

640 W Irving Park Rd.

June 1, 2022

Rolando Acosta
Acosta Ezgur, LLC
1030 W Chicago Ave., 3rd Fl
Chicago, IL 60642

Re: Proposal for 640 W Irving Park Road

Mr. Acosta,

Thank you for meeting with Uptown United's Development Partners Committee to discuss the proposal for American Islamic College (formerly Immaculata High School) property at 640 W Irving Park Road in Uptown on November 30th, 2020, June 30th, 2021, and again on May 25, 2022.

The Committee supports the zoning change requested for your revised project as presented. We applaud the adaptive reuse of the landmark former Immaculata High School property and appreciate that you are retaining many of the historic features inside the building such as the auditorium and gym. Uptown prides itself on historic architecture, and preservation is important.

While the new senior housing building will add density to the neighborhood, the revised height, scale, and zoning designation requested for the new building is comparable to other buildings in the area along the lakefront. We agree that there is strong demand for quality senior housing in the area so that residents can age in place and neighbors can live near older family members. We commend you for revising the project to include 20% affordable units, an increase from previous iterations. Thank you for also addressing the committee's previous concerns about traffic and parking.

Please continue to engage with Buena Park Neighbors and residents near the project. If you have any questions, please do not hesitate to reach out.

Sincerely,



Sarah Wilson
Executive Director

CC:
Ald. James Cappleman, 46th Ward
Jackie Loewe, Uptown United Board Chair
Tressa Feher, Uptown United Development Partners Committee Chair

