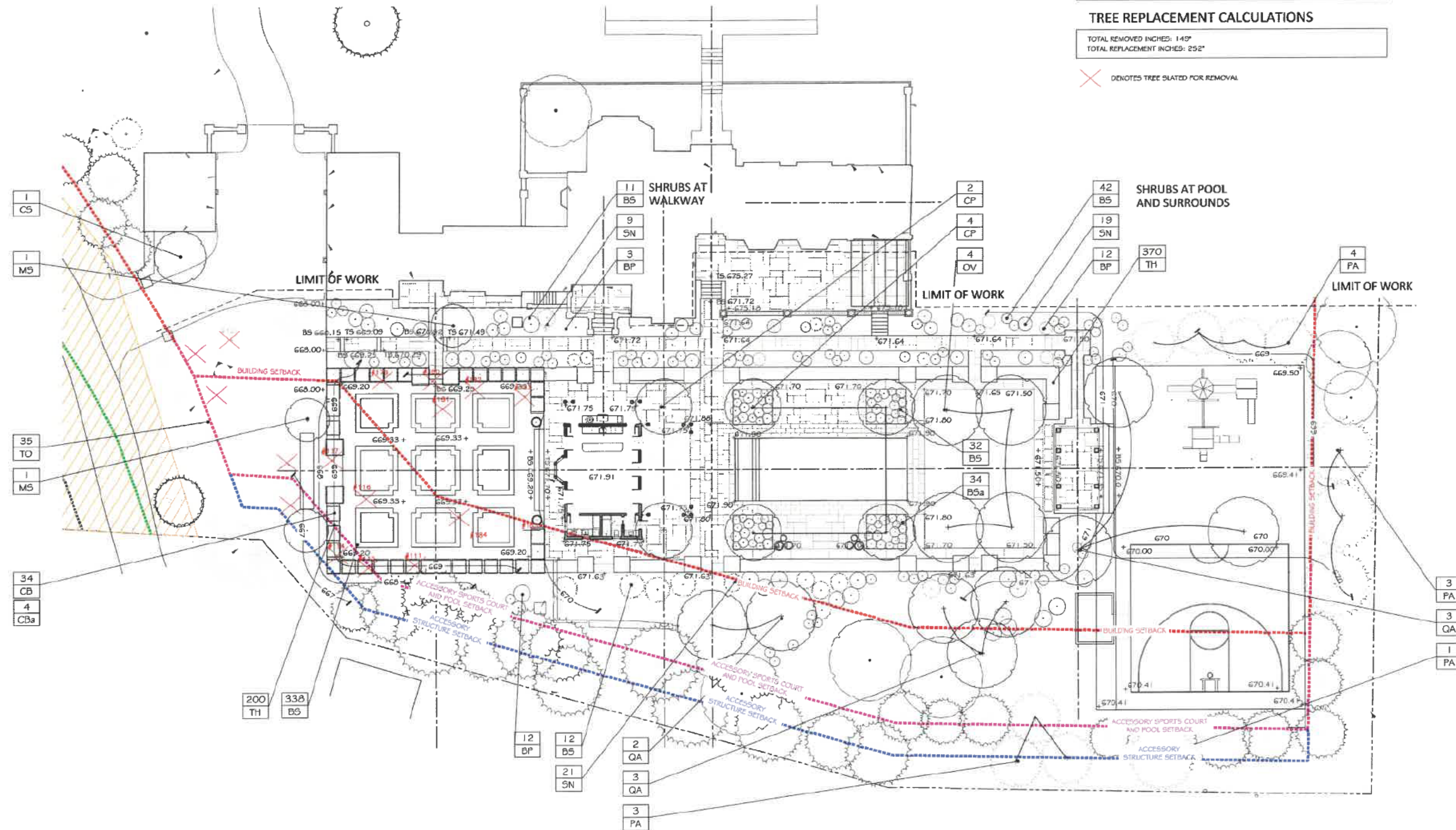
PLANT LIST - TREES TO BE REMOVED

TAG	NAME	SIZE (DBH IN.)	CONDITION
111	CERCIS CANADENSIS REDBUD	11	3
112	PICEA ABIES NORWAY SPRUCE	10	3
114	PICEA ABIES SWAMP WHITE OAK	7	3
116	MALUS SPP. CRABAPPLE	8	3
117	MALUS SPP. CRABAPPLE	7	3
119	MALUS SPP. WEeping CRABAPPLE	6	3
120	FINUS STROBUS EASTERN WHITE PINE	9	3
121	CERCIS CANADENSIS REDBUD	9	3
179	QUERCUS ROBUR ENGLISH OAK	13	3
180	CERCIS CANADENSIS REDBUD	12	3
181	CERCIS CANADENSIS REDBUD	10	3
182	CERCIS CANADENSIS REDBUD	12	3
183	CRATAEGUS SPP. HAWTHORNE	13	3
184	GLEDTISIA TRICANTHOS HONEY LOCUST	22	3

TREE REPLACEMENT CALCULATIONS

TOTAL REMOVED INCHES: 149"
TOTAL REPLACEMENT INCHES: 252"

✗ DENOTES TREE SLATED FOR REMOVAL



DATE	ISSUE	NO.
07.18.25	HPC SUBMISSION	1

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**LANDSCAPE AND
POOL HOUSE**
901 ROSEMARY ROAD
LAKE FOREST, IL 60045

**PLANTING AND
REMOVALS PLAN**

SEAL AND SIGNATURE: PROJECT NO: 2024.009
DRAWING BY: AC
CHECKED BY: TO
SCALE: 1/4" = 1'-0"
SHEET NO:

L-110

NOT FOR CONSTRUCTION

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1 View looking west towards the Proposed Pool House



2 View looking north towards the Main House from the rear yard



3 View looking east across the pool towards the proposed pergola and play area



4 View looking north across the pool towards the Main House

07.15.25 HPC SUBMISSION

1

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**LANDSCAPE AND
 POOL HOUSE**
 901 ROSEMARY ROAD
 LAKE FOREST, IL 60045

RENDERINGS

SEAL AND SIGNATURE:	PROJECT NO: 2024.009
	DRAWING BY:
	CHECKED BY:
	SCALE: AS NOTED
	SHEET NO:

A-200

NOT FOR CONSTRUCTION