FINAL FOR PUBLICATION

RESIDENTIAL PLANNED DEVELOPMENT
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Planned Development Number _____, ("Planned Development") consists of approximately 91,603 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Sub-Area Map ("Property") and is owned or controlled by the Applicant, Cal Melrose LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

Applicant: Cal Melrose LLC
Address: 3231-65 North California Ave. / 2752-62 West Melrose St.
Introduction Date: February 18, 2026
Plan Commission Date: May 21, 2026

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of eighteen (18) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Sub-Area, Property Line and Right-of-Way Map; a Site and Ground Floor Plan; a Roof Plan; and Building Elevations, all submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Planned Development:

Sub-Area A: Multi-Unit Residential Dwelling units, including units below the second floor; accessory parking, and accessory uses. Sub-Area B: Townhouse; accessory parking, and accessory uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the bulk Regulations and Data Table has been determined using a new site area of 90,077 square feet and an overall base FAR of 1.78.

9. The Applicant acknowledges and agrees that the rezoning of the Property from a M1-1 Limited Manufacturing/Business Park District and a M2-2 Light Industry District to a B2-3 Neighborhood Mixed-Use District and then to a Residential Planned Development ("PD") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The

PD is located in a "community preservation area" within the meaning of the ARO and permits the construction of 65 dwelling units in Subarea A and 40 dwelling units in Subarea B for a total of 105 dwelling units (the "Project"). This statement addresses ARO compliance for the Project.

Developers of rental projects in community preservation area must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a community preservation area inclusionary housing area or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation 21 affordable units (20% of 105) and half of those affordable units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing all 21 affordable units in the buildings, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI, (y) at least one-third (or 7 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 1 of the 7 units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this PD, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the PD, provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the PD and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 9, including any breach of any IHA, and enter into settlement

agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this PD. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development ("DPD"). The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. For any new construction, the Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant

for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. In addition to providing the affordable units as provided in Statement 9, the Applicant has agreed to provide on a voluntary basis two additional one bedroom units in the multi-family building within Sub-Area A with rents at 100% AMI (the "Additional Affordable Units") for a thirty-year period commencing on the date of the signing of the initial lease for the rental of last Additional Affordable Unit. The Additional Affordable Units shall not be included in the calculations related to affordable units provided for in Statement 9 or included in the IHA.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to a B2-3 Neighborhood Mixed-Use District.

FINAL FOR PUBLICATION

RESIDENTIAL PLANNED DEVELOPMENT NUMBER ____
PLAN OF DEVELOPMENT BULK REGULATIONS AND DATA TABLE

NET SITE AREA:	91,603.00 sq. ft.
(Net Site Area is calculated with the alley vacation and dedication as completed, as indicated on the Right-of-Way Adjustment Map)	
Sub-Area A:	18,879.00 sq. ft.
Sub-Area B:	72,724.00 sq. ft.
AREA REMAINING IN THE PUBLIC RIGHT-OF-WAY:	19,955.16 sq. ft.
Sub-Area A:	10,909.60 sq. ft.
Sub-Area B:	9,045.56 sq. ft.
GROSS SITE AREA:	111,558.16 sq. ft.
Sub-Area A:	29,788.60 sq. ft.
Sub-Area B:	81,769.56 sq. ft.
MAXIMUM FLOOR AREA RATIO:	1.78
Sub-Area A:	3.90
Sub-Area B:	1.22
MAXIMUM NUMBER OF DWELLING UNITS:	105
Sub-Area A:	65
Sub-Area B:	40
MAXIMUM BUILDING HEIGHT:	
Sub-Area A:	76 feet
Sub-Area B:	40 feet
MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:	
Sub-Area A:	21
Sub-Area B:	91
MINIMUM NUMBER OF OFF-STREET LOADING BERTHS:	
Sub-Area A:	0
Sub-Area B:	0
MINIMUM NUMBER OF BICYCLE PARKING SPACES:	
Sub-Area A:	65
Sub-Area B:	40

MINIMUM SETBACKS FROM PROPERTY LINE:

Minimum perimeter setbacks:
California Avenue: 3 ft. 11 in.
Melrose Street: None
East Property Line: Sub-Area A: None
Sub-Area B: 2 ft. 0 in.
North Property Line: 5 ft. 0 in.
Any other setbacks or separations as shown on the Roof Plan, subject to modification per Section 17-13-0611-A and notwithstanding Section 17-13-0611-A(4).

*Applicant seeks relief pursuant to 17-13-1003-LL for a reduction of EVSE Requirements for Affordable Housing in accordance with the applicable value specified in the table contained in this section of the Chicago Zoning Ordinance

* An official website of the City of Chicago Here's how you know

EFORMS ADMIN TOOL

ARO Intake Application

Submission ID: 1017050

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2598854.
The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in Section 2-44-105 of the City's Municipal Code.
PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in Article 5.1.2 of the ARO Rules, and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for download here. The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.
If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.
The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.
Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name *
CAL MELROSE LLC

Applicant Contact Person *
MATT WILBUR

Applicant Email *
MWILBUR@MACONGROUP.COM

Applicant Phone *
(773) 665-9252

Applicant Address *
3401 N CALIFORNIA AVE

Attorney Name *
MICHAEL EZGUR

Attorney Email *
MICHAEL@ACOSTAEZGUR.COM

Development Information

Development Address:

From *
3231

To
65

Direction *
N

Street Name *
CALIFORNIA

Zip Code *
606185840

Ward *
35

ARO Zone *
ARO Community Pre

Development Name *
CAL MELROSE

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

Zoning Application Number (if applicable)
22986

Council Introduction Date *
2/18/2026

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *
○ Yes ○ No

ARO Trigger *
Zoning Entitlement

Development Type *
Rental

Total Units *

105

Is your Project in a Transit Served Location? *

with 4.0 FAR (100% on-site requirement)

Estimated date marketing will begin *

11/1/2027

Estimated date of building permit (in-lieu fee, $5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

10/15/2026

ARO Requirements

ARO Option
- 20% at 60% average AMI
- 16% at 50% average AMI
- 13% at 40% AMI
- 10% at 30% AMI

ARO Option
- 20% at 100% AMI
- 16% at 80% AMI

ARO Option *
- 10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *
- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units Required *	Minimum On-Site Units *	Maximum Units Paid For In-Lieu *
21.0	5	11

Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
21	0	0.0

In-Lieu Amount Owed *	On-Site Units To CLIHTF or CHA *
$0.00	0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From	To	Direction	Street Name
		Select One	Select One

Zip Code	Ward	ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

$ 0.00

Forms

Unit Mix and Square Footage Spreadsheet *

AROUnitDetailsSFSpreadsheetCalMelrose-updated.xlsx

Dimensioned Floor Plans with affordable units highlighted

ARODistributionPlanscombined.pdf

If ARO units are CLIHTF or CHA, attach signed acceptance letter
If off-site units are new construction, attach:

A. Schematic and design development drawings for on-site units

B. Schematic and design development drawings for off-site units
If off-site units are rehab, please attach the following documents:

A. Schematic and design development drawings for on-site units

B. Schematic and design development drawings for off-site units

C. A Physical Needs Assessment (PNA)

D. Surveys

E. Outstanding code violations

F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

A. Owner Sworn Statement

B. GC Sworn Statement

C. Bounday Survey

D. Draft permit application prior to submission to the Department of Buildings (DOB)

E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH

B. A copy of the front and back of each building permit for each property with all DOB signoffs

C. A copy of the Certificate of Occupancy for each property (if applicable)

D. Final GC and Owner Sworn Statements

E. All final waivers of lien or a title report showing no liens for each property

F. As built Survey (new construction)

G. Final Issued for Construction Permitted Construction Drawings

H. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

MICHAEL EZGUR

Deputy Commissioner

Joseph Lewis

Summary

Notes

Note

Search within these results:

Note	User Id	User Name	Date
No data available in table			

Showing 0 to 0 of 0 entries

« ‹ › »

Work Log

Submission Date: 04/10/2026 03:20:02 PM
Amended Date:
Admin Amended Date:
Admin Amended By:
Admin Amended Justification:

Close | Apply Amend | Email User | Print

Project Name	Gal-Melrose
Zoning Application number, if applicable	22956
Address	3231-3265 N California, Chicago IL
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price? *	$3.00
Total Units in Project	105
Total Affordable Units	21

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	0	0%	0	0	0%	0	0%
one-bed	25	30%	705	6	29%	623	88%
two-bed	29	28%	1,006	6	29%	954	95%
three-bed	14	17%	1,956	5	24%	1,974	99%
four-bed	21	25%	2,599	4	19%	2,510	97%

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios)

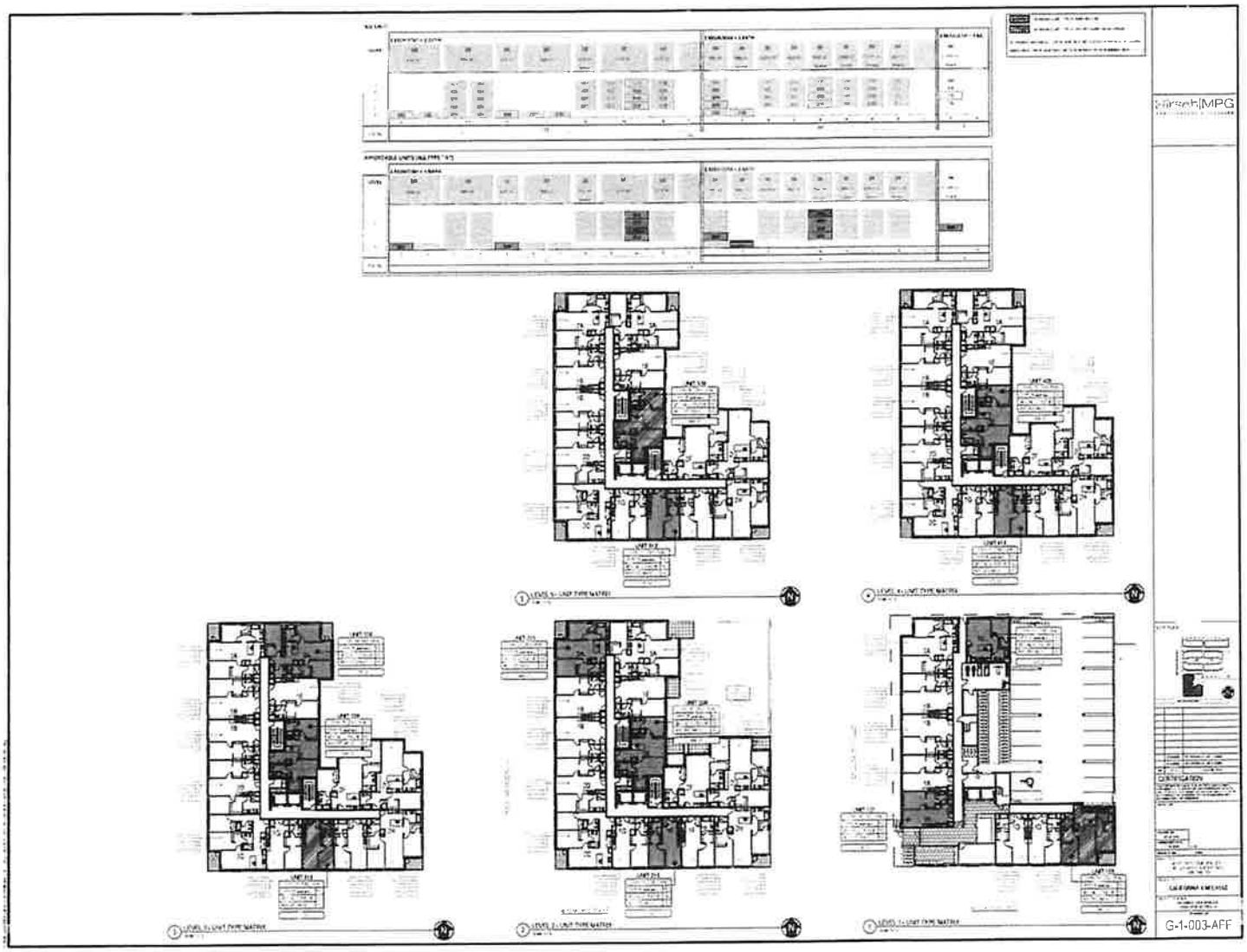
Features and Amenities

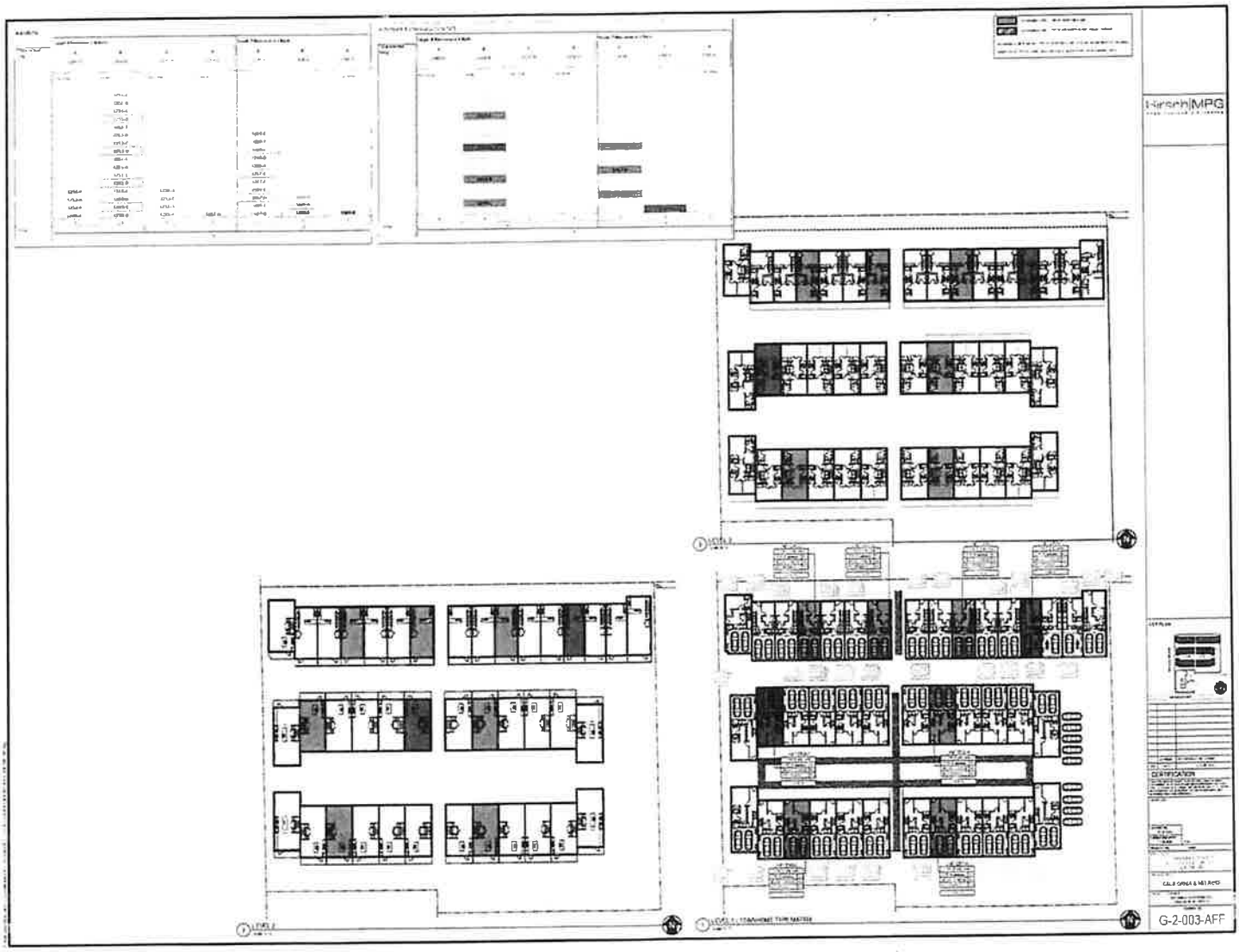
	Market Rate Units	*Affordable Units (ARO)
Parking *how many?*	Apartments – 21 Spaces, First Come First Serve Townhomes – 91 Spaces	Same
Laundry	In-unit, Samsung Washer/Dryer, DVE45T6000WH & WF45T6000WH	In-unit, Samsung Washer/Dryer, DVE45T6000WH & WF45T6000WH
Appliances		
Refrigerator *age/EnergyStar/make/model/color*	New, Samsung, RS23A500SS, Stainless	New, Samsung, RS23A500SS, Stainless
Dishwasher *age/EnergyStar/make/model/color*	New, Samsung, DW80B7070US/AA, Stainless	New, Samsung, DW80B7070US/AA, Stainless
Stove/Oven *age/EnergyStar/make/model/color*	New, Samsung, NE63A6511SS/AA, Stainless/Black	New, Samsung, NE63A6511SS/AA, Stainless/Black
Microwave *age/EnergyStar/make/model/color*	New, Samsung, ME17R7021ES/AA, Stainless/Black	New, Samsung, ME17R7021ES/AA, Stainless/Black
Bathroom(s) *how many? half bath? Full bath?*	Apts: 25x 1BD/1BA, 24x 2BD/2BA, 2x 3BD/3BA Townhomes: 11x 3BD/3BA, 21x 4BD/4BA	Apts: 6x 1BD/1BA, 6x 2BD/2BA, 1x 3BD/3BA Townhomes: 4x 3BD/3BA, 4x 4BD/4BA
Kitchen Countertops *material*	TBD	TBD
Flooring *material*	TBD	TBD
HVAC	TBD	TBD
Other	TBD	TBD

NOTE: DOH will review specific details for features and amenities for approval when they become available. The Applicant shall provide comparable unit finishes and amenities in affordable units as in market rate units as required by the ARO Rules.

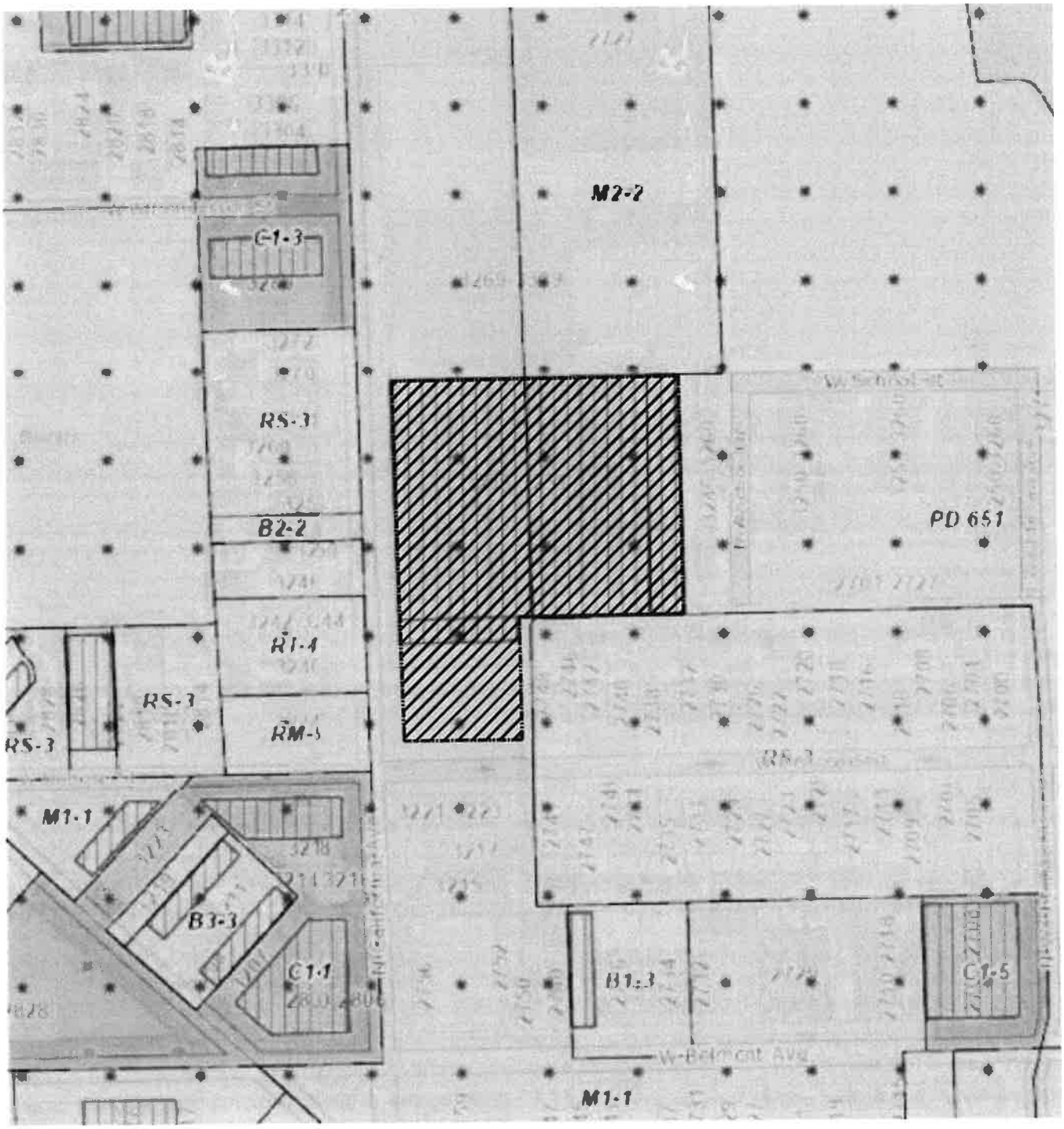
AMI Mix for ARO Units

Affordable Units Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units	Average
Studio	-	-	-	-	-	-	-	0%
1 bed	-	1	3	2	-	-	6	51.67%
2 bed	-	-	4	1	1	-	6	55.00%
3 bed	-	-	-	2	4	-	6	67.50%
4 bed	-	-	-	-	-	1	1	80.00%
	-	1	7	5	5	1	21	60.00%


Hirsch|MPG
G-1-003-AFF


Hirsch|MPG
G-2-003-AFF

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AREA OF PLANNED DEVELOPMENT (GROSS)

PLANNED DEVELOPMENT EXISTING ZONING MAP

NOT TO SCALE

NORTH

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Date Introduced:	2/18/2026
Plan Commission:	5/21/2026

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AREA OF PLANNED DEVELOPMENT (GROSS)

EXISTING STRUCTURE (GROSS)

STREET OUTLINE

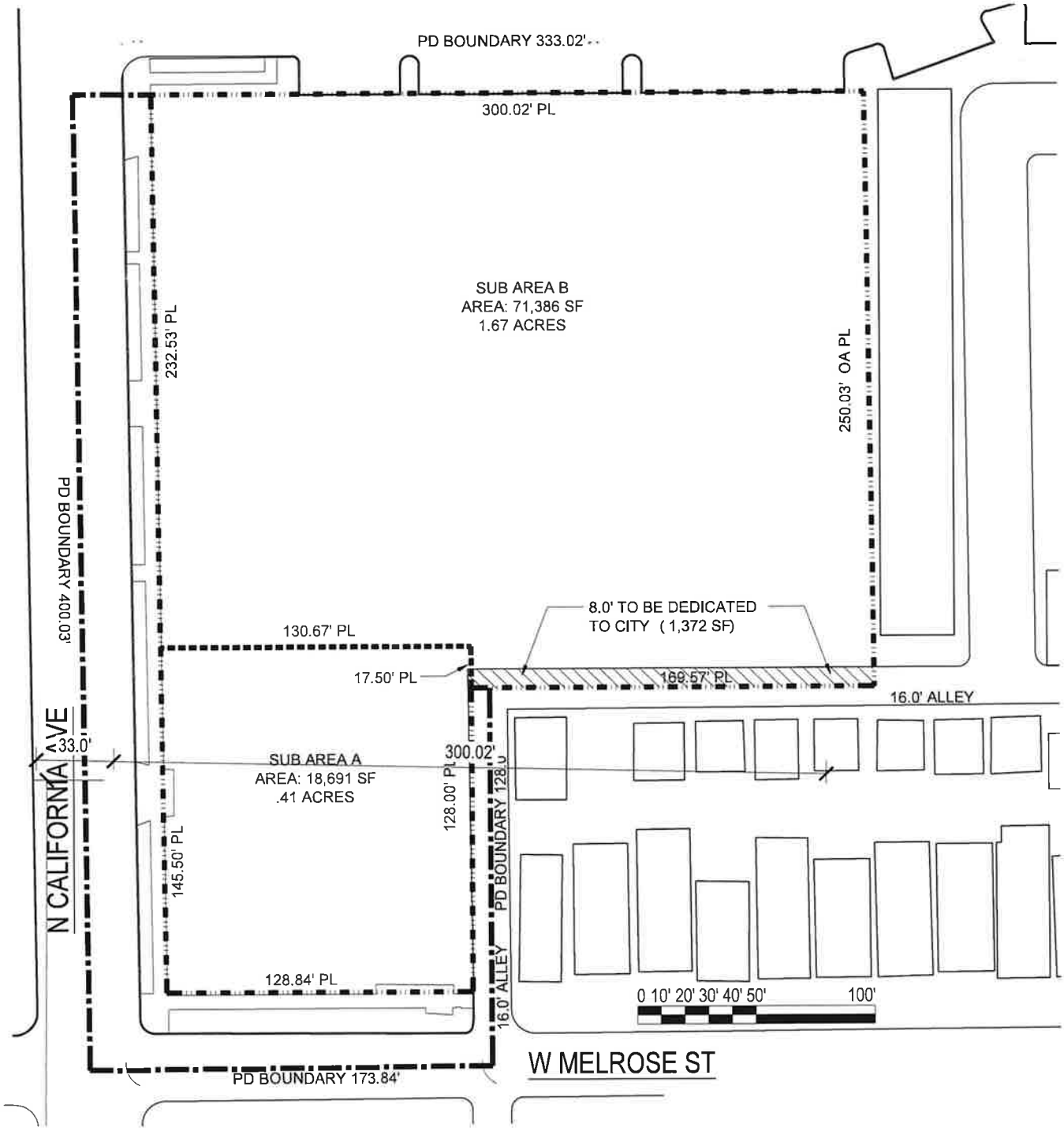
PLANNED DEVELOPMENT EXISTING LAND USE MAP (400' in each direction)

NOT TO SCALE

NORTH

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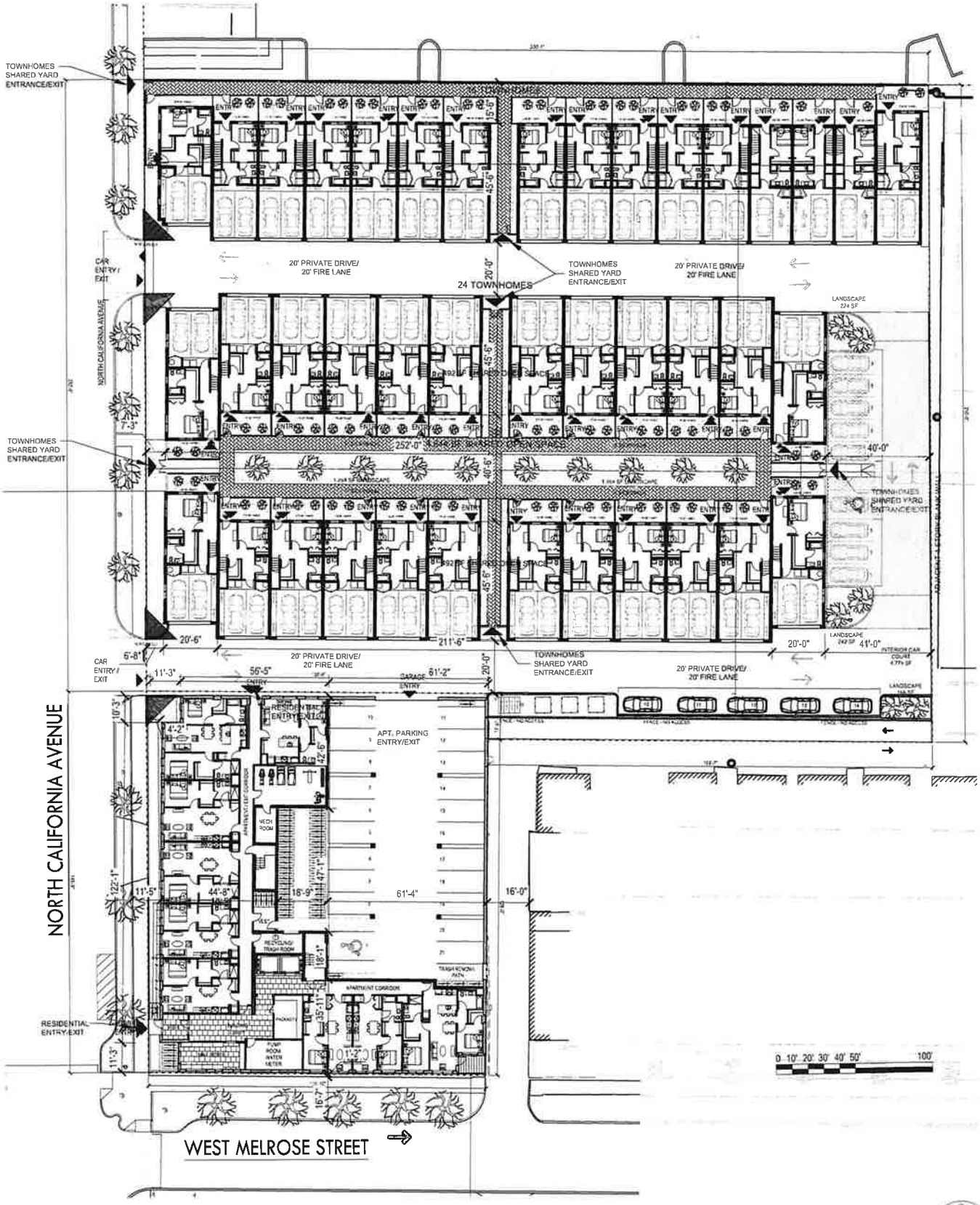


PLANNED DEVELOPMENT BOUNDARY, SUB-AREA, PROPERTY LINE & RIGHT-OF-WAY ADJUSTMENT MAP

SCALE AS NOTED

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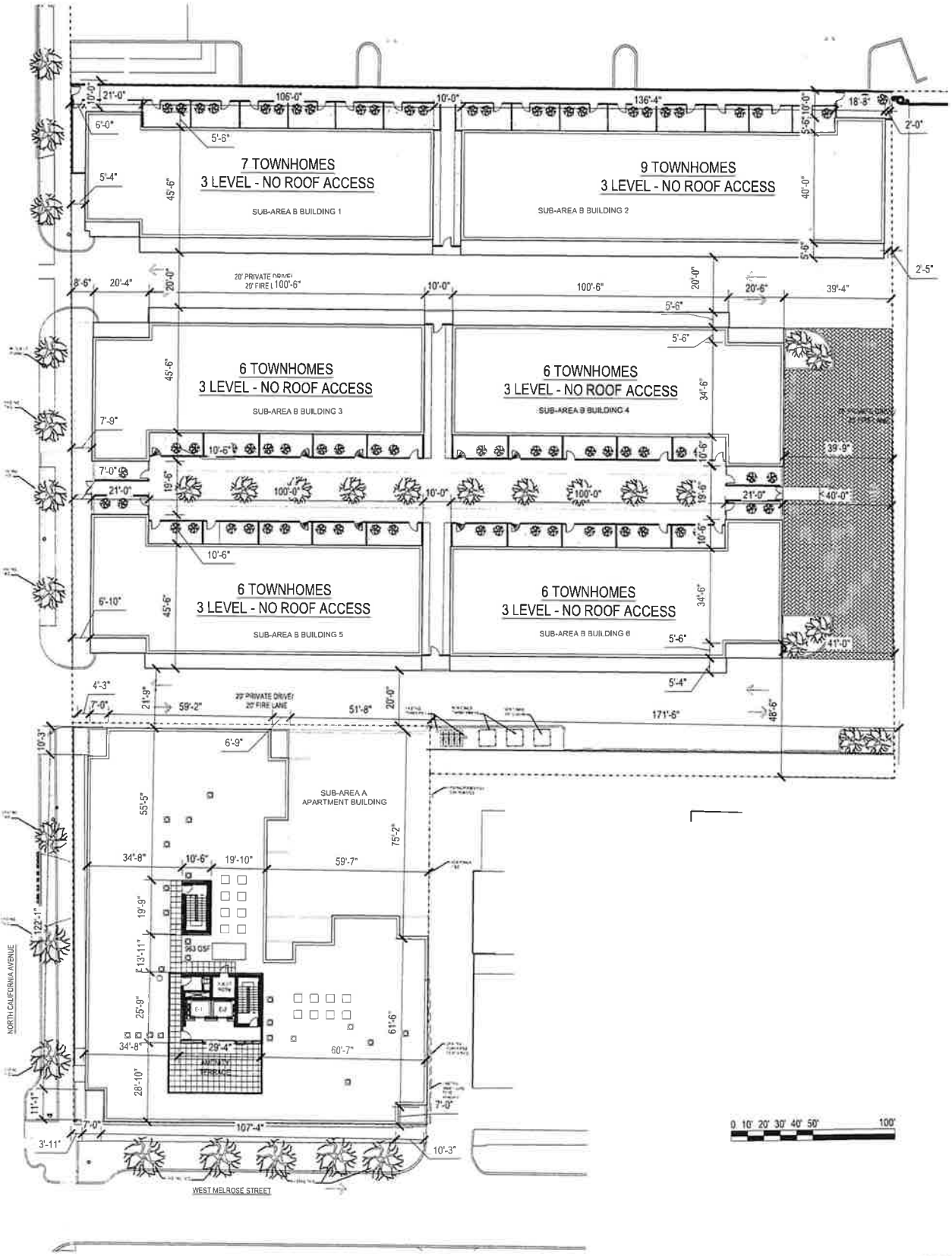
PLANNED DEVELOPMENT SITE PLAN & GROUND FLOOR PLAN

SCALE AS NOTED

NORTH

APPLICANT:	Cal Melrose LLC
ADDRESS:	3231-65 North California Ave / 2752-62 West Melrose Street
Date Introduced:	2/18/2026
Plan Commission:	5/21/2026

FINAL FOR PUBLICATION



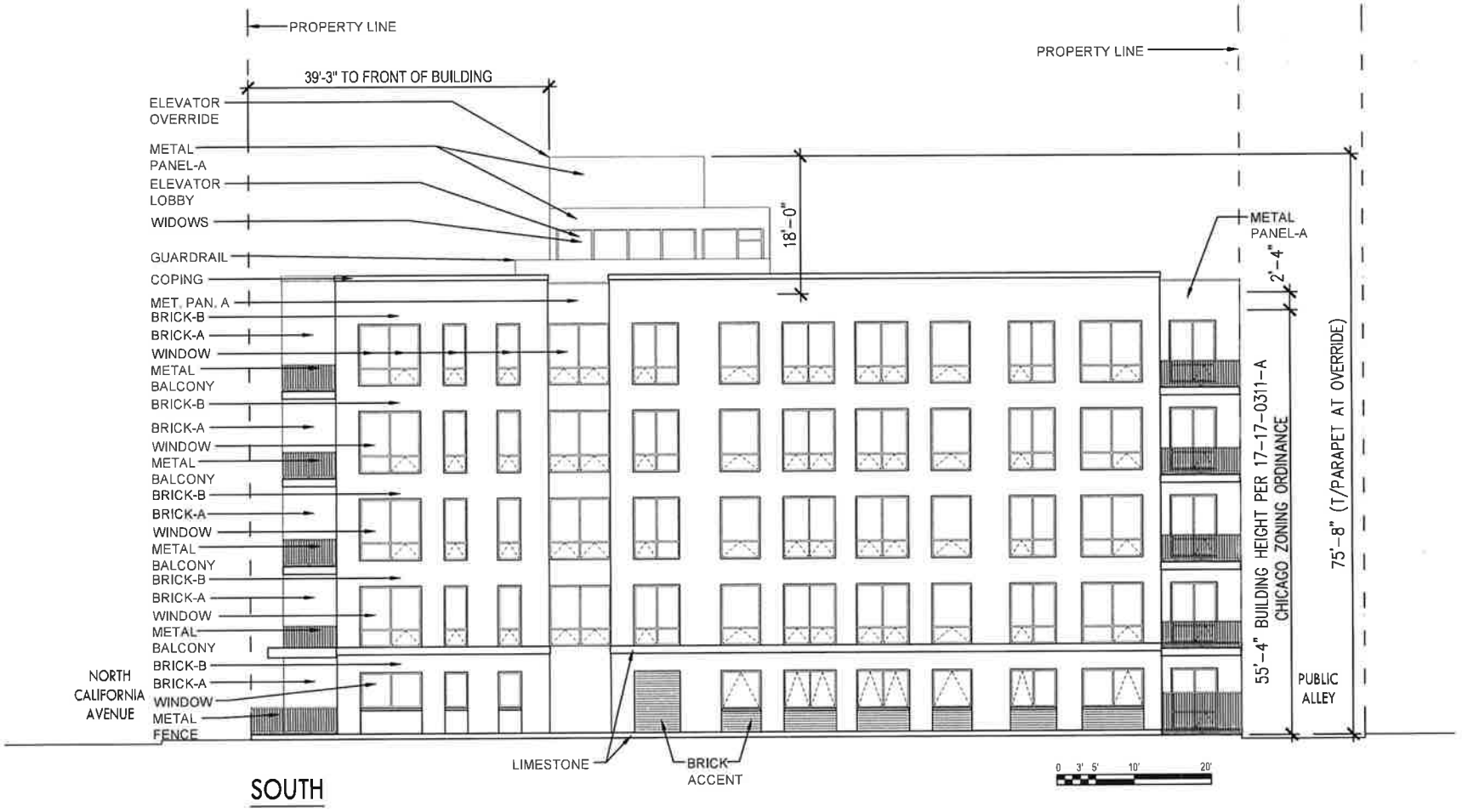
PLANNED DEVELOPMENT ROOF PLAN

SCALE AS NOTED

NORTH

APPLICANT:	Cal Melrose LLC
ADDRESS:	3231-65 North California Ave / 2752-62 West Melrose Street
Date Introduced:	2/18/2026
Plan Commission:	5/21/2026

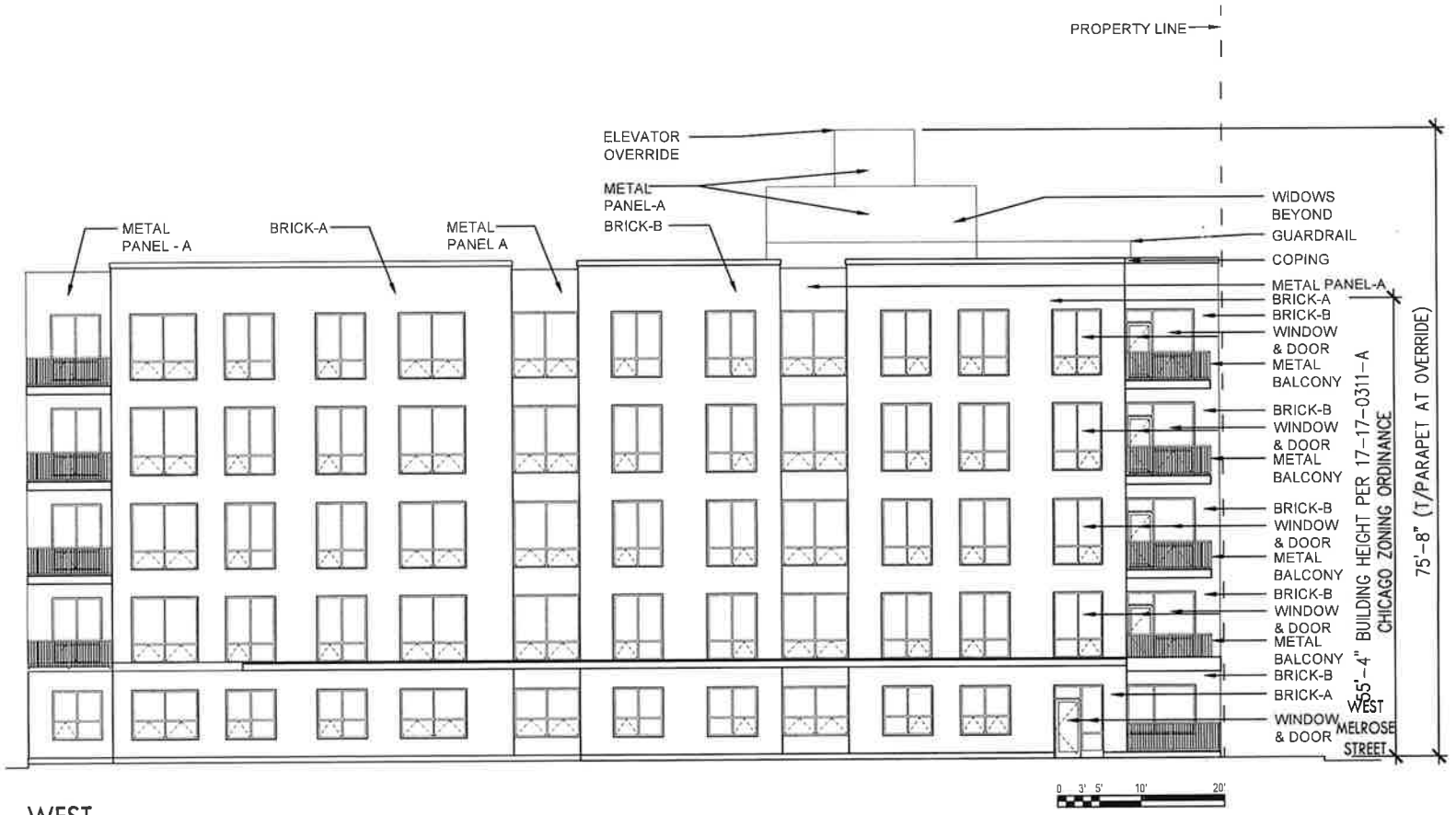
FINAL FOR PUBLICATION



PLANNED DEVELOPMENT - SUB-AREA A - ELEVATION

APPLICANT:	Cal Melrose LLC
ADDRESS:	3231-65 North California Ave / 2752-62 West Melrose Street
Date Introduced:	2/18/2026
Plan Commission:	5/21/2026

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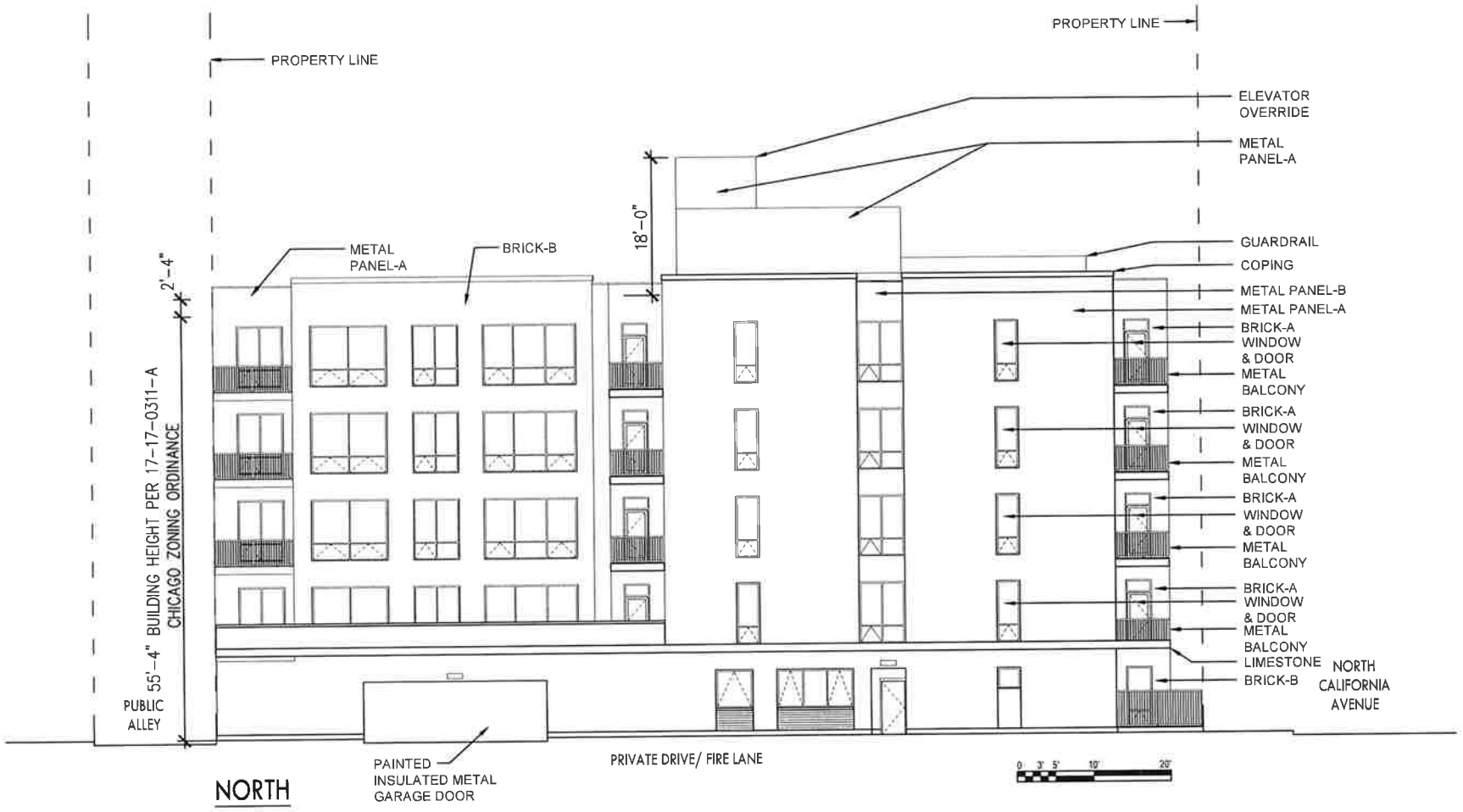


WEST

PLANNED DEVELOPMENT - SUB-AREA A - ELEVATION

APPLICANT:	Cal Melrose LLC
ADDRESS:	3231-65 North California Ave / 2752-62 West Melrose Street
Date Introduced:	2/18/2026
Plan Commission:	5/21/2026

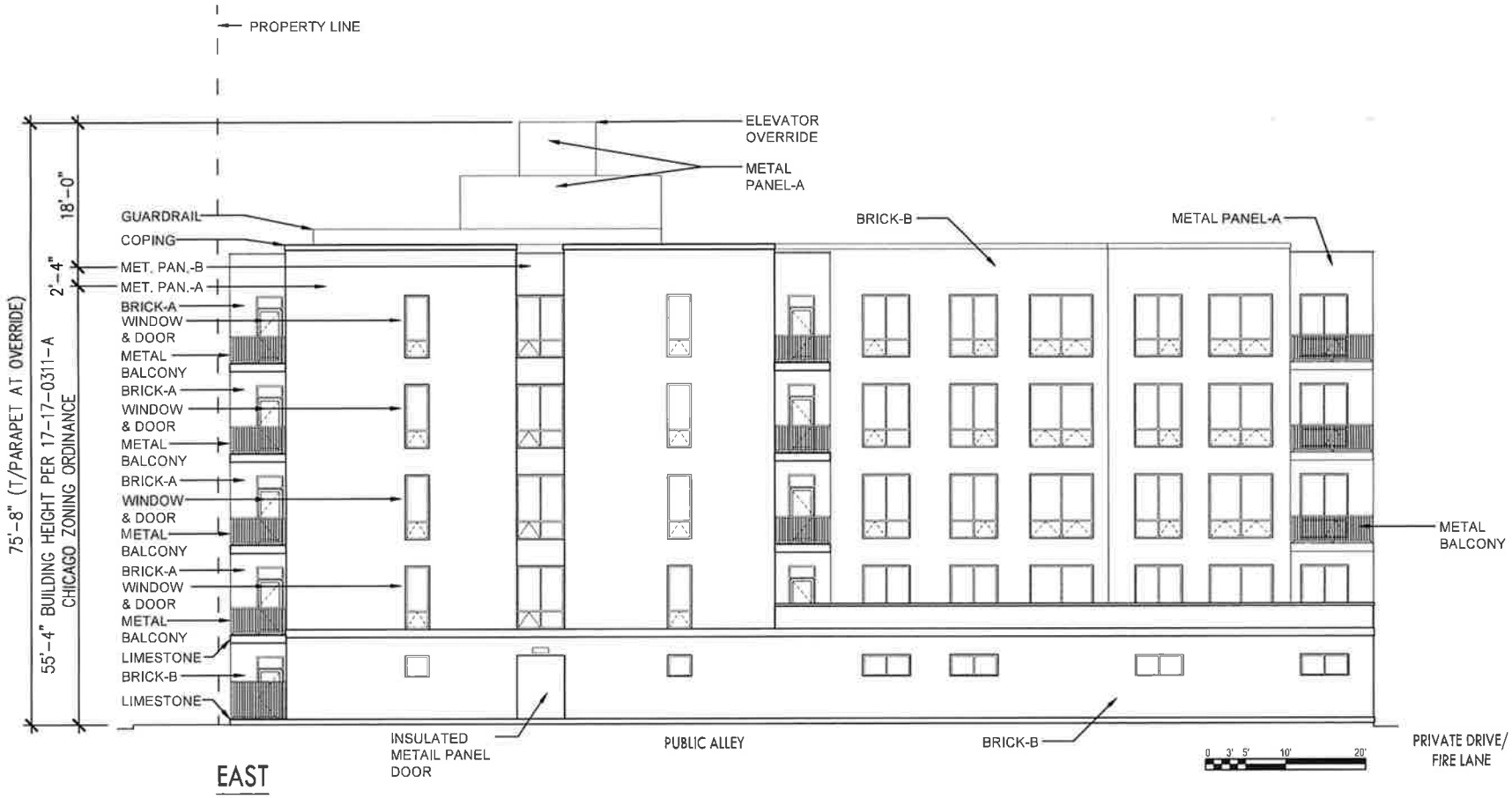
FINAL FOR PUBLICATION



PLANNED DEVELOPMENT - SUB-AREA A - ELEVATION

APPLICANT:	Cal Melrose LLC
ADDRESS:	3231-65 North California Ave / 2752-62 West Melrose Street
Date Introduced:	2/18/2026
Plan Commission:	5/21/2026

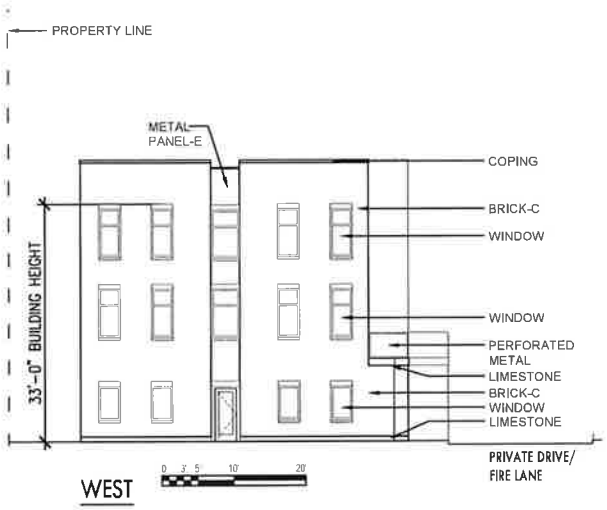
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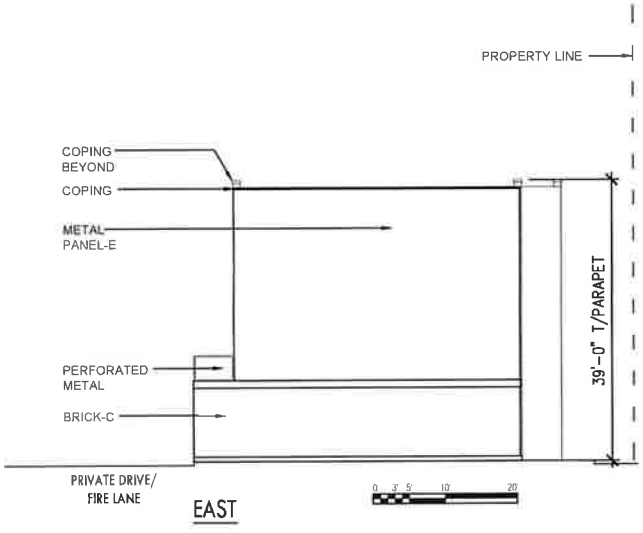
PLANNED DEVELOPMENT - SUB-AREA A - ELEVATION

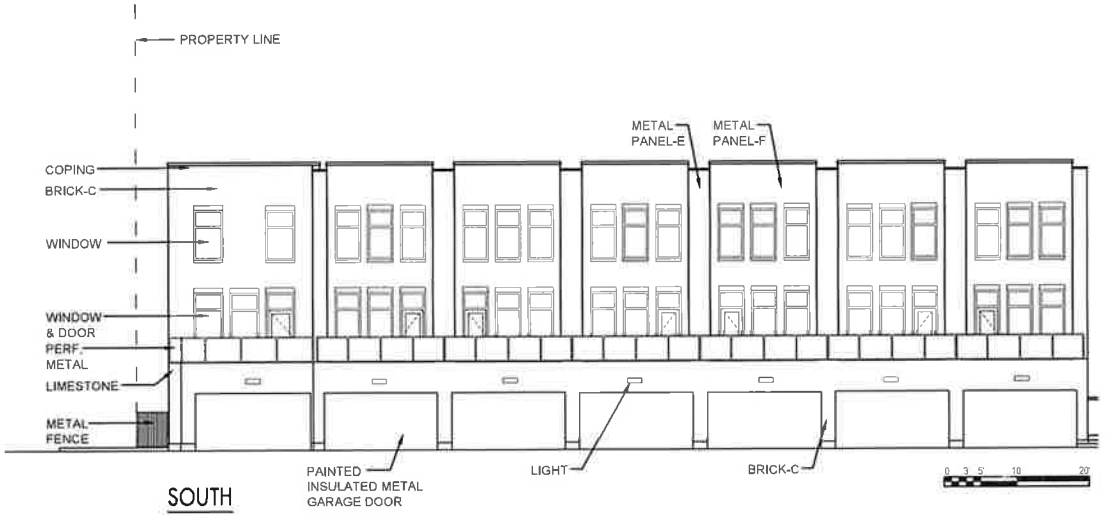
APPLICANT:	Cal Melrose LLC
ADDRESS:	3231-65 North California Ave / 2752-62 West Melrose Street
Date Introduced:	2/18/2026
Plan Commission:	5/21/2026

FINAL FOR PUBLICATION





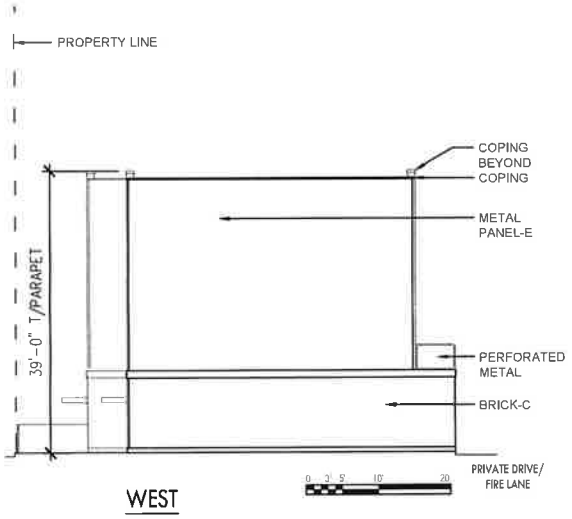


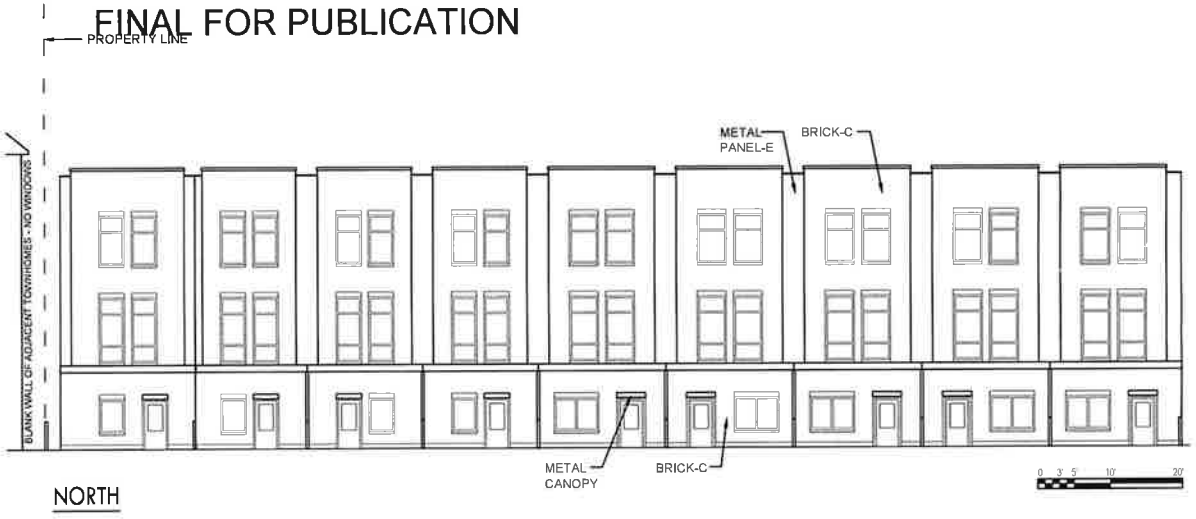


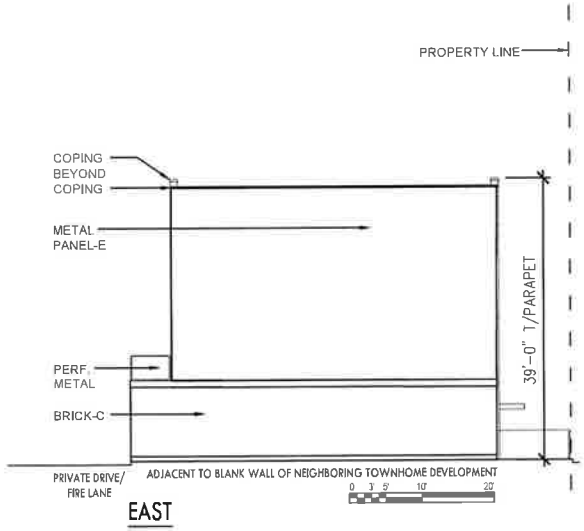
PLANNED DEVELOPMENT - SUB-AREA B - ELEVATIONS - BUILDING 1

APPLICANT:	Cal Melrose LLC
ADDRESS:	3231-65 North California Ave / 2752-62 West Melrose Street
Date Introduced:	2/18/2026
Plan Commission:	5/21/2026

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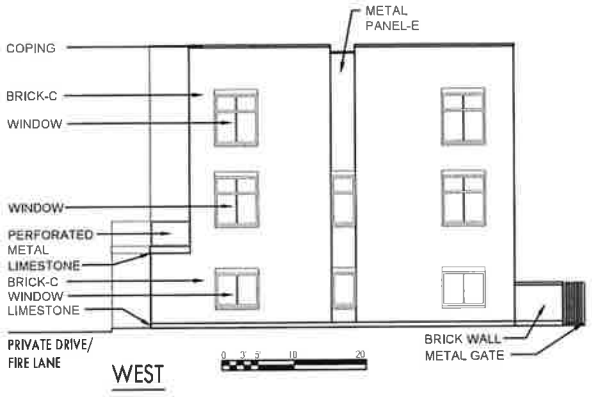




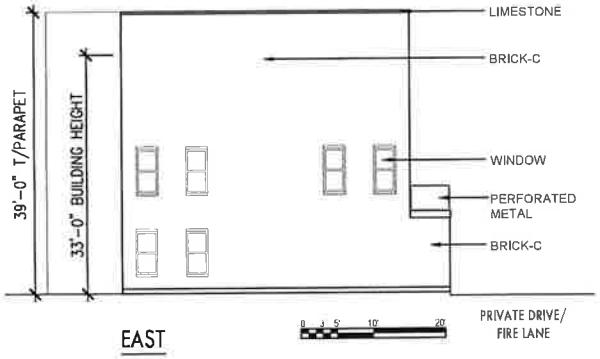
PLANNED DEVELOPMENT - SUB-AREA B - ELEVATIONS - BUILDING 2

APPLICANT:	Cal Melrose LLC
ADDRESS:	3231-65 North California Ave / 2752-62 West Melrose Street
Date Introduced:	2/18/2026
Plan Commission:	5/21/2026

FINAL FOR PUBLICATION





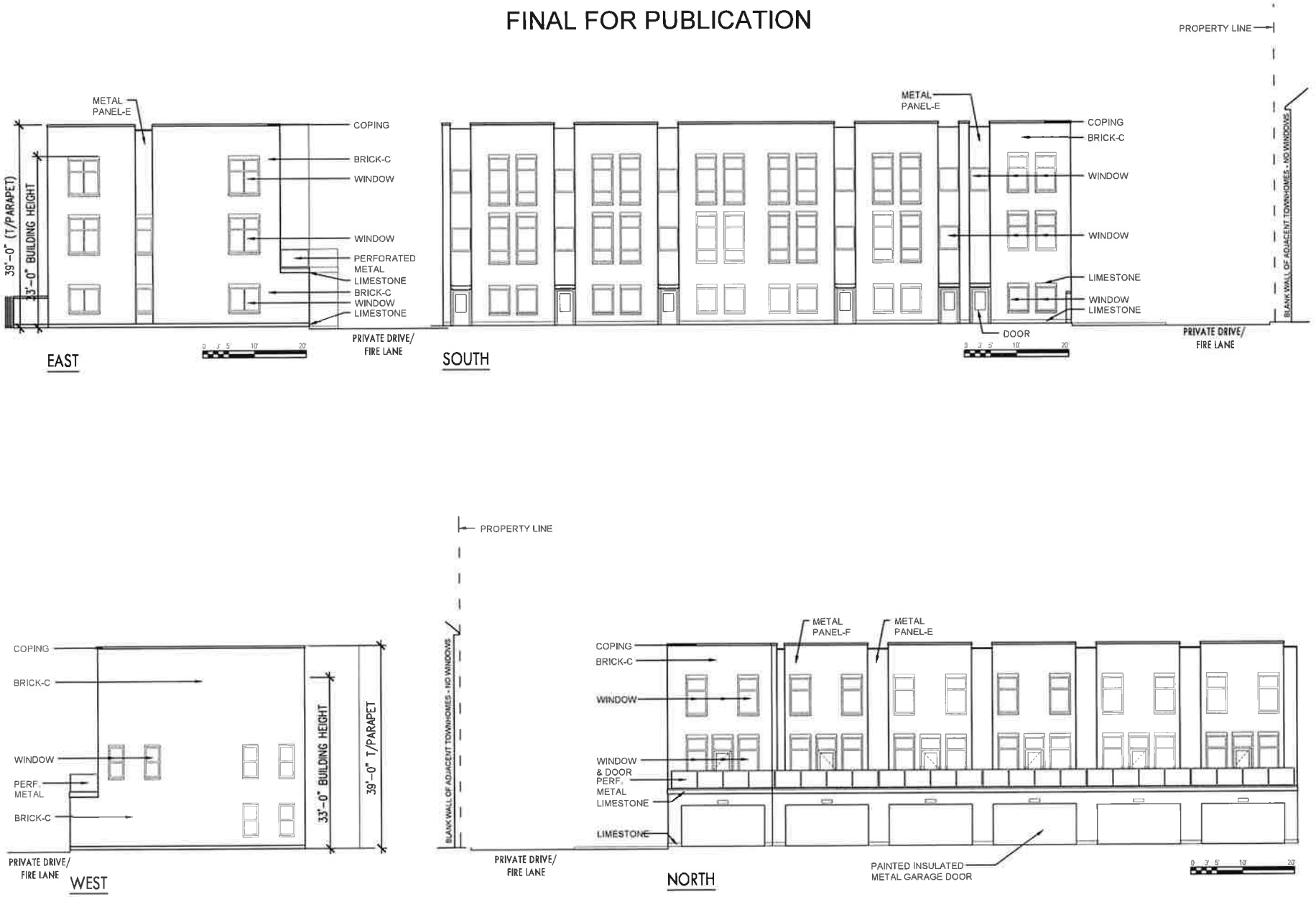




PLANNED DEVELOPMENT - SUB-AREA B - ELEVATIONS - BUILDING 3

APPLICANT:	Cal Melrose LLC
ADDRESS:	3231-65 North California Ave / 2752-62 West Melrose Street
Date Introduced:	2/18/2026
Plan Commission:	5/21/2026

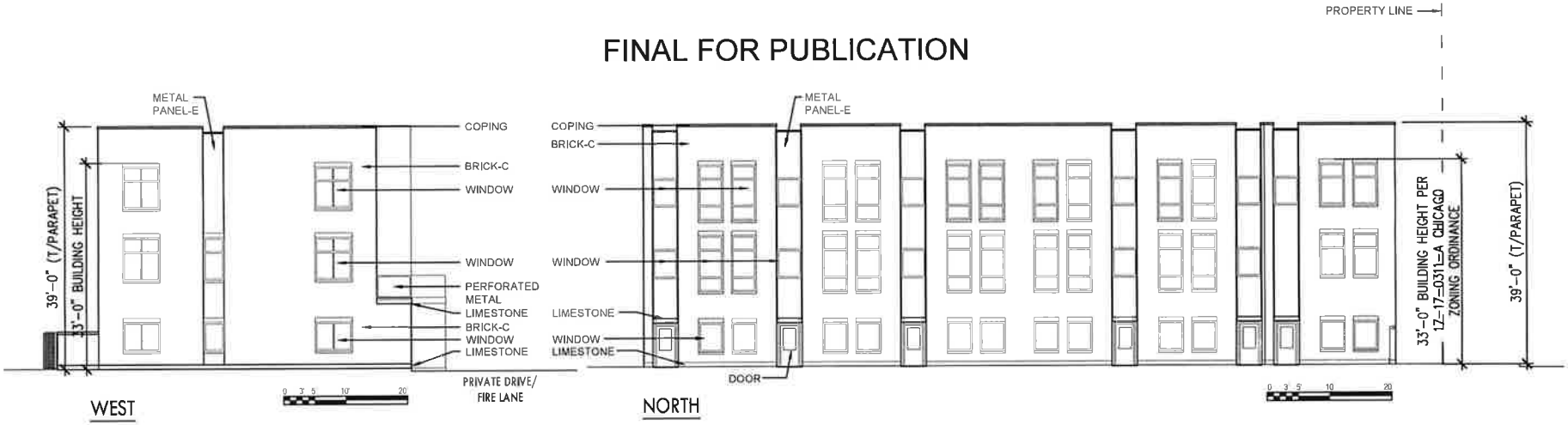
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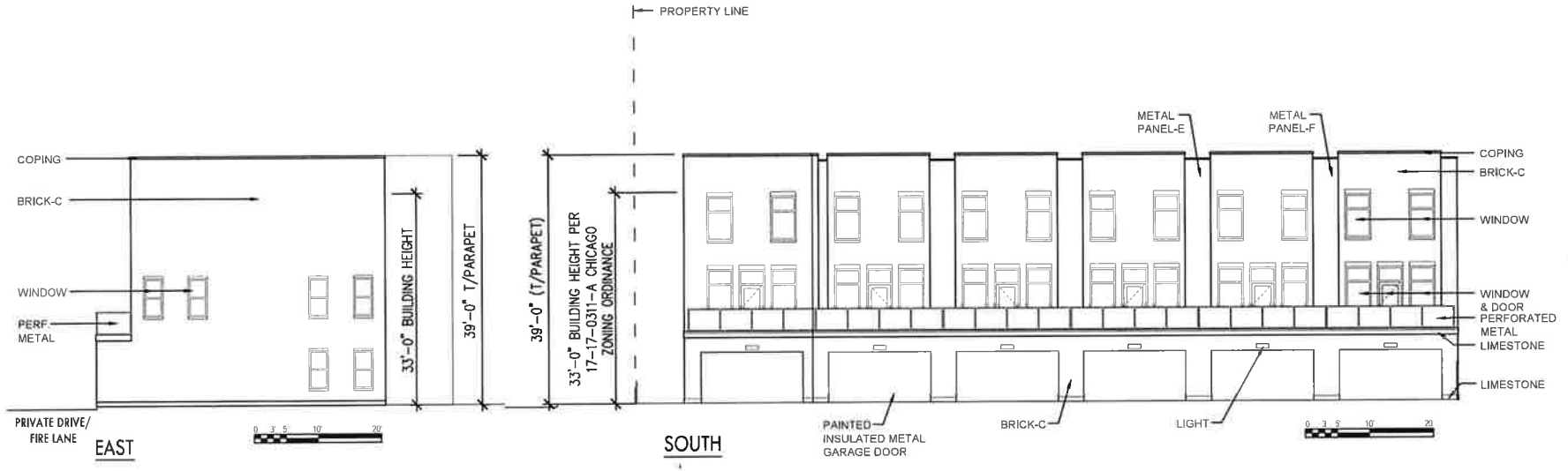


PLANNED DEVELOPMENT - SUB-AREA B - ELEVATIONS - BUILDING 4

APPLICANT:	Cal Melrose LLC
ADDRESS:	3231-65 North California Ave / 2752-62 West Melrose Street
Date Introduced:	2/18/2026
Plan Commission:	5/21/2026

FINAL FOR PUBLICATION

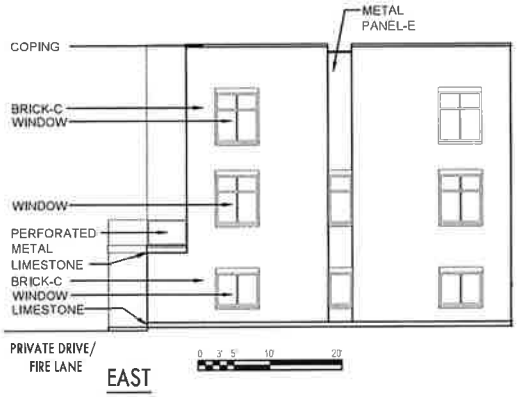




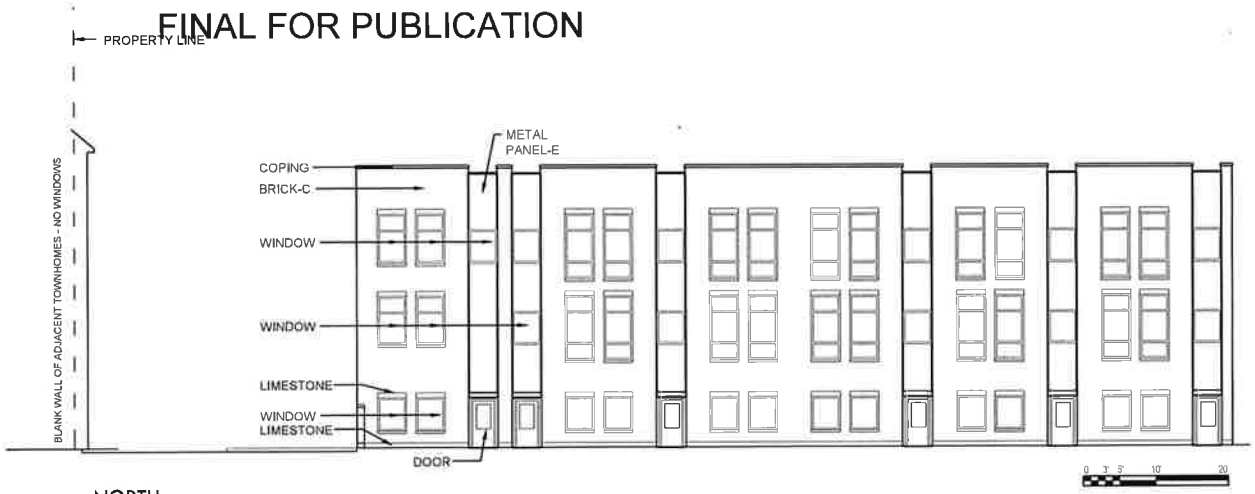
PLANNED DEVELOPMENT - SUB-AREA B - ELEVATIONS - BUILDING 5

APPLICANT:	Cal Melrose LLC
ADDRESS:	3231-65 North California Ave / 2752-62 West Melrose Street
Date Introduced:	2/18/2026
Plan Commission:	5/21/2026

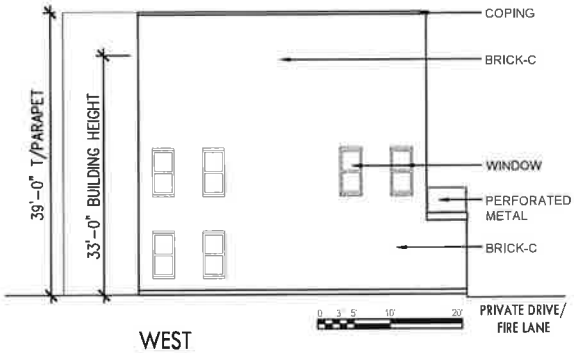
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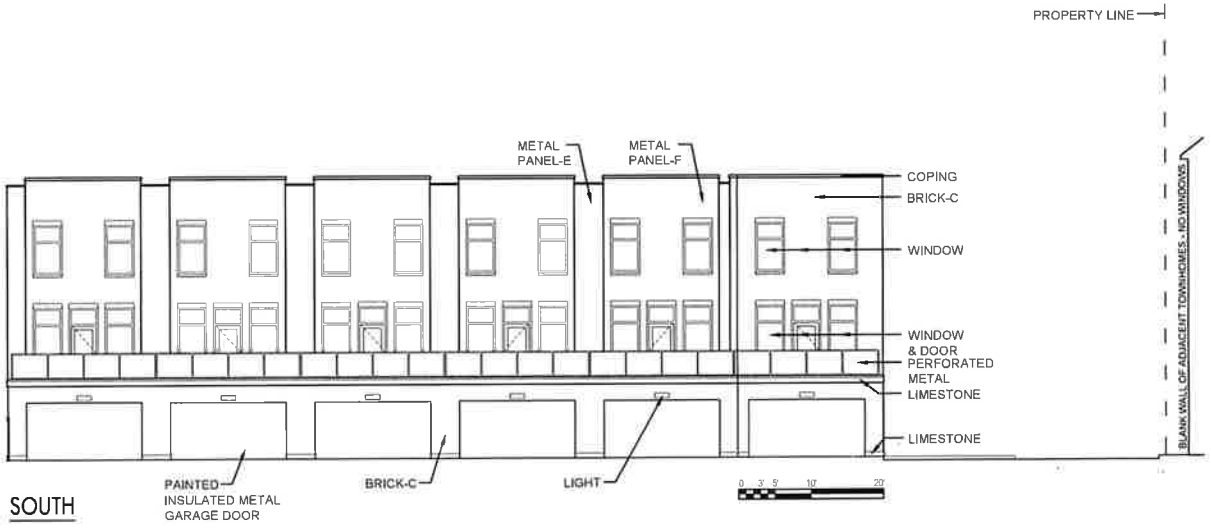
EAST



NORTH



WEST



SOUTH

PLANNED DEVELOPMENT - SUB-AREA B - ELEVATIONS - BUILDING 6

APPLICANT:	Cal Melrose LLC
ADDRESS:	3231-65 North California Ave / 2752-62 West Melrose Street
Date Introduced:	2/18/2026
Plan Commission:	5/21/2026

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

(Application 22986)

To: Alderman Gilbert Villegas
Chairman,
City Council Committee on Zoning

From: _____
Ciere Boatright
Chicago Plan Commission

Date: May 21, 2026

Re: 3231-3265 N. California Avenue Residential Planned Development

On Thursday, May 21, 2026, the Chicago Plan Commission recommended approval of the proposed Residential Planned Development, submitted by Cal Melrose LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Yangdi Wang at 312-744-2379 or via email at yangdi.wang@cityofchicago.org.

Cc: PD Master File (Original PD, copy of memo)