#22986
INTRO DATE
FEB 18, 2026

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-1 Limited Manufacturing/Business Park District and the M2-2 Light Industry District symbols and indications all as shown on Map No. 9-I in the area bounded by:

a line 378.02 feet north of and parallel to West Melrose Street; a line 300.02 feet east of and parallel to North California Avenue; the public alley next north of and parallel to West Melrose Street; the public alley next east of and parallel to North California Avenue; West Melrose Street; and North California Avenue

to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 9-I in the area bounded by:

a line 378.02 feet north of and parallel to West Melrose Street; a line 300.02 feet east of and parallel to North California Avenue; the public alley next north of and parallel to West Melrose Street; the public alley next east of and parallel to North California Avenue; West Melrose Street; and North California Avenue

to those of a Residential Planned Development Number _____, which is hereby established in the area described above.

SECTION 3. This Ordinance shall be in force and effect from and after its passage and due publication.

Property Address:

3231-65 North California Avenue / 2752-62 West Melrose Street

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