

You are here: [Home](#) > News and Announcements

## Orland Park News

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### Downtown Orland Park Ties Village's Past With Present and Future



The Village of Orland Park announced its intention to enter into partnership with Flaherty & Collins Properties for the first phase of re-development of the Main Street

portion of Downtown Orland Park. Based in Indianapolis, Flaherty & Collins is a recognized leader in the development, construction, and management of multifamily housing, being one of the largest, most active, and most experienced multifamily property developers in the Midwest.

Flaherty & Collins Properties and the village are co-petitioners for the first phase of re-development that will include nearly 300 luxury residences, over 8,600 square feet of interior amenity space, 4,000 square feet of commercial space and structured parking on approximately four acres in the downtown's Main Street area.

Downtown Orland Park at 143rd Street and LaGrange Road will blend historic Old Orland with the village's present and future, offering a pedestrian friendly mix of residential and retail uses. The district is comprised of four subparts, including the village's civic corridor, Old Orland Historic District, Downtown Orland Park and Orland Park Crossing.

"Throughout my tenure as mayor, I have always been motivated by purposeful planning and development that advances the quality of life that we all enjoy in Orland Park," said Orland Park Mayor Dan McLaughlin.

The first phase of Downtown Orland Park, Ninety 7 Fifty On The Park, developed by Flaherty & Collins, will include nearly 300 luxury one and two bedroom for-lease residences on approximately four acres. A staggered height building, ranging from three to five stories will provide attractive facades along 143rd Street, Ravinia Avenue, Main Street and Crescent Park Circle. Parking is proposed

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in a structure on the interior of the lot, screened from the street.

"This will be a pedestrian friendly area where people can live, shop, visit, enjoy and spend time," said Orland Park Mayor Dan McLaughlin. "It will offer an easy commute to Chicago," he added.

Describing the residential development, Chris Kirles, vice-president of development at Flaherty & Collins, said, "Ninety 7 Fifty On The Park is situated at the hub of the newest downtown area and is integrated with the existing park, bike trails, forest preserves and retail, making it a true live, work and play environment."

"There are a limited number of transit-oriented developments throughout the country, very few in suburban Chicago and nothing in the southern corridor. This is an extremely unique opportunity and we are excited to be involved," Kirles added.

"Orland Park's original downtown is just across the street, where residents in the 1800s walked to the general store and greeted friends and neighbors along the way," McLaughlin said, adding, "This is the same concept, a centralized area where people can walk, shop and have fun."

Orland Park's Metra Station that debuted in 2007 is the anchor for Downtown Orland Park and serves to connect the four districts, the Old Orland Historic District, the village's civic corridor, the Main Street area and Orland Park Crossing. Part of the Southwest Line between Manhattan, Illinois and Chicago's Union Station, the 143rd Street Station is one of three in Orland Park and one of thirteen on Metra's Southwest Service Line. Orland Park's station has seen a 60% increase in ridership since 2002 with 2.5 million riders a year resulting in weekend service being added in 2009.

"Orland Park's new train station is a beautiful focal point of Downtown Orland Park," McLaughlin said.

The residential development plans call for nearly 8,000 square feet of first floor "store front" resident amenity space with a mezzanine level. The amenity area will be wireless throughout and will include a state of the art fitness center, tanning salon, cyber café, business center, private cinema, game room and leasing office.

Kirles noted, "Centered around the Metra Station, 9750 On The Park will set a new standard for transit-oriented development in suburban Chicago."

"Train service first came to Orland Township in the 1870s when the Wabash, St. Louis and Pacific Railroad completed its connection between Chicago and St. Louis," McLaughlin said, adding, "That was the start of Orland Park's original downtown and now, 120 years later, we see rail service playing another important part in the village's history."

Four thousand square feet of retail space will provide support to the residents and act as a catalyst for future phases. Covered and secured garage parking will be available for residents with on-street parallel parking available around the perimeter of the property. The four story parking garage will be completely screened from the street and allow residents to park on the level on which they live. Green construction will be used throughout the development to reduce expenses.

Kirles added, "Orland Park is an exceptional community led by proactive leaders with an extraordinary vision. It has been a pleasure working with the village to help bring this project to reality."

"When Orland Park's Village Center was built in the late 1980s, it was described as bringing a 'new identity' to the region. We're building on that distinction with the re-development in the downtown," McLaughlin said.

The mayor added, "This new downtown not only offers prospective residents a true lifestyle center in which to live, shop and be entertained, it also ensures our village's reputation as one of the most desirable communities in the nation --- enhancing property values, strengthening our local business community and guaranteeing that Orland Park remains among the best communities in the Chicago metropolitan region."

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