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## Staff Report to the Committee of the Whole

### Bridlewood Residential Planned Development

Prepared: 10/22/2025

**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
- 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).

### PLAN COMMISSION SUMMARY

Present at the Plan Commission were 6 Commissioners (5 in-person, 1 virtual), members of the public, the petitioner and project representative, and staff. Following the Petitioner's and Staff's presentations, members of the public were given the opportunity to speak. After public comments, the Commissioners asked questions and discussed the project. The following summarizes the major topics discussed during the meeting:

#### Traffic, Access, and Parking

Residents raised concerns that having 20 homes served by a single street appeared excessive and could pose safety issues. Staff explained that a fire truck turn-radius analysis was provided as part of the review, confirming that the largest ladder truck operated by the Orland Fire Protection District can access and maneuver throughout the subdivision without obstruction. No other Village departments raised concerns regarding the number of homes served by a single access point during review.

For comparison, several other subdivisions in the Village operate safely with a single access point, including Silo Ridge (approximately 129 single-family homes), Crystal Tree (over 338 townhomes and 100 single-family homes), Deer Haven (40 single-family homes), and Fountain Village (35 townhomes). Each of these developments functions safely with one shared ingress and egress.

No traffic study was provided with the plans, as Section 6-405 of the Land Development Code does not require a traffic study to be conducted unless the proposed planned development has over 50 dwelling units proposed. Following resident and Commissioner concerns, the Petitioner has provided the attached traffic impact study prepared by Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA).

Each single-family residential dwelling is required to have two off-street parking spaces on their lot, per LDC Table 6-306(B). This is the requirement for every single-family home in the Village regardless of on-street parking availability. For this proposed development, each home 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 adequate visitor parking is provided. Following the Plan Commission meeting, the petitioner has revised the plans to add 4 additional guest parking spaces for a total of 14 parking spaces in response to neighbor’s concerns about parking.

**PARKING REQUIREMENTS**

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<b>Required</b>	2 vehicle parking spaces per dwelling unit
<b>Proposed</b>	2 garage spaces + minimum of 2 driveway spaces + 14 shared parking spaces

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**Stormwater Management**

Several residents raised concerns about existing drainage issues along 108th Avenue and surrounding properties to the east of the site. Staff and the Petitioner explained that the site currently lacks any engineered stormwater management system, meaning there is no control of existing runoff from the property. The proposed development introduces a storm sewer network and detention basin that will collect and manage stormwater for the entire site, thus benefitting adjacent properties that do not currently have a stormwater system in place. The stormwater plan is being designed in full compliance with Village Code and Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) requirements.

The Petitioner stated that the detention basin and stormwater improvements will reduce standing water and surface runoff that have historically affected neighboring properties during heavy rain events. A dormant Special Service Area (SSA) will be established to ensure long-term maintenance of stormwater and common-area improvements if the homeowners’ association fails to do so.

**Tree Preservation and Landscape Improvements**

The existing site contains a mix of mature native trees, invasive species, and unmanaged vegetation. Several residents expressed concern regarding tree removal and overall loss of natural character. The Petitioner and Staff explained that a detailed Tree Inventory and Preservation Plan was prepared to evaluate each tree’s condition, species, and diameter, consistent with the requirements of LDC Section 6-305.

According to the Illinois State Geological Survey's Historical Aerial Photography Collection, mature trees along the northern and eastern property lines were present as early as 1939, while trees in the site's center and the brush along the south property line did not appear until after the construction of the single-family home.

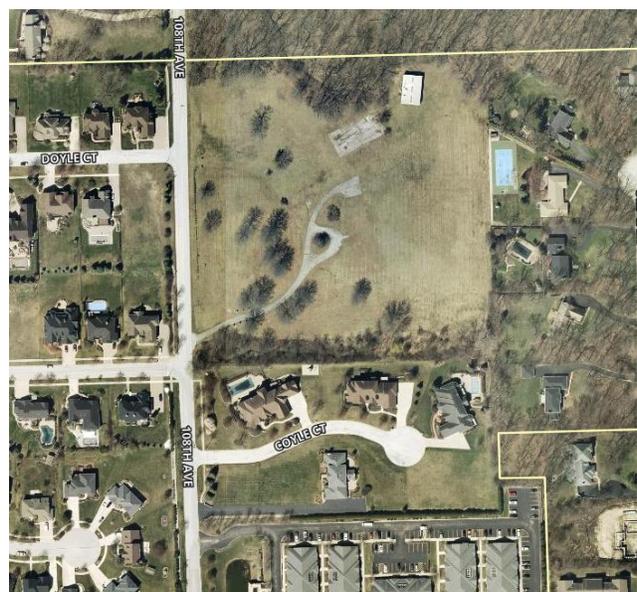
April 4, 1939



September 16, 1961



August 28, 1998



April 12, 2025

The tree inventory identifies trees suitable for preservation and those that must be removed due to grading, foundation and infrastructure installation, or the present tree health. The majority of

trees proposed for removal are located in the center of the site to accommodate the internal roadway, utilities, and building pads. Low-quality or ornamental species, including box elder, black cherry, and buckthorn, which contribute little ecological value and often suppress native regeneration, are slated for removal with this plan. Trees located along the north property line adjacent to the Forest Preserve and in the southeast corner of the site are being preserved intentionally to maintain the existing canopy and provide a continuous buffer between Bridlewood and surrounding neighborhoods.

In total, the plan preserves 728 caliper inches of healthy native trees, resulting in a \$108,900 preservation credit at the Village's mitigation rate of \$150 per caliper inch. The preserved trees consist primarily of mature oaks, walnuts, and maples, representing the most ecologically significant canopy on site. The preservation credit offsets required mitigation fees and reflects substantial compliance with the intent of the Village's Tree Preservation Requirements.

To mitigate removals and strengthen long-term canopy health, the landscape plan includes new tree plantings, consisting of canopy, ornamental, and evergreen species placed along internal streets, open-space areas, and within the central park. Species selections emphasize native trees such as red oak, hackberry, and serviceberry, ensuring year-round biodiversity. The planting plan exceeds the minimum replacement requirements of LDC Section 6-305 by providing a diverse species mix and layered plantings that support both aesthetics and long term growth.

Removal of scrub and invasive species will significantly improve ecological function by allowing native trees and understory vegetation to thrive. The replacement plantings and native seed mixes proposed within the stormwater basin and buffer areas will establish a sustainable landscape system that supports water quality, erosion control, and pollinator habitat. The new landscape design also integrates a long-term maintenance plan to ensure successful establishment and ongoing health of both preserved and newly planted trees.

The Petitioner emphasized that the goal of the landscape plan is not only to preserve the most significant trees but also to replace unmanaged, declining growth with a structured, native landscape that enhances the site's natural character over time. The proposed tree preservation and replanting strategy achieves a balanced approach by retaining the mature canopy where feasible and introducing new native plantings that will mature to restore and strengthen the woodland edge along the Forest Preserve boundary.

### **Disturbance of a Non-Tidal Wetland**

Concerns were raised that the project would disturb or fill wetlands. Staff and the Petitioner reiterated that the wetland itself is not being disturbed, and that the Special Use is requested because grading work falls within 50 feet of the delineated boundary. The area will remain, and the proposed drainage system will reduce surface runoff and erosion currently present on site. Additionally, the U.S. Army Corps of Engineers reviewed the site and issued a No Permit Required (NPR) determination, confirming that no jurisdictional wetlands are being disturbed with this project.

### **Privacy and Open Space**

Residents expressed concern that the new homes would reduce privacy and negatively impact views from adjacent properties. Staff and the Petitioner explained all perimeter open-space areas between the existing surrounding properties and the proposed new homes are owned and maintained by the homeowners' association (HOA) rather than individual lot owners. These

shared buffer areas cannot contain patios, decks, or other accessory structures, ensuring that the perimeter remains permanently landscaped and undisturbed.

The Petitioner noted that this design provides greater privacy and consistency than standard single-family zoning, where on standard lots an individual owner could construct accessory structures as close as 5 feet from a property line. The proposed layout with this concept establishes at a minimum a 30' setback and continuous landscaped buffers that maintain separation between Bridlewood and neighboring properties. Staff discussed how this HOA ownership model creates a more reliable privacy buffer for existing residents while maintaining the open-space character along 108th Avenue and the Forest Preserve boundary.

### **Right-of-Way Width**

Neighbors had concerns about the code relief for 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 would have 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).

It should be clarified that the requested Modification does not pertain to the roadway pavement width. Local streets in the Village are permitted to have a pavement width of 24 to 30 feet as of right, and no change to that width is proposed. Instead, the Modification is limited to reducing the Village-owned right-of-way by 10 feet in order to shift the sidewalk closer to the street. This adjustment maintains an adequate parkway between the roadway and buildings, while still accommodating tree plantings, pedestrian circulation, and overall safety.

Having a narrower street will channelize traffic and reduce vehicle speeds, which is appropriate for a local, dead-end and looped street. Overall, the requested Modification is minor and does not alter the intended function or safety of the roadway.

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, 12 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.

### **Proposed Building Elevations**

Several Commissioners commented positively on the overall site design and architectural quality; however, there were also comments regarding monotony among the proposed home elevations. The Commissioners agreed that the architecture is compatible with surrounding single-family neighborhoods but encouraged continued variation in materials and color palettes to further distinguish the homes.

Following the meeting, the Petitioner submitted 12 elevation styles utilizing a range of various brick and stone combinations, exceeding the Village's anti-monotony and design standards. Staff will continue to work with the Petitioner during final review to ensure adequate variation, especially in masonry, roof colors, and architectural detailing.

Overall, the Plan Commission supported the project and voted 5 ayes, 1 nay, and 1 absent. This case is now before the Committee of the Whole for Consideration.

### **PLAN COMMISSION ACTION**

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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.
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.

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

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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.