



CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	JULY 28, 2026
TITLE:	ORDINANCES AMENDING TITLE 17 (ZONING) AND TITLE 18 (LAND DEVELOPMENT) OF THE CODE OF ORDINANCES OF THE CITY OF COLLINSVILLE, ILLINOIS AS IT RELATES TO TREE PRESERVATION STANDARDS.
DEPARTMENT:	COMMUNITY DEVELOPMENT
PROJECT MANAGER:	CAITLIN RICE, AICP, SENIOR PLANNER
REQUESTED ACTION:	APPROVAL
STRATEGIC PLAN GOAL(s):	#1: PRESERVE AND IMPROVE EXISTING NEIGHBORHOODS #3: ENCOURAGE TOURISM AND ECONOMIC DEVELOPMENT #7: SUPPORT EXCELLENT MUNICIPAL SERVICES
ATTACHMENTS:	STAFF REPORT TO PLANNING COMMISSION, DRAFT PC MINUTES, ORDINANCE (TITLE 17), ORDINANCE (TITLE 18)

SUMMARY RECOMMENDATION

Staff recommends approval of *Ordinances Amending Title 17 (Zoning) and Title 18 (Land Development) of the City of Collinsville as it relates to tree preservation standards*. The proposed amendment includes revisions to *Section 17.080. Landscaping, screening and buffering* and *Chapter 18.04. Soil Excavation and Erosion Control* to clarify what type of site work triggers a tree survey, tree preservation and replacement and strengthens standards for replacement trees.

EXECUTIVE SUMMARY

Staff is seeking an amendment to Title 17 and Title 18 to ensure that projects involving grading or the clearing of trees without an immediate site development plan are required to submit a tree survey and replace trees on or off site. The current ordinances rely on knowing the minimum site building area to determine the amount of trees to be replaced. This setup creates a gap that may permit the clearing of trees without requiring any preservation or mitigation through the approval of a grading permit for projects with no immediate development plan. The regulations also lack a mechanism to require replacement trees when clearing is done illegally, or when lacking any documentation of what was removed.

Through researching tree preservation methods in neighboring communities, staff is also recommending the creation of a City Tree Fund. The tree fund would be an option for developers to pay a fee per caliper inch to the City instead of replacing trees on site when there are challenging circumstances. The funds would then be available to the City to plant trees in public spaces or right-of-way as necessary. Currently, the ordinance allows developers to plant trees off-site at a 2:1 caliper inch ratio. Staff finds that a tree fund would be easier for a developer to pay into rather than coordinating future plantings and would permit the City to time the tree plantings appropriately with other projects.

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TA 26-07 Tree Preservation (Text Amendment)

Below is a summary of the proposed amendments to each Title:

Title 17:

- Clarify what applications/permits require a tree survey and tree preservation plan (grading permits as defined in Chapter 18.04, site plans, plats, and building permits)
- Remove option for off-site tree replacements
- Establish a City Tree Fund
 - Proposed fee per caliper inch is \$250 based upon rates from local nurseries and anticipated labor costs to the City.
- Establish a method to require tree replacement when trees are cleared illegally or through grading permits without an approved site development plan.
 - Proposed replacement will be set to 300 caliper inches per acre (current maximum) with option to pay into City Tree Fund.

Title 18:

- Clarify that tree surveys and tree preservation/replacement plans are required for all Major Grading Permits and Minor Grading permits for commercial activity only.
 - Smaller residential projects that trigger a minor grading permit will not require tree preservation or replacement.

PLANNING COMMISSION REVIEW

The Planning Commission heard the city-initiated request to recommend approval for proposed ordinance during a public hearing on July 9th, 2026. The Planning Commission voted 5-0 to recommend approval, finding the proposed text amendment meets or exceeds the established review criteria for zoning text amendments, and advances the intent of the Zoning Ordinance and City Plans. Staff notes that the Planning Commission reviewed the proposed amendment with a one hundred and fifty dollar (\$150) per caliper inch fee for the City Tree Fund. After discussion with Administration, Finance and the Parks Department, staff recommends a two hundred and fifty dollar (\$250) per caliper inch fee to ensure labor costs are sufficiently covered with base price of the tree. This fee amount will also align with other local communities.

Based on this finding, the Planning Commission requests favorable consideration of the Text Amendment Application *TA 26-07 Amending Title 17 (Zoning) and Title 18 (Land Development) as it relates to tree preservation standards.*

RECOMMENDATION

Staff recommends approval of text amendment application *TA 26-07 Tree Preservation.*