

**MAYOR**

James Dodge

**VILLAGE CLERK**

Mary Ryan Norwell

14700 S. Ravinia Avenue  
Orland Park, IL 60462  
(708)403-6100  
orlandpark.org



**ORLAND  
PARK**

**DEVELOPMENT SERVICES**

**TRUSTEES**

William R. Healy

Cynthia Nelson Katsenes

Michael R. Milani

Dina M. Lawrence

John Lawler

Joanna M. Liotine Leafblad

## **November 17 - Staff Report to the Committee of the Whole Bridlewood Residential Planned Development**

Prepared: 11/11/2025

---

**Project:** 2025-0171 - Bridlewood Residential Planned Development

**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 below approvals 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 (Case No. 2025-0881)
- Plat of Subdivision (Case No. 2025-0880)
- Special Use Permit for a Residential Planned Development
- Special Use Permit for the disturbance of a non-tidal wetland
- Site Plan
- Landscape Plan
- 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).

### **SUMMARY OF PLAN REVISIONS FOLLOWING NOVEMBER 3 COTW MEETING**

---

Following the project discussion at the November 3 Committee of the Whole Meeting, the Bridlewood project was tabled by the Committee to allow additional coordination between staff and the petitioner to address changes and provide clarification on several items. In response to the Committee of the Whole feedback, the petitioner and staff have worked to incorporate revisions to the plans. The overall site layout remains unchanged with 20 single-family lots, a single access point to 108th Avenue, and the previously reviewed stormwater management plans. All engineering elements continue to meet Village and MWRDGC requirements.

#### **Walking Path/Pedestrian Amenity Space**

The pedestrian path has been relocated to increase separation from adjacent properties and maintain connectivity through the site. The path was previously located between Buildings 10 and 11, adjacent to the Old Tamerack neighborhood, and has now been moved between Buildings 12 and 13. To meet code, the grading for the path will be designed with a gradual slope of 5% or less between the homes. This change removes the path from the eastern property line entirely

while still allowing it to form a continuous loop through the central park and connect to the public sidewalk along 108th Avenue. Buildings 11 and 12 were shifted slightly to accommodate the revised alignment. The adjustment meets the intent of the Committee’s request by increasing distance from existing homes while maintaining pedestrian circulation and still providing open space amenities.

**Landscaping and Tree Preservation**

The landscape plan has been updated to strengthen the visual buffer along the south and east boundaries of the site. Additional evergreen plantings were added to provide year-round screening between Bridlewood and the Old Tamerack neighborhood. Evergreen trees have been added or relocated along the south and east of the property to strengthen the landscape buffer, including 8 new plantings on the east and 10 new plantings on the south, which are identified with red circles on the updated landscape plan. These trees are intended to fill planting gaps along the property boundary and reinforce the year-round landscape buffer. These updates will improve privacy for the surrounding existing homes, directly addressing concerns raised by nearby residents during the November 3 Meeting. The Tree Preservation Plan itself was not changed between the November 3 and November 17 meetings; but preservation efforts continue to focus on maintaining the mature oaks, walnuts, and maples along the northern and southeastern boundaries. No changes were made to the total number of trees preserved or required mitigation.

**Traffic, Access, and Parking**

The Village’s Engineering Department reviewed the submitted Traffic Impact Study (attached) and determined that the proposed subdivision access on 108th Avenue generally meets Village standards for local streets. The sight distance and intersection geometry will be re-evaluated during Final Engineering with a field survey of 108th Avenue to confirm compliance with the required 250-foot minimum stopping sight distance, in accordance with the AASHTO Green Book standard. The Parking and Traffic Advisory Committee (PTAC) will also review the sight distance recommendations as part of the next phase of review. No action is required of the petitioner currently, but further coordination may occur depending on PTAC’s direction.

In total, there are 14 guest parking spaces, in addition to two garage spaces and at least two driveway parking spaces per home, as shown on the parking spaces table. Per Land Development Code Table 6-306(B), each single-family dwelling is only required to provide two parking spaces.

PARKING SPACES TABLE	
LOCATION	SPACES PROVIDED
LOT 1	4
LOT 2	5
LOT 3	6
LOT 4	6
LOT 5	4
LOT 6	4
LOT 7	6
LOT 8	4
LOT 9	5
LOT 10	5
LOT 11	4
LOT 12	4
LOT 13	4
LOT 14	4
LOT 15	4
LOT 16	4
LOT 17	4
LOT 18	5
LOT 19	5
LOT 20	4
PARK	14
TOTAL	105

**Site Plan Updates**

The revised plans now show the footprints and rooflines that match the architectural floor plans, providing a more accurate representation of each home’s scale, articulation, and massing compared to the building envelopes shown on previous versions of the plan. These plans also show a dashed green line at the rear of each home, which is the outdoor patio area proposed. These updates provide a clearer understanding of the proposed architectural character and how the homes will fit within the subdivision.

## **PLAN COMMISSION ACTION**

---

Regarding Case Number 2025-0171 - Bridlewood Residential Planned Development, the Plan Commission Recommends the Committee of the Whole **approves** a Special Use Permit for a Planned Development.

And

The Plan Commission Recommends the Committee of the Whole **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

The Plan Commission Recommends the Committee of the Whole **approves** a Special Use Permit for the Disturbance of a non-tidal wetland.

And

The Plan Commission Recommends the Committee of the Whole **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.

## **COMMITTEE OF THE WHOLE RECOMMENDED MOTION**

---

Regarding Case Number 2025-0171 - Bridlewood Residential Planned Development, I move to Recommend the Village Board approves the Plan Commission Recommended Action as presented for this case.