FORMAL WRITTEN PROTEST AGAINST PROPOSED ZONING AMENDMENT

DATE: May 13, 2026

TO: Nicole Wellhausen / The City Clerk of the City of Chicago / Chicago City Council & Committee on Zoning, Landmarks and Building Standards
Room 107, City Hall, 121 N. LaSalle St., Chicago, IL 60602

From: Pinnacle Lofts Condo Association | 2210 W. Wabansia | Chicago, IL 60647

CC: Alderman Scott Waguespack (32nd Ward)

RE: 1704 N. Milwaukee Ave, Chicago, IL 60647
SUBJECT PROPERTY PIN: 17-08-220-003-0000
CURRENT ZONING: C1-2 Neighborhood Commercial District
PROPOSED ZONING: C1-5 Neighborhood Commercial District (or subsequent versions)

The undersigned, being owners of more than twenty percent (20%) of the frontage of the property proposed to be altered, or the frontage immediately adjoining or across an alley therefrom, or the frontage directly opposite therefrom, hereby FORMALLY PROTEST the proposed zoning amendment for the property located at 1704 N. Milwaukee Ave.

Pursuant to the Illinois Compiled Statutes, 65 ILCS 5/11-13-14, this protest triggers the legal requirement that the proposed amendment shall not be passed except by the favorable vote of two-thirds (2/3) of all the Aldermen of the City Council of Chicago (34 votes).

GROUNDS FOR PROTEST AND OBJECTION

I. Traffic Gaps and Public Safety: The proposed development is situated at a critical and already-congested junction of Milwaukee, Wabansia, Leavitt, and Winnebago Avenues. The addition of a 55-car public parking garage and high-density residential units will create a permanent traffic "magnet," exacerbating existing gridlock on W. Wabansia Ave—a narrow street frequently blocked by delivery vehicles. This poses a direct risk to pedestrian safety and emergency vehicle access.

II. Community Incompatibility: This proposal directly contradicts the established community vision. The Wicker Park Committee, the primary community advisory body for this area, has formally voted to OPPOSE this project. A Formal Letter of Opposition has been sent (and attached) to Alderman Waguespack's office, this document represents Pinnacle Lofts, Clocktower Lofts, Acme Lofts, Winnebago Townhomes, and the Prairieland Montessori School, representing 192 units and a school directly surrounding this project. This opposition reflects the consensus of local residents that the development is out of scale with the neighborhood's character. In addition, an online petition has garnered over 750 signatures to "Say no" to this zoning change.

III. Density Concerns and Over-Zoning: A C1-5 designation is an inappropriate "over-zoning" for this specific corner. The surrounding context consists of residential lofts and low-rise landmark-adjacent structures. Granting this density ignores the urban scale of the neighborhood and puts undue strain on the adjacent Park No. 529. We also oppose any variance proposed in the zoning application.

Property Address & PIN	Qualification Status	Owner Signature & Title
Pinnacle Lofts Condo Association 2210 W. Wabansia Ave. BASE PIN: 14-31-320-032-0000	Directly Opposite (Across W. Wabansia Ave.)	Sign: Matthew Hencke Printed: Matthew Hencke Title: President Date: 5/13/26

Please keep this on file for any subsequent zoning meetings regarding 1704 N. Milwaukee Ave, Chicago, IL 60647

NOTARY ACKNOWLEDGMENT

STATE OF WISCONSIN, FOND DU LAC COUNTY

Subscribed and sworn to before me this 13th day of May, 2026.

(Notary Public) / Seal:

Bradley Pollesch NOTARY PUBLIC STATE OF WISCONSIN

My commission expires: 09/06/2029