

An Idea for Private Tree Regulations

Village Council Meeting

October 20, 2026



Council Feedback

- Start with Glen Ellyn ordinance as a basis, but “add more teeth”
- Development-triggered review and requirements
- Provide protections to neighboring trees and consider a Heritage Tree designation
- Should incentivize preservation, when possible
- Not just about preservation – we want to promote good urban forestry and long-term canopy coverage
- Do not over-regulate and make development harder



Considerations and Known Obstacles

- Tension between balancing voluntary, regulations, and incentives
- Stricter development triggers result in higher administrative costs
- Developing incentives can be challenging without existing regulations to back off
- Monetary incentives are challenging to make equitable
 - Easier to maintain trees on larger lots
- Protecting/regulating certain trees outside of development requires an all-in approach to permitting tree removals
- Lookback provisions to prevent pre-permit removals are difficult to enforce



Proposed Approach

- New landscape standard requires trees in landscaping plan
- Tree Survey and Preservation Plan required as part of permitting process
- Trees on neighboring properties required to be identified and addressed in the preservation plan
- Establishment of a Heritage Tree class
- Removal of Heritage Tree results in additional new planting requirement
- Establish a fee-in-lieu alternative to allow for off-site planting of required trees
- Required mitigation and protection for trees during construction
- Addition of Emerald Ash Borer to list of required removal of diseased trees



How does this approach achieve objectives?

Objective	Ordinance Components and Alignment
Maintain and enhance the urban forest	• Required plantings would enhance canopy coverage at maturity, as long as trees are maintained • Enhanced replacement requirements for removal of Heritage Trees
Allow for the continued redevelopment of residential properties	• As proposed, regulations would not require modifications to construction plans to protect trees
Limit the loss of trees during construction	• Preservation credit toward landscaping requirements incentivize preservation of healthy and mature trees
Promote awareness of the benefit of trees	• Required Tree Survey and Preservation Plan requires property owners to acknowledge removal of healthy trees



Development Trigger and Review

- **Regulations only triggered for new residential development**
 - Attached and detached single family home developments only
- **Tree Survey and Tree Preservation Plan requirements:**
 - Submitted by a certified arborist
 - Plan Review Fee recoups cost of review
 - Identifies all trees >6" on the site (size and species)
 - Identifies neighboring trees >6" DBH within 15 feet of property line
 - Identifies trees that are being removed or preserved
 - Calculation of new tree requirement and/or fee-in-lieu
- **Landscaping Plan identifies location of new trees being planted on site**



Landscaping Requirements

- **Residential developments are required to plant a minimum of 5 shade trees**
 - Trees must not be nuisance or invasive
 - Minimum caliper and planted per best practices
- **Existing trees that are protected qualify as a credit toward new tree requirements**
 - Preservation of an existing tree meeting minimum size and condition qualifies for a credit equal to 2 new trees
 - Invasive/nuisance species, diseased, or dying trees do not qualify for credit
- **Heritage Trees must be Preserved or Replaced**
 - Preservation of a Heritage Tree equal to 5 new trees
 - Removal of a Heritage Tree results in an additional 3 new trees being required
- **Fee-in-lieu allows for replacement trees to be planted off-site**



Additional Requirements

- **Trees identified as preserved in a Tree Preservation Plan must be protected during construction**
- **Emerald Ash Borer (EAB) added to list of diseased trees that require removal**



Council Feedback

Component	Proposed
Development Trigger	• New detached and attached single family development
Submittal Requirements	• Tree Survey, Tree Preservation Plan, Landscape Plan (if applicable) • Submitted by certified arborist
Landscaping Requirement	• Five (5) shade trees required as part of landscaping plan • Preserved existing tree credited toward requirement ○ 5 for Heritage Tree ○ 2 for non-Heritage Tree
Heritage Tree Regulations	• Heritage Trees are mature native trees (DBH determined by species) • Heritage Trees must be preserved or replaced • Removal of a Heritage Tree results in an additional 3 trees as replacement
Fee-in-lieu	• Required trees and replacement trees can be planted off-site through fee-in-lieu • Fee-in-lieu supports tree planting throughout community
Construction Mitigation	• Neighbor trees are required to be identified and addressed in the Preservation Plan • Mitigation measures must be recommended by certified arborist and approved by Village



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