



**Plan Commission Special Meeting  
AGENDA & NOTICE OF MEETING  
MONDAY, JUNE 16, 2025 6:30 PM  
Village Hall | MacArthur Room  
112 Algonquin Road  
Barrington Hills, IL 60010**

**1. AUDIO OPTIONS:**

- Dial: 312-626-6799 and enter meeting ID 889-5617-0602
- Link: [Zoom Meeting ID 889-5617-0602; Passcode: 849920](#)

**Call to Order & Roll Call**

**Public Comment**

*Be advised that public comment at the meeting is limited to three (3) minutes per person. If you are not able to attend, send your comment to the Village Clerk at [clerk@vbhil.gov](mailto:clerk@vbhil.gov) and it will be forwarded to the Commission Members*

**2. [Vote] Minutes**

- 2.1 [Vote] Minutes - April 7, 2025  
[04-07-25 Plan Commission Meeting Minutes-Draft.pdf](#)

**3. Tree Preservation Ordinance - Discussion**

- 3.1 Tree Preservation Ordinance - Discussion  
[Current Tree Preservation Ordinance.pdf](#)

**Adjournment**

**NOTICE AS POSTED**

## Plan Commission Special Meeting Agenda Item Report

Meeting Date: June 16, 2025

Submitted By: Nikki Panos

Submitting Department:

Item Type: Minutes

Agenda Section: [Vote] Minutes

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**Subject:**

[Vote] Minutes - April 7, 2025

**Suggested Action:**

**Attachments:**

[04-07-25 Plan Commission Meeting Minutes-Draft.pdf](#)

VILLAGE OF BARRINGTON HILLS

Plan Commission Meeting Minutes

Monday, April 7, 2025 – 6:30 PM

Village Hall, 112 Algonquin Road Barrington Hills, IL 60010

The Meeting of the Village of Barrington Hills Plan Commission was called to order by Chairman Matt Vondra at 6:32 PM.

**Members Present:**

Matt Vondra, Chairman  
Curt Crouse, Vice Chairman  
David Meehan, Secretary  
Kelly Mazeski  
Maggie Topping

**Members Absent:**

Gillian Stoettner  
Christopher Geier  
Ann Rosenbaum

**Staff Present:**

Anna Paul, Village Administrator  
Mary Dickson, Village Attorney

**PUBLIC COMMENT:**

**Chris Yamamoto: 315 Dundee Rd.** Mr. Yamamoto spoke about his experience working with the village and how he believes his farm is aligned with the Plan Commission's Comprehensive Plan. He also pointed out equestrian boarding, a property that holds retreats, and Barrington Hills Country Club as land uses that are permitted in the village, yet his flower farm is not allowed on his property.

**Sherman Schechtman: 238 Oak Knoll Rd.**

Mr. Schechtman thanked the board for reevaluating the tree ordinance. He said he placed his home on his property to avoid removing heritage trees, but he did have to remove a few trees for his septic field. He is required to plant 22 trees at a cost of \$1,200 per tree, which would block the view of his home from the road and eliminate the only open space on his property.

He proposed alternatives to the tree ordinance.

- 1) The board could add an exception to the rule that could be used in certain cases.
- 2) The board could modify the tree ordinance to allow 1 tree per acre to be removed, without penalty.

He said he believes these alternatives would still protect the village's interests while not putting unreasonable requirements on homeowners.

## **APPROVAL OF MINUTES: February 10<sup>th</sup>, 2025**

Chairman Vondra asked for a motion to approve the minutes for the February 10<sup>th</sup>, 2025 meeting. Member Mazeski moved to approve the minutes. Member Topping Seconded. There was no discussion. Roll was called.

Aye: 5 (Vondra, Crouse, Mazeski, Topping, Meehan)

Absent: 3 (Stoettner, Geier, Rosenbaum)

The motion passed with no changes. Minutes were approved.

## **TREE PRESERVATION ORDINANCE**

A discussion took place about a potential change to the tree ordinance by introducing a Woodland Management Plan prepared by a certified arborist to enhance the existing woodlands consistent with sound forestry practices for 10-years, including rehabilitation and planting of some new stock to be consistent with the village's desire to provide for the heritage trees within the village.

Chairman Vondra said the Woodland Management Plan would be an enhancement to the current Tree Preservation ordinance by providing an alternative to improve the conditions of the property.

A discussion was held about the rationale for the 10-year time frame.

A discussion was held about whether there was movement on the 1:1 replacement ratio for tree replacement based on DBH.

Member Topping asked about whether future canopy and crowding is a consideration.

Member Mazeski said she doesn't want to have the tree ordinance become more lenient and has a concern about the subjectiveness because it could lead to conflict and pushback about the ordinance.

Member Topping expressed a concern about the burden the ordinance places on new homeowners who want to build a home because we want to welcome people into the community.

Chairman Vondra summarized outstanding issues such as transferability, the tree replacement ratio, and the subjectivity issue.

Member Mazeski said she would like to know what other villages have a woodland management plan. No vote was taken.

## **Adjournment:**

Chairman Vondra requested a motion to adjourn. Member Topping moved. Member Meehan seconded. A voice vote was taken and all members voted aye. The meeting was adjourned at 7:22 PM.

Respectfully Submitted,  
David Meehan  
Recording Secretary

## **Plan Commission Special Meeting Agenda Item Report**

Meeting Date: June 16, 2025

Submitted By: Nikki Panos

Submitting Department:

Item Type: Discussion

Agenda Section: Tree Preservation Ordinance - Discussion

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**Subject:**

Tree Preservation Ordinance - Discussion

**Suggested Action:**

**Attachments:**

[Current Tree Preservation Ordinance.pdf](#)

## CHAPTER 6

### TREE PRESERVATION

#### SECTION:

#### 4-6-1: Intent And Purpose

#### 4-6-2: Definitions

#### 4-6-3: Administration

#### 4-6-4: General Requirements

#### 4-6-5: Construction Standards

#### 4-6-6: Replacement

#### 4-6-7: Appeals

#### 4-6-8: Tables

#### 4-6-1: INTENT AND PURPOSE:

The intent of this chapter is to ensure the presence, conservation and perpetuation of heritage trees within the Village, and to educate residents about their existence and the importance of protecting them. Heritage trees are a unique natural resource found throughout the Village of Barrington Hills that have a positive impact on animal habitat, air and soil quality, as well as watershed and invasive species management. By preventing situations that may substantially alter the natural environment, the Village aims to protect the health, safety and welfare of residents, while also ensuring that they may continue to enjoy all the benefits of living in the unique environment of Barrington Hills. This may be accomplished by regulating how heritage trees may be removed and replaced, as a result of building construction and/or landscape activity. (Ord. 19-14, 7-22-2019)

#### 4-6-2: DEFINITIONS:

For the purpose of the regulations contained in this chapter, the definitions contained in this section shall be observed and applied, except when the context clearly indicates otherwise. Words used in the present tense shall include the future, and words used in the singular shall include the plural, and the plural the singular; the word "shall" is mandatory and not discretionary; the word "may" is permissive; the masculine gender includes the feminine and neuter. Whenever a word or term defined herein appears in the text of this chapter, its meaning shall be construed as set forth in the definition thereof and any word appearing in parenthesis directly thereafter shall be construed in the same manner.

**BUILDING OFFICER:** The Building and Zoning Enforcement Officer as defined in section 1-6-9 of this Code.

**CERTIFIED ARBORIST:** A person, who based on training and experience, diagnoses the condition of shade or ornamental trees, evergreens and shrubs and recommends or supervises the treatment of any such trees, or in any manner treats any such trees, by feeding or fertilizing, or by pruning, trimming, bracing, treating cavities or other methods, has passed the ISA certified arborist exam and maintains his or her certification in good standing with the International Society of Arboriculture (ISA).

**CERTIFIED FORESTER:** A person who practices the art and science of forest stewardship and natural resource management, and who has met the requirements to be a certified forester and maintains his or her certification in good standing with the Society of American Foresters.

**CONDITION RATING:** The condition of a heritage tree based on a 6-point scale set forth in subsection 4-6-8(B), table B of this chapter with 1 being the best and 6 being the worst, for purposes of determining the health of a heritage tree and whether the tree is subject to regulations contained in this chapter.

**DIAMETER BREAST HEIGHT (dbh):** The diameter of the trunk of the tree measured in inches at a point of four and one-half feet (4<sup>1</sup>/<sub>2</sub>') above grade.

**GOOD CONDITION:** A tree having a condition rating of 1, 2, or 3 as set forth in subsection 4-6-8(B), table B of this chapter. Only trees of those ratings in a woodland will be considered heritage trees.

**GROWING SEASON:** The optimum planting time for the care and nurture of woody plant stock during any one calendar year is when there is less than about five percent (5%) chance for a frost until there is about ninety five percent (95%) chance for frost.

**HERITAGE TREES:** Trees of a size, genus and species indigenous to this region, as set forth in subsection 4-6-8(A), table A of this chapter, are determined to be of significant historical and ecological value to the Village of Barrington Hills to be protected trees. Such trees shall be above the minimum good conditions standard as listed of 1, 2 or 3 as set forth in subsection 4-6-8(B), table B of this chapter.

**MINIMUM ROOT ZONE:** The area beneath a tree having as its center point the center of the trunk of the tree and a radius equal to one foot (1') for every inch of dbh.

**SITE:** A lot, or contiguous lots, under the control of a common owner, for which a tree removal permit was sought and obtained.

**SITE PLAN:** A general illustration of the proposed work, its location, the use of the building or structure, and all portions of the site, including but not limited to details of grading, and structural, mechanical, sanitary and electrical work.

**SURROUNDING AREA:** Shall not include any area which is not on the same site as that for which the tree removal permit was sought and obtained.

**TREE:** Any self-supporting, woody plant together with its root system, growing upon the earth usually with one trunk, or a multi-stemmed trunk system, supporting definitely formed crown.

**TREE PRESERVATION PLAN (TPP):** A plan directly overlaid on the site plan indicating the location, species, condition rating and dbh of all heritage trees, and includes a maintenance plan for three (3) growing seasons for all heritage trees, consistent with the sound forestry practices, as found in subsections 4-6-8(C), table C and (D), table D of this chapter.

**TREE REMOVAL PERMIT (TRP):** The permit required by this chapter in order to remove any heritage tree within a protected woodland.

**VILLAGE:** The Village of Barrington Hills, in the Counties of Cook, Kane, Lake and McHenry, in the State of Illinois.

**WOODLAND:** Eight (8) or more heritage trees on a site within circular area having a radius not to exceed 117.8 feet and shall include all such trees within the woodland regardless of the number of such trees. A site may encompass one or more woodlands. (Ord. 19-14, 7-22-2019)

#### **4-6-3: ADMINISTRATION:**

(A) **Tree Removal Permit Required:** A tree removal permit ("TRP") shall be required for the destruction or removal of any heritage tree in any woodland. No person shall, directly or indirectly remove, damage or destroy a woodland without having secured a TRP.

(B) **Exemption:**

1. This chapter shall not apply to the removal of woodlands pursuant to a forestry management plan or nursery stock plan that is approved and administered by a governmental agency with jurisdiction over such matters.

2. This chapter shall not apply to the removal of woodlands on property owned by a common owner, either singularly, collectively or institutionally, which exceeds one hundred (100) acres of contiguous land in the Village so long as the property is subject to a tree preservation plan acceptable to the Village. Such a plan, which shall have been prepared by or endorsed by a certified arborist or

certified forester, may be accepted by the Village's Plan Commission and shall, at a minimum, include the forestry management practices found in subsections 4-6-8(C), table C and (D), table D of this chapter to preserve and protect heritage trees.

(C) Application And Fee: A TRP application on the prescribed form shall be submitted to the Village Building Officer with the permit fee established by the Village.

(D) Application Procedure:

1. Construction Permit: The applicant shall submit a tree preservation plan ("TPP") to the Village Building Officer with his application for a TRP in conjunction with construction when a building permit is required by the provisions of this title.

a. The TPP shall consist of two (2) legible reproducible site plans, drawn to scale, of a tree survey of all heritage trees in a woodland overlaid directly upon the site plan including the location, species, dbh, and condition as rated in accordance with the standards in subsection 4-6-8(B), table B of this chapter.

The survey shall distinguish among the heritage trees to be preserved, transplanted, or destroyed. Groups of trees which are less than three feet (3') apart may be designed by clumps, provided that all heritage trees and all other trees with a dbh of twelve inches (12") or greater shall be individually depicted on the TPP.

b. The Building Officer in consultation with the Village Arborist may permit the TPP to exclude areas of the site from the tree survey if he determines that the proposed construction or other activity will not impact those areas.

c. The TPP shall include a maintenance plan for all heritage trees, consistent with the forestry practices found in subsections 4-6-8(C), table C and (D), table D of this chapter, to ensure the protection of the trees for a period of at least three (3) growing seasons from the issuance of an occupancy permit, if one is required.

2. Non-Construction Permit: When no building permit is required, the applicant shall submit the following with his application for a tree removal permit ("TRP"):

a. Site plan that depicts the area of the tree removal, the heritage trees to be removed, and all other heritage trees whose minimum root zone is within the tree removal area. All heritage trees shall be identified by location, species, dbh, and condition as rated in accordance with the standards in subsection 4-6-8(B), table B of this chapter.

b. Reasons for removing the heritage trees, including reports or studies, if any, indicating that the trees should be removed.

3. Application Review: Upon receipt of a completed application including the TPP and the required fee, the Building Officer shall review the application, which, if deemed necessary, may include a site inspection by the Village Arborist.

(E) Escrow:

1. If tree replacement is required by this chapter, then as a condition of the TRP, the applicant shall place into escrow with the Village an amount of money in cash equal to the tree replacement value, as determined by the Village Arborist. In the event the tree replacement value is greater than one hundred thousand dollars (\$100,000.00) a bond in a form acceptable to the Village, may be utilized in lieu of a cash escrow. The money shall be returned, or the bond released, once the new tree(s) are planted. Failure to plant the tree(s) in compliance with the TRP within one growing season shall result in forfeiture of the escrow or bond, which shall then be used by the Village to plant as required by the TRP. Access to the applicant's property shall be granted for such work to be completed in accordance with the TRP. The Village Arborist shall maintain a current schedule of cost including planting expenses for replacement of trees.

2. If it is determined that practices which violate any portion of the village code have resulted in tree damage, then the village may require an escrow payment or tender of a bond (if the amount at

issue exceeds one hundred thousand dollars (\$100,000.00)) in a form acceptable to the Village by made to the village, equal to the replacement value of the damaged tree(s) as determined by the Village Arborist. The cash escrow or bond shall be held by the village for the purpose of assuring that all remedial actions required by the village to restore the health of the tree(s) are taken, and/or for the purpose of assuring the appropriate tree replacement should any damaged trees die or show noticeable signs of decline as determined by the Village Arborist. (Ord. 19-14, 7-22-2019; amd. Ord. 23-03, 4-24-2023)

#### **4-6-4: GENERAL REQUIREMENTS:**

(A) The Building Officer shall grant a TRP only if:

1. All reasonable efforts have been undertaken in the architectural layout and design of the proposed construction or other activity to preserve woodlands; or
2. The removal of the heritage trees is consistent with sound forestry practice found in subsection 4-6-8(C), table C of this chapter or will result in the enhancement of the woodland; and
3. The transplanting of the woodlands is not feasible.

(B) As a condition to granting a TRP, the applicant shall be required to replace the heritage trees that will be destroyed in accordance with section 4-6-6 of this chapter with those tree species identified in subsection 4-6-8(A), table A of this chapter. Replacement trees shall be acquired and planted in conformance with subsections 4-6-8(C), table C and (D), table D of this chapter.

(C) A TRP shall expire and become null and void if work authorized by the TRP is not commenced within one growing season from the date of issuance of the TRP or if such work, when commenced, is suspended or abandoned at any time for a period of ninety (90) days.

(D) Except as set forth herein no certificate of compliance as required by section 5-10-3 of this Code shall be issued until any required replacement of heritage trees, as required by the TRP, has been completed and after three (3) growing seasons, the final tree inspection approval has been given by the Building Officer in consultation with the Village Arborist.

1. Exception: Upon good cause shown as to why the required replacement of heritage trees has not been completed, the Building Officer may issue a temporary certificate of compliance for a period of six (6) months until the TRP has been completed, and final tree inspection conducted. In addition to the loss of the cash escrow required by subsection 4-6-3(E) of this chapter, the failure to complete the TRP within the six (6) month extension period shall result in a violation of this chapter, and shall be subject to the general penalty procedures provided in section 1-4-1 of this Code.

(E) In the event the completion of the required TPP is prevented by seasonal weather conditions, or availability of plant stock, the Building Officer in consultation with the Village Arborist may extend the date of completion by six (6) months into the next growing season.

(F) The TRP shall be in a written form and shall be prominently posted on the site so as to provide notice to the owner, owner's agent, and to all persons working or seeking to work on the site. The TRP shall state the conditions under which forestry activities are occurring on the site and any other information that may assist in the identification of the TRP. (Ord. 19-14, 7-22-2019)

#### **4-6-5: CONSTRUCTION STANDARDS:**

(A) During construction, the TPP shall be followed to prevent the destruction or damaging of heritage trees including unless otherwise authorized by the TPP, a fence erected and maintained so that no excess soil, additional fill, equipment, liquids, or construction debris shall be placed within the minimum root zone of any heritage tree, unless the addition of excess soil or fill is required in order to comply with the Lake County Watershed Development Ordinance found in section 4-2-10 of this title.

(B) Until the issuance of the certificate of compliance, the area of the site included within a TPP shall not have other plantings or landscape additions that prevent as determined by the Building Officer the planting of the required replacement heritage trees.

(C) Heritage trees in a TPP that are removed or receive major damage as determined by the Building Officer in consultation with the Village Arborist shall be required to be replaced by heritage trees of equal dbh in the aggregate, in accordance with section 4-6-6 of this chapter, with those tree species identified in subsection 4-6-8(A), table A of this chapter. Replacement trees shall be acquired and planted in conformance with subsections 4-6-8(C), table C and (D), table D of this chapter. (Ord. 19-14, 7-22-2019)

**4-6-6: REPLACEMENT:**

(A) Replacement In Kind:

1. In the event that a person shall remove, or damage a heritage tree in a woodland without having secured a TRP, in addition to the general penalty provided in section 1-4-1 of this Code, he shall plant, within the growing season, a replacement tree or trees on the site within ninety (90) days of written notice from the Village. The failure to plant the replacement trees shall constitute a violation of this chapter and each day that the replacement tree is not planted shall constitute a separate offense.

2. The replacement tree or trees required by this section shall be a species listed in subsection 4-6-8(A), table A of this chapter and the replacement trees shall equal the aggregate dbh of the damaged or removed heritage tree. Replacement trees shall be acquired and planted in conformance with subsections 4-6-8(C), table C and (D), table D of this chapter.

3. Replacement trees required by this section shall be maintained alive and healthy on the site for three (3) growing seasons. Methods should be used as found in subsection 4-6-8(D), table D of this chapter to provide for protection of the replacement trees from deer. Any replacement tree(s) which die or become severely damaged before the end of the third growing season of planting upon written notice from the Building Officer shall be replaced by the applicant in conformance with subsections 4-6-8(C), table C and (D), table D of this chapter at the next growing season.

(B) Contribution In-Lieu Of Replacement: In order to fulfill some of the replacement heritage trees required by the TRP, after providing a TRP for the planting of a woodland on the site, a fee in lieu of the equal value of the remaining replacement tree(s) may be paid to a governmental or non-profit natural resources management entity for a program involving the restoration, establishment, enhancement, or preservation of heritage trees in the Village. (Ord. 19-14, 7-22-2019)

**4-6-7: APPEALS:**

Any person aggrieved by a plan review, action taken, or order issued, other than a stop work order issued pursuant to subsection 4-1-7(C) of this title, may appeal to the Barrington Hills Plan Commission in accordance with the notice and appeal provisions of subsection 4-3-4(D) of this title, upon payment of a filing fee of one hundred dollars (\$100.00). (Ord. 19-14, 7-22-2019)

**4-6-8: TABLES:**

(A) Table A:

TABLE A

HERITAGE TREES

Species		Diameter At Breast Height (dbh)
Common Name	Scientific Name	
Species		Diameter At Breast Height (dbh)
Common Name	Scientific Name	
Basswood/linden	Tilia americana	10 inches or greater
Black walnut	Juglans nigra	8 inches or greater
Hackberry	Celtis occidentalis	8 inches or greater
Hickory (all species)	Carya spp.	8 inches or greater

Ironwood	<i>Ostrya virginiana</i>	6 inches or greater
Oak (all species)	<i>Quercus</i> spp.	10 inches or greater
Sugar maple	<i>Acer saccharum</i>	10 inches or greater
Wild black cherry	<i>Prunus serotina</i>	8 inches or greater

FOR SPECIES VARIETY FOR SAVING AND PLANTING

Additional upland species to consider:

Blue Beech

Butternut

Catalpa

Ohio Buckeye

Pawpaw

Additional low land species to consider:

American sycamore

Red Maple

River birch

(B) Table B:

TABLE B

CONDITION RATING

Rating	Description	General Criteria
1	Excellent	The tree is typical of the species, has less than 10 percent deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action.
2	Good	The tree is typical of the species and/or has less than 20 percent deadwood in the crown, only 1 or 2 minor problems that are easily corrected with normal care.
3	Fair	The tree is typical of the species and/or has less than 30 percent deadwood in the crown, 1 or 2 minor problems that are not imminently lethal to the tree and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued health.
4	Fair to poor	The tree is not typical of the species and/or has significant problems such as 30 to 50 percent deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be imminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.

5	Poor	The tree is not typical of the species and/or has over 50 percent deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
6	Dead	Less than 10 percent of the tree shows signs of life.

(C) Table C: This table lists the standards and organizations that are referenced in various sections of this chapter. The standards are listed herein by the promulgating agency of the standard, the standard title and the effective date. The section or sections of this chapter that references the standard shall be specified as found in table C of this subsection.

TABLE C

STANDARDS

ANSI ASC A300 (tree care)

ANSI Z133 (safety, arboricultural operations)

ANSI Z60.1 (nursery stock)

American National Standards Institute (ANSI) [www.ansi.org](http://www.ansi.org)

American Standard for Nursery Stock [www.americanhort.org](http://www.americanhort.org)

IDNR, Division of Forest Research, "Urban and Community Forestry Program Tree Planting Standards" 1999 Springfield, Illinois

Illinois Landscape Contractors Association [www.ilca.net](http://www.ilca.net)

International Society of Arboriculture [www.isa-arbor.com](http://www.isa-arbor.com)

NRCS, "Illinois Urban Manual Tree and Shrub Planting" August, 1994

NRCS, "Tree Protection" April, 2000

Society of American Foresters [www.safnet.org](http://www.safnet.org)

University of Illinois Extension, Plant Clinic [web.extension.illinois.edu/plantclinic](http://web.extension.illinois.edu/plantclinic)

(D) Table D: On file in the Village's Building Department. (Ord. 19-14, 7-22-2019)