

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____, as amended (“Planned Development”), consists of approximately 3,022,307 net square feet (69.38 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned and controlled by the Applicant, Amazon.com Services 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 title holder 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.
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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of

any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 16 Statements and the following:

- (a) Bulk Regulations and Data Table.
- (b) Existing Zoning Map.
- (c) Existing Land Use Map.
- (d) Planned Development Boundary and Property Line Map.
- (f) Site Plan.
- (i) Landscape Plan.
- (l) Building Elevations.

prepared by Progressive Companies / Progressive Ware and dated March 18, 2026, submitted herein.

Full-sized copies of the Site Plan, Landscape Plan, and Building Elevations are on file with the Department of Planning and Development. 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

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

- Office.
- Retail.
- Fulfillment center.
- Warehousing, wholesaling and freight movement (all).
- Fleet storage and maintenance.
- Utilities and services, major.
- Postal service.
- Wireless communication facilities.
- Accessory and related uses.
- Accessory parking.

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 Chicago 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 net site area of 3,022,307 square feet and a base FAR of 0.75.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. 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.
10. 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 Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. 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.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.
13. 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

APPLICANT:	Amazon.com Services LLC
ADDRESS:	2800-3156 W. 51st St.; 4911-5061 S. Kedzie Ave., 4914-5058 S. California Ave.
INTRODUCTION DATE:	May 20, 2026
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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.

14. 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, conserves energy and maximizes the preservation of natural resources. 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.

15. 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 (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent 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

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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.

16. This Planned Development shall be governed by Section 17-13-0612. 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 M2-2 Light Industry District.

Industrial Planned Development

Bulk Regulations and Data Table

Net Site Area:	3,022,307 sq. ft.	(69.38 acres)
Area Currently in the Public Right of Way:	168,498 sq. ft.	(3.86 acres)
Gross Site Area:	3,190,805 sq. ft.	(73.25 acres)
Maximum Dwelling Units:	0	
Maximum Floor Area Ratio (FAR):	0.78	
Maximum Building Height:	42 feet, 2 inches	
Minimum Setbacks from Periphery Property Lines:		
North:		0 feet
East:		5 feet
South:		20 feet
West:		5 feet
Minimum Number of Parking Spaces:	244 parking spaces	
Minimum Number of Bicycle Spaces:	27 bicycle spaces	
Minimum Number of Loading Spaces:	15 loading space(s)	(Minimum 10' x 50')

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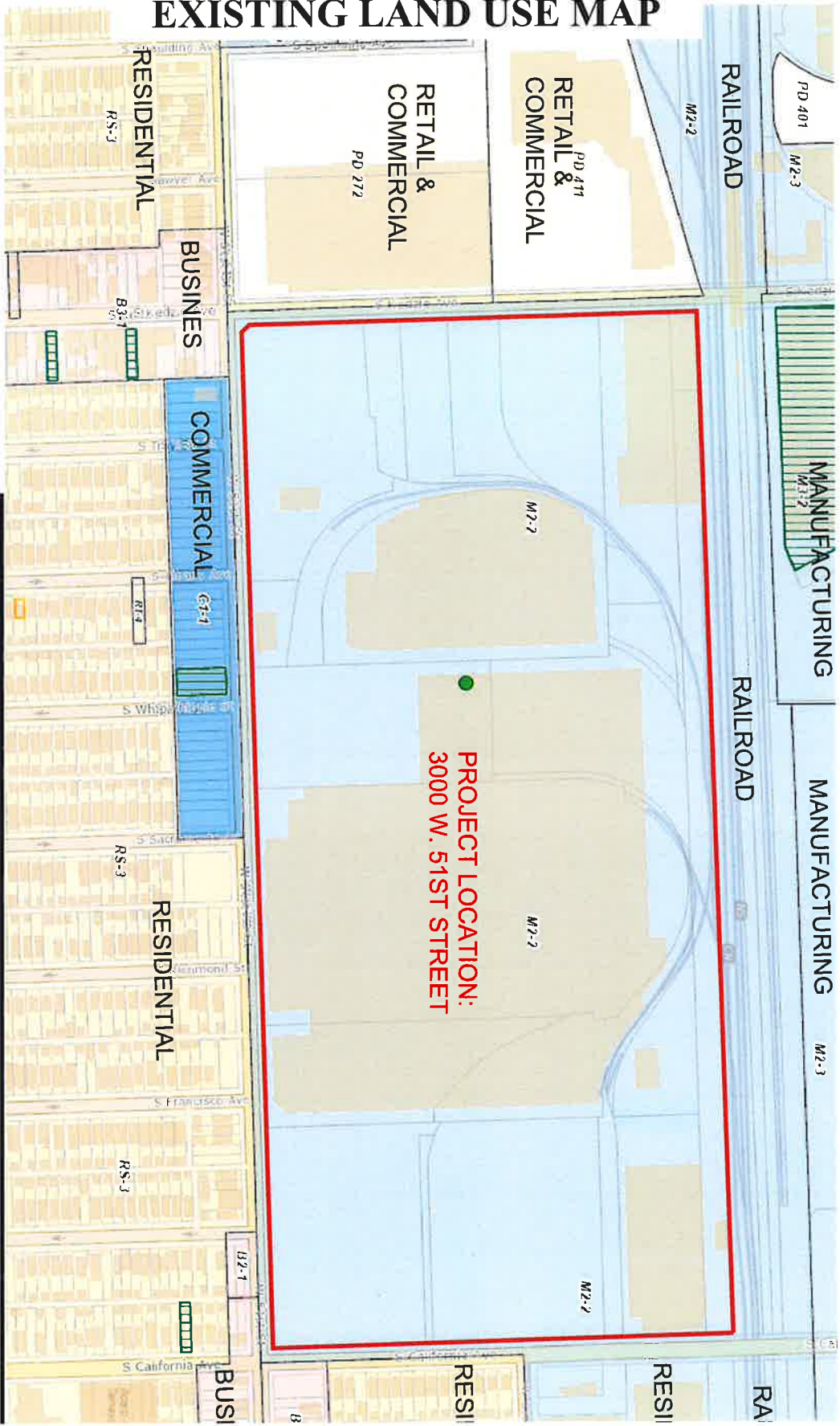
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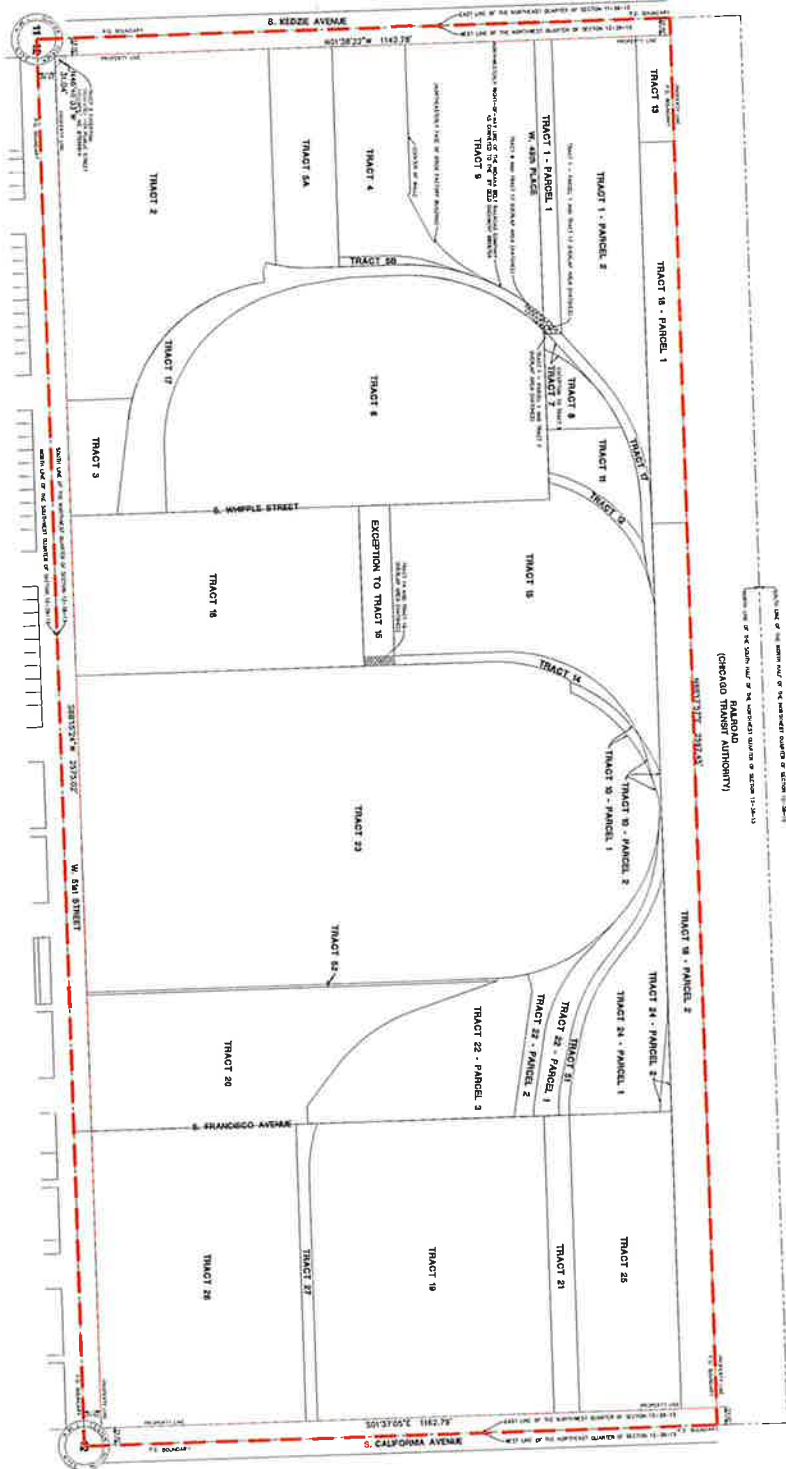
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EXISTING LAND USE MAP

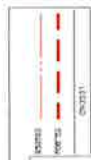


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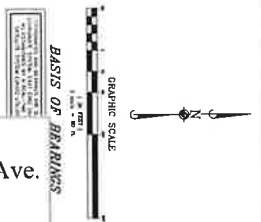
BOUNDARY LINE AND PLANNED DEVELOPMENT PROPERTY LINE MAP



PD BOUNDARY AND PROPERTY LINE MAP

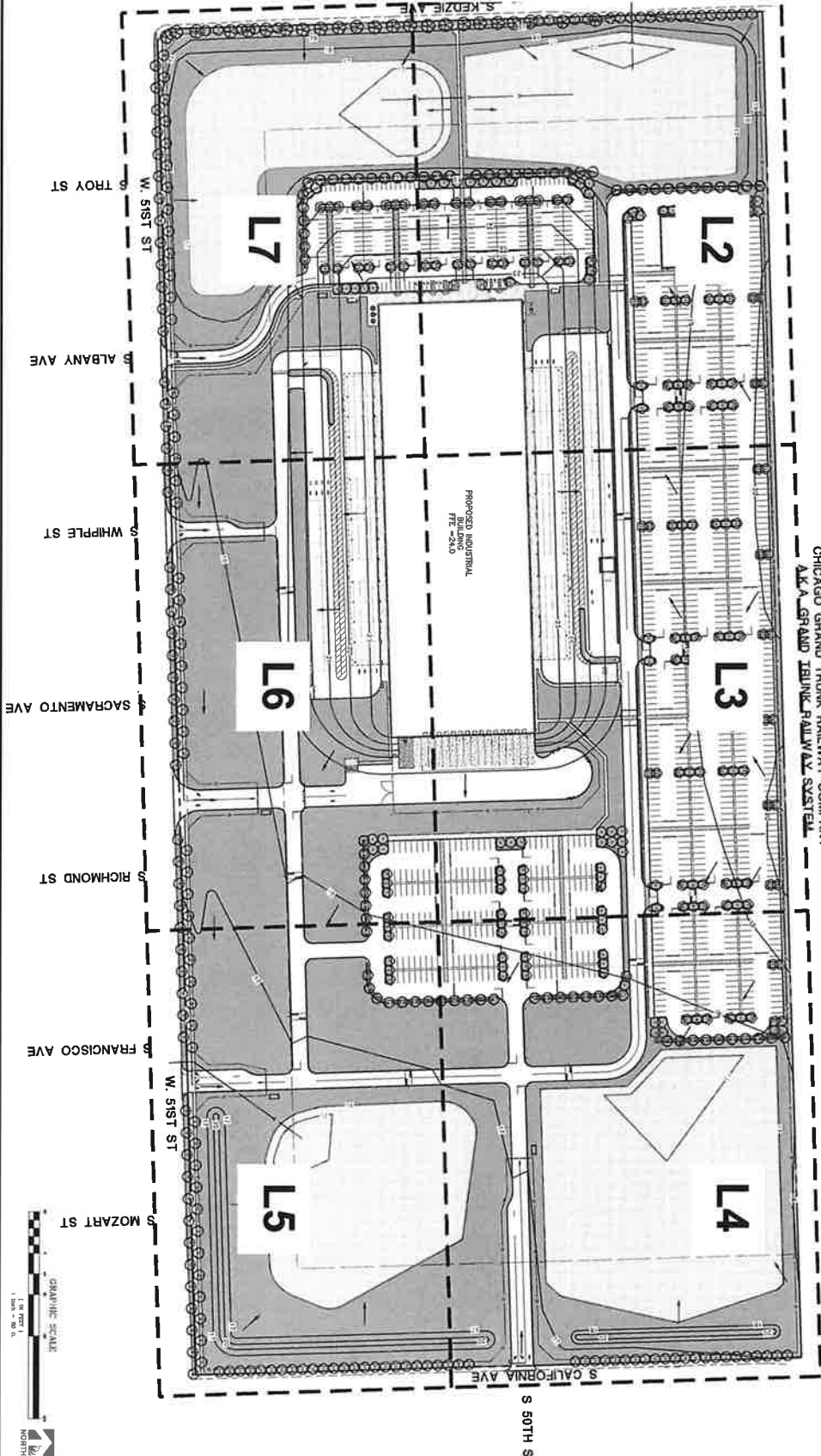


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1" = 100'	1" = 200'	1" = 300'	1" = 400'	1" = 500'
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LANDSCAPE PLAN



CHICAGO GRAND TRUNK RAILWAY COMPANY
A.K.A. GRAND TRUNK RAILWAY SYSTEM

NOTE: THE PROPOSED CHICAGO GRAND TRUNK RAILWAY SYSTEM, AS SHOWN ON THIS PLAN, IS A CONCEPTUAL DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE LOCATION OF ANY STRUCTURES SHALL BE DETERMINED BY THE ENGINEER.

CONCEPT PLANT SCHEDULE

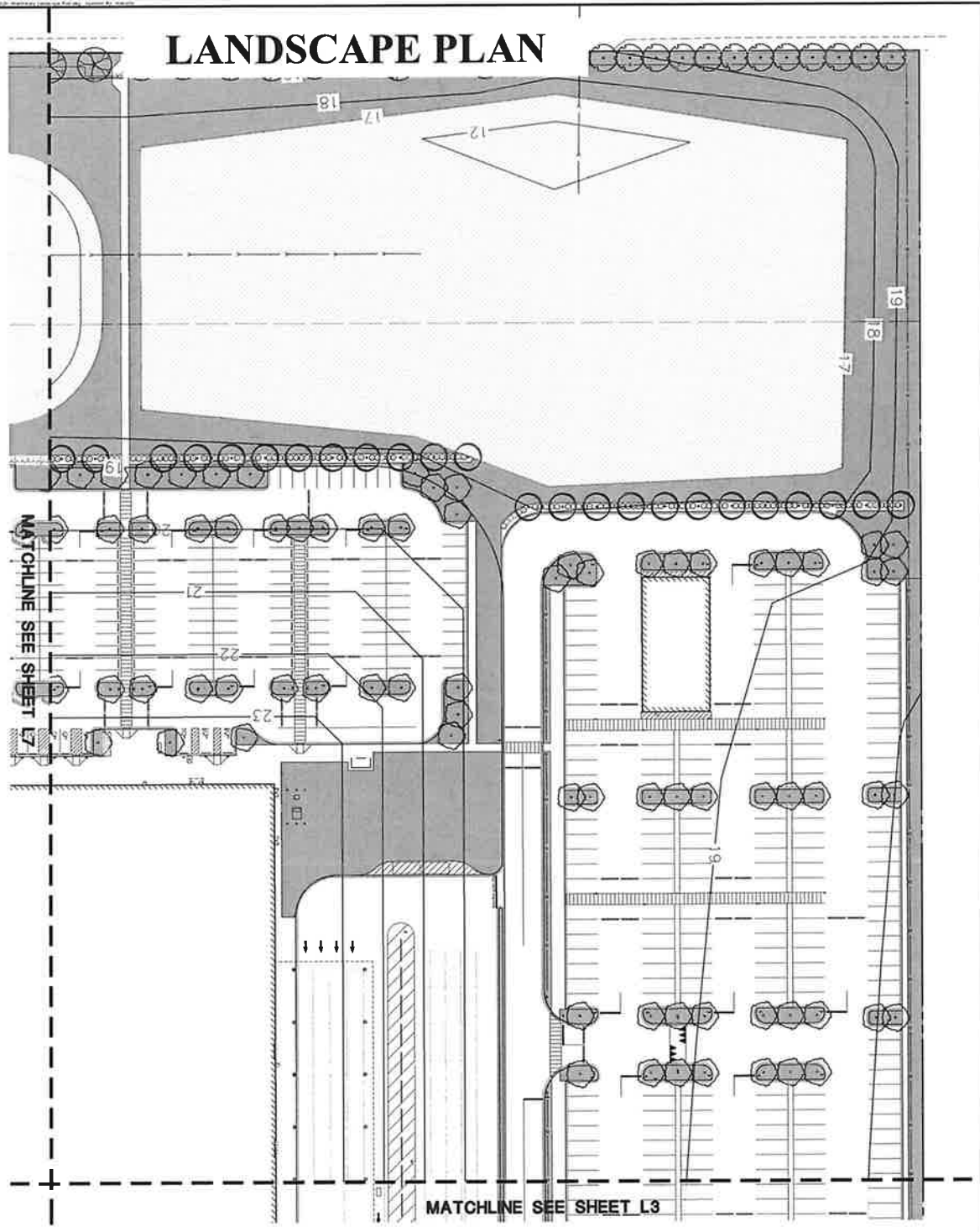
	PARKING TREE	173
	PARKING INTERIOR TREE	222
	VERTICAL TREE SCREENING	78
	DRIVING TREE TO MAINTAIN	21
	VERTICAL TREE SCREENING	42
	SOILWATER SEED MIX	46
	TREE AREA	1.0

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 INTRODUCTION DATE: May 20, 2026
 REVISED / CPC DATE: TBD

L1 of L9

NOT FOR CONSTRUCTION

LANDSCAPE PLAN



CONCEPT PLANT SCHEDULE

	PARKWAY TREE	173
	FLAMINGO ANTIOCHIA TREE	222
	YUCCA-LIKE SCREEN TREE	78
	SCREENING TREE TO REMAIN	23
	YUCCA-LIKE SCREEN SHRUB	422
	STORMWATER SEED MIX	400 EC
	TREE AREA	1,631

NOTE: For Proposed Shaded Tree, Provide 1" thick, 90# weight wire resistance due to structure with minimum 10% resistance. If not provided, then allow to be provided in planting hole.

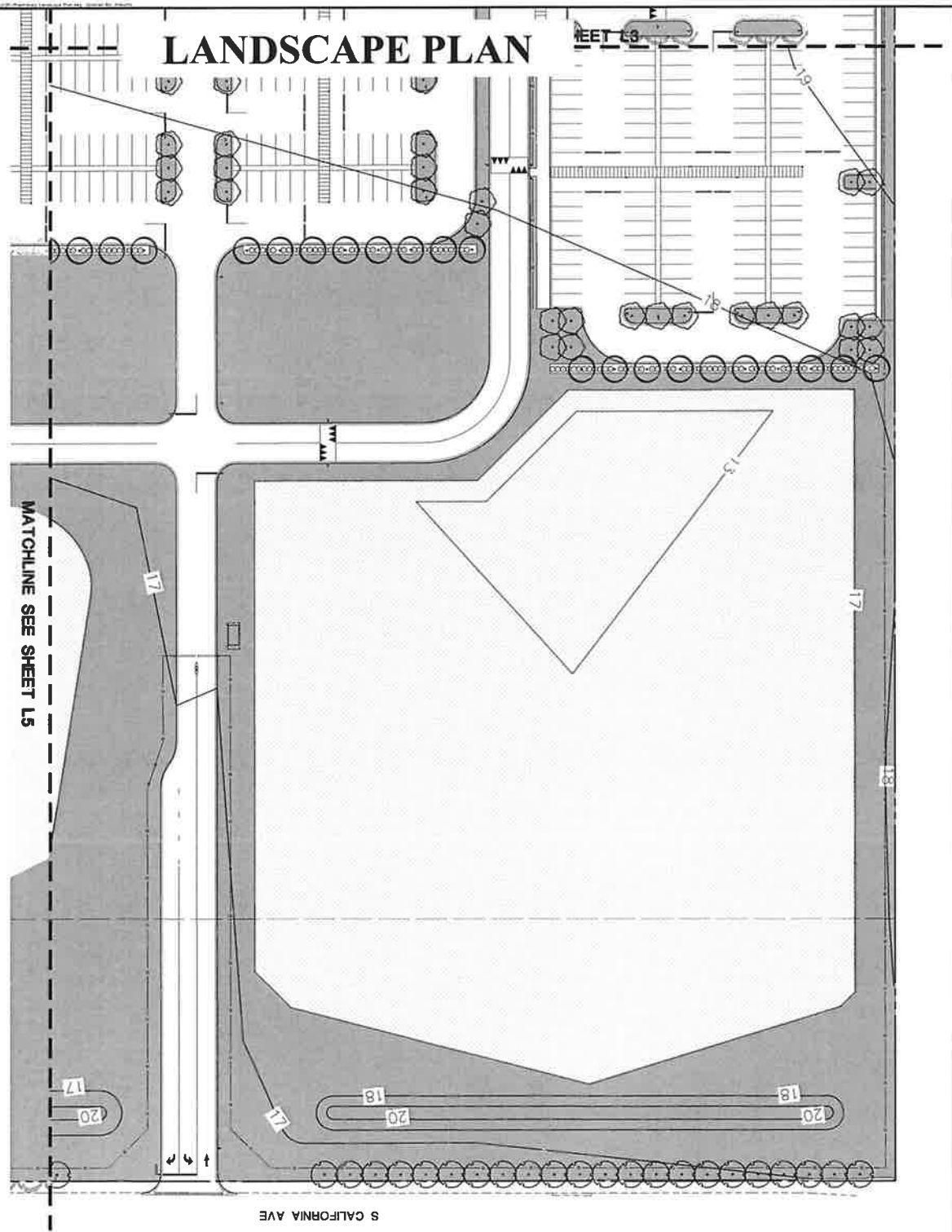
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SHEET
12 of **19**
 PRELIMINARY

NOT FOR CONSTRUCTION

LANDSCAPE PLAN



MATCHLINE SEE SHEET L5

FEET L5

S CALIFORNIA AVE

CONCEPT PLANT SCHEDULE

	PALM TREE	121
	PALMING INTERIOR TREE	222
	YUCCA TREE	79
	SCISSOR TREE	23
	YUCCA TREE	421
	SHRUBS	1001
	SHRUBS	1002
	SHRUBS	1003
	SHRUBS	1004
	SHRUBS	1005
	SHRUBS	1006
	SHRUBS	1007
	SHRUBS	1008
	SHRUBS	1009
	SHRUBS	1010
	SHRUBS	1011
	SHRUBS	1012
	SHRUBS	1013
	SHRUBS	1014
	SHRUBS	1015
	SHRUBS	1016
	SHRUBS	1017
	SHRUBS	1018
	SHRUBS	1019
	SHRUBS	1020
	SHRUBS	1021
	SHRUBS	1022
	SHRUBS	1023
	SHRUBS	1024
	SHRUBS	1025
	SHRUBS	1026
	SHRUBS	1027
	SHRUBS	1028
	SHRUBS	1029
	SHRUBS	1030

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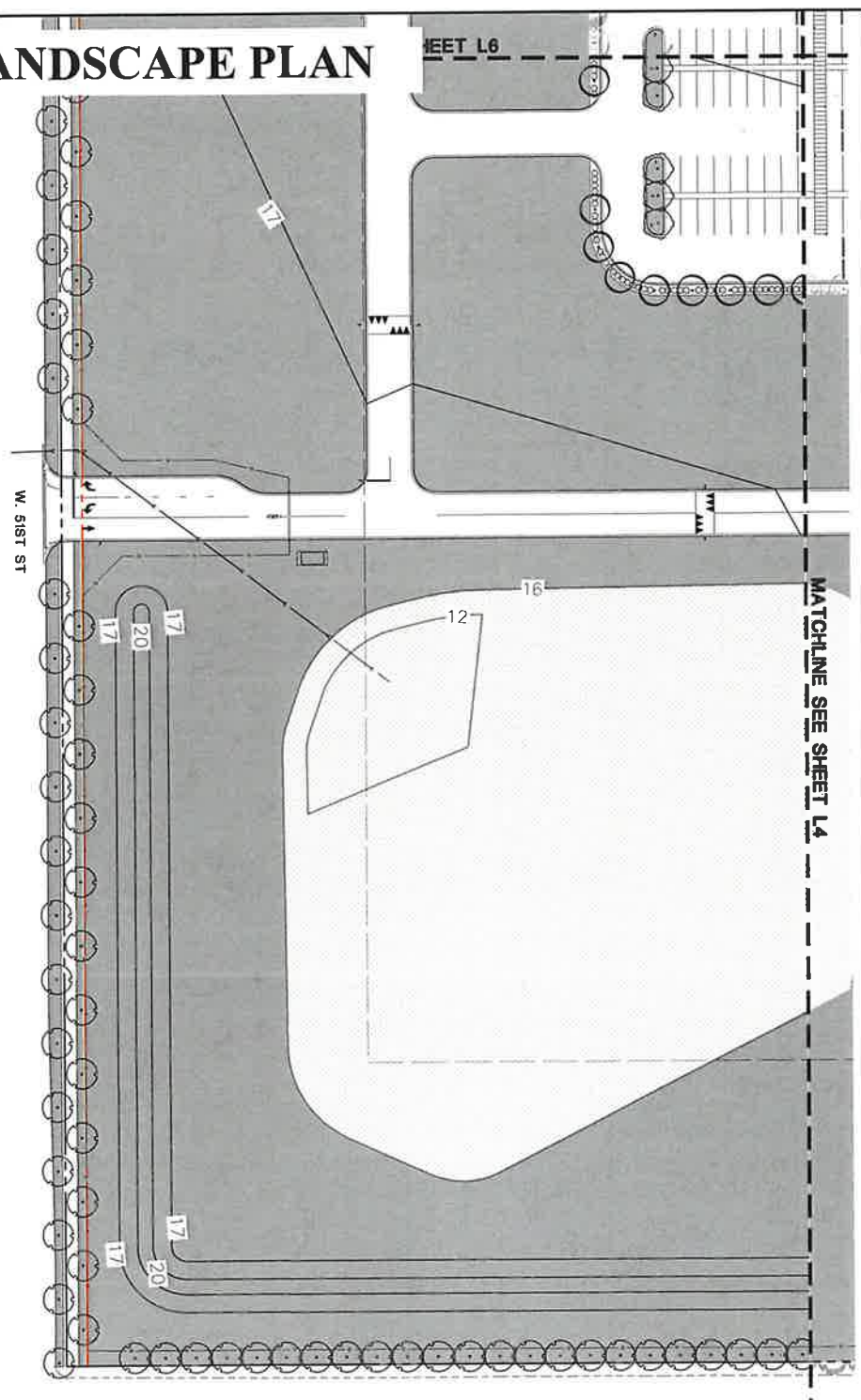
L4 of L9

LANDSCAPE PLAN

S FRANCISCO A

S MOZART ST

W. 51ST ST



MATCHLINE SEE SHEET L4

CONCEPT PLANT SCHEDULE

	PARKWAY TREE	175
	PARKLAND INTERIOR TREE	223
	VERTICAL PLANT SPECIMEN	74
	VERTICAL PLANT SPECIMEN	23
	VERTICAL PLANT SPECIMEN	422
	VERTICAL PLANT SPECIMEN	1,001

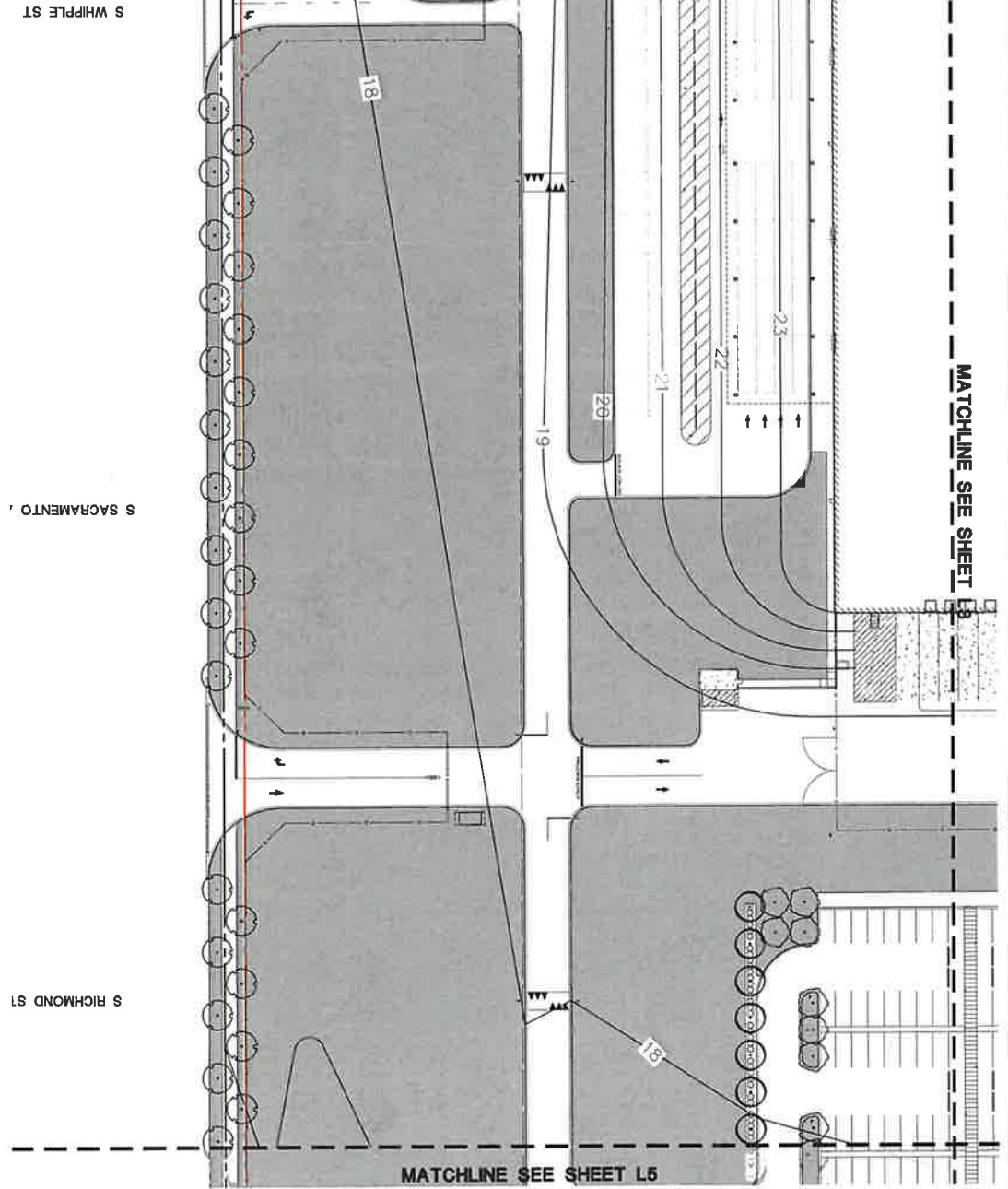
NOTE: ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED TO THE SPECIFIED PLANTING AREAS. PLANTINGS SHALL BE INSTALLED TO THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED TO THE SPECIFIED PLANTING AREAS.



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SHEET
 L5 OF L9
 PROJECT NO. 2025-001

LANDSCAPE PLAN



MATCHLINE SEE SHEET L9

MATCHLINE SEE SHEET L5

CONCEPT PLANT SCHEDULE

	ZAMBIAN TREE	175
	ZAMBIAN UMBRELLA TREE	222
	VERTICAL SLIT SCREEN TREE	78
	EXISTING TREE TO REMAIN	23
	VERTICAL SLIT SCREEN SHRUB	422
	STORMWATER STEEL BOX	1400 SF
	TREE AREA	1,032 SF

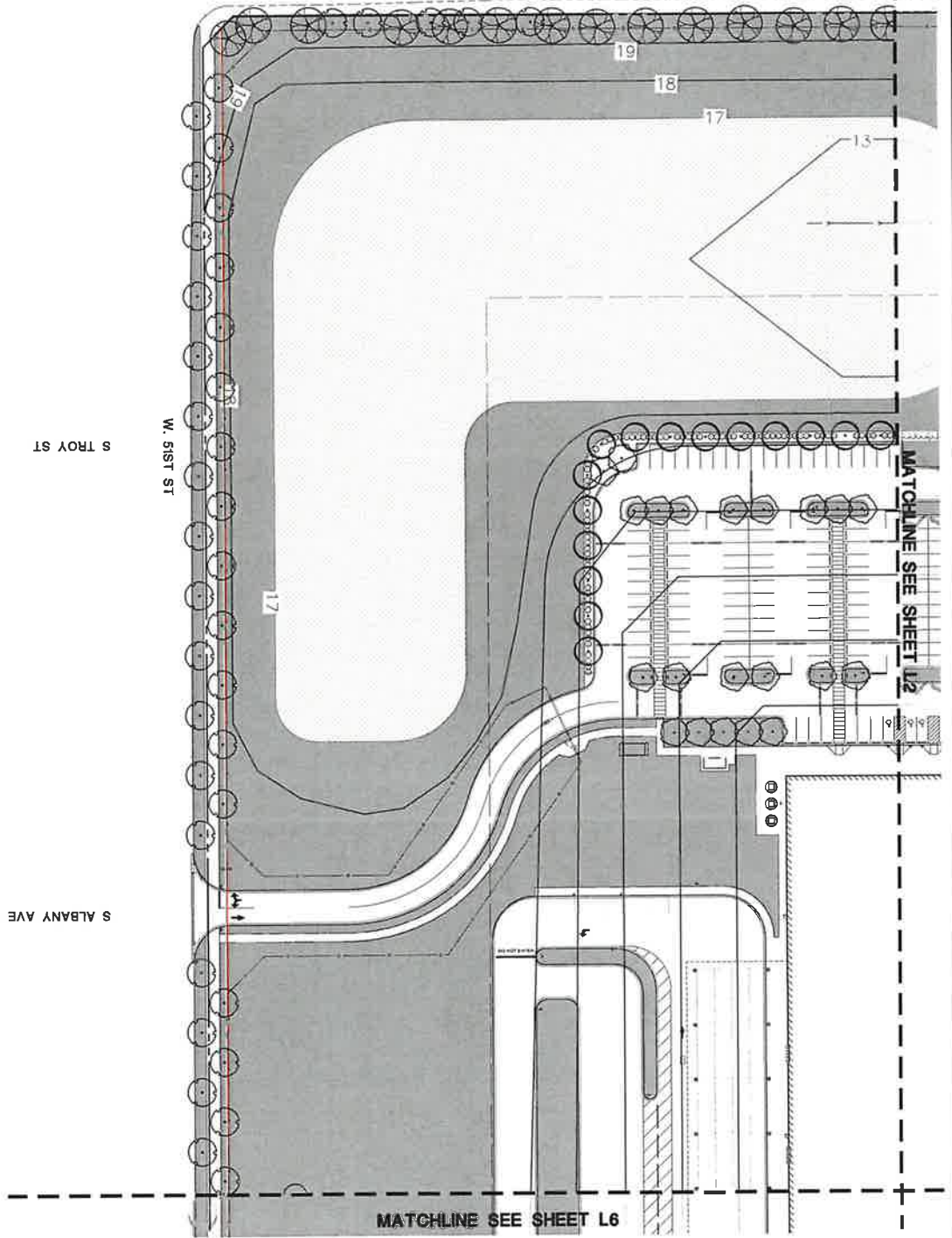
NOTE: All proposed plantings shall be planted within 14 days of construction start. All plants shall be installed in accordance with the manufacturer's instructions. All plants shall be installed in accordance with the manufacturer's instructions. All plants shall be installed in accordance with the manufacturer's instructions.

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L6 of L9

LANDSCAPE PLAN



CONCEPT PLANT SCHEDULE

	MANHATTAN TREE	170
	FLORISSANT HYDRANGEA	222
	VERBENA SPECIES	79
	EXISTING TREE TO REMAIN	23
	VERBENA SPECIES	422
	STORMWATER SEDIMENT BASIN	1000
	TREE AREA	1,033

NOTE: For proposed plantings, please provide plant names, tree sizes, and quantities. Plantings should be installed in a timely manner to ensure proper establishment. Plantings should be installed in a timely manner to ensure proper establishment. Plantings should be installed in a timely manner to ensure proper establishment.

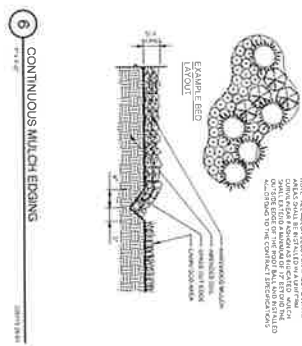
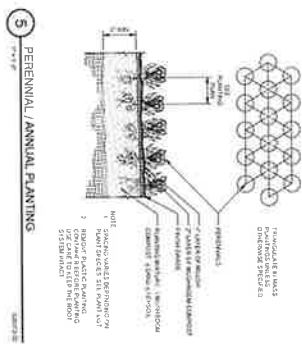
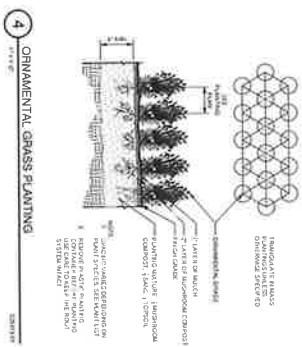
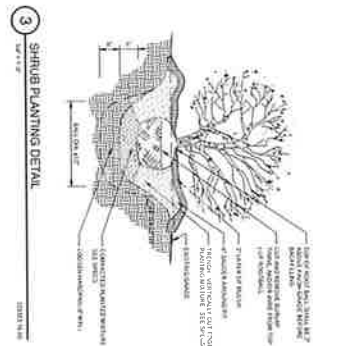
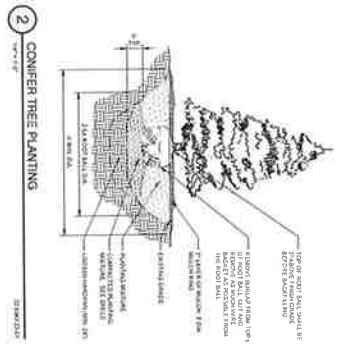
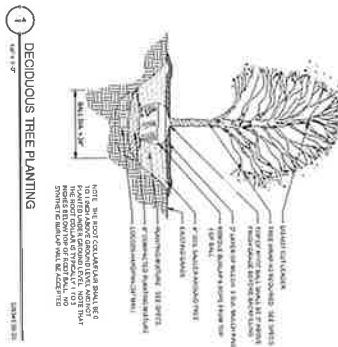


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L7 of L9

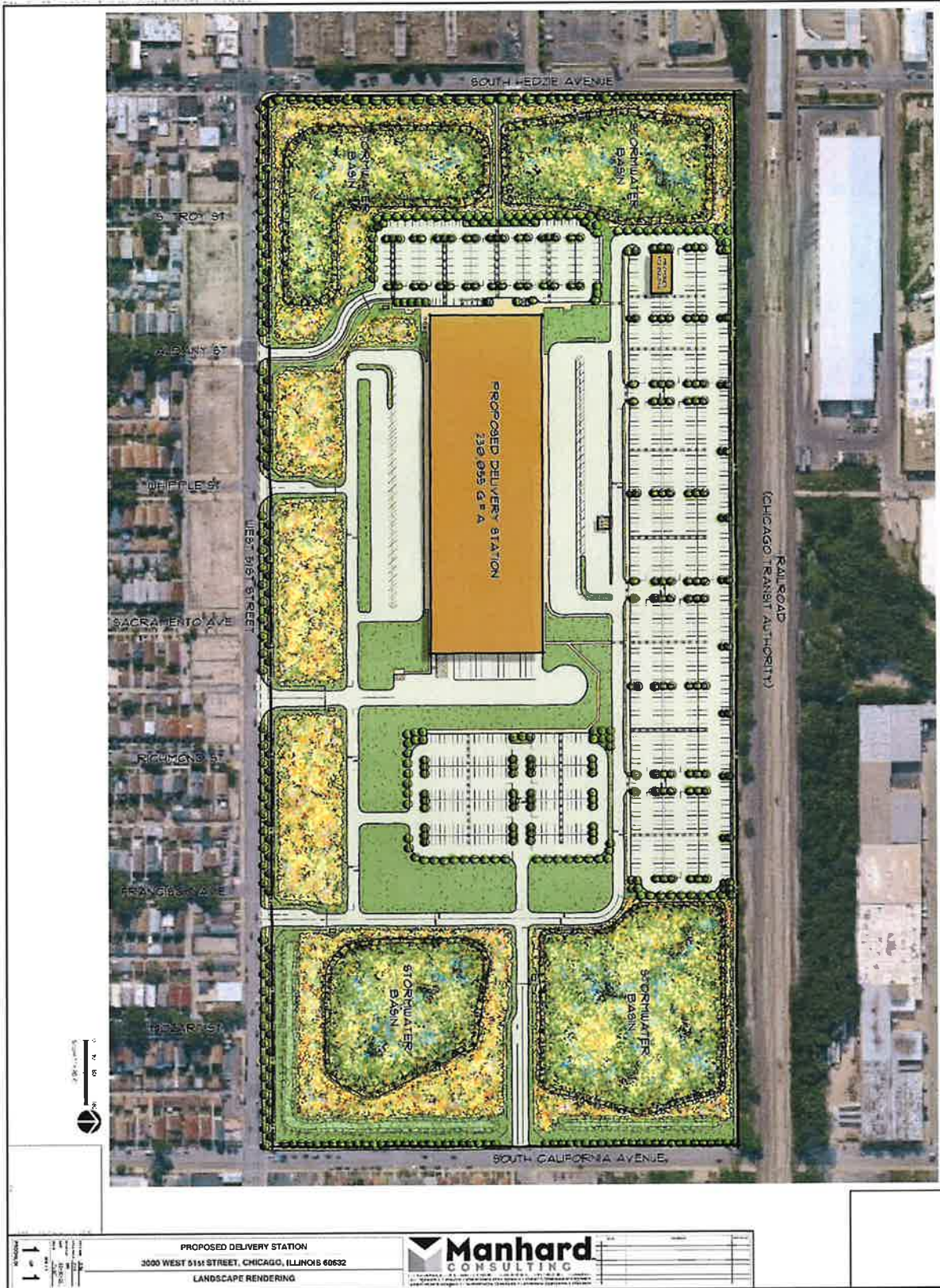
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LANDSCAPE PLAN



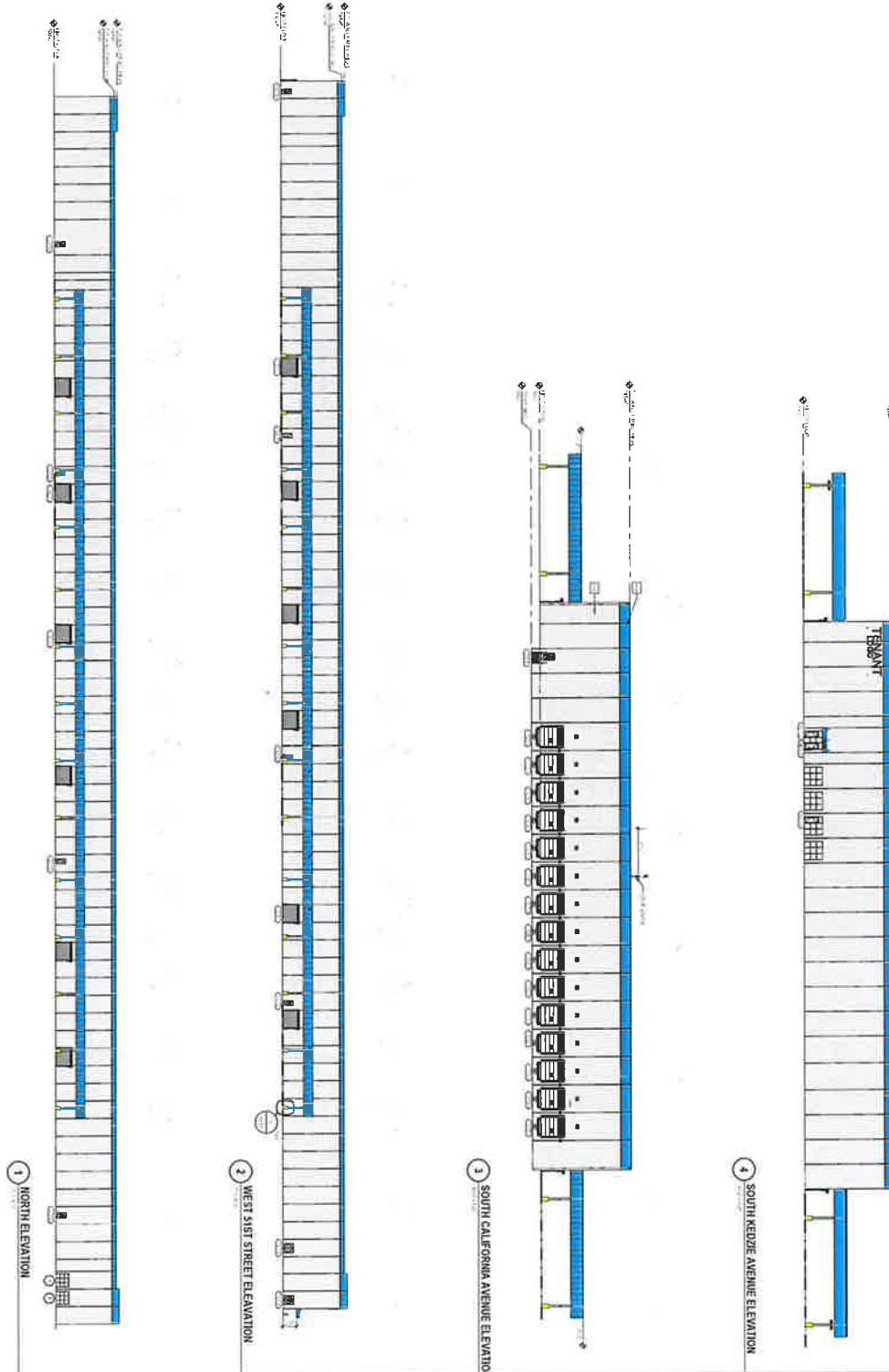
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LANDSCAPE RENDERING



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BUILDING ELEVATIONS



EXTERIOR MATERIALS LEGEND

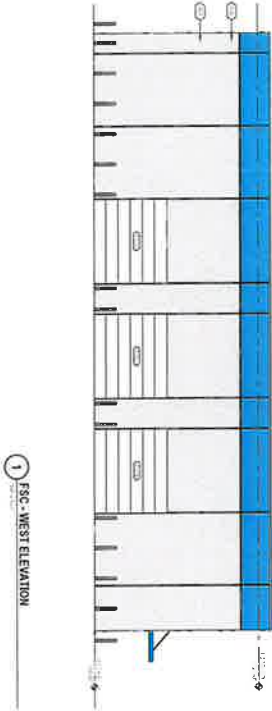
	CONCRETE BLOCK
	BRICK
	STUCCO
	METAL PANEL
	GLASS
	WOOD SIDING
	ASPHALT SHINGLES
	FLAT ROOF
	PITCHED ROOF

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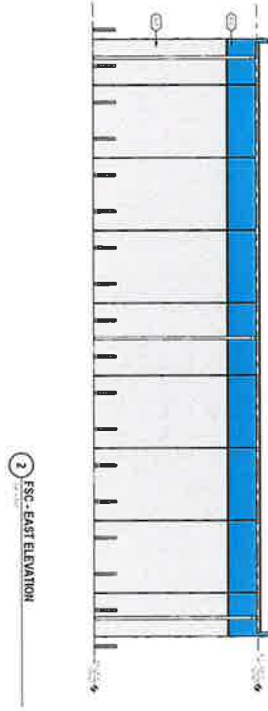
EXTERIOR
 ELEVATIONS
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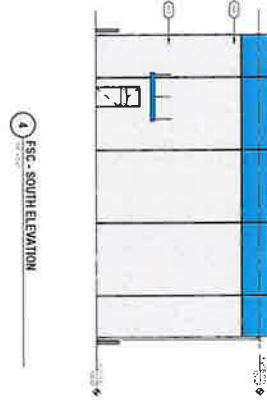
BUILDING ELEVATIONS



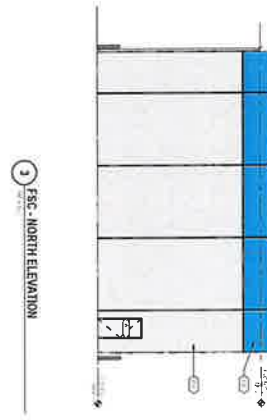
1 FSC - WEST ELEVATION



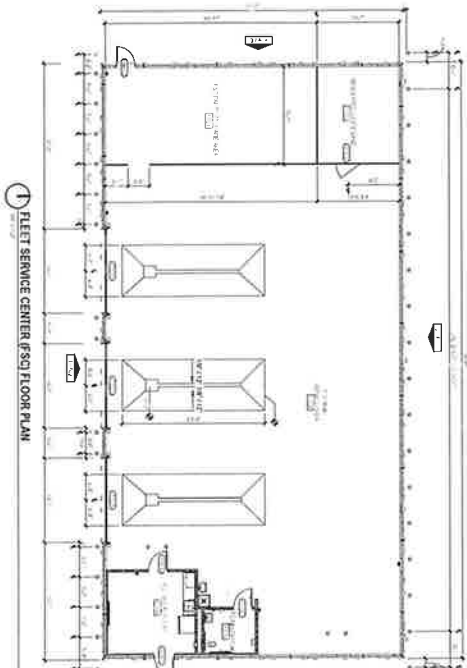
2 FSC - EAST ELEVATION



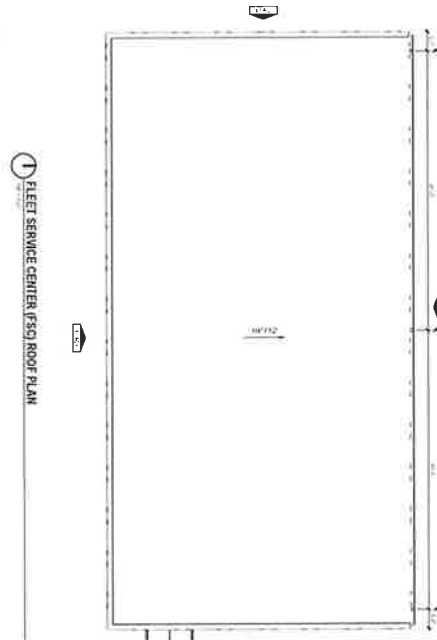
4 FSC - SOUTH ELEVATION



3 FSC - NORTH ELEVATION



1 FLEET SERVICE CENTER (FSC) FLOOR PLAN



1 FLEET SERVICE CENTER (FSC) ROOF PLAN

ROOF LEGEND

[Symbol]	ROOF FINISH
[Symbol]	ROOF STRUCTURE

EXTERIOR MATERIALS LEGEND

[Symbol]	EXTERIOR WALL FINISH
[Symbol]	EXTERIOR WALL STRUCTURE
[Symbol]	EXTERIOR FLOOR FINISH
[Symbol]	EXTERIOR FLOOR STRUCTURE

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FLEET SERVICE CENTER PLANS AND ELEVATIONS
A02

