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Staff Report to the Committee of the Whole

Zoning Map Amendment – Bridlewood

Prepared: 10/28/2025

Project: 2025-0881 – Zoning Map Amendment - Bridlewood

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 Action: Approval of a Zoning Map Amendment (Rezoning) from E-1 Estate Residential to R-3 Residential. This agenda item is a part of the Bridlewood Residential Planned Development (2025-0171).

SUMMARY

The petitioner requests approval of a Zoning Map Amendment to rezone the property located at 14137 108th Avenue from its current E-1 Estate Residential zoning designation to the R-3 Residential District, which aligns with the proposed Bridlewood single-family residential planned development. All review comments have been satisfied, and the amendment is consistent with policies and zoning standards. This agenda item is a part of the Bridlewood Residential Planned Development, Case Number 2025-0171.

PLAN COMMISSION ACTION

Regarding Case Number 2025-0881 - Zoning Map Amendment - Bridlewood, the Plan Commission Recommends the Committee of the Whole **approves** a Zoning Map Amendment for 14137 108th Avenue from the E-1 Estate Residential Zoning District to the R-3 Residential District.

COMMITTEE OF THE WHOLE RECOMMENDED MOTION

Regarding Case Number 2025-0881 2025-0881 - Zoning Map Amendment - Bridlewood, I move to Recommend the Village Board **approves** a Zoning Map Amendment for 14137 108th Avenue from the E-1 Estate Residential Zoning District to the R-3 Residential District.