



CMAP Land Use Committee

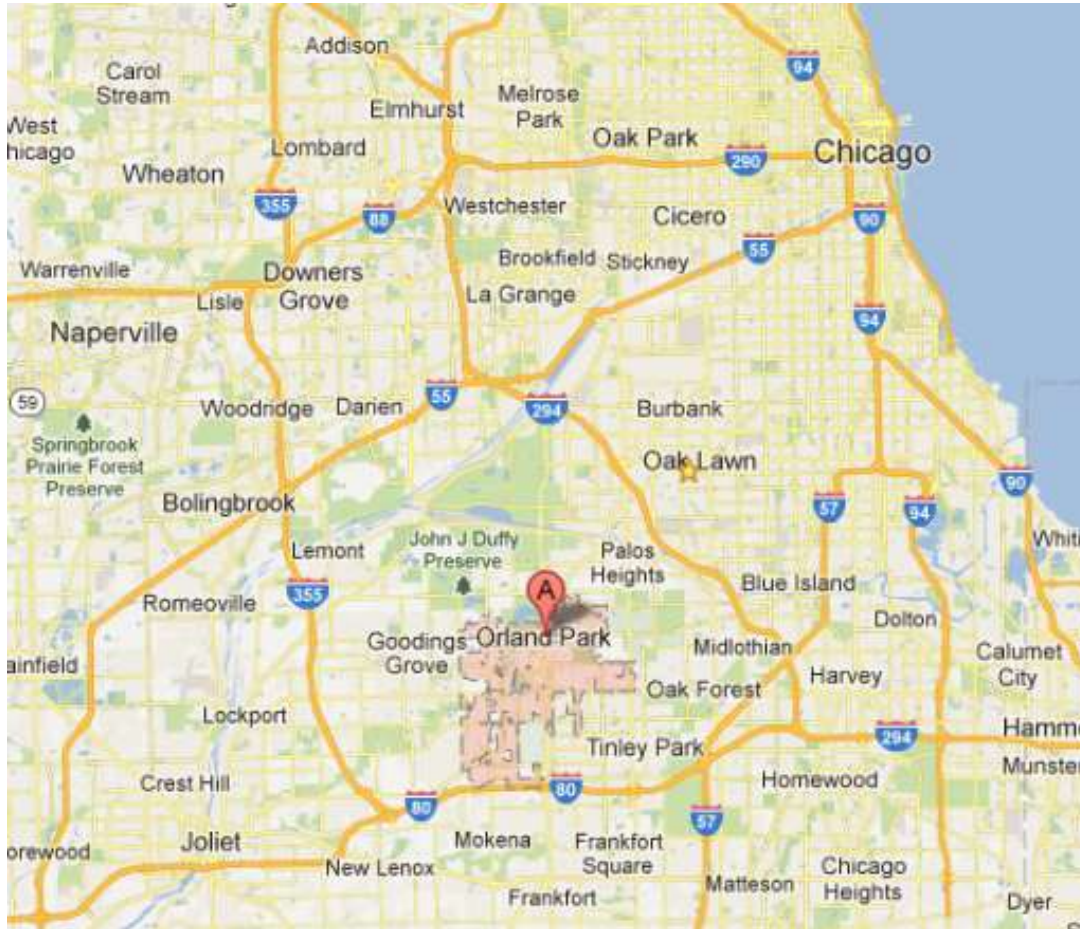
February 2013



- Site & Context
- TOD History
- Phase 1 – Ninety 7 Fifty on the Park
- Next Steps & Lessons Learned



CONTEXT



Orland Park, Illinois

25 Miles Southwest of Chicago

57,000 Residents

3 Metra Train Stations

Regional Commercial Center

Quality Places | Natural Spaces



CONTEXT



Orland Park, Illinois

57,000 Residents
Regional Commercial Center
3 Metra Train Stations
Quality Places | Natural Spaces



CONTEXT

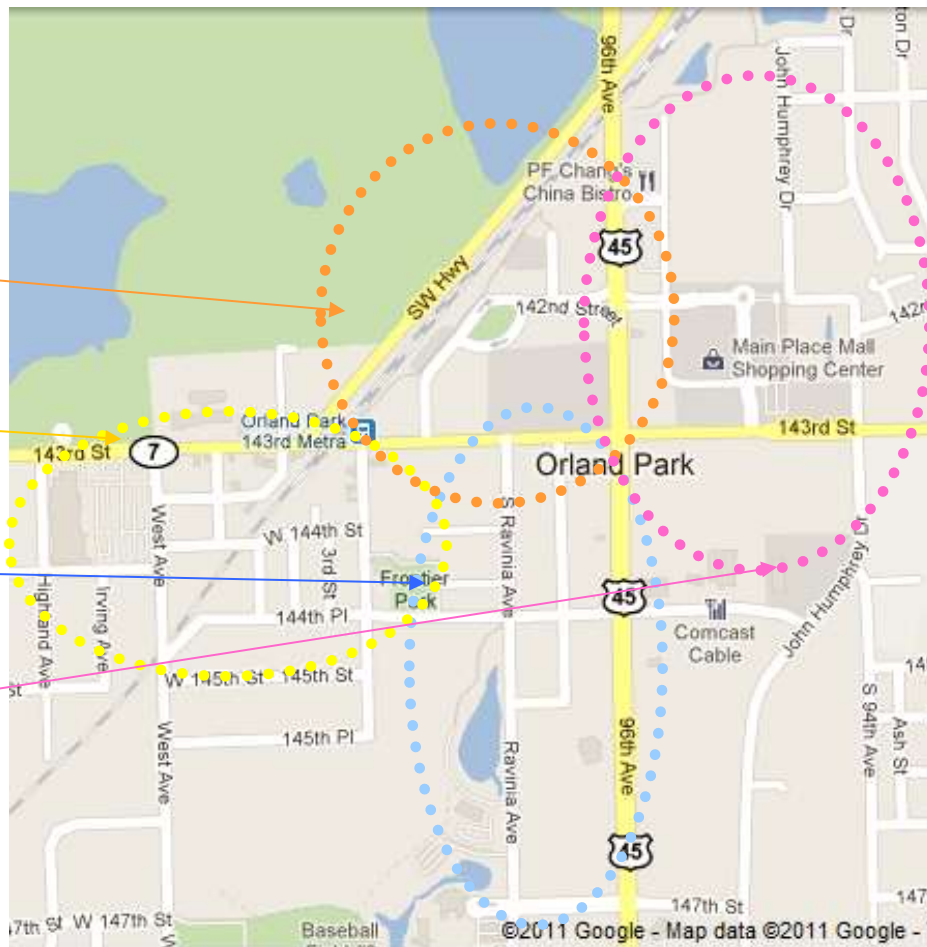
Downtown Orland Park

Main Street Area

Old Orland

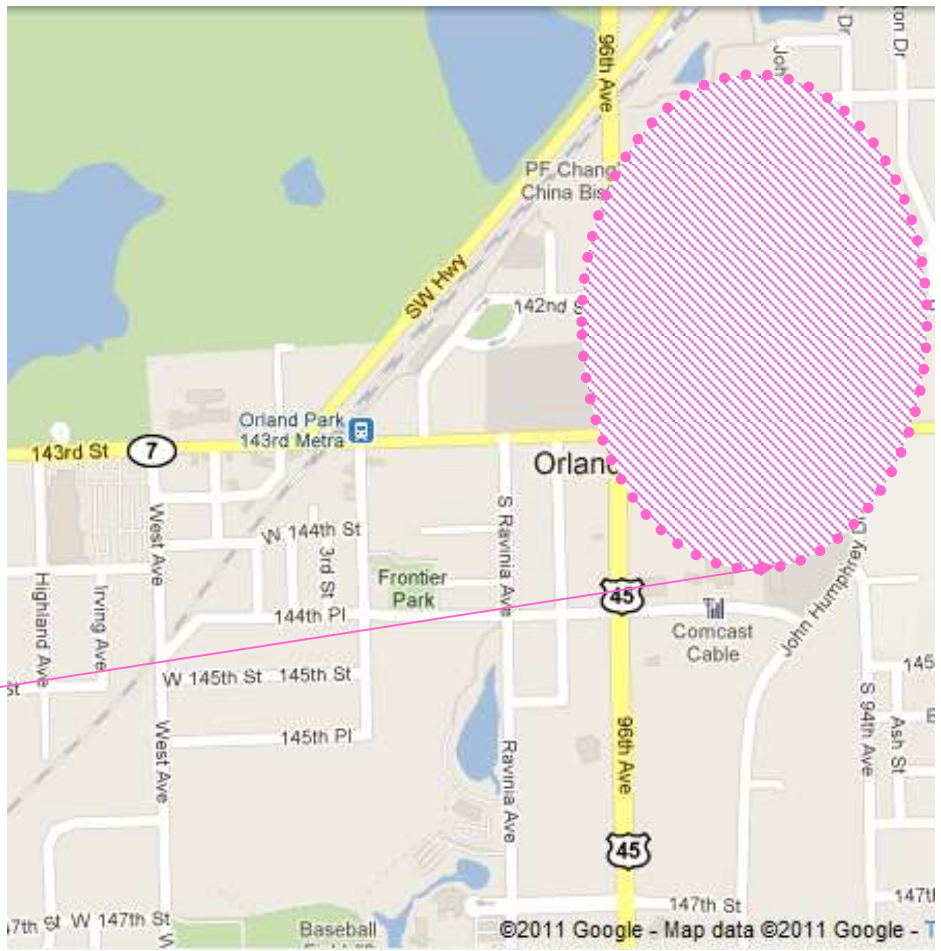
Civic Center

Orland Crossing



Live Shop Dine

ENJOY



Orland Crossing

Live Shop Dine

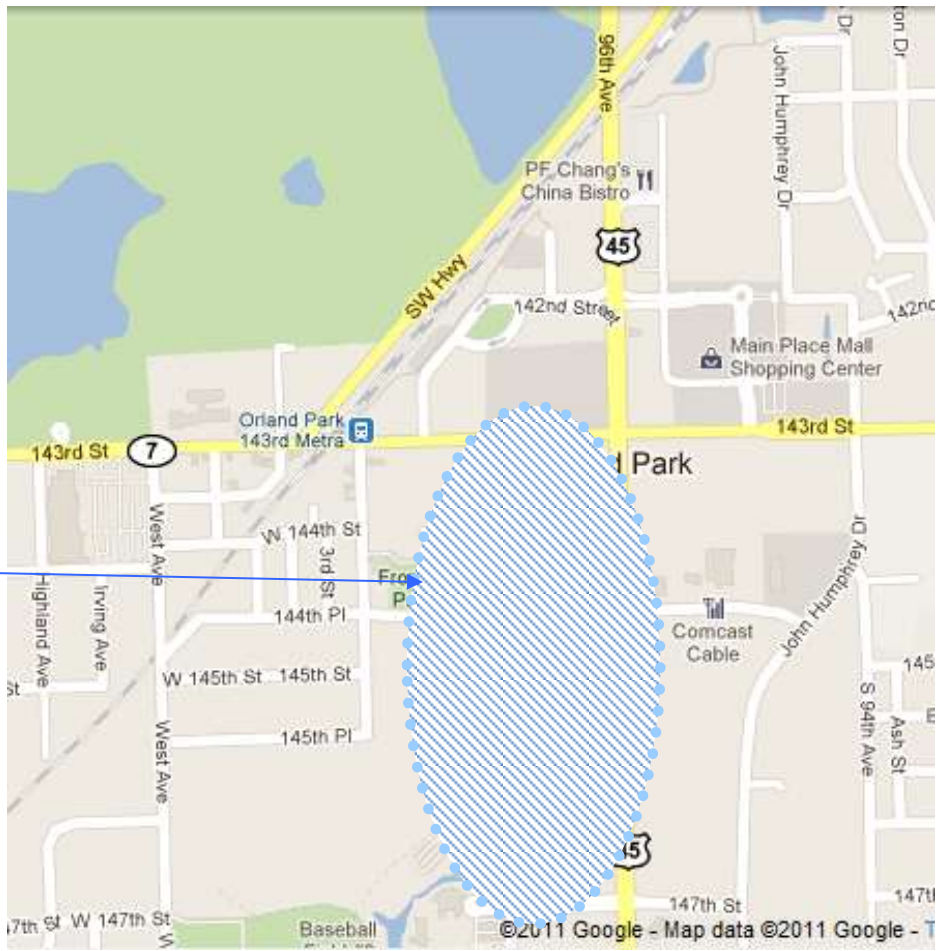
ENJOY



Live Shop Dine . . . ENJOY . . .



Civic Center

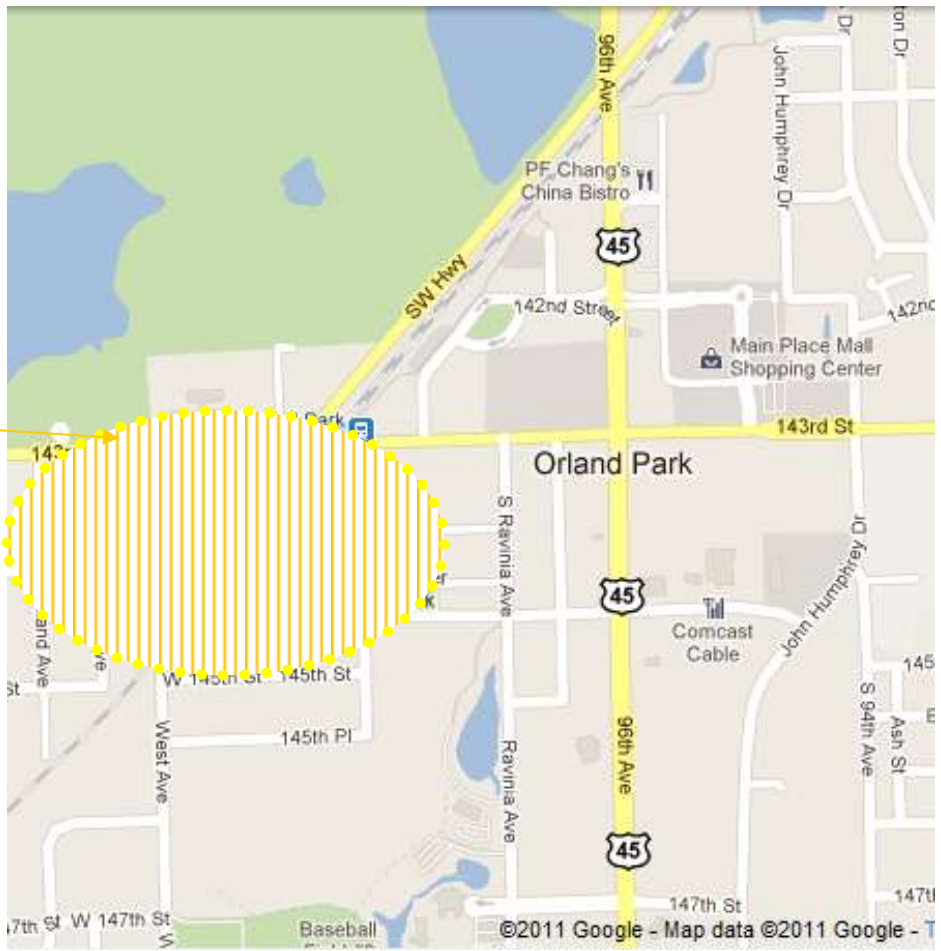




Live Shop Dine . . . ENJOY . . .



Old Orland



Live Shop Dine ENJOY



Live Shop Dine

ENJOY

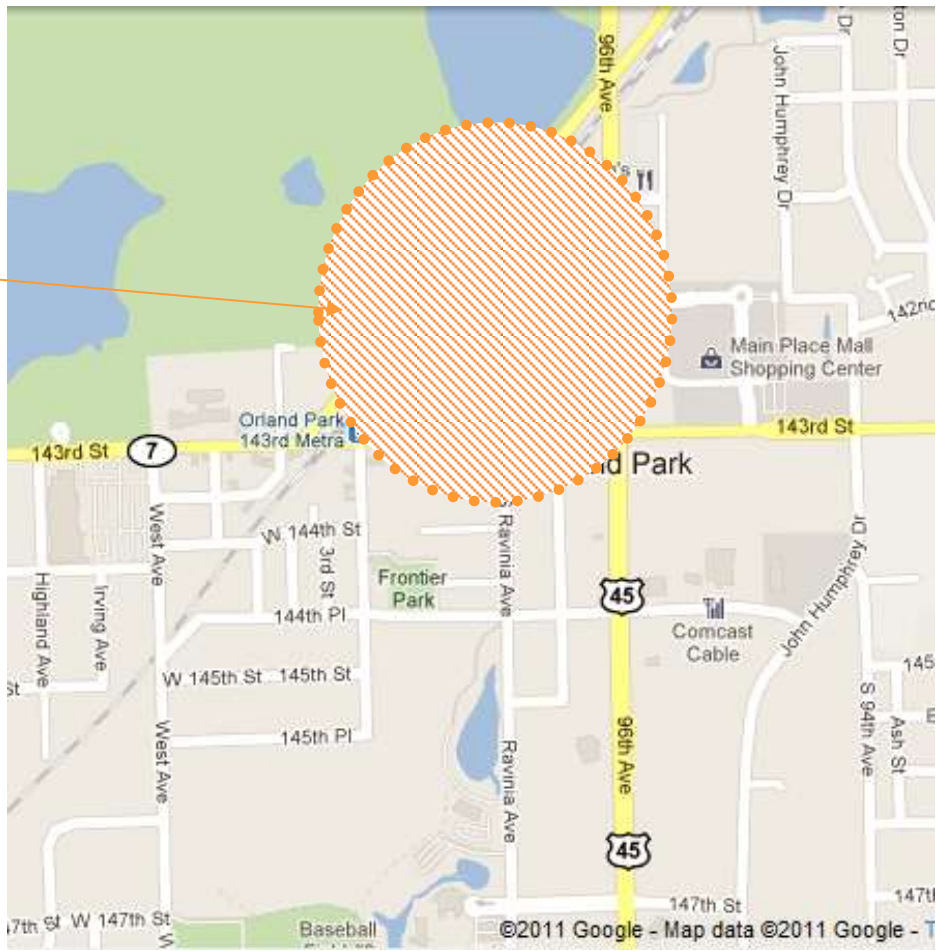


Main Street Area

Old Orland

Civic Center

Orland Crossing



Live Shop Dine

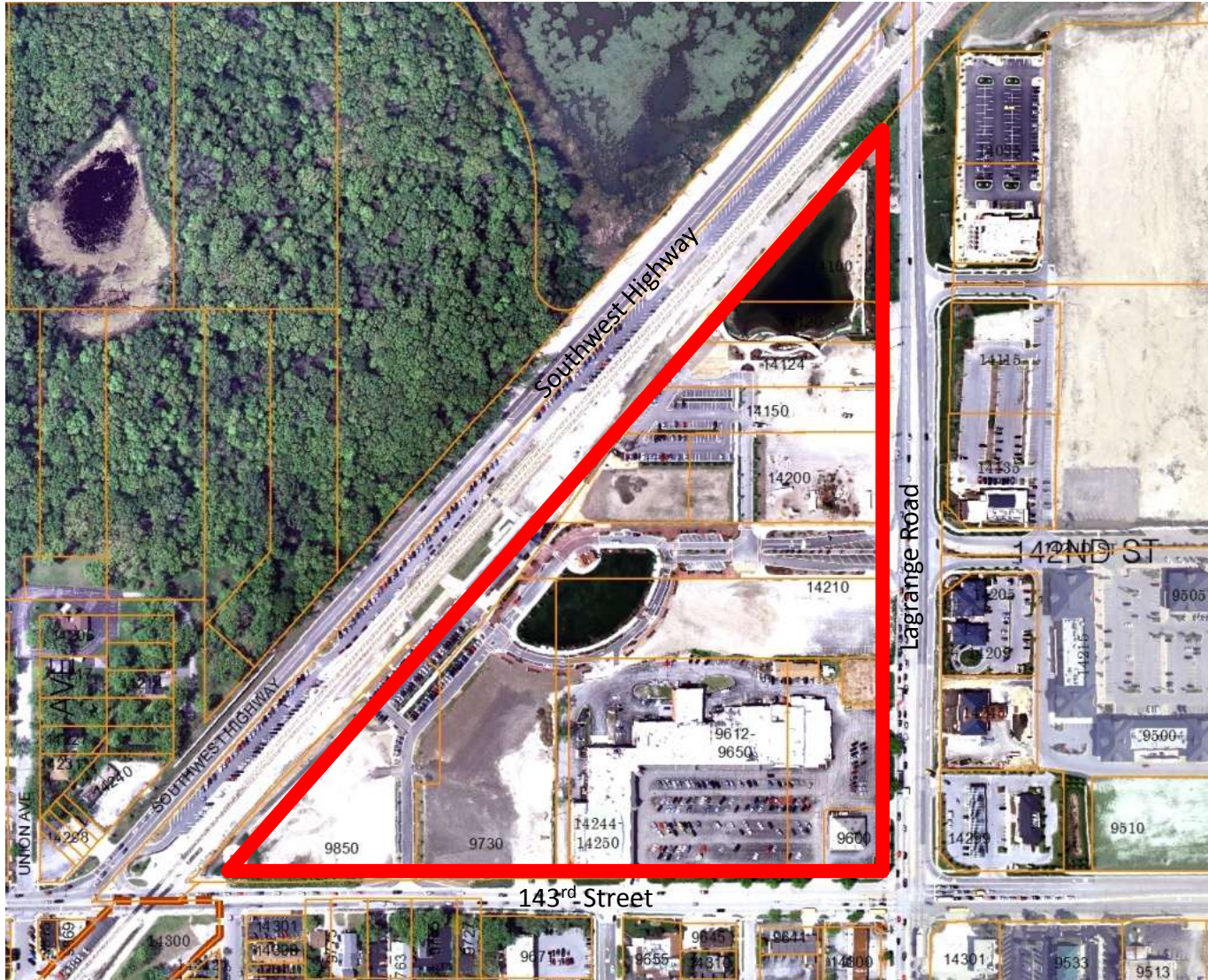
ENJOY



Live Shop Dine

ENJOY

SITE



SITE & CONTEXT



2000-2004 RTA Study – Farr & Associates Plan





Key Recommendations

- Adopt a Master Plan
- Make Public Infrastructure Improvements
- Assemble Land for Development
- Seek TIF Designation
- Developer RFPs/RFQs
- Seek Additional Funding
- Develop Marketing Materials
- Historic District Activities/Local Business Involvement
- Create Mechanism for Business Owner Involvement





MILESTONES

Creation of TIF District and Redevelopment Area
RFQ/RFP – Selection of Mesirow Stein
Pursuit of funding for new train station
Began acquisition of some property
Village Center District Zoning

SETBACKS

Village did not own property
Coordinated effort of complicated project

2004-2008 Related Midwest Plan



TOD History



MILESTONES

- 143rd Street train station construction
- Infrastructure construction
- Village continues to acquire property
- RFP issued for development
- Related Midwest pursues project

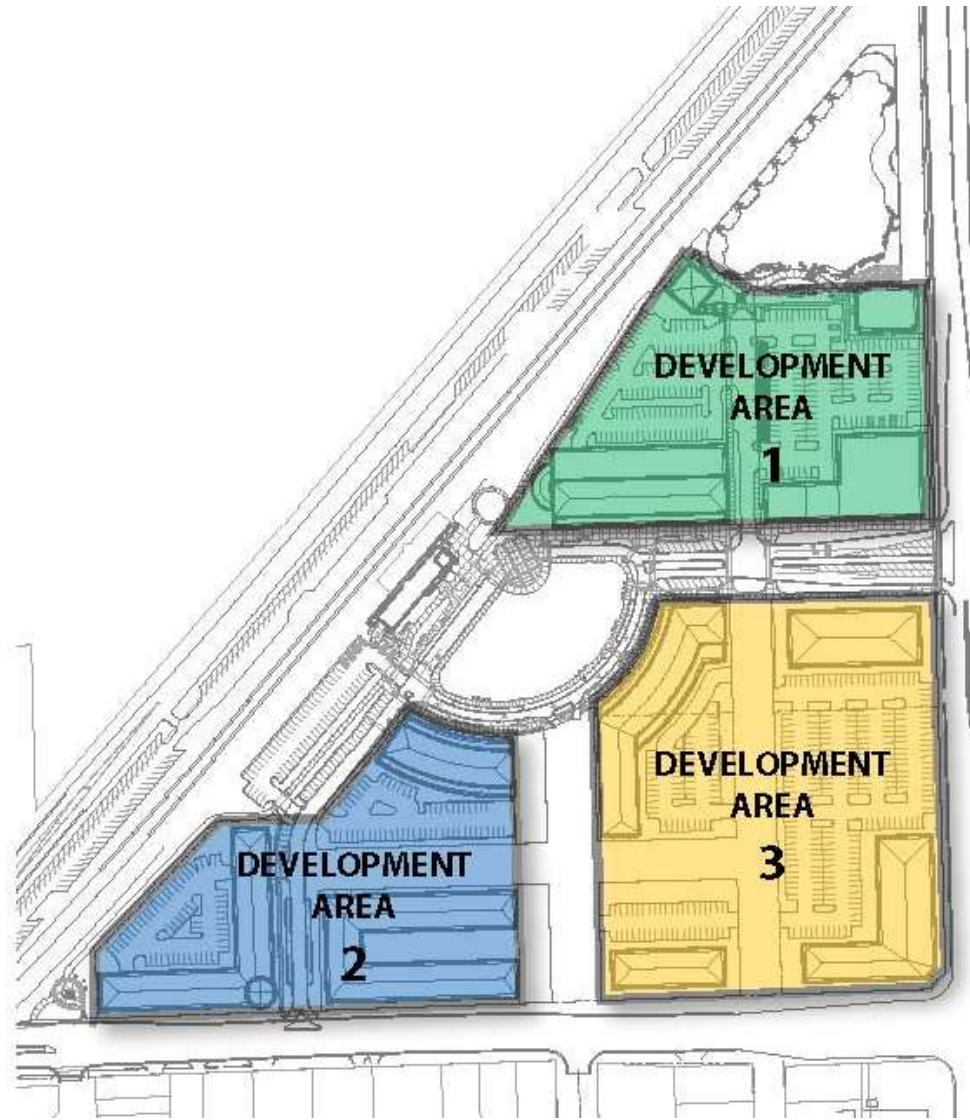
SETBACKS

- Ownership of Orland Plaza property
- Economic downturn
- Desire to keep development contiguous
- No development = No TIF increment



2008-2009 Market Studies & Phased Approach

- Hired development consultant to analyze market conditions
- Acceptance of phased approach
- Met with Developers
- Pursued eminent domain for transportation on Orland Plaza property



2008-2010 Market Studies & Phased Approach

- Developed new master plan
- Eminent Domain on Orland Plaza property
- Construction of 143rd and LaGrange Road intersection
- Drafted Invitation to Partnership that contemplated Village incentive





143rd Street/Lagrange Road: Streetscape Improvements
Village of Orland Park, Illinois

143rd and LaGrange Intersection Improvements



Proposed View Looking South On
Lagrange Road

143rd Street/Lagrange Road: Streetscape Improvements
Village of Orland Park, Illinois
Preliminary Design Progress - June 10, 2010

The rendering is a preliminary illustration of the proposed streetscape improvements for the intersection of 143rd Street and LaGrange Road. It is not intended to be used for construction purposes. The rendering is for informational purposes only. The rendering is not a contract and does not constitute an offer of any services. The rendering is the property of the Village of Orland Park and is not to be reproduced without the express written consent of the Village of Orland Park.




 NORUS DESIGN
 Village of Orland Park





2009-Present Flaherty & Collins, Ninety7Fifty on the Park



Orland Park, Illinois
Main Street Triangle
A Transit-Oriented, Mixed-Use Development Opportunity

INVITATION FOR PUBLIC-PRIVATE PARTNERSHIP



2010-2011 Planning & Financing



- Multiple site plans
- Construction pricing
- Deal structure
- Orland Plaza property acquisition



downtown
ORLAND PARK

Live Shop Dine
ENJOY

2011-Present Approvals & Implementation





Mixed Use Building
295 1 & 2 bedroom units
385 structured parking spaces

4,000 s.f. commercial
2 outdoor courtyards
8,600 s.f. interior common amenity space



Live Shop Dine ENJOY

2011-Present Approvals & Implementation



Project Site

3.45 acres (150,165 s.f.)
Village Center District

Site Plan

Full 'Texas Wrap'
Interior 4-story parking garage
Architecture along all streets
Multiple pedestrian entrances
Ravinia vehicular entrance
First floor retail/amenity space along
Crescent Park Circle
Outdoor courtyards
Staggered building height



NINETY FIFTY
ON THE PARK

Prairie & Modern architecture
Undulating exterior façade
Glass, Metal Panels, Brick, Stone & Stucco Board

Staggered building height
Transition into Old Orchard and Civic Center Campus
'Townhome' architecture style
Varying rhythm to differentiate building segments



Live Shop Dine ENJOY



Code Requirements

Modification: 143rd Street Setback from 15' to 5.9'

Lot Coverage: 74.3% (75% Maximum)

Density: 2.29 FAR (3.0 FAR Maximum)





Exterior Amenities

North & South Courtyards

Pool, Deck & Grilling Area

Pet Area

'Aqua' Lounge

Enclosed Parking

Car Charging Stations

Potential IGO or Zip Car



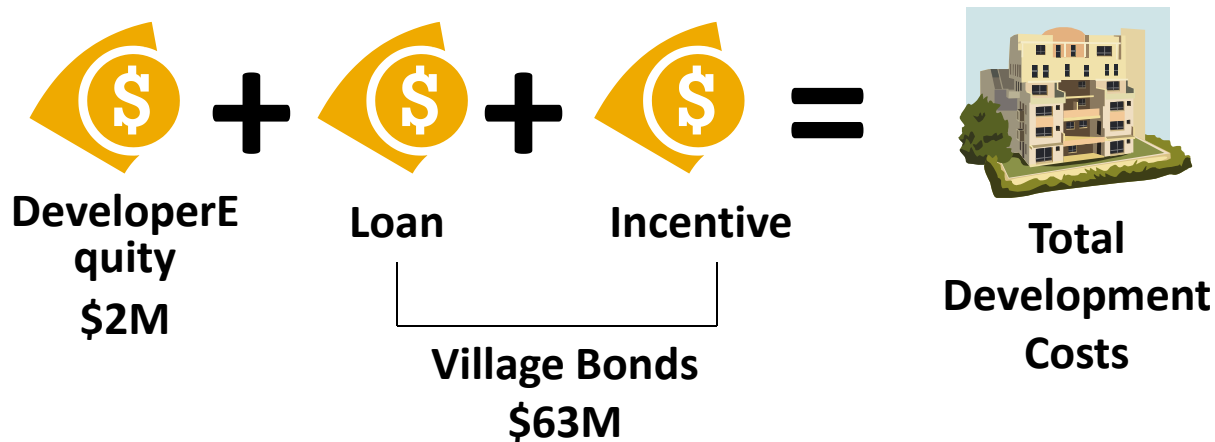
Interior Amenities

- Fitness Center
- Private Yoga/Exercise Studio
- Game Area

- Community Room
- On-Site Management
- Theater Room



The Financing Structure



Total Development Costs = \$65 Million

Project Funding Sources:

Developer Equity = \$2 Million *

Developer Loan = \$45 Million

Project Incentive = \$18 Million

**Developer also at risk for \$2 Million personal guarantee*





OxBlue
Construction Camera Service



Ox Blue
Construction Camera Service





OxBlue
Construction Camera Service



ROAD
CLOSED

OxBlue™
Construction Equipment Rental



ROAD
CLOSED

OxBlue
Construction Camera Service



OxBlue

Construction Camera Service





Lawrence Ave



Esplanade Av

ESPLANADE AV

OxBlueTM
Construction Camera Service



Rayville St

OxBlue
Construction Camera Services

Lessons Learned

1. Start with a vision backed by public input
2. Acquire the land
3. Consider public sector financial investment
4. Contemplate eminent domain
5. Assemble the right team, assign a project leader
6. Be flexible and creative
7. Understand the market, pick the right developer



THANK YOU!



Live Shop Dine ENJOY