



JAMES CAPPLEMAN
ALDERMAN, 46TH WARD

COMMITTEE MEMBERSHIPS

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ZONING, LANDMARKS, AND BUILDING STANDARDS

Alderman Cappleman's Zoning Change Determination: 4701 N. Clark St.

After hearing approval from both Clark Street Neighbors Association and Uptown United, I have decided to support the upzone to allow for a five story 36-unit residential building with a commercial storefront on the ground floor. My decision was based on the thoughtful negotiations between the developer and the community, along with the ongoing Clark Street Crossroads planning study with the Department of Planning and Development.

This development will provide 4 onsite Affordable Requirements Ordinance (ARO) units set at around 60% of the Area Median Income (AMI), and also in-lieu fees for the remaining 3 units that will provide rental subsidies for people making 0-30% of the AMI; housing that goes to many individuals who have been living on the streets. Our recent micro-grant to address the needs of people experiencing chronic homelessness showed that providing subsidized housing for those making 0-30% AMI was critical to connecting residents to permanent supportive housing.

Given the competing needs for both those earning around 60% of the AMI and those earning 0-30% of the AMI, I decided to settle on a compromise to help both groups of renters. I am proud to say that the 46th Ward continues to have more rental units that are derived from in-lieu fees than the combined total of 28 other wards, with no other ward in the City of Chicago coming close to what we provide for people in desperate need of housing.

Sincerely,

Ald. James Cappleman, 46th Ward