#22986
INTRO DATE
FEB 18, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

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

2. Ward Number that property is located in: 35

3. APPLICANT Cal Melrose LLC

   ADDRESS 3401 N. California Ave. CITY Chicago

   STATE IL ZIP CODE 60618 PHONE 312-327-3350

   EMAIL michael@acostaezgur.com CONTACT PERSON Michael Ezgur

4. Is the Applicant the owner of the property? YES _____ NO X
   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 applicant to proceed.

   OWNER WMS Property, LLC

   ADDRESS 1030 W. Chicago Ave., Suite 300 CITY Chicago

   STATE IL ZIP CODE 60642 PHONE 312-327-3350

   EMAIL michael@acostaezgur.com CONTACT PERSON Michael Ezgur

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

   ATTORNEY Michael Ezgur - Acosta Ezgur, LLC

   ADDRESS 1030 W. Chicago Ave – Third Floor CITY Chicago

   CITY Chicago STATE IL ZIP CODE 60642

   PHONE 312-327-3350 FAX 312-327-3315 EMAIL michael@acostaezgur.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: See attached Economic Disclosure Statements

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

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

9. Present Zoning District: M1-1/M1-2 Proposed Zoning District: B2-3 and then to RPD

10. Lot Size in square feet (or dimensions): 90,937 square feet

11. Current Use of the property: Vacant Land

12. Reason for rezoning the property: to redevelop into a townhouse project consisting of 40 units, and a multi-family building containing 65 units.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC): The Applicant proposes to construct 105 residential units and 112 automobile parking spaces in two Subareas. The Subarea A building consists of five-stories with 65 residential units, 21 automobile parking spaces, 65 bicycle parking spaces, and a maximum height of 76 feet. The Subarea B building consists of 40, three-story townhomes with 91 automobile parking spaces, 40 bicycle parking spaces, and a maximum height of 40 feet.

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:**

☐ **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.

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 X NO

COUNTY OF COOK
STATE OF ILLINOIS

Matt Wilbur, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant
Cal Melrose LLC
By: Matt Wilbur, Manager

Subscribed and Sworn to before me this
23 day of January, 2026.

Notary Public

FRANCO PETTINATO
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
August 26, 2026

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

January 22, 2026

Patrick Murphey
Zoning Administrator
City of Chicago
City Hall – Room 905
121 N. LaSalle Street
Chicago, IL 60602

Re: 3231-65 North California Ave. / 2752-62 West Melrose St. ("Property")

Dear Zoning Administrator Murphey:

WMS Property, LLC is the owner ("Owner") of the above referenced Property. Owner has authorized Cal Melrose LLC ("Applicant") to file an application for planned development and to rezone the Property and to take any necessary actions in connections with said application.

Sincerely,

WMS Property, LLC
By: Mark Waligora, Manager of Manager of Manager

ACOSTA EZGUR, LLC
1030 West Chicago Avenue, Third Floor ▪ Chicago, Illinois 60642 ▪ 312-327-3350 o ▪ 312-327-3315 f

February 18, 2026

Chairman, Committee on Zoning
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Michael Ezgur, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners, pursuant to the tax records of the Cook County Assessor, of the property within the subject property not solely owned by the applicant, and those of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, alleys and other public ways, for a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The subject property is 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

and has the address of 3231-65 N. California Ave./2752-62 W. Melrose St. Chicago, Illinois 60618.

The undersigned certifies that the notice contained the address and description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately February 18, 2026.

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject property is a complete list containing the names and addresses of the people required to be served.

By: Michael Ezgur

Subscribed and sworn to before me this February 18, 2026.

Notary Public

Official Seal
DANIEL RICHARD EGAN
Notary Public, State of Illinois
Commission No. 896505
My Commission Expires December 15, 2029

ACOSTA EZGUR, LLC
1030 West Chicago Avenue, Third Floor ▪ Chicago, Illinois 60642 ▪ 312-327-3350 o ▪ 312-327-3315 f

February 18, 2026

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about February 18, 2026, the undersigned filed an application (the "Application") for a change in zoning from the M1-1 Limited Manufacturing/Business Park District and the M2-2 Light Industry District to a B2-3 Neighborhood Mixed-Use District and then to a Residential Planned Development, on behalf of Cal Melrose LLC (the "Applicant") for the property located at 3231-65 North California Avenue / 2752-62 West Melrose Street, Chicago, Illinois, 60618 (the "Property").

The Property is 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

The Property currently consists of vacant land. The Applicant proposes to construct 105 residential units and 112 automobile parking spaces in two Subareas. The Subarea A building consists of five-stories with 65 residential units, 21 automobile parking spaces, 65 bicycle parking spaces, and a maximum height of 76 feet. The Subarea B buildings consist of 40, three-story townhomes, 91 automobile parking spaces, 40 bicycle parking spaces, and a maximum height of 40 feet.

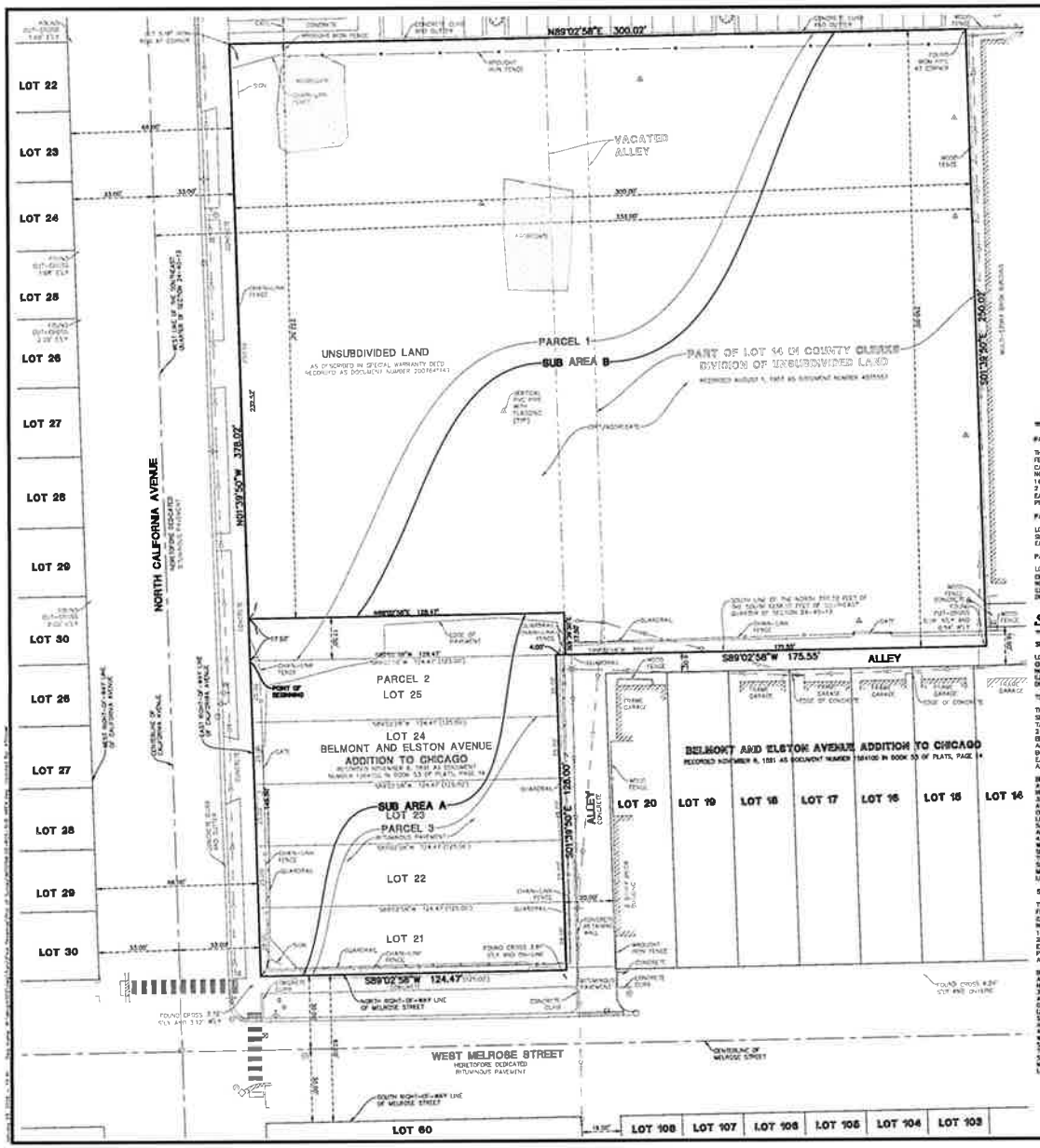
The Property is owned by WMS Property, LLC, located at 1030 W. Chicago Ave., Third Floor, Chicago, IL 60642. The Applicant is located at 3401 N. California Ave., Chicago, IL 60618. The contact person for this application is Michael Ezgur, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Michael Ezgur at 312-327-3350 and at michael@acostaezgur.com.

Please note that the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Sincerely,

Michael Ezgur
Attorney for Applicant

PLAT OF SURVEY



SUB PROPERTY AREA

SUB AREA A: 18,179 SQUARE FEET (0.418 ACRES)
SUB AREA B: 72,758 SQUARE FEET (1.670 ACRES)
OVERALL AREA: 90,937 SQUARE FEET (2.088 ACRES)

OVERALL PROPERTY AREA

90,937 SQUARE FEET (2.088 ACRES)

OVERALL LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 250 FEET OF THE NORTH 789.22 FEET OF THE SOUTH 1238.50 FEET OF THE WEST 333 FEET (EXCEPT THE WEST 33 FEET TAKEN FOR NORTH CALIFORNIA AVENUE) OF THE SOUTH EAST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING PART OF LOT 14 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS AND PART OF BLOCK 2 AND VACATED ALLEY IN ELECTRIC PARK SUBDIVISION BOTH IN THE SOUTH EAST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 25 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO BEING A SUBDIVISION IN THE SOUTH ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 21, 22, 23 AND 24 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED NOVEMBER 8, 1881, AS DOCUMENT NUMBER 184100 IN BOOK 53 OF PLATS, PAGE 14.

SUB AREA LEGAL DESCRIPTION

SUB AREA A:

LOT 21, 22, 23, 24 AND 25 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1881, AS DOCUMENT NUMBER 184100 IN BOOK 53 OF PLATS, PAGE 14.

TOGETHER WITH

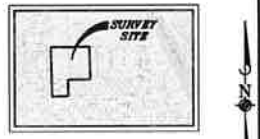
THAT PART OF THE SOUTH 250 FEET OF THE NORTH 789.22 FEET OF THE SOUTH 1238.50 FEET OF THE WEST 333 FEET (EXCEPT THE WEST 33 FEET TAKEN FOR NORTH CALIFORNIA AVENUE) OF THE SOUTH EAST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING PART OF LOT 14 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS AND PART OF BLOCK 2 AND VACATED ALLEY IN ELECTRIC PARK SUBDIVISION BOTH IN THE SOUTH EAST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 25 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO RECORDED NOVEMBER 8, 1881, AS DOCUMENT NUMBER 184100 IN BOOK 53 OF PLATS, PAGE 14; THENCE NORTH 01 DEGREES 39 MINUTES 50 SECONDS WEST, ALONG THE EAST LINE OF NORTH CALIFORNIA AVENUE, BEING A LINE 33 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF NORTH CALIFORNIA AVENUE, A DISTANCE OF 17.50 FEET TO A POINT ON A LINE BEING 17.50 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 25; THENCE NORTH 89 DEGREES 02 MINUTES 58 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 124.47 FEET TO A POINT ON A LINE BEING 4.00 FEET EAST OF AND PARALLEL TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 25; THENCE SOUTH 01 DEGREES 39 MINUTES 50 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 789.22 FEET OF THE SOUTH 1238.50 FEET OF SOUTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 02 MINUTES 58 SECONDS WEST, ALONG SAID LINE AND THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 124.47 FEET TO THE POINT OF BEGINNING.

SUB AREA B:

THE SOUTH 250 FEET OF THE NORTH 789.22 FEET OF THE SOUTH 1238.50 FEET OF THE WEST 333 FEET (EXCEPT THE WEST 33 FEET TAKEN FOR NORTH CALIFORNIA AVENUE) OF THE SOUTH EAST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING PART OF LOT 14 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS AND PART OF BLOCK 2 AND VACATED ALLEY IN ELECTRIC PARK SUBDIVISION BOTH IN THE SOUTH EAST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 25 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO RECORDED NOVEMBER 8, 1881, AS DOCUMENT NUMBER 184100 IN BOOK 53 OF PLATS, PAGE 14; THENCE NORTH 01 DEGREES 39 MINUTES 50 SECONDS WEST, ALONG THE EAST LINE OF NORTH CALIFORNIA AVENUE, BEING A LINE 33 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF NORTH CALIFORNIA AVENUE, A DISTANCE OF 17.50 FEET TO A POINT ON A LINE BEING 17.50 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 25; THENCE NORTH 89 DEGREES 02 MINUTES 58 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 128.47 FEET TO A POINT ON A LINE BEING 4.00 FEET EAST OF AND PARALLEL TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 25; THENCE SOUTH 01 DEGREES 39 MINUTES 50 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 17.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 789.22 FEET OF THE SOUTH 1238.50 FEET OF SOUTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 02 MINUTES 58 SECONDS WEST, ALONG SAID LINE AND THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 128.47 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

CAL-MELROSE LLC
3401 N CALIFORNIA AVENUE
CHICAGO, ILLINOIS 60618

PROPERTY ADDRESS AND PIN'S

(PART OF PARCEL 1) 13-24-404-005
3243 N CALIFORNIA AVENUE

(PART OF PARCEL 1) 13-24-404-007
3251 N CALIFORNIA AVENUE

(PARCEL 2) 13-24-405-001 3241
N CALIFORNIA AVENUE

(PART OF PARCEL 3) 13-24-405-002
3237 N CALIFORNIA AVENUE

(PART OF PARCEL 3) 13-24-405-003 3235
N CALIFORNIA AVENUE

(PART OF PARCEL 3) 13-24-405-004 3229
N CALIFORNIA AVENUE

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY, AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.

6. THIS SURVEY WAS PREPARED FOR CAL-MELROSE LLC BASED ON A FIELD BOUNDARY SURVEY COMPLETED ON JANUARY 15, 2026.

7. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ATWELL LLC IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184005878, EXPIRES APRIL 30, 2027.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

WE, ATWELL, DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF JANUARY, A.D. 2026.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2026

ERIC R. VESELY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
ENGLEWOOD, ILLINOIS

DESIGN FIRM PROFESSIONAL LICENSE NO. 184005878
LICENSE EXPIRES APRIL 30, 2027

ATWELL
866.850.4200 www.atwell.com
One Overlook Point, Suite 690, Lincolnshire, IL 60069

NORTHEAST CORNER OF CALIFORNIA AVENUE AND MELROSE STREET
CHICAGO, ILLINOIS
PLAT OF SURVEY-PROPOSED SUB AREAS

FIELD WORK	DN
PREPARED BY	AKS
CHECKED BY	AKS
DATE	01/27/26
SCALE	1"=20'

SHEET 1 OF 1

MCCOHIL02