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Staff Report to the Plan Commission

Bridlewood Residential Planned Development

Prepared: 9/19/2025

Project: 2025-0171 - Bridlewood Residential Planned Development

Planner: Marcus LeVigne

Petitioner/Representative: Richard J Turk, RT/MGR, LLC

Location: 14137 108th Avenue

P.I.N.s: 27-05-402-006-0000

Parcel Size: 9.44 acres

REQUESTED ACTIONS

The Petitioner is requesting the approvals below to construct a 20-unit single family residential planned development located at 14137 108th Avenue.

- Zoning Map Amendment from E-1 Estate Residential to R-3 Residential
- Special Use Permit for a Residential Planned Development
- Special Use Permit for the disturbance of a non-tidal wetland
- Site Plan
- Landscape Plan
- Plat of Subdivision
- Two modifications from the Land Development Code:
 - Allow for a reduction in the right-of-way width from 60' to 50' (Table 6-405(A)(2)).
 - Allow for a reduction in parkway planting strip width from 8' to 5'-5" (Section 6-406.A.2.a).

COMPREHENSIVE PLAN & SURROUNDING CONTEXT

Comprehensive Plan

The Village's Comprehensive Plan identifies the site as part of the Orland Grove Planning District, with a land use designation of Single Family Residential. This designation supports the development of detached single-family neighborhoods with access to open space, pedestrian connections, and compatible design.

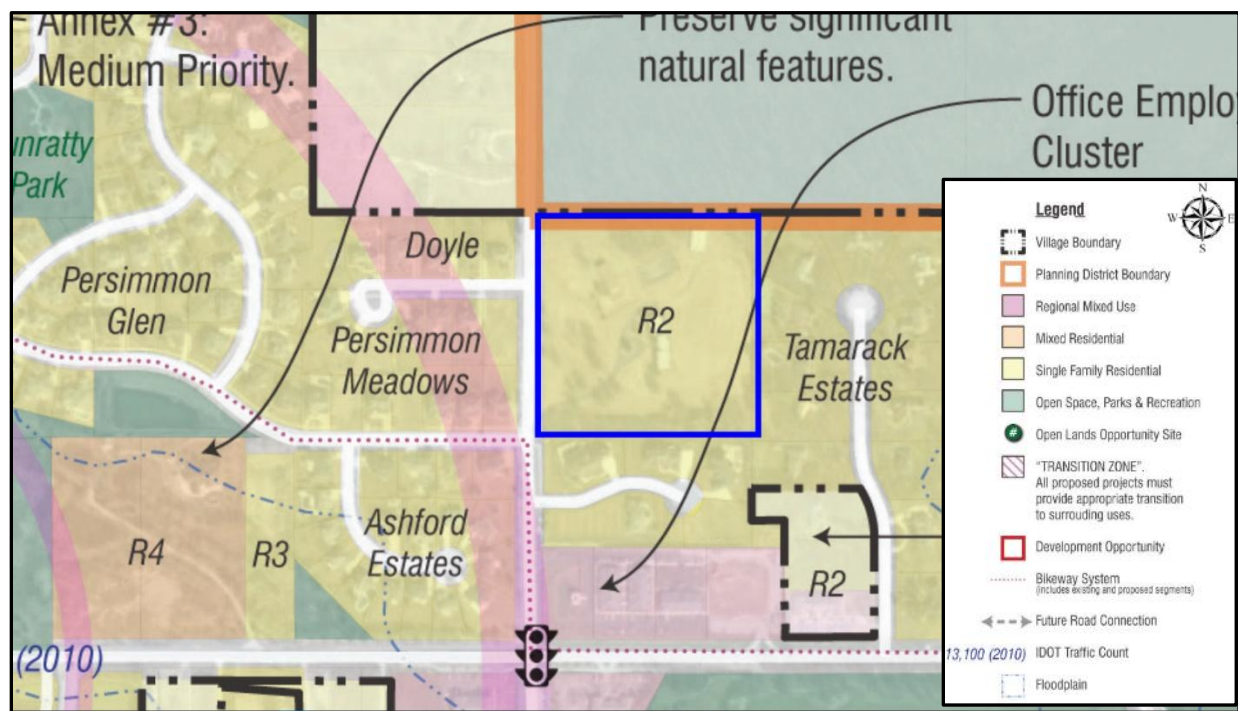
COMPREHENSIVE PLAN

Planning District	Orland Grove Planning District
Planning Land Use Designation	Single Family Residential

The proposed Bridlewood planned development is consistent with the single-family residential designation by creating a small single-family subdivision organized around a central open space. The plan integrates sidewalks, internal walking trails, and perimeter landscape buffers to

establish connectivity to public streets, while also providing separation from adjacent properties. Tree preservation and stormwater management areas are incorporated into the overall site design, complying with open space requirements and supporting the existing Orland Grove neighborhood character.

ORLAND GROVE PLANNING DISTRICT LAND USE MAP



ADJACENT PROPERTIES

	Zoning District	Land Use
North	Unincorporated	Open Space (Cook County Forest Preserve)
East	R-1 Residential	Single Family Residential (Tamarack Estates)
South	R-1 Residential	Single Family Residential (Coyle)
West	R-3 Residential	Single Family Residential (Doyle, Persimmon Meadows)

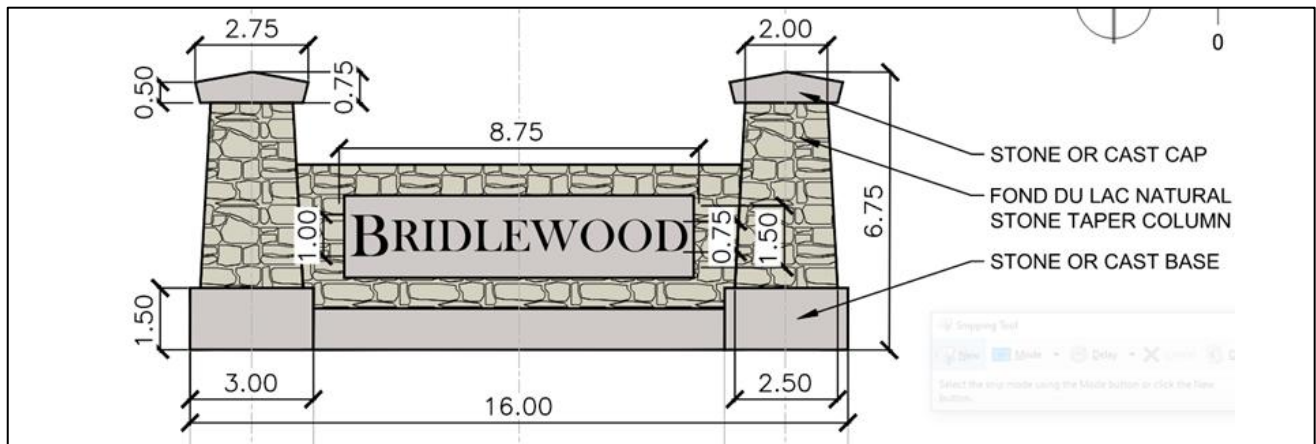
EXISTING SITE



ILLUSTRATIVE SITE PLAN



PROPOSED MONUMENT SIGN



ZONING MAP AMENDMENT

Proposed Zoning Change

The subject property is currently zoned E-1 Estate Residential, which is the default zoning district assigned to properties annexed into the Village. The Comprehensive Plan designates this area for single-family residential, which includes the E-1 and R-1 through R-4 Residential zoning districts. While the Comprehensive Plan specifically recommends R-2 Residential for this area, the petitioner has requested R-3 Residential zoning.

The proposed development meets the bulk standards for height, density, and lot coverage in both the R-2 and R-3 Districts. However, due to its small-lot configuration, permitted as a Special Use in both districts, the R-3 designation is more suitable. The R-3 standards allow greater flexibility for common and private open space, tree preservation, and public amenities, whereas the R-2 District would limit preserved trees to private lots and reduce opportunities for shared and public spaces.

Overall, staff finds that the R-3 Residential zoning classification remains consistent with the Comprehensive Plan's Single-Family Residential designation for this area.

ZONING CLASSIFICATION

Existing	E-1 Estate Residential
Proposed	R-3 Residential

LaSalle Factors

When reviewing a rezoning request, the decision-making body considers the specific factors listed below, established through 1957 Illinois Supreme Court decision *LaSalle v. County of Cook*:

1. The existing uses and zoning of nearby property;
2. The extent to which property values are diminished by a particular zoning classification or restriction;
3. The extent to which the destruction of property value of a petitioning property owner promotes the health, safety, morals, or general welfare of the public;
4. The relative gain to the public as opposed to the hardship imposed on a petitioning property owner;
5. The suitability of the subject property for its zoned purposes;
6. The length of time the property has been vacant as zoned, considered in the context of land development in the area;
7. The Comprehensive Plan designation and the current applicability of that designation;
8. The evidence or lack of evidence, of community need for the use proposed.

The petitioner has submitted written responses to each of the above factors, which are included in the supporting documents. Staff finds these responses to be satisfactory and recommends approval of the zoning map amendment from E-1 Estate Residential to R-3 Residential.

SITE PLAN

The proposed site plan is organized around a central ring road called Bridlewood Circle, which connects to Bridlewood Lane, providing access from 108th Avenue. Twenty single-family lots are proposed within this layout, creating an inward-facing neighborhood with most homes oriented towards a central park space. The plan also includes a walking trail that loops through the site and around the detention area, connecting the various open spaces and offering pedestrian amenities throughout the neighborhood. Landscaped buffers are incorporated along the outer perimeter of rear yards to provide a visual screen between the development and surrounding properties.

Minimum Lot Sizes

The R-3 District requires a minimum lot size of 10,000 square feet, unless otherwise approved through a Special Use Permit. The petitioner is requesting approval of a Planned Development Special Use to allow small-lot single-family homes, with the average lot size being approximately 8,500 square feet in size.

Lot Coverage

Due to the small-lot layout within the Planned Development, lot coverage has been calculated for the entire site, which is the same methodology used for similar subdivisions with this configuration. The proposed lot coverage on the site is well-within the R-3 Residential maximum allowed by right.

LOT COVERAGE

Maximum Permitted	45% impervious
Proposed Coverage	36% impervious

Building Setbacks

All required building setbacks have been met within the R-3 Residential District requirements. Because of the small-lot nature of the site, setbacks are calculated from building-footprint to building-footprint for this site. Minimum allowed setbacks are listed in the table below.

BUILDING SETBACKS

	Minimum Allowed per Code	Minimum Proposed on Site
Front Setback	25'	25.21'
Side Setbacks	8'	8'
Rear Setbacks	30'	30'

Private and Common Open Space

The R-3 Residential District requires a minimum of 450 square feet of usable private outdoor space per dwelling unit, as well as at least 20% of the site reserved as common open space. The proposed plans meet these standards by providing the required private outdoor space for each dwelling, and for allocating approximately 20.8% of the site as common open space amenities which are distributed throughout the development and connected by the proposed sidewalks and paths.

Parking

Each single-family residential dwelling is required to have two off-street parking spaces on their lot, per LDC Table 6-306(B). For this proposed development, each dwelling provides a two-car garage plus at least two driveway parking spaces per lot, meeting the minimum code required

parking for the development. In coordination with staff, the petitioner has incorporated 10 guest parking spaces in two locations along Bridlewood Circle to ensure visitor parking is provided.

PARKING REQUIREMENTS

Required	2 vehicle parking spaces per dwelling unit
Proposed	2 vehicle parking spaces per dwelling unit + 10 shared guest parking spaces

Building Elevations

Single-family dwellings are not approved by the Plan Commission or Village Board, but are approved individually through the building permit process. A condition of approval has been added to this case requiring the petitioner to submit an anti-monotony exhibit for staff review.

Sample renderings have been provided with the site plan, and staff has requested that the petitioner's architect coordinate with staff on adding additional materials, colors, and to introduce elements of visual interest to avoid monotony of design.

The LDC requires that at least 50% of all exterior walls, and at least 90% of the first-floor elevations, be constructed in face brick or stone. Remaining wall materials are subject to approval by the Building Division Manager, and all materials must be compatible with one another and the surrounding context. LDC Section 6-308.F.10 also requires variation in design so that no two adjacent homes have substantially similar façades and encourages styles that are complementary and reflective of local architectural character.



Per the "House Facade Cut Sheet" (Landscape Plan page L-10.0), additional home exteriors will be provided pending receipt of preliminary approval.

Right-of-Way Width

The petitioner is requesting a modification to allow a 50-foot right-of-way (ROW) in-lieu of a 60-foot minimum required ROW for Bridlewood Lane and Bridlewood Circle. The proposed 50-foot layout accommodates a 24-foot pavement width, 5-foot sidewalks, and parkway planting strips on both sides.

A second modification is also requested to reduce the required parkway planting strip within the ROW from a minimum of 8 feet, per Section 6-406.A.2.a., to be reduced to 5 feet 5 inches. The parkway tree species selected for this development have sufficient space to be accommodated within the reduced parkway width.

The Village has approved similar modifications in other subdivisions, including a 50-foot right-of-way and reduced parkway widths in Deer Haven Estates (Case No. 2013-0630) as well as the Villas of Cobblestone (Case No. 2020-0098).

Staff supports both requested modifications, as Bridlewood Lane will only serve the development and will not function as a through street. The reduced right-of-way preserves perimeter open space, existing trees, and the central park. In addition to the two garage spaces provided per unit, plus driveways, 10 guest parking spaces have been provided within the development near the park in-lieu of on-street parking. These modifications are consistent with the intent of the code, maintaining safe circulation, adequate landscaping, and overall neighborhood character.

PLAT OF SUBDIVISION

As part of the proposed improvements, the petitioner is requesting approval of a Plat of Subdivision for the development. The attached Plat, titled "Bridlewood Village Plat of Subdivision," dated September 8, 2025, has been reviewed by staff and is recommended for approval with the condition that the final Plat be printed on mylar, signed, and submitted for staff recording with Cook County.

PRELIMINARY ENGINEERING PLAN

Civil Engineering Plans

The preliminary engineering plans, reviewed by staff, are compliant with the Land Development Code. All outstanding engineering items, including the establishment of a letter of credit, will be addressed during final engineering reviews.

Stormwater Management

A detention basin is proposed at the southwest corner of the property to manage stormwater runoff from the development. The system has been designed to comply with Village and Metropolitan Water Reclamation District (MWRD) stormwater requirements, including accommodation of the 100-year storm and volume control best management practices. Runoff from the majority of the site will be collected by a storm sewer network and directed to the basin, which will discharge to the 108th Avenue storm sewer system. A portion of the site will drain north through storm sewer to the existing wetland and buffer areas, consistent with the natural drainage pattern. The details of the design will be finalized during final engineering, and a Watershed Management Ordinance (WMO) permit will be required prior to final engineering approval.

Wetlands

A existing wetland area is located within the northern portion of the proposed Planned Development. Per LDC Section 6-410.D.1, any activity occurring within 50 feet of a nontidal wetland requires a Special Use Permit. Page C3-0 of the civil engineering plans show the limits of

the existing wetland area, and Staff recommends approval of the requested Special Use Permit, as there is no disturbance to the actual limits of the wetland, but there are changes proposed within 50 feet of the wetland boundary.

A No Permit Required letter has been issued by the Army Corps of Engineers, outlining that there should be no impacts to the proposed wetland boundaries. The NPR letter states that no discharging of dredged or fill material is proposed into any aquatic resources subject to regulation under the Clean Water Act. Appropriate soil erosion and sediment control measures are required throughout construction of the proposed development. Potential impacts to the wetland buffer area, however, will require a WMO permit prior to final engineering approval.

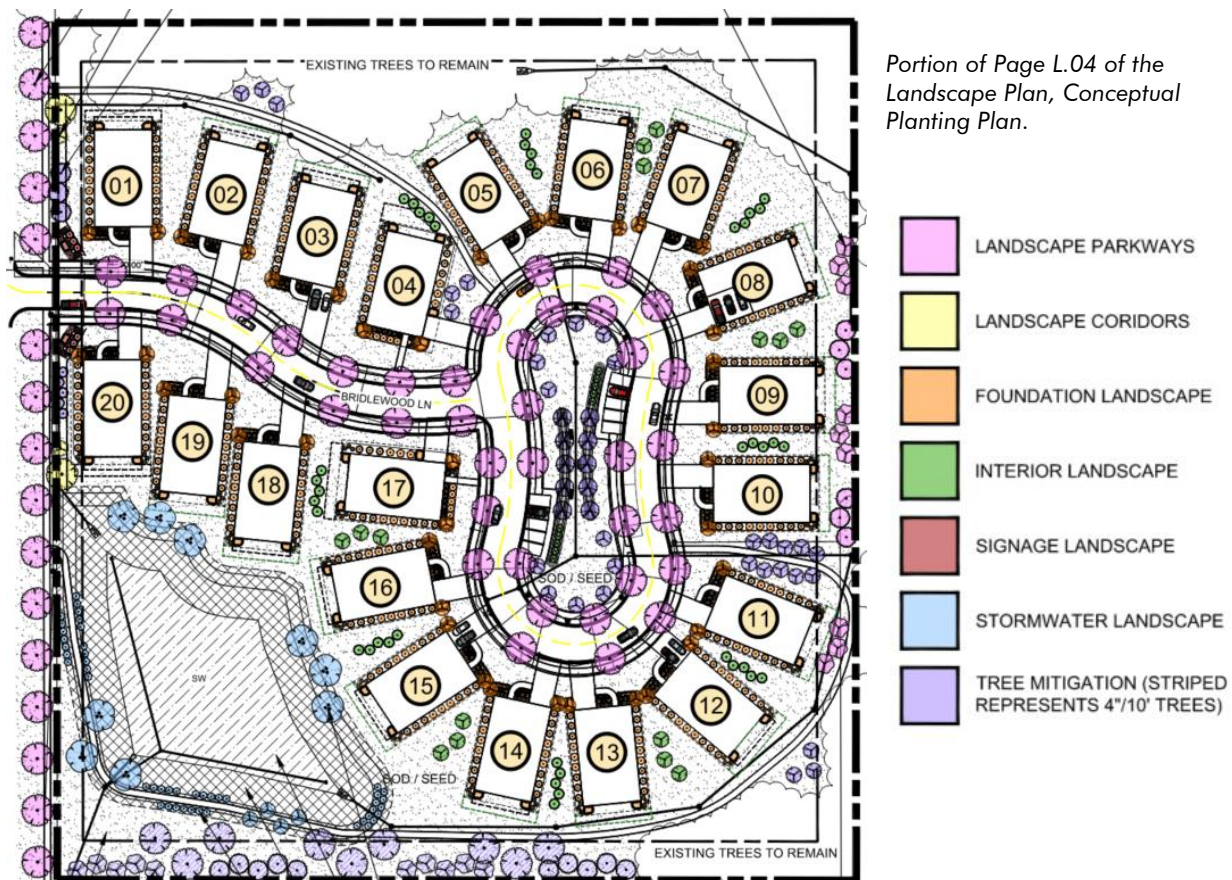
PRELIMINARY LANDSCAPE PLAN

Landscape Plan

The preliminary landscape plans are compliant with the Land Development Code. No modifications or variances have been requested, and any outstanding comments must be completed during the final landscape review. The representative plant list appears to meet diversity requirements for number of species, and the percentage of species will be evaluated during the final landscape plan review.

Tree Mitigation

A tree inventory and preservation plan is required as part of the Bridlewood Petition. Several healthy trees will be preserved on site, generating \$108,900 in preservation credits that offset the required tree mitigation fees. Trees proposed for removal have been documented by species, diameter, and condition on pages 1 and 2 of the Landscape Plan. Several tree removals are exempt from replacement due to being in poor condition or being invasive species.



FINDINGS OF FACT

When considering an application for a special use permit, the decision-making body shall consider the Findings of Fact below. The petitioner has submitted responses to the Special Use Standards Worksheet for a Planned Development and for the Disturbance of a non-tidal wetland. Responses are attached to this report, and staff finds the petitioner responses sufficient for this case.

1. The special use will be consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.
3. The design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties.
4. The proposed use will [not] have an adverse effect on the value of adjacent property.
5. The applicant has demonstrated that public facilities and services will be capable of serving the special use at an adequate level of service.
6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.
7. The development will [not] adversely affect a known archaeological, historical, or cultural resource.
8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village.

STAFF RECOMMENDED ACTION

Regarding Case Number 2025-0171 - Bridlewood Residential Planned Development, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated September 19, 2025;

And

Staff recommends the Plan Commission **approves** a Zoning Map Amendment from the E-1 Estate Residential Zoning District to the R-3 Residential District.

And

Staff recommends the Plan Commission **approves** a Special Use Permit for a Planned Development.

And

Staff recommends the Plan Commission **approves** the following Modifications to the Planned Development:

1. Allow for a reduction in the right-of-way width from 60' to 50' (Table 6-405(A)(2)).
2. Allow for a reduction in parkway planting strip width from 8' to 5'-5" (Section 6-406.A.2.a).

And

Staff recommends the Plan Commission **approves** a Special Use Permit for the Disturbance of a non-tidal wetland.

And

Staff recommends the Plan Commission **approves** the Site Plan and Landscape Plan for Bridlewood, subject to the following conditions:

1. The development shall be in substantial conformance with the preliminary site plan titled "Bridlewood Site Plan Set," prepared by Teska Associates, last revised September 5, and the landscape plan titled "Bridlewood," prepared by Teska Associates, last revised September 5, 2025; the preliminary civil engineering plans titled "Bridlewood Subdivision Preliminary Engineering," prepared by Engineering Resource Associates, last revised September 8, 2025.
2. Meet all building code requirements and final engineering requirements, including any required permits from outside agencies.
3. Prior to the issuance of building permits, the petitioner shall submit for approval fully developed civil engineering plans that comply with the county WMO requirements and Village's stormwater control provisions, engineering plans to address all aspects of private and public utility services.
4. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J.
5. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
6. A dormant Special Service (SSA) shall be established to ensure the privately owned detention pond will be maintained to Village standards.
7. An Anti-Monotony concept plan for proposed building elevations shall be provided to the Village prior to proceeding to the Village Board of Trustees.

And

Staff recommends the Plan Commission **approves** a Plat of Subdivision, subject to the condition that the final copy of the plat is printed on mylar and submitted to the Village with all non-Village related signatures ready for recording at the Cook County Recorder of Deeds office.

STAFF RECOMMENDED MOTION

Regarding Case Number 2025-0171 - Bridlewood Residential Planned Development, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.