

# **TREE REMOVAL AND REPLACEMENT GUIDELINES**

## **CITY OF CHICAGO BUREAU OF FORESTRY**

10/20/05

As aging homes, buildings, streets and other infrastructure are rebuilt or newly installed, Trees routinely come into conflict with these projects. The City through its **Tree Protection Guidelines** pursues all reasonable efforts to preserve trees while allowing these projects to move forward. These Tree Replacement Guidelines outline what is generally required should Tree Removal be deemed the only option or the chosen option of the applicant.

As per City Code 10-32-200, the City utilizes the latest addition of the Guide for Plant Appraisal (presently the 9<sup>th</sup> Edition) as published by the International Society of Arboriculture and developed by the Council of Tree & Landscape Appraisers to assess the value of the tree(s) identified for removal.

As it is the first priority to replace trees lost due to construction, the City will first seek to have the largest readily available tree(s) installed based on an “inch for inch” replacement basis. The number of replacement trees is dependent upon the tree spacing standards of the Guide to the Landscape Ordinance. In cases where a replacement tree is not possible, the applicant will be assessed the appraised value of the tree(s) to be removed. If only partial replacement is possible, the applicant will be assessed the difference of the value of the installed replacement tree(s) and the appraised value of tree(s) lost. Installed trees that are required by the Landscape Ordinance are excluded from the replacement formula. Costs associated with any approved tree removal are borne by the applicant and are excluded from the replacement formula.

### **Example:**

#### **Proposed New Driveway**

Applicant submits an application to install a new driveway to the Department of Revenue. Where the driveway conflicts with an existing tree, the application is sent to the Bureau of Forestry. The Bureau will look for alternatives such as alley access, adjustment of driveway location, reduction of driveway size or deny driveway application. Should the applicant want to pursue installation of the driveway, the driveway design will be modified, if possible, to allow room for a new tree to be planted. Additionally, the value of the existing tree is assessed and collected from the applicant as a condition of the driveway approval and tree removal process. The cost of the new tree will be deducted from the appraised value of the existing tree to be lost.

The applicant will also be responsible for hiring an insured tree removal company to remove the tree(s). Additionally, where space allows, the applicant will be required to hire a landscape company to plant the agreed upon replacement tree(s). The tree removal and landscape companies will be responsible for obtaining tree removal and tree planting permits from the Bureau of Forestry.

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### **Driveway Design Review Criteria**

- Building structure should be designed to minimize impact on existing parkway trees. This will not only help preserve trees but also help speed the permit process as well.
- Alley access takes priority over side or front driveways.
- Where conflict with an existing tree or trees exists and alley access is not an option:
  - Keep edge of proposed driveway a minimum of 5' from edge of existing tree (or as directed by the Bureau of Forestry).
  - Narrow proposed driveway to CDOT minimum.
  - Reduce/eliminate driveway flare on tree side.
  - Pursue shared public driveway with neighboring property.
  - Pursue use of alternative paving materials to minimize excessive excavation (asphalt over stone base, pavers over sand etc) required for full concrete driveway.
- Where tree preservation is not possible, the Bureau of Forestry Tree Removal and Replacement Guidelines shall be utilized.
  - Pursue a driveway design to allow space for a new replacement tree.