#23047-T1
INTRO DATE
APRIL 15, 2026

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
3040-3042 North Lincoln Avenue, Chicago, Illinois 60657

2. Ward Number that property is located: 32

3. APPLICANT: Pro Homes, Inc.

ADDRESS: 7421 West Archer Avenue CITY: Summit

STATE: Illinois ZIP CODE: 60501 PHONE: 312-628-7020

EMAIL: sbarnes@nealandleroy.com CONTACT PERSON: Sara Barnes – Attorney for Applicant

4. Is the Applicant the owner of the property? YES X NO

If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER: Same as Applicant

ADDRESS: CITY:

STATE: ZIP CODE: PHONE:

EMAIL: CONTACT PERSON:

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY: Sara K. Barnes and Emily Crone– Neal & Leroy, LLC

ADDRESS: 20 South Clark Street – Suite 2050

CITY: Chicago STATE: Illinois ZIP CODE: 60603

PHONE: 312-628-7020 FAX: N/A EMAIL: sbarnes@nealandleroy.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements.

David McCallion – *President & Secretary*

7. On what date did the owner acquire legal title to the subject property? December 2025

8. Has the present owner previously rezoned this property? If Yes, when?
No

9. Present Zoning District: B1-2 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 50 feet x 125 feet = 6,250 square feet

11. Current Use of Property: The property is comprised of two contiguous lots of record, which – taken together, constitute a single zoning lot. The property is improved with a one-story commercial building, with two concrete loading docks at the rear. The building is presently vacant / unoccupied and is non-conforming under the current Zoning Ordinance.

12. Reason for rezoning the property: The Applicant is seeking a *Type I Zoning Map Amendment*, with secondary zoning relief, in order to permit the construction and occupancy of a new four-story mixed-use building at the subject site, which will feature a single commercial unit at the front of the ground floor and a total of nine (9) dwelling units distributed on and between the 2nd floor through the 4th floors. Interior off-street parking for eight (8) vehicles will be provided at the rear of the ground floor, with access from the corresponding public alley. The *Type I* rezoning and associated secondary relief are necessary to allow for (i) increased residential density (*B-2 to B-3*); (ii) a reduction of the required rear setback for residential floors from 30 feet to zero (*Variation*); and (iii) an increase in the maximum number of off-street parking spaces to serve a *Transit Served Location* (TSL) – from 50% to 89% (*Administrative Adjustment*).

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) The Applicant is seeking a *Type I Zoning Map Amendment*, with secondary relief for an *Administrative Adjustment* and a *Variation*, pursuant to Section 17-13-0300 of the Chicago Zoning Ordinance, in order to permit the redevelopment of the subject property with a new four-story mixed-use building. The programming for the proposed new building calls for the establishment of a single commercial unit (*1,308 square feet*) at the front of the ground floor, comprising the street facing frontage, and a total of nine (9) dwelling units to be distributed on and between the 2nd through 4th floors. Interior off-street parking for eight (8) vehicles will be situated within the rear of the ground floor, with access from the public alley. The proposed improvements will be masonry in construction and will measure approximately 43 feet-0 inches in height (*4th floor ceiling*).

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☒ **Administrative Adjustment 17-13-1003**: The Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans. In particular, without limitation, the Applicant is seeking an *Administrative Adjustment* to increase the *maximum automobile parking ratio* for a transit-served location (TSL), from 5 parking spaces (56%) to 8 parking spaces (89%) [Section 17-13-1003-EE(2)].

☒ **Variation 17-13-1101:** When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. The Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans. In particular, without limitation, the Applicant is seeking a *Variation* to reduce the required rear setback for floors containing dwelling units from 30 feet-0 inches to 0 feet-0 inches [Section 17-13-1101-B].

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES_____ NO___X___

COUNTY OF COOK
STATE OF ILLINOIS

I, DAVID McCALLION, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Official Seal
Rosaleen Gallagher
Notary Public State of Illinois
My Commission Expires 9/16/2026

Signature of Applicant

Subscribed and sworn to before me this

19th day of March, 2026.

Rosaleen Gallagher
Notary Public

**For Office Use Only**

Date of Introduction:_____

File Number:_____

Ward:_____

City of Chicago – City Council
Committee on Zoning, Landmarks & Building Standards
121 North LaSalle Street – Room 304
Chicago, Illinois 6062

*Care of*:
Patrick Murphcy
First Deputy Commissioner / Zoning Administrator
City of Chicago - Department of Planning and Development
121 North LaSalle Street, Room 905 / 1000
Chicago, Illinois 60602

To Whom It May Concern:

I, DAVID McCALLION, on behalf of *Pro Homes, Inc.* – the Applicant and Owner, with regard to the property generally located at and comprising 3040-3042 North Lincoln Avenue, Chicago, Illinois, authorize *Neal & Leroy LLC* to file an application for a *Zoning Map Amendment*, before the City of Chicago – City Council, for and affecting such property.

David McCallion – President
*Pro Homes, Inc.*

**-FORM OF AFFIDAVIT-**

City of Chicago – City Council
Committee on Zoning, Landmarks & Building Standards
121 North LaSalle Street – Room 304
Chicago, Illinois 6062

Dear Honorable Chairperson and Esteemed Members of the Committee:

I, DAVID McCALLION, on behalf of *Pro Homes, Inc.*, understand that *Neal & Leroy LLC* has filed a sworn affidavit identifying *Pro Homes, Inc.* as holding present title interest in certain real property that is subject to a proposed *Zoning Map Amendment,* for the property generally identified as 3040-3042 North Lincoln Avenue, Chicago, Illinois.

I, DAVID McCALLION, being first duly sworn under oath, depose and say that *Pro Homes, Inc.* holds that interest for itself, and for no other person, association, or shareholder.

David McCallion 3-19-26

David McCallion Date

Official Seal
Rosaleen Gallagher
Notary Public State of Illinois
My Commission Expires 9/18/2026

Subscribed and sworn to before me
this 19th day of March, 2026.

Rosaleen Gallagher

Notary Public

**Written Notice, Form of Affidavit: Section 17-13-0107**

April 15, 2026

Honorable Chair
Committee on Zoning, Landmarks & Building Standards
City Council
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Sara Barnes**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the Applicant-Property Owner, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing and/or introduction of the application into City Council.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **3040-3042 North Lincoln Avenue, Chicago, Illinois 60657**; a statement of intended use of said property; the name and address of the Applicant-Property Owner; and a statement that the Applicant intends to have an application for a change in zoning introduced by City Council on approximately **April 15, 2026**

That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the properties required to be served.

By: Sara K. Barnes
Sara K. Barnes
*Attorney for Applicant*

Subscribed and sworn to before me

this 27th day of March, 2026.

Cynthia A. Monger
Notary Public

CYNTHIA A MONGER
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 27, 2025

**PUBLIC NOTICE**

*Via USPS First Class Mail*

April 15, 2026

Dear Owner and/or Occupant:

In accordance with amendment to the Chicago Zoning Ordinance enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **April 15, 2026**, I, the undersigned, intend to file and/or cause to be introduced an application for a change in zoning classification - from a *B1-2 Neighborhood Shopping District* to a *B2-3 Neighborhood Mixed-Use District*, on behalf of the Applicant and Property Owner – *Pro Homes, Inc.,* for and affecting the property generally located at and comprising **3040-3042 North Lincoln Avenue, Chicago, Illinois 60657** ("subject property").

The Applicant is seeking a *Type I Zoning Map Amendment*, with secondary relief for an *Administrative Adjustment* and a *Variation*, pursuant to Section 17-13-0300 of the Chicago Zoning Ordinance, in order to permit the redevelopment of the subject property with a new four-story mixed-use building. The programming for the proposed new building calls for the establishment of a single commercial unit at the front of the ground floor, comprising the street facing frontage, and a total of nine (9) dwelling units to be distributed on and between the 2nd through 4th floors. Interior off-street parking for eight (8) vehicles will be situated within the rear of the ground floor, with access from the public alley. The proposed improvements will be masonry in construction and will measure approximately 43 feet-0 inches in height (*4th floor ceiling*).

The Applicant and Property Owner – ***Pro Homes, Inc.*** is located at 7421 West Archer Avenue, Unit 1A, Summit, Illinois 60501.

The primary contact person for this application is **Sara K. Barnes** - *Attorney for Applicant*. My address is 20 South Clark Street – Suite 2050, Chicago, Illinois 60603. My telephone number is 312-628-7020.

Very truly yours,

Sara K. Barnes

Sara K. Barnes
*Neal & Leroy, LLC*

*****Please note that the Applicant is NOT seeking to purchase or rezone your property.**
*****The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

**NOTICE**

April 15, 2026

*Via USPS First Class Mail*

Alderman Scott Waguespack
32nd Ward – City of Chicago
2657 North Clybourn Avenue
Chicago, Illinois 60614

Dear Alderman Waguespack:

In accordance with amendment to the Chicago Zoning Ordinance enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **April 15, 2026**, I, the undersigned, intend to file and/or cause to be introduced an application for a change in zoning classification - from a *B1-2 Neighborhood Shopping District* to a *B2-3 Neighborhood Mixed-Use District*, on behalf of the Applicant and Property Owner – *Pro Homes, Inc.*, for and affecting the property generally located at and comprising **3040-3042 North Lincoln Avenue, Chicago, Illinois 60657** ("subject property").

The Applicant is seeking a *Type I Zoning Map Amendment*, with secondary relief for an *Administrative Adjustment* and a *Variation*, pursuant to Section 17-13-0300 of the Chicago Zoning Ordinance, in order to permit the redevelopment of the subject property with a new four-story mixed-use building. The programming for the proposed new building calls for the establishment of a single commercial unit at the front of the ground floor, comprising the street facing frontage, and a total of nine (9) dwelling units to be distributed on and between the 2nd through 4th floors. Interior off-street parking for eight (8) vehicles will be situated within the rear of the ground floor, with access from the public alley. The proposed improvements will be masonry in construction and will measure approximately 43 feet-0 inches in height (*4th floor ceiling*).

The Applicant and Property Owner – ***Pro Homes, Inc.*** is located at 7421 West Archer Avenue, Unit 1A, Summit, Illinois 60501.

The primary contact person for this application is **Sara K. Barnes** - *Attorney for Applicant*. My address is 20 South Clark Street – Suite 2050, Chicago, Illinois 60603. My telephone number is 312-628-7020.

Very truly yours,
Sara K. Barnes
Sara K. Barnes
*Neal & Leroy, LLC*

*****Please note that the Applicant is NOT seeking to purchase or rezone your property.**
*****The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

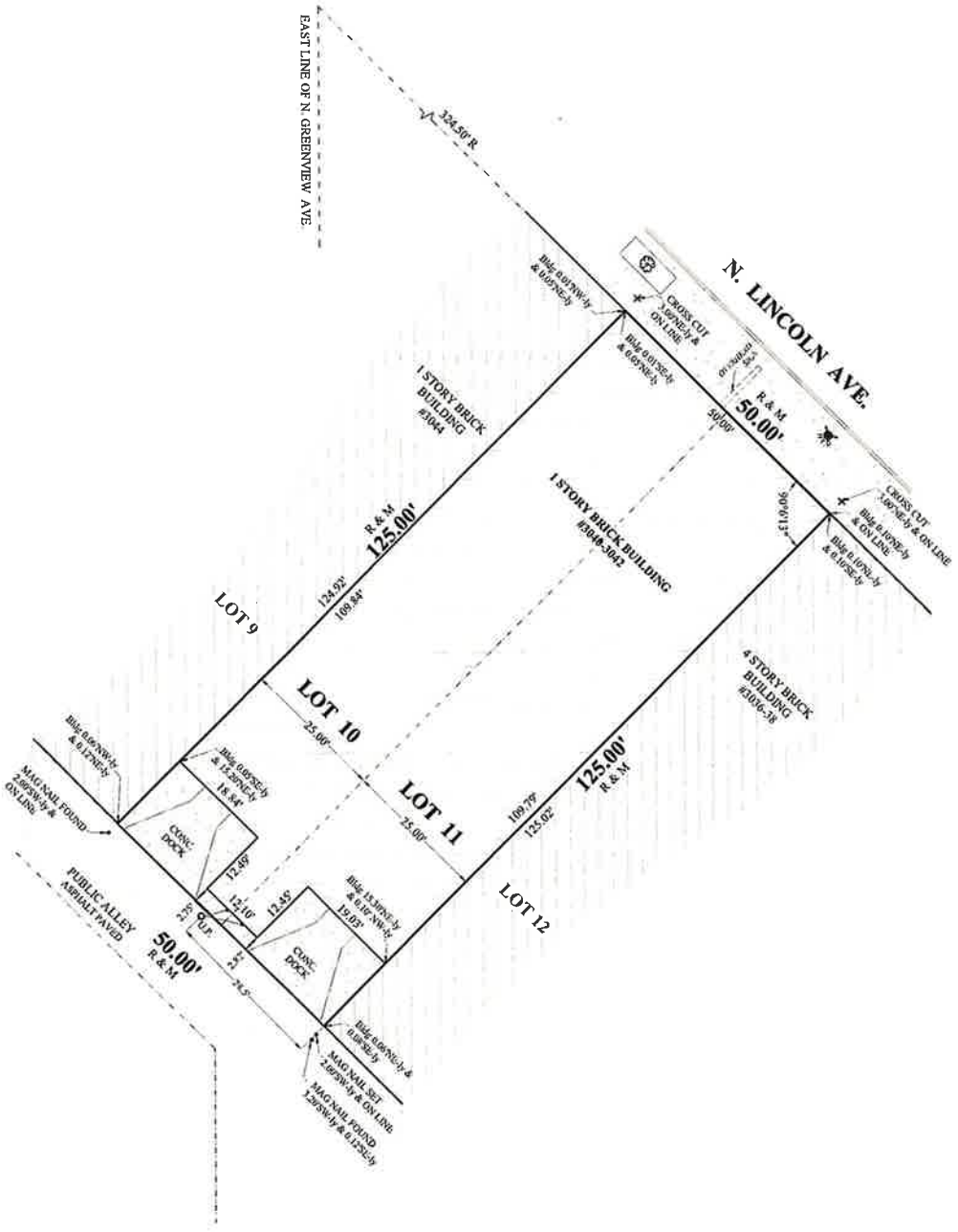
# PLAT OF SURVEY

ZBIGNIEW DOMOZYCH SERVICES
PHONE:(773)656-4630
(872)210-9473
ziggylandsurveyor@gmail.com
ziggylandsurveyor.us

N
W E
S
SCALE 1" = 20'

LOT 10 & 11 IN BLOCK 13 IN SUBDIVISION BY WILLIAM LILL & HEIRS OF MICHAEL DIVERSEY OF THE SOUTHWESTERLY ½ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 6,250 sq.ft.
Property Address: 3040-3042 N LINCOLN AVE, CHICAGO, IL 60657
Parcel ID Number: 14-29-113-024-0000 & 14-29-113-025-0000




LEGEND:

| | | | |
|---|---|---|---|
| | - CHAIN LINK FENCE | | - ASPHALT AREA |
| | - WOOD FENCE | | - CONCRETE PAVEMENT |
| | - IRON FENCE | | - BRICK AREA |
| U.P. | - UTILITY POLE | E.FR.P. | - ENCLOSED FRAME PORCH |
| E.C. | - EDGE OF CONCRETE | O.FR.P. | - OPEN FRAME PORCH |
| E.BR. | - EDGE OF BRICK | I.P. at P.C. | - IRON PIPE AT PROPERTY CORNER |
| N,S,E,W | - NORTH, SOUTH, EAST, WEST | R / M | - RECORDED / MEASURED |
| +/• | - CROSS / MAG NAIL | | - FIRE HYDRANT |
| | - DECIDOUS w/DIAMETER | | |

ORDER NO 250625-B
SCALE: 1 INCH= 20 FEET
FIELDWORK COMPLETION DATE: JULY 02, 2025
ORDERED BY: David McCallion

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC
LEGAL DESCRIPTION NOTED ON THIS PLAT WAS SUPPLIED BY OTHERS
AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

State of Illinois
ss
County of Cook

PROFESSIONAL LAND SURVEYOR ZBIGNIEW DOMOZYCH 035-003758 CHICAGO ILLINOIS STATE OF ILLINOIS

I, ZBIGNIEW DOMOZYCH do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: Z. Domozych

Date: JULY 07, 2025

REG. ILL. Land Surveyor No. 35-3758

LIC. EXP. NOVEMBER 30, 2026