

ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: ARO@cityofchicago.org

Date: 1/9/2020

DEVELOPMENT INFORMATION

Development Name: Optima Lakeview

Development Address: 3460 N Broadway

Zoning Application Number, if applicable:

Ward: 44

If you are working with a Planner at the City, what is his/her name?

Emily Thrun

Type of City Involvement

check all that apply

- ☐ City Land
☐ Financial Assistance
☒ Zoning increase

- ☒ Planned Development (PD)
☒ Transit Served Location (TSL) project

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ☒ ARO Web Form completed and attached - or submitted online on
☒ ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
☒ If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
☐ If ARO units proposed are off-site, required attachments are included (see next page)
☐ If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name Optima, Inc.

Developer Contact Mark Segal

Developer Address 630 Vernon Avenue, Suite E, Glencoe, IL 60022

Email segalm@optima.inc

Developer Phone 847-835-8400

Attorney Name Tyler Manic

Attorney Phone 312-345-5706

TIMING

Estimated date marketing will begin 9/1/2021

Estimated date of building permit* 7/30/2020

Estimated date ARO units will be complete 3/31/2022

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

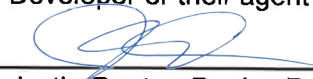
PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Mark Segal

1/9/2020

Developer or their agent

Date


Justin Root or Denise Roman, DOH

1/15/20

Date



AFFORDABLE REQUIREMENTS ORDINANCE

Last updated January 11, 2019



AFFORDABLE REQUIREMENTS ORDINANCE

ARO Web Form

Applicant Contact Information

Name: Mark Segal

Email: segalm@optima.inc

Development Information

Address

Printed Date: 01/15/2020

Number From: 3450 Number To: 3480 Direction: N
Street Name: Broadway Postal Code: 60657

Development Name

Optima Lakeview

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

Information

Ward: 44 ARO Zone: Higher Income

Details

ARO trigger: ZP

Total units 208

Development type: Rent

TSL project: 3.75 FAR (50% ARO on-site requirement)

Date submitted: 01/15/2020

Requirements

Affordable units: 21 *On-site aff. Units: 10

How do you intend to meet your required obligation

On-Site: 11 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units: 11 In-Lieu Fee Owed: 1,324,110

All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking	Not included; available for \$250 / month	Not included; available for \$250 / month
Laundry	In unit W/D	In unit W/D
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	Stainless Steel	Stainless Steel
Dishwasher <i>age/EnergyStar/make/model/color</i>	Stainless Steel	Stainless Steel
Stove/Oven <i>age/EnergyStar/make/model/color</i>	Stainless Steel	Stainless Steel
Microwave <i>age/EnergyStar/make/model/color</i>	Stainless Steel	Stainless Steel
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	TBD	Same as market rate
Kitchen countertops <i>material</i>	Granite/Quartz	Granite/Quartz
Flooring <i>material</i>	Luxury Vinyl Plank Flooring	Luxury Vinyl Plank Flooring
HVAC	Individually controllable	Individually controllable
Other		

Summary							
	market rate			ARO			
unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage*
studio	18	9%	656	1	9%	625	95%
one-bed	99	50%	685	6	55%	670	98%
two-bed	40	20%	1,181	2	18%	1,100	93%
three-bed	40	20%	1,695	2	18%	1,663	98%

Project Name	Optima Lakeview
Zoning Application number, if applicable	
Address	Chicago, IL 60657
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	\$3.85

Total Units in Project	208
Total Affordable units	11

PROJECT:

OPTIMA LAKEVIEW



AFFORDABLE HOUSING FLOOR PLANS

DATE: 01/10/20

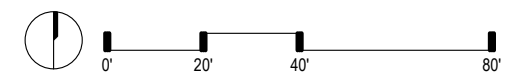
APPLICANT: BROADWAY & HARBOR LLC
ADDRESS: 3460 N. BROADWAY
INTRODUCED: JULY 24, 2019
CPD DATE:





OUTDOOR AREA	
LEVEL 1	6.2% OF SITE AREA
LEVEL 2	19.8% OF SITE AREA
LEVEL 3	2.5% OF SITE AREA
LEVEL 4	2.9% OF SITE AREA
LEVEL 5	12.4% OF SITE AREA
LEVEL 6	1.8% OF SITE AREA
LEVEL 7	1.3% OF SITE AREA
ROOF	18.6% OF SITE AREA
Grand total	65.5% OF SITE AREA

 = AFFORDABLE UNIT





 = AFFORDABLE UNIT





 = AFFORDABLE UNIT



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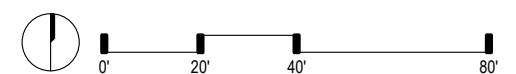
630 VERNON AVENUE | GLENCOE, IL 60022 | 847-835-8400

01/10/20

LEVEL 4 PLAN



 = AFFORDABLE UNIT



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01/10/20

LEVEL 5 PLAN

