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Agenda
Village of Glen Ellyn
Village Board Workshop
Monday, September 12, 2011
7:00 P.M. – Galligan Board Room
Glen Ellyn Civic Center

1. Call to Order

2. Tree Preservation Ordinance – Planning and Development
Director Hulseberg

3. Other Items?

4. Adjournment

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Hulseberg, Planning and Development Director
Kristen Schrader, Assistant to the Village Manager – ADM

DATE: September 6, 2011

FOR: September 12, 2011 Village Board Workshop

RE: Tree Preservation Ordinance – Private Property



Background

The Village Board began the discussion about proposed amendments to the Tree Preservation Ordinance (TPO) at the April 25, 2011 Village Board Workshop. At this meeting, staff provided a general overview of the various recommendations related to the TPO and Environmental Commission member, Adam Kreuzer, presented the “above-and-beyond” recommendations of the Environmental Commission. The discussion was then continued to the May 16 Board Workshop for further consideration.

At the May 16 Board Workshop, the Village Board reviewed an updated TPO that incorporated minor changes suggested by the Public Works Department following the last Village Board discussion and revisions suggested by a Village Trustee at the April 25th Workshop meeting. The Village Board was asked to provide staff with direction regarding three questions:

1. Should staff incorporate any of the above-and-beyond recommendations of the Environmental Commission into the private TPO?
2. Which version of the private TPO should be prepared for the final Village Board consideration (Manager’s Office recommendation or the Environmental Commission recommendation)?
3. Should the Arboricultural manual be removed from the Village Code and allowed to be updated by the Public Works Department at any time?

Following discussion, the Village Board indicated that it was not interested in incorporating the above-and-beyond recommendations and that it preferred the Manager’s Office recommendation for the private TPO. Additionally, Attorney Diamond recommended that the Arboricultural Specifications Manual be left in the Village Code. Based on this direction, Village staff prepared three updated ordinances for Attorney Diamond’s review (private TPO, public TPO, and arboricultural standards).

Issues

Please find attached a clean and black-lined version of the private property TPO resulting from Attorney Diamond’s review. The Village Attorney made some technical changes and added some language allowing the Village Forester to suggest changes to tree preservation plans. The most significant change was to delete proposed Section 4-8-6 which was referred to as the “clear-cutting provision.” That section has been modified and will be considered as a separate ordinance as described below. With these changes, the private TPO is ready for Village Board consideration.

The language previously proposed for the clear cutting provision unintentionally impacted all commercial properties, all apartment buildings, some single-family rental homes, and some residents who may live out of state for a portion of the year. The clear cutting ordinance, as amended by the Village Attorney, will only apply only to single-family home properties. This change eliminates the unintentional impact on commercial properties and apartment buildings. There may be some continued affect on “snow birds” that do not live in their homes at least 6 months each year and those single-family homes that are rented, but the impact should be much less than the previously proposed language.

The public property TPO and the Arboricultural Specifications Manual ordinance will be provided to the Village Board at an upcoming Board Meeting following Village Attorney review.

Action Requested

The Village Board is requested to review and discuss the proposed amended private TPO and the proposed clear cutting ordinance and provide direction to Village staff regarding the preparation of final ordinances for consideration at the September 26, 2011 Village Board meeting.

Attachments

- Updated Tree Preservation Ordinance – Private Property (CLEAN and BLACKLINED)
- Clear Cutting Ordinance (CLEAN and BLACKLINED)
- TPO Memo dated May 11, 2011 (excluding attachments)
- TPO Memo dated April 18, 2011 (excluding attachments)

cc: Stewart Diamond, Village Attorney
Jeff Perrigo, Interim Public Works Director
Joe Kvapil, Building and Zoning Official
Michele Stegall, Village Planner
Peggy Drescher, Village Forester
Andrew Letson, Staff Liaison, Environmental Commission
Environmental Commission

Private TPO
CLEAN

ORDINANCE NO. _____ - VC

AN ORDINANCE AMENDING
TITLE 4, CHAPTER 8 (TREE PRESERVATION)
OF THE GLEN ELLYN VILLAGE CODE
REGARDING TREE PRESERVATION ON PRIVATE PROPERTY

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DU PAGE COUNTY, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION ONE: Chapter 8 (TREE PRESERVATION) of Title 4 (BUILDING REGULATIONS) of the Village Code of the Village of Glen Ellyn, Illinois, is hereby deleted in its entirety and replaced with the following:

Chapter 8

TREE PRESERVATION

- 4-8-1: **PURPOSE:** The purpose of this Chapter of the Village Code is to enhance the private property portion of the Community Forest by assuring the preservation and protection of Protected Trees. Chapter 4 entitled "Forestry Management" of Title 8 [Public Ways and Property] of this Code is applicable to the public property portion of the Community Forest. These Chapters complement each other to enhance the total Community Forest in Glen Ellyn. It is the stated public policy of the Village to add to the Tree population within the Village, where possible, and to maintain, to the greatest extent possible, existing Trees within the Village. The planting of additional Trees, preservation of existing Trees, and proper maintenance of Trees in the Village will improve the quality of life in Glen Ellyn.
- 4-8-2: **DEFINITIONS:** As used within this Chapter and Chapter 4 of Title 8 of this Code, the following terms shall have the meaning set forth in this section:

ARBORICULTURAL SPECIFICATIONS MANUAL: A manual prepared and updated by the Village Forester and incorporated into an ordinance passed and amended from time-to-time by the Village Board, which more specifically carries out the enforcement provisions and intent of this Code and contains regulations and standards for the preservation, planting, maintenance, and Removal of Trees, shrubs, and other plants upon Village property and regulated Trees on private property.

COMMUNITY FOREST: The entire Tree population in the Village of Glen Ellyn, including Trees on private and public property.

COMPREHENSIVE FORESTRY MANAGEMENT PROGRAM: The five-year plan for the improvement of the Village of Glen Ellyn Community Forest and approved by the Village Board.

CRITICAL ROOT ZONE: The area inscribed by an imaginary line on the ground beneath a Tree having its center point at the center of the trunk of the Tree and having a radius equal to one (1) foot for every inch of D.B.H. but not less than six (6) feet from the trunk of the Tree.

CROWN: Parts of a Tree above the trunk including leaves, branches, and scaffolds.

DEVELOPMENT: All new Planned Unit Developments and Subdivisions in the Village of Glen Ellyn. Any man-made change to improved or unimproved property including but not limited to the construction, addition, alteration, or replacement of buildings or structures, excavation, fill, grading, paving, underground irrigation, or utility work on the property that exceeds 300 square feet of disturbed site area except the following:

1. Replacement pavement in the same footprint as existing pavement,
2. Decks supported on individual spaced concrete piers,
3. Fences supported on spaced posts,
4. Replacement detached garages in the same footprint as the existing garage with no more than an additional 20% of garage area, or
5. Grading on private property that disturbs less than 1,500 square feet of site area.

DIAMETER BREAST HEIGHT (HEREINAFTER CALLED D.B.H.): The diameter of the trunk of the Tree measured in inches at a point four and one-half (4.5) feet above ground line. This point of measurement is used for established and mature Trees.

DRIP LINE: A line drawn on the ground surface directly beneath and perpendicular to the maximum radius of the Crown of an existing Tree but not less than six (6) feet from the trunk, whichever is greater.

LANDSCAPE: Any shrubs, flowers, grass, or ground covers.

LOT: A zoning lot as defined in the Glen Ellyn Zoning and Subdivision Code.

PUBLIC NUISANCE: Any Tree, shrub, or other plant, or breeding place which harbors infectious insects or diseases which reasonably may be expected to injure or harm other Trees or which could cause a safety hazard affecting the general public.

PUBLIC TREE REMOVAL OR WORK PERMIT: The permit required by this Code issued in order to remove or do any work on any Public Tree within the corporate limits of the Village or a Village parkway.

REGULATED PUBLIC UTILITY: Any utility certified by the Illinois Commerce Commission to provide service to any customer within the corporate limits of the Village of Glen Ellyn or any other entity with a franchise issued by the Village or any other entity which has the right to extend pipes, wires, cables or lines on public property within the Village. The effect of this Chapter with regard to any public utility is intended to be the maximum regulation permitted by law or under the terms of a franchise or similar agreement.

REMOVE OR REMOVAL: The causing or accomplishing of the actual physical Removal of a Tree or the effective Removal through damaging, poisoning, or other direct or indirect action resulting in, or likely to result in, the death of a Tree.

SCAFFOLDS: Primary structural branches of the Crown.

TREE: Any self-supporting, woody plant with its root system, growing upon the earth usually with one trunk or a multi-stemmed trunk system supporting a definitely-formed Crown, achieving a minimum of at least eight (8) feet in height.

TREE, ADJACENT PROPERTY: Any tree with a four (4) inch D.B.H. or greater on an adjoining private property and located within fifteen (15) feet of the lot line. These trees are Protected Trees unless the owner of the tree designates them as non-protected.

TREE, BORDER: Any Tree, the trunk of which lies at least one-quarter on Village-owned property and three-quarters on private property, determined as the distance of the diameter measured at right angles to the public right of way, determined by the Village Forester. These trees are protected trees unless the Village Forester designates them as non-protected.

TREE, IMPACTED: Any Tree shown on a Tree Preservation Plan, that would otherwise be a protected tree, that will be adversely affected by construction. This tree is not a Removed Tree or a Protected Tree.

TREE, PRIVATE: Any Tree on privately-owned property within the Village.

TREE, PROTECTED: Any Tree in the Village shown on a Tree Preservation Plan as being retained after Development with a ten (10) inch D.B.H. or greater, or a multi-branch Tree which has an aggregate diameter of sixteen (16) inches D.B.H. or greater.

TREE, PUBLIC: Any Tree or Border Tree on public property or within a public right-of-way in the Village. These trees are Protected Trees unless the Village Forester or his/her designee designates them as non-protected.

TREE, REMOVED: Any tree shown on a Tree Preservation Plan that would otherwise be a protected tree, as being removed after development.

TREE, REPLACEMENT: A nursery-grown certified Tree properly balled and burlapped and satisfying the standards established for nursery stock and installation thereof set forth by the American Association of Nurserymen.

TREE, SIGNIFICANT: All hickory, oak, or walnut species in the Village measuring five (5) inches D.B.H. or greater. These trees are Protected Trees unless the owner of the tree designates them as non-protected.

TREE PRESERVATION PLAN: A written plan having text and/or graphic illustrations indicating the methods which are to be used to preserve a Public Tree, Significant Tree, Adjacent Property Tree, Impacted Tree, or Protected Tree during construction and shall include a Tree Survey, application, plan submittal checklist, and action plan. The document shall be coordinated with and, if possible, made a part of a site grading plan or drainage plan..

TREES, SHRUBS, AND OTHER PLANTS: All vegetation, woody or otherwise, except lawn and flowers less than twenty-four (24) inches high.

TREE SURVEY: A graphic display of all Protected, Border, Public Significant, Impacted, Removed, and Adjacent Property Trees including their location, condition, species and size. All existing trees that are required to be shown on the tree survey must be identified by number. . The Survey shall show the location of protective fencing and other protective measures to be placed on the lot. The Survey shall also show the location of any Tree, which would otherwise be a protected tree, which was Removed in the prior one-year period.

4-8-3: GENERAL REGULATIONS - PRIVATE PROPERTY INVOLVING DEVELOPMENT:

- (A) **TREE PRESERVATION PLAN REQUIRED:** Development on private property shall require the filing of a Tree Preservation Plan along with other permit application materials required by this Section upon application for a building permit.

Trees which the owner designates on the plan as being susceptible to potential damage due to their location or condition may be designated as Impacted Trees. After the initial tree protection fencing or other protective methods have been put in place these Impacted Trees not be subject to additional regulation provided the required tree fencing or other protective methods are maintained. The Village Forester, or his/her designee, may suggest that trees on the property not shown as Impacted or Protected Trees should be shown as being in those categories, but the final decision shall rest with the applicant.

All work to preserve Protected, Adjacent, Significant, and Impacted Trees shall be according to the Arboricultural Specifications Manual. The Tree Survey shall be drawn to a scale not less than 1" to 20' scale so that the location of each Tree required to be shown on the plan can be identified. The Tree Preservation Plan shall include the following:

1. A Tree Survey as defined above. The Village Forester, or his/her designee, may exclude the Tree Survey requirement on those portions of the site which he/she determines will not be affected by the Development activity. The Survey may be prepared by a registered land surveyor or certified arborist or may be prepared by or under the direction of the owner if it accurately reflects all required tree information. The Village Forester or his/her designee shall, if requested, assist without charge in the identification and size of tree species on those properties that do not require an ISA Certified Arborist review and approval.
 2. The name and contact information of the parties responsible for the construction, erection, and maintenance of temporary fencing or other physical barrier around Protected Trees.
 3. The location, shape, and spatial arrangement of all existing and proposed buildings, walls, improvements, and structures and the excavation limits required to construct proposed improvements.
 4. The location, shape and spatial arrangement of all permanent driveways and parking areas and temporary material storage sites and access ways.
 5. All existing or new Utility services including water, sanitary sewer, storm sewer, gas, electric, telephone, and cable TV.
 6. The Village Forester, or his/her designee, may expand or partially retract the Critical Root Zone depending on the Tree species and site-specific situations so as to improve the chances that Trees will not be damaged during construction and to permit construction to take place. In such cases, the Village Forester, or his/her designee, may request additional precautions in order to preserve the health of trees.
 7. Existing and proposed grading of the Development area showing elevations with contour lines at one (1) foot intervals if a grading plan is required by some other provision of the Village Code.
 8. A Tree Preservation Plan for a new home shall be reviewed and approved by a Certified Arborist for the purpose of evaluating the protective measures proposed on the plan.
- (B) **BUILDING PERMIT REQUIRED:** No building permit shall be issued for Development until the Tree Preservation Plan has been approved by the Village Board (for Planned Unit Developments or Subdivisions) or the Village Forester or his/her designee. In reviewing the Tree Preservation Plan, the Village Forester, or his/her designee, can offer advice and suggest modifications which will better protect existing Trees, but the Tree Preservation Plan shall be approved if it otherwise is in conformity with Village ordinances. The Village shall process the Tree Preservation Plan in no more time than

shall be needed to process a building permit unless the application does not fulfill the requirements of this Chapter. Appeals regarding the Tree Preservation Plan or a decision of the Village Forester shall be first submitted to the Public Works Director. A subsequent appeal shall be submitted to the Village Manager. The following steps shall be followed to assure conformance to the approved Tree Preservation Plan and the Tree protection requirements in the Arboricultural Specifications Manual prior to the issuance of a building permit.

1. Tree preservation fencing must be installed and inspected for all protected, significant, impacted, border, public, and adjacent property trees prior to the issuance of a building permit. Tree preservation measures must be installed per the approved Tree Preservation Plan and remain in place during the entire construction period. Fencing shall not be removed or relocated unless authorized in writing.
2. For a new principal structure an approved Tree Preservation Plan shall be posted on the building site within five (5) feet of the front property line before a building permit is issued and shall remain in place throughout the entirety of the construction of the project. This sign must be posted as shown in the Arboricultural Specifications Manual. The permit applicant shall be responsible for notifying all other contractors working on the property of the Tree Preservation Plan.
3. The applicant shall notify all adjacent property owners of the proposed construction project and that a Tree Preservation Plan has been prepared and is available for review at the Planning and Development Department of the Village of Glen Ellyn. A copy of such notification along with a list of addresses it was delivered to must be submitted to the Planning and Development Department prior to the issuance of a building permit.

(C) **PRECAUTIONS DURING CONSTRUCTION:** During construction, all reasonable steps necessary to prevent the destruction or damaging of Protected Trees shall be taken, including, but not limited to, the following:

1. No construction activity, movement, and/or placement of equipment or material or spoils storage shall be permitted within the Critical Root Zone of any Protected Tree on the Tree Preservation Plan unless shown on the approved Tree Preservation Plan. No excess soil, additional fill, liquids, or construction debris shall be placed within the Critical Root Zone of any Protected Tree.
2. Per the Arboricultural Specifications Manual, appropriate protective fencing shall be installed and maintained for the protection of Protected, Adjacent Property, and Impacted Trees.

3. No attachments, fences, or wires, other than those approved for bracing, guying, or wrapping, shall be attached to Protected Trees during the construction period.
4. Branch pruning, root feeding, and root pruning of Protected Trees and Adjacent Property Trees directly affected by construction shall be conducted by the property owner if suggested by the Village Forester, or his/her designee, and must be completed following the Arboricultural Specifications Manual. On-site inspections must be scheduled with the Village Forester or his/her designee to insure this requirement is met.
5. Unless otherwise shown on the approved Tree Preservation Plan, no soil is to be added to or removed from within the Critical Root Zone of any Protected or Adjacent Property Tree that is to remain, unless shown on the approved Tree Preservation Plan.
6. Regulated public utilities, to the extent permitted by law, shall be responsible for adhering to said Tree Preservation Plan during installation of necessary Utility service lines. A property owner or contractor shall not be responsible for damages caused by the action of a public Utility unless that person directed the location and manner of work of the Utility.
7. Monitoring of the tree protection measures will be conducted by the Village Forester or his/her designee and violations of this ordinance shall be subject to the fees and fines identified in this Chapter.

(D) FEE SCHEDULE FOR TREE PRESERVATION PLAN REVIEW:

1. Plan Review Fee for single-family lots:

Unit Cost for Each:	
Garage / Pool / Other Addition	\$110 each
Demolition / New House	\$150 each
New House	\$150 each
2. Plan Review Fee for Subdivisions, Special Use Projects, and Planned Unit Developments or lots with any use other than single-family residences:

Cost to review Documents submitted in compliance with Tree Preservation Ordinance:	\$50 / hour by consultant
(not to exceed \$250)	
3. Fees for Additional Field Inspections and Violations

Field Inspection Responding to Complaint (verified violation)	\$50
Tree fence violation	\$50

- (E) **WORK MUST BE ACCORDING TO APPROVED TREE PRESERVATION PLAN:** It shall be unlawful for any person, firm, or a corporation to fail to abide by the terms of any Tree Preservation Plan pursuant to which a building permit has been issued, including all regulated public utilities.
 - (F) **STOP WORK ORDER AUTHORIZED FOR NON-COMPLIANCE WITH TREE PRESERVATION PLAN:** If the Village Forester, or his/her designee, or a Building Inspector observes the precautions specified in the Tree Preservation Plan were not undertaken before construction commenced or not maintained during construction, a stop work order may be issued. The stop work order shall remain in place until the permittee complies with the approved Tree Preservation Plan and/or corrects the issues stated in the stop work order.
 - (G) **AMENDMENT TO TREE PRESERVATION PLAN AND REMOVAL OF PROTECTED TREES:** An application can be made to the Village Forester to amend a Tree Preservation Plan. No amendment shall be permitted where the provisions of the approved Plan have not been followed. An application shall be approved where changed facts and circumstances not within the control of the applicant create an undue hardship in complying with the Plan. Where a Protected Tree has been damaged such that its Removal is required, the Forester shall approve its Removal after adequately documenting any violations of this Chapter which have caused or contributed to the Removal of a Protected Tree.
 - (H) **TREE CONTRACTOR REGISTRATION:** Any person, firm, or corporation which is employed to prune or remove any public tree, protected tree, or significant tree shall be required to register with the Public Works Department. There shall be no charge for registration, but the registration form shall include information regarding at least the name, address and telephone number of the contractor, and the number of years the contractor has been in business. Registration forms will be filed on or before May 1 of each year and shall be annually updated if listed information should change. A registered contractor shall report to the Village any tree removed within seven (7) days after the removal. This report shall contain the address of the lot from which the tree was removed, the reason for removal, the species, and D.B.H.
- 4-8-4: **INTERFERENCE WITH THE VILLAGE FORESTER:** It shall be a violation of this Chapter for any person to unreasonably hinder, prevent, delay, or interfere with the Village Forester, Building and Zoning Official, or their agents while engaged in the execution or enforcement of this Chapter.
- 4-8-5: **VIOLATION AND PENALTY:** Any person who violates any provision of this Chapter or who fails to comply with any notice issued pursuant to the provisions of this Chapter, upon being found guilty of violation, shall be subject to a minimum fine of two hundred fifty dollars (\$250)

and a maximum fine of not to exceed seven hundred and fifty dollars (\$750), depending on severity of violation, for each separate offense. Each day during which any violation of the provisions of this Chapter shall occur or continue shall be a separate offense.

In addition to the issuance of a fine, the Village may also request the court, upon a determination that any provision of this Chapter has been violated, to enjoin the person, through an affirmative or mandatory injunction, to cease a violation of this Chapter or to require the actions mandated within this Chapter to be performed.

SECTION TWO: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, as provided by law.

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2011.

AYES:

NAYS:

ABSENT:

APPROVED by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____, 2011.

Village President of the
Village of Glen Ellyn, Illinois

ATTEST:

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the _____ day of _____, 2011.)

ORDINANCE NO. _____ - VC

AN ORDINANCE AMENDING
TITLE 4, CHAPTER 8 (TREE PRESERVATION)
OF THE GLEN ELLYN VILLAGE CODE
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SECTION ONE: Chapter 8 (TREE PRESERVATION) of Title 4 (BUILDING REGULATIONS) of the Village Code of the Village of Glen Ellyn, Illinois, is hereby deleted in its entirety and replaced with the following:

Chapter 8

TREE PRESERVATION

4-8-1: PURPOSE: The purpose of this Chapter of the Village Code is to enhance the private property portion of the Community Forest by assuring the preservation and protection of Protected Trees.

Chapter 4 entitled "Forestry Management" of Title 8 "Public Ways and Property" of this Code is applicable to the public property portion of the Community Forest. These Chapters complement each other to enhance the total Community Forest in Glen Ellyn. It is the stated public policy of the Village to add to the Tree population within the Village, where possible, and to maintain, to the greatest extent possible, existing Trees within the Village. The planting of additional Trees, preservation of existing Trees, and proper maintenance of Trees in the Village will improve the quality of life in Glen Ellyn.

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~~**NON OWNER OCCUPIED PROPERTY**—Any property within the Village where the property owner does not reside on the premises at least 6 consecutive months each calendar year.~~

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Trees which the owner designates on the plan as being susceptible to potential damage due to their location or condition may be designated as Impacted Trees. After the initial tree protection fencing or other protective methods have been put in place these Impacted Trees not be subject to additional regulation provided the required tree fencing or other protective methods are maintained. The Village Forester, or his/her designee, may suggest that trees on the property not shown as Impacted or Protected Trees should be shown as being in those categories, but the final decision shall rest with the applicant.

All work to preserve Protected, Adjacent, Significant, and Impacted Trees shall be according to the Arboricultural Specifications Manual. The Tree Survey shall be drawn to a scale not less than 1" to 20' scale so that the location of each Tree required to be shown on the plan can be identified. The Tree Preservation Plan shall include the following:

1. A Tree Survey as defined above. The Village Forester, or his/her designee, may exclude the Tree Survey requirement on those portions of the site which he/she determines will not be affected by the Development activity. The Survey may be prepared by a registered land surveyor or certified arborist or may be prepared by or under the direction of the owner if it accurately reflects all required tree information. The Village Forester or his/her designee shall, if requested, assist without charge in the identification and size of tree species on those properties that do not require an ISA Certified Arborist review and approval.
2. The name and contact information of the parties responsible for the construction, erection, and maintenance of temporary fencing or other physical barrier around Protected Trees.
3. The location, shape, and spatial arrangement of all existing and proposed buildings, walls, improvements, and structures and the excavation limits required to construct proposed improvements.
4. The location, shape and spatial arrangement of all permanent driveways and parking areas and temporary material storage sites and access ways.
5. All existing or new Utility services including water, sanitary sewer, storm sewer, gas, electric, telephone, and cable TV.
6. The Village Forester, or his/her designee, may expand or partially retract the Critical Root Zone depending on the Tree species and site-specific situations so as to improve the chances that Trees will not be damaged during construction and to permit construction to take place. In such cases, the Village Forester, or his/her designee, may request additional precautions in order to preserve the health of trees.
7. Existing and proposed grading of the Development area showing elevations with contour lines at one (1) foot intervals if a grading plan is required by some other provision of the Village Code.
8. A Tree Preservation Plan for a new home shall be reviewed and approved by a Certified Arborist for the purpose of evaluating the protective measures proposed on the plan.

(B) **BUILDING PERMIT REQUIRED:** No building permit shall be issued for Development until the Tree Preservation Plan has been approved by the Village Board (for Planned Unit Developments or Subdivisions) or the Village Forester or his/her designee. In reviewing the Tree Preservation Plan, the Village Forester, or his/her designee, can offer advice and suggest modifications which will better protect existing Trees, but the Tree Preservation Plan shall be approved if it otherwise is in conformity with Village ordinances. The Village shall process the Tree Preservation Plan in no more time than shall be needed to process a building permit unless the application does not fulfill the requirements of this Chapter. Appeals regarding the Tree Preservation Plan or a decision of the Village Forester shall be first submitted to the Public Works Director. A subsequent appeal shall be submitted to the Village Manager. The following steps shall be followed to assure conformance to the approved Tree Preservation Plan and the Tree protection requirements in the Arboricultural Specifications Manual prior to the issuance of a building permit.

1. Tree preservation fencing must be installed and inspected for all protected, significant, impacted, border, public, and adjacent property trees prior to the issuance of a building permit. Tree preservation measures must be installed per the approved Tree Preservation Plan and remain in place during the entire construction period. Fencing shall not be removed or relocated unless authorized in writing.
2. For a new principal structure an approved Tree Preservation Plan shall be posted on the building site within five (5) feet of the front property line before a building permit is issued and shall remain in place throughout the entirety of the construction of the project. This sign must be posted as shown in the Arboricultural Specifications Manual. The permit applicant shall be responsible for notifying all other contractors working on the property of the Tree Preservation Plan.
3. The applicant shall notify all adjacent property owners of the proposed construction project and that a Tree Preservation Plan has been prepared and is available for review at the Planning and Development Department of the Village of Glen Ellyn. A copy of such notification along with a list of addresses it was delivered to must be submitted to the Planning and Development Department prior to the issuance of a building permit.

(C) **PRECAUTIONS DURING CONSTRUCTION:** During construction, all reasonable steps necessary to prevent the destruction or damaging of Protected Trees shall be taken, including, but not limited to, the following:

1. No construction activity, movement, and/or placement of equipment or material or spoils storage shall be permitted within the Critical Root Zone of any Protected Tree on the Tree Preservation Plan unless shown on the approved Tree

Preservation Plan. No excess soil, additional fill, liquids, or construction debris shall be placed within the Critical Root Zone of any Protected Tree.

2. Per the Arboricultural Specifications Manual, appropriate protective fencing shall be installed and maintained for the protection of Protected, Adjacent Property, and Impacted Trees.
3. No attachments, fences, or wires, other than those approved for bracing, guying, or wrapping, shall be attached to Protected Trees during the construction period.
4. Branch pruning, root feeding, and root pruning of Protected Trees and Adjacent Property Trees directly affected by construction shall be conducted by the property owner if suggested by the Village Forester, or his/her designee, and must be completed following the Arboricultural Specifications Manual. On-site inspections must be scheduled with the Village Forester or his/her designee to insure this requirement is met.
5. Unless otherwise shown on the approved Tree Preservation Plan, no soil is to be added to or removed from within the Critical Root Zone of any Protected or Adjacent Property Tree that is to remain, unless shown on the approved Tree Preservation Plan.
6. Regulated public utilities, to the extent permitted by law, shall be responsible for adhering to said Tree Preservation Plan during installation of necessary Utility service lines. A property owner or contractor shall not be responsible for damages caused by the action of a public Utility unless that person directed the location and manner of work of the Utility.
7. Monitoring of the tree protection measures will be conducted by the Village Forester or his/her designee and violations of this ordinance shall be subject to the fees and fines identified in this Chapter.

(D) FEE SCHEDULE FOR TREE PRESERVATION PLAN REVIEW:

1. Plan Review Fee for single-family lots:

Unit Cost for Each:	
Garage / Pool / Other	\$110 each
Addition	\$110 each
Demolition / New House	\$150 each
New House	\$150 each

2. Plan Review Fee for Subdivisions, Special Use Projects, and Planned Unit Developments or lots with any use other than single-family residences:

Cost to review Documents submitted in compliance with Tree Preservation Ordinance: \$50 / hour by consultant (not to exceed \$250)

3. Fees for Additional Field Inspections and Violations

Field Inspection Responding to Complaint (verified violation) \$50
Tree fence violation \$50

- (E) **WORK MUST BE ACCORDING TO APPROVED TREE PRESERVATION PLAN:** It shall be unlawful for any person, firm, or a corporation to fail to abide by the terms of any Tree Preservation Plan pursuant to which a building permit has been issued, including all regulated public utilities.
- (F) **STOP WORK ORDER AUTHORIZED FOR NON-COMPLIANCE WITH TREE PRESERVATION PLAN:** If the Village Forester, or his/her designee, or a Building Inspector observes the precautions specified in the Tree Preservation Plan were not undertaken before construction commenced or not maintained during construction, a stop work order may be issued. The stop work order shall remain in place until the permittee complies with the approved Tree Preservation Plan and/or corrects the issues stated in the stop work order.
- (G) **AMENDMENT TO TREE PRESERVATION PLAN AND REMOVAL OF PROTECTED TREES:** An application can be made to the Village Forester to amend a Tree Preservation Plan. No amendment shall be permitted where the provisions of the approved Plan have not been followed. An application shall be approved where changed facts and circumstances not within the control of the applicant create an undue hardship in complying with the Plan. Where a Protected Tree has been damaged such that its Removal is required, the Forester shall approve its Removal after adequately documenting any violations of this Chapter which have caused or contributed to the Removal of a Protected Tree.
- (H) **TREE CONTRACTOR REGISTRATION:** Any person, firm, or corporation which is employed to prune or remove any public tree, protected tree, or significant tree shall be required to register with the Public Works Department. There shall be no charge for registration, but the registration form shall include information regarding at least the name, address and telephone number of the contractor, and the number of years the contractor has been in business. Registration forms will be filed on or before May 1 of each year and shall be annually updated if listed information should change. A registered contractor shall report to the Village any tree removed within seven (7) days after the removal. This report shall contain the address of the lot from which the tree was removed, the reason for removal, the species, and DBH.

- 4-8-4: INTERFERENCE WITH THE VILLAGE FORESTER: It shall be a violation of this Chapter for any person to unreasonably hinder, prevent, delay, or interfere with the Village Forester, Building and Zoning Official, or their agents while engaged in the execution or enforcement of this Chapter.
- 4-8-5: VIOLATION AND PENALTY: Any person who violates any provision of this Chapter or who fails to comply with any notice issued pursuant to the provisions of this Chapter, upon being found guilty of violation, shall be subject to a minimum fine of two hundred fifty dollars (\$250) and a maximum fine of not to exceed seven hundred and fifty dollars (\$750), depending on severity of violation, for each separate offense. Each day during which any violation of the provisions of this Chapter shall occur or continue shall be a separate offense.

In addition to the issuance of a fine, the Village may also request the court, upon a determination that any provision of this Chapter has been violated, to enjoin the person, through an affirmative or mandatory injunction, to cease a violation of this Chapter or to require the actions mandated within this Chapter to be performed.

~~4-8-6: MULTIPLE TREE REMOVAL ON NON-OWNER OCCUPIED PROPERTY (CLEAR CUTTING PROVISION):~~

~~Any property owner who does not reside on the property as their primary residence (defined as at least six consecutive months during the last year), may not remove any tree with a ten (10) inch D.B.H. or greater or any multi-branch tree which has an aggregate diameter of sixteen (16) inches D.B.H. or greater, or any Significant Tree with a five (5) inch or greater D.B.H. without the approval of a Tree Preservation Plan.~~

~~The property owner may request permission from the Village Forester, or his/her designee, to remove trees considered to be in decline, dead, diseased, invasive, or otherwise compromised. Tree Preservation Plans for Planned Unit Development, Subdivision, and Special Use development projects shall be approved by the Village Board.~~

~~Any person that removes a tree under the provisions of Section 4-8-6 shall compensate the Village for the removal of the tree. The amount paid shall be \$150 per inch of tree removed measured at the remaining stump. If the stump has been removed and clear evidence of a removed tree exists, the person shall pay a fine of \$2,000 for the removed tree, regardless of the original size. These collected funds shall be deposited into the Village's Tree Restoration Fund.~~

~~Appeals regarding this provision shall be first submitted to the Public Works Director. A subsequent appeal shall be submitted to the Village Manager.~~

SECTION TWO: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, as provided by law.

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this

_____ day of _____, 2011.

AYES:

NAYS:

ABSENT:

APPROVED by the Village President of the Village of Glen Ellyn, Illinois this _____ day of

_____, 2011.

Village President of the
Village of Glen Ellyn, Illinois

ATTEST:

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the _____ day of _____, 2011.)

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ORDINANCE NO. _____ - VC

AN ORDINANCE AMENDING
TITLE 4, CHAPTER 8 (TREE PRESERVATION)
OF THE GLEN ELLYN VILLAGE CODE
BY ADDING SECTION 4-8-6, REGARDING
THE STANDARDS FOR THE REMOVAL OF TREES
FROM CERTAIN SINGLE-FAMILY
RESIDENTIAL PROPERTY.

WHEREAS, the Village has had in place for some time a Tree Preservation Ordinance and it has adopted a revised version of that Ordinance; and

WHEREAS, the general philosophy behind that Ordinance is that the persons who reside on property zoned for single-family residential use within the Village will recognize the value of retaining existing trees on the property where Development takes place. Such owners can, in the overwhelming majority of cases, determine, without further regulation, those trees which should be retained and protected when Development takes place; and

WHEREAS, the value of trees and the desire to pay close attention to the retention of trees defined as impacted, protected or significant in the Village's ordinances, are found to be much more likely to influence the conduct of property owners who have resided on the properties, zoned single-family residential, as their principal residence for at least six (6) consecutive months during the current or prior calendar year; and

WHEREAS, the Corporate Authorities find that, in its legislative view, the owners of residential property who have less experience with the particular site are much more likely to take actions which harm the Community Forest in Glen Ellyn; and

WHEREAS, Glen Ellyn is very proud of its designation as a "Tree City," and the value of its residential properties are enhanced by the Community Forest; and

WHEREAS, some properties in single-family residential neighborhoods have suffered the adverse effect of clear-cutting by developers or new owners with little knowledge or appreciation of the value of existing trees on particular parcels;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DU PAGE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, as follows:

SECTION 1: The preamble to this Ordinance and the findings contained therein are made a part of this legislative determination.

SECTION 2: Title 4, Chapter 8 (Tree Preservation) of the Glen Ellyn Village Code regarding Tree Preservation on Private Property, shall be hereby amended through the addition of Section 4-8-6, which shall read, as follows:

4-8-6: TREE REMOVAL DURING DEVELOPMENT ON NON-OWNER OCCUPIED SINGLE-FAMILY RESIDENTIAL PROPERTY:

- (A) Any property owner who does not reside on the property zoned single-family residential as their primary residence (defined as at least six consecutive months during the current or prior calendar year), may not when Development takes place or six months prior to contemplated Development remove any tree with a ten (10) inch D.B.H. or greater or any multi-branch tree which has an aggregate diameter of sixteen (16) inches D.B.H. or greater, or any Significant Tree with a five (5) inch or greater D.B.H. without the approval of a Tree Preservation Plan. In determining whether such trees can be removed, the Forester, or his/her designee, shall reasonably consider whether the proposed Development can be designed so as to eliminate or lessen the need to remove the trees specified above. The review may also result in requiring that some trees shown on the Plan be shown and treated as Protected Trees.
- (B) The property owner may request permission in the Tree Preservation Plan from the Village Forester, or his/her designee, to remove trees considered to be in decline, dead, diseased, invasive, or otherwise compromised or required for Development.
- (C) Any person that removes a tree, which they were not permitted to remove under the approved Tree Preservation Plan, in addition to the penalty under Section 4-8-5 shall compensate the Village for the removal of the tree. The amount paid shall be \$150 per inch of tree removed measured at the remaining stump. If the stump

has been removed and clear evidence of a removed tree exists, the person shall pay a fine of \$2,000 for the removed tree, regardless of the original size. These collected funds shall be deposited into the Village's Tree Restoration Fund.

- (D) Appeals regarding this provision shall be first submitted to the Public Works Director. A subsequent appeal shall be submitted to the Village Manager. Appeals shall be resolved within fourteen (14) working days after the appeal is filed. The person deciding the Appeal may order a hearing. If a hearing is held, a written decision shall be rendered within seven (7) working days after the hearing.

SECTION TWO: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, as provided by law.

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2011.

AYES:

NAYS:

ABSENT:

APPROVED by the Village President of the Village of Glen Ellyn, Illinois this day of _____, 2011.

Village President of the
Village of Glen Ellyn, Illinois

ATTEST:

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the _____ day of _____, 2011.)

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4-8-6: ~~MULTIPLE-TREE REMOVAL DURING DEVELOPMENT ON NON-OWNER OCCUPIED SINGLE-FAMILY RESIDENTIAL PROPERTY (CLEAR-CUTTING PROVISION):~~

- (A) Any property owner who does not reside on the property zoned single-family residential as their primary residence (defined as at least six consecutive months during the ~~last~~ current or prior calendar year), may not when Development takes place or six months prior to contemplated Development remove any tree with a ten (10) inch D.B.H. or greater or any multi-branch tree which has an aggregate diameter of sixteen (16) inches D.B.H. or greater, or any Significant Tree with a five (5) inch or greater D.B.H. without the approval of a Tree Preservation Plan. In determining whether such trees can be removed, the Forester, or his/her designee, shall reasonably consider whether the proposed Development can be designed so as to eliminate or lessen the need to remove the trees specified above. The review may also result in requiring that some trees shown on the Plan be shown and treated as Protected Trees.
- (B) The property owner may request permission in the Tree Preservation Plan from the Village Forester, or his/her designee, to remove trees considered to be in decline, dead, diseased, invasive, or otherwise compromised. ~~Tree Preservation Plans or required for Planned Unit Development, Subdivision, and Special Use development projects shall be approved by the Village Board.~~
- (C) Any person that removes a tree, which they were not permitted to remove under the provisions of approved Tree Preservation Plan, in addition to the penalty under Section 4-8-65 shall compensate the Village for the removal of the tree. The amount paid shall be \$150 per inch of tree removed measured at the remaining stump. If the stump has been removed and clear evidence of a removed tree exists, the person shall pay a fine of \$2,000 for the removed tree, regardless of the original size. These collected funds shall be deposited into the Village's Tree Restoration Fund.
- (D) Appeals regarding this provision shall be first submitted to the Public Works Director. A subsequent appeal shall be submitted to the Village Manager. Appeals shall be resolved within fourteen (14) working days after the appeal is filed. The person deciding the Appeal may order a hearing. If a hearing is held, a written decision shall be rendered within seven (7) working days after the hearing.

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**PLANNING & DEVELOPMENT DEPARTMENT
INTEROFFICE MEMORANDUM**

TO: Terry Burghard, Interim Village Manager
FROM: Staci Hulseberg, Director of Planning and Development *SH*
DATE: May 11, 2011
SUBJECT: Tree Preservation Ordinance Discussion

The Village Board began the discussion about proposed amendments to the Tree Preservation Ordinance at the April 25 Village Board Workshop. At your request, I provided a general overview of the various recommendations related to the Tree Preservation Ordinance at this meeting. Environmental Commission member, Adam Kreuzer, presented the "above-and-beyond" recommendations of the Environmental Commission.

Since time was limited at this meeting, there was minimal opportunity for Village Board comments or questions and no time for comments or questions from the public. The Village President indicated the discussion would be continued at the May 16 Village Board Workshop.

At the April 25th Workshop meeting, one Trustee requested staff provide a step-by-step explanation of the tree preservation process for a typical residential construction project. Please find that information attached along with an example tree preservation plan.

The updated private TPO, incorporating some minor language changes suggested previously by Public Works and by a Board Trustee at the April 25th Workshop meeting, will be distributed to the Village Board this coming Friday.

Village Board Action: It is requested that the Village Board review and discuss the various recommendations for amendments to the Tree Preservation Ordinance and provide staff direction on which provisions should be included in the final TPO. Specifically, Board direction is requested regarding the following:

1. Should staff incorporate any of the above-and-beyond recommendations into the private TPO?
2. Which recommendation for the private TPO should be prepared for final Village Board consideration?
3. Should the Arboricultural Manual be removed from the Village Code and allowed to be updated at any time by Public Works staff?

Attachments: Tree Preservation Plan Review Process Summary

C: Stewart Diamond, Village Attorney
Jeff Perrigo, Interim Public Works Director
Kristen Schrader, Assistant to the VM - ADM
Environmental Commission

Memorandum

Village Board Workshop
April 18, 2011
Item No. 3

To: President Pfefferman and Village Board
From: Terry Burghard, Interim Village Manager
Date: April 13, 2011
For: April 18, 2011 Village Board Workshop
Re: Tree Preservation Ordinance Discussion



Please find attached my recommendation for amendments to the tree preservation ordinances in the Village Code. The history and details associated with this recommendation are provided below.

Background: In 1998, the Village Board adopted three separate ordinances to encourage the preservation of public and private trees during property development projects. These three ordinances are collectively referred to as the Tree Preservation Ordinance (TPO). These ordinances involved the protection of trees in the public right-of-way, the protection of trees on private property and the adoption of some national arboricultural standards. While the adopted ordinances were meant to encourage tree preservation, their prime purpose was to educate instead of regulate.

The three ordinances were last amended in 2001 to incorporate necessary revisions that were identified since the original adoption three years earlier. In 2006, former Village President Vicky Hase requested that the Environmental Commission (EC) undertake a review of the private property TPO to determine whether that TPO should be modified in order to improve its effectiveness in the preservation of trees. The EC completed a year-long review of the TPO in 2006 and in February 2007 recommended changes to the ordinance that included additional levels of tree restrictions on private property. The Village Board at that time expressed concern over certain aspects of the recommendation. The EC recommendation was discussed by a new Village Board in July 2008. The new Village Board also found some of the private property tree preservation measures troublesome and was inclined to favor private property owner control regarding private property trees.

In February 2010, the Village Board briefly discussed the status of the 2007 EC recommendation on the TPO. The Board decided to request that the Environmental Commission reconsider the ordinance and focus on provisions that should be removed or added, how it could be streamlined, and how education could be incorporated (see Village Board minutes as Attachment E). The EC began their review of the TPO in May 2010.

Environmental Commission Review and Recommendation: The Environmental Commission reviewed the TPO for nine months. Their primary focus was on the private TPO. Village staff assisted the EC in the preparation of amendments which are further explained below.

Private Tree Preservation Ordinance: When discussing potential revisions to the proposed private tree ordinance, the EC was interested in suggesting some regulations that went beyond the scope of review requested by the Village Board. Therefore, they decided that an ordinance containing amendments in accord with the Village Board's direction would be prepared as a 'base' recommendation. The EC would then suggest additional regulations 'above-and-beyond' the base recommendation. If the Village Board

was interested in proceeding with any of the above-and-beyond regulations, they could direct staff to draft additional amendments.

On February 15, 2011, the Environmental Commission recommended approval of both the base ordinance and the above-and-beyond suggestions for the private tree ordinance. Staff has since made some minor tweaks to the text for clarification purposes. The EC base recommendation is included as Attachment A and the EC above-and-beyond recommendation is included as Attachment B.

Public Tree Preservation Ordinance: There are a number of changes proposed to the Public Tree Preservation Ordinance for clarification purposes and ease of administration. The definitions in the Public TPO have been revised to match the new definitions in the Private TPO. Calculations for replacement trees have been made clearer. Language addressing the Emerald Ash Borer and Asian Longhorned Beetle has been added. The Environmental Commission only briefly reviewed the Public TPO. They did not have any concerns with the suggestions by the Public Works Department to amend this ordinance.

Arboricultural Manual: This is a supplemental manual that provides technical and detailed requirements of all aspects of tree maintenance, planting, removal policy and tree preservation requirements. It is prepared by the Village Forester and currently any changes must be approved by the Village Board. The Public Works Department is recommending that this manual be removed from the Village Code so that it can be amended as new technical advances and standards are developed. Since the Public Works recommendation is to remove this manual from the Village Code, the EC did not review this item.

Manager's Office Recommendation: Following the February 2011 recommendation by the EC regarding the private TPO, Public Works suggested further changes to the base ordinance for private trees. I have chosen not to incorporate a number of suggestions that were made by Public Works after the Environmental Commission voted on the proposed ordinance because many of the suggestions were overly complicated, vague, caused delays for the applicant, or created additional work for the Village staff with no appreciable benefit to the community. For example, Public Works wished to change the definition for measuring the size of a tree from "The diameter of the trunk of the Tree measured in inches at a point four and one-half (4.5) feet above ground line..." to:

The diameter of the trunk of the Tree measured along the trunk axis four and one-half feet (4.5') above ground. The diameter shall be calculated by use of the following methods: DBH determination for trees greater than 6" DBH shall be either (1) direct measurement using a calibrated diameter tape, or (2) circumference measured in inches at 4.5' divided by 3.14. DBH determination for trees smaller than 5" DBH shall use the caliper measurement at 6" above ground. DBH determination for a multi-trunk tree shall be calculated by measuring each stem at DBH, calculating individual cross sectional area of each stem and adding all the cross-sectional stem areas together; the DBH equals the result of the square root of the (total sum of the areas divided by .785).

Further, in reviewing the Environmental Commission's base recommendations for private tree regulation amendments, I became concerned with a couple of the proposed provisions. Therefore, you will find a separate private tree ordinance recommendation from my office included as Attachment C. The minor changes to the ordinance by my office expedite permit issuance, include the Village Manager in appeal issues, provide customers with a maximum plan review cost, and maintain property owner control over private trees. My recommendation also eliminates the proposed tree contractor registration process. Not only would this new registration process consume limited staff time in Public Works, delay permit issuance, and create a cost that would be passed on to our property owners, I do not see a clear public purpose for such registration. While I believe it is appropriate to register contractors for building code

safety issues such as plumbing, electrical, roofing, and the like, I do not see a similar necessity for registration of tree contractors.

We should be very careful in creating new controls and burdens on private property owners. This is not the time to be increasing regulations and government intervention for homeowners wishing to make improvements to their properties. I understand the Village Board perspective over the years has been to preserve as many trees as possible without limiting a private property owner's ability to make decisions about trees on their own private property. I agree with this perspective and it is sound public policy.

Village Manager Recommendation: It is the recommendation of my office that the Village Board move forward with the adoption of the proposed public tree ordinance (Attachment D), and the Manager's Office recommendation for the private tree ordinance (Attachment C).

These proposed amendments to the existing tree preservation ordinance offer the following enhancements:

- Simplification of various provisions
- Clarification of regulations and definitions
- Elimination of internal conflicts
- Requirement for review by certified arborist for new home projects
- Increase in enforcement abilities
- Clarification of conflicting regulations regarding trees on adjoining lots
- Notification to neighbors of construction projects involving a tree preservation plan
- ✗ Proposal of a new clear cutting prevention provision
- Inclusion of language addressing new insects that are damaging to trees in the Village

Village Board Action: It is requested that the Village Board review and discuss the attached documentation at a Village Board Workshop meeting and provide staff direction on which provisions should be prepared in ordinance format for formal consideration by the Village Board at a future regular meeting. Specifically, Board direction is requested regarding the following:

1. Should staff prepare any of the Environmental Commission's above-and-beyond recommendations for Village Board consideration?
2. Would the Village Board prefer to proceed with the private TPO prepared by the Manager's Office or the Environmental Commission?

The staff presentation on this topic will summarize the significant changes proposed to the TPO and will also explain in further detail the differences between the various versions of the Private TPO.

Attachments: Attachment A – EC Base Recommendation (Private TPO)
Attachment B – EC Above-and-Beyond Recommendation (Private TPO)
Attachment C – Manager's Office Recommendation (Private TPO)
Attachment D – Proposed Public Tree Preservation Ordinance (Public TPO)
Attachment E – February 8, 2010 Village Board Meeting Minutes

C: Stewart Diamond, Village Attorney
Staci Hulseberg, Planning and Development Director
Jeff Perrigo, Interim Public Works Director
Kristen Schrader, Assistant to the VM - ADM
Environmental Commission