



ORLAND PARK

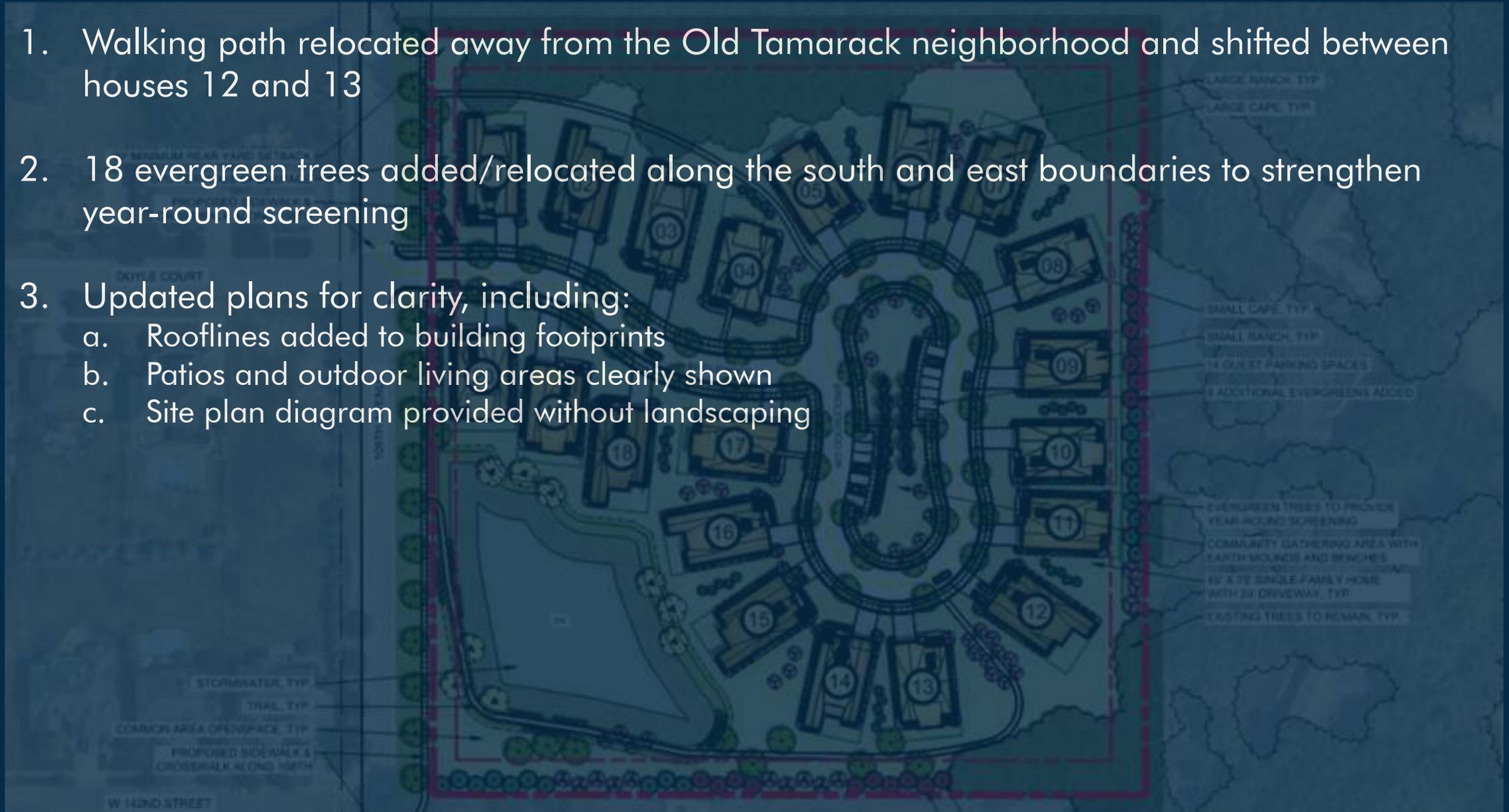
Bridlewood Residential Planned Development 14137 108th Avenue

Committee of the Whole
November 17, 2025



SUMMARY OF CHANGES

1. Walking path relocated away from the Old Tamarack neighborhood and shifted between houses 12 and 13
2. 18 evergreen trees added/relocated along the south and east boundaries to strengthen year-round screening
3. Updated plans for clarity, including:
 - a. Rooflines added to building footprints
 - b. Patios and outdoor living areas clearly shown
 - c. Site plan diagram provided without landscaping



LARGE RANCH, TYP.
LARGE CAPE, TYP.

SMALL CAPE, TYP.
SMALL RANCH, TYP.

14 GUEST PARKING SPACES
3 ADDITIONAL EVERGREENS ADDED

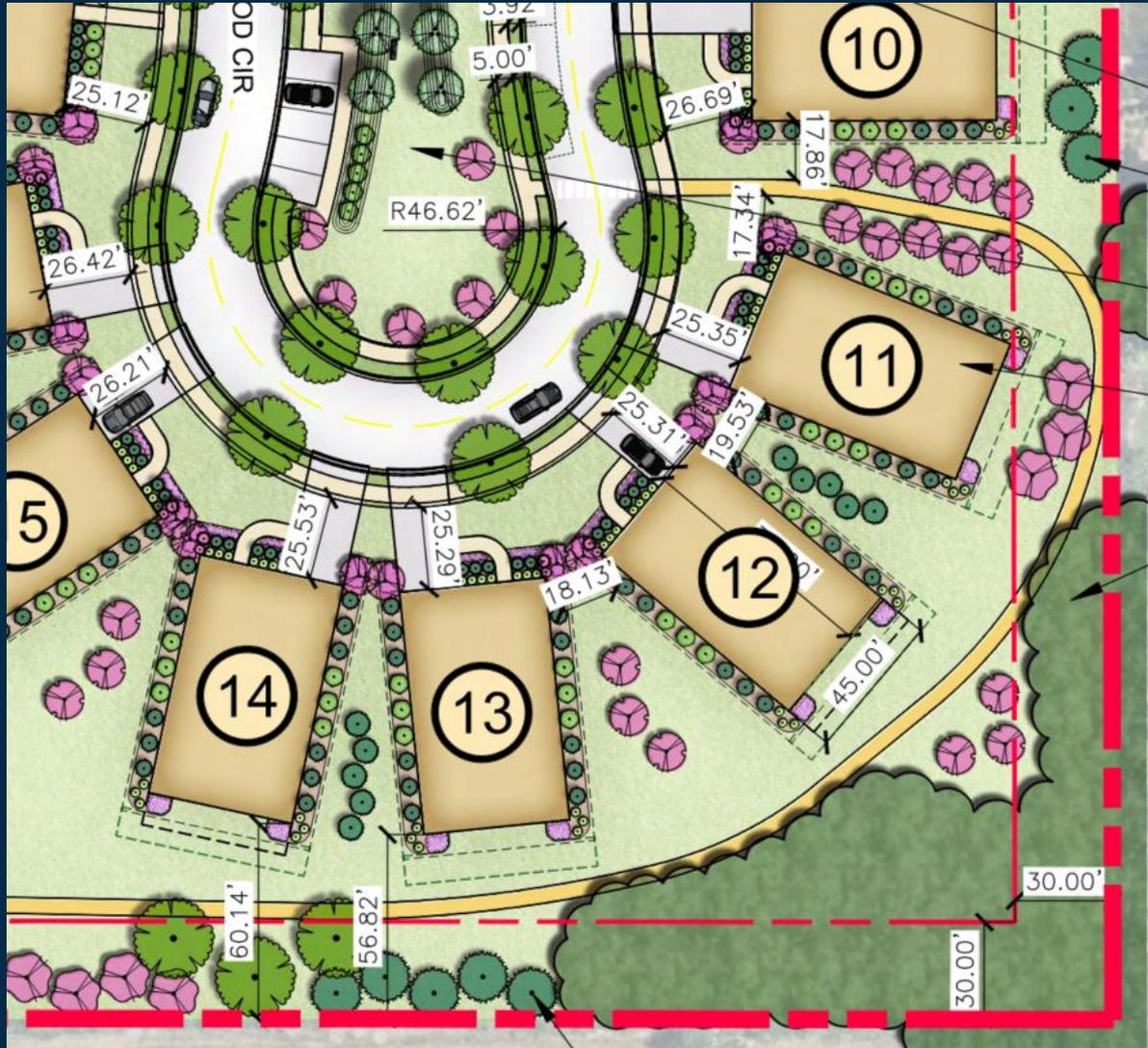
EVERGREEN TREES TO PROVIDE
YEAR-ROUND SCREENING
COMMUNITY GATHERING AREA WITH
EARTH MOUNDS AND BENCHES
15' X 15' SINGLE-FAMILY HOME
WITH 20' DRIVEWAY, TYP.
EXISTING TREES TO REMAIN, TYP.

STORMWATER, TYP.
TRAIL, TYP.
COMMON AREA OPENSAPCE, TYP.
PROPOSED SIDEWALK &
CROSSWALK ALONG 15TH

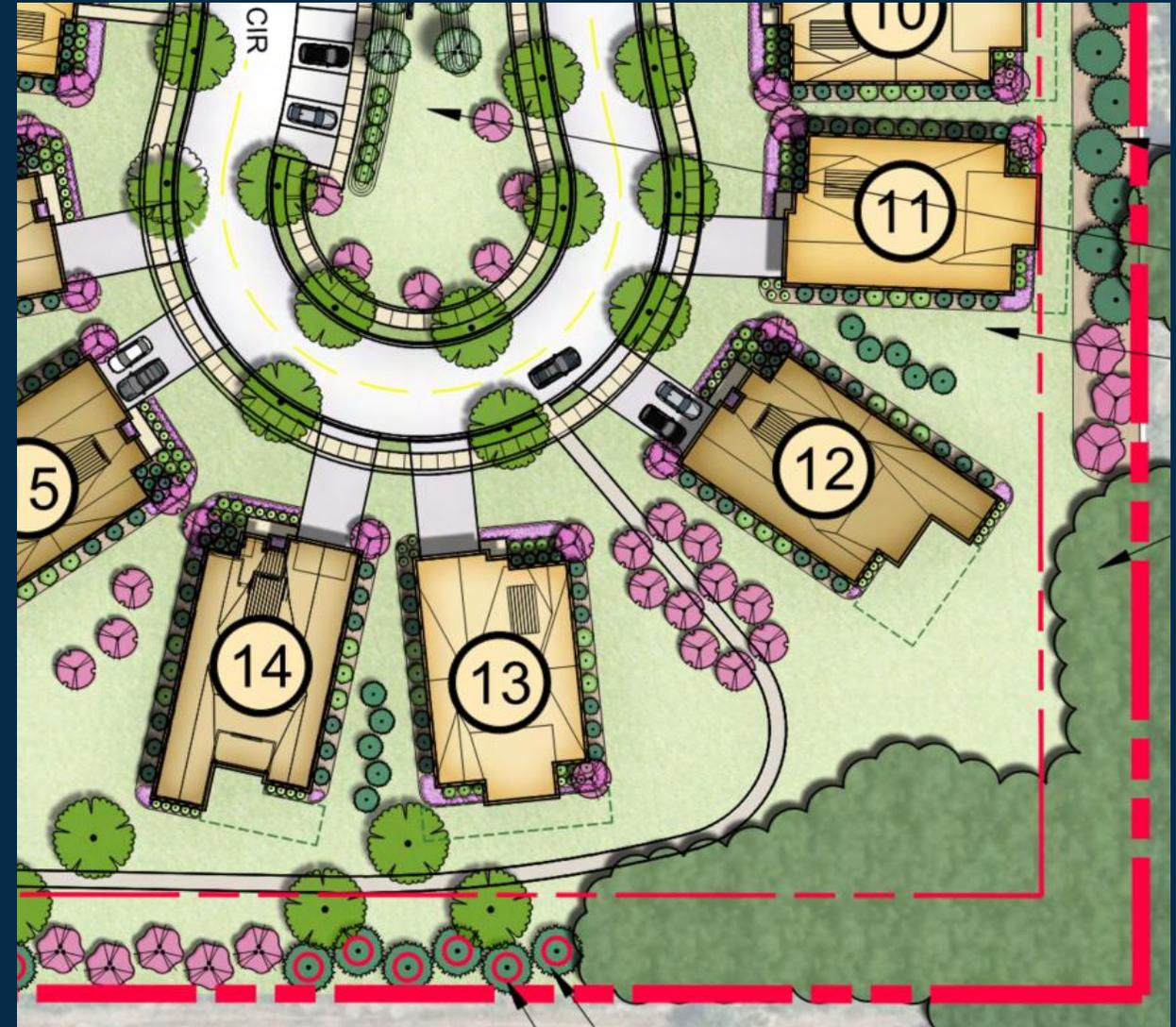
W 14TH STREET

WALKING PATH

November 3 Plan



November 17 Plan



SOUTH LANDSCAPE BUFFER

November 3 Plan



November 17 Plan

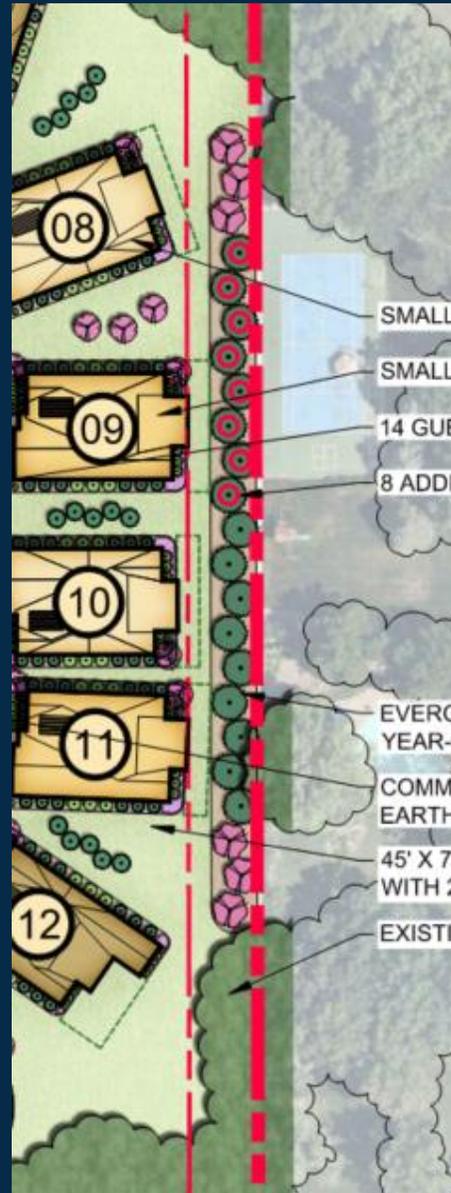


EAST LANDSCAPE BUFFER

November 3 Plan



November 17 Plan



Landscape Plan Changes:

- Consolidated landscaping to provide a denser buffer along the east property line.
- 8 additional evergreen trees added to east property line to provide year-round screening.

SITE PLAN VIEW



TRAFFIC IMPACT STUDY

KLOA conducted a Traffic Impact and Sight-Distance Study following the Plan Commission meeting on October 7. The Village has the following comments:

- Access point on 108th Avenue meets Village standards for local streets.
- Sight distance and intersection geometry will be verified during Final Engineering.
 - 250-foot minimum stopping sight distance required per AASHTO Green Book standard.
 - 270 feet shown on plan.
- PTAC (Parking and Traffic Advisory Committee) will review KLOA's recommendations if approved.
- No adverse traffic impacts expected based on subdivision size and trip generation.



RENDERING OF SITE - VIEWING NORTH END OF PARK & HOMES 5-8



RENDERING OF SITE - VIEWING NORTH END OF PARK & HOMES 5-8



RENDERING OF SITE - VIEWING NORTH END OF PARK & HOMES 5-8



RENDERING OF SITE - VIEWING HOMES 5 & 6



RENDERING OF SITE - VIEWING HOME 8