

Property Research Sheet

Location ID#(s): 51706

As of: 4/16/2018

Researched By: Steve Broadwell

Address: 213 Mettel Road

Current Zoning: ORI(S) Office, Research, and Light Industrial

Parcel Number(s): 15-10-126-002

Comp Plan Designation: Conservation / Open Space / Recreation / Drainage

Subdivision: of Part Nw 1/4 Sec 10-38-8

TIF District: TIF #6

Size: 49.83 Acres / 2,170,595 Sq. Ft.

School District: SD 129 - West Aurora School District

Park District: FVPD - Fox Valley Park District

Ward: 1

Current Land Use

Current Land Use: Vacant Land/Open Space

AZO Land Use Category: General Industrial (3200)

Non-Residential Area: 2,170,595 sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.10.

Setbacks are typically as follows:

Front Yard Setback: 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

20' if off a local public road; 10' if off a local private road.

Side Yard Setback: 20 feet to 60 feet from non-residential based on building height; 100 feet to 150 feet from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

Exterior Side Yard Setback: 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

Parking setback 20' if off a local public road; 10' if off a local private road. **Exterior Side Yard**

Reverse Corner Setback:

Rear Yard Setback: 20 feet to 60 feet from non-residential based on building height; 100 feet to 150 feet from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

Exterior Rear Yard Setback: 30 feet to 70 feet when across from non-residential based on building height; 100 feet to 150 feet when across from residential based on building height; buildings 75 feet from Tollway; pavement 50 feet from Tollway; min of 50 feet from limited access highway.

20' if off a local public road; 10' if off a local private road.

Setback Exceptions: Yard variations in the ORI shall comply with Site Plan Review.

Interior Drive Yard Setback: 40 feet from centerline.

Other bulk standards are typically as follows:

Building Separations:

Minimum Lot Width and Area: 150 feet and 2.0 acres

Maximum Lot Coverage: None.

Maximum Structure Height: 100 feet. (150 feet if special permit is issued).

Floor Area Ratio: .70 with allowances in Section 8.10-5.2

Minimum Primary Structure Size: None.

Minimum Dwelling Unit Size: None.

Maximum Density: None.

Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance Table Two: Schedule of Off-street Parking Requirements and Section(s) 5 and 8.10.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2 and 8.10 Permitted Exceptions: Parcel One: General Industrial (3200)- limited to clean construction and demolition debris (CCDD) land fill and nonmetallic mining, quarries and other extraction (3220). Parcel Two: Nonmetallic mining, quarries and other extraction (3220). Parcel Three: Nonmetallic mining, quarries and other extraction (3220) and Utilities and Utility Services (4300)

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 8.10.

Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3 and 8.10.

Legislative History

The known legislative history for this Property is as follows:

R1986-3118 approved on 6/3/1986: RESOLUTION CONCERNING PURCHASE OF CONCO GRAVEL PIT

O1986-5555 approved on 9/2/1986: AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF AURORA, COUNTIES OF KANE AND DU PAGE, STATE OF ILLINOIS, AND PLACING THE SAME IN PROPER ZONING CLASSIFICATIONS

R1995-037 approved on 2/7/1995: CORE DRILLING ON CITY PROPERTY AT ROUTE 25 AND METTEL ROAD TO CONCO WESTERN STONE COMPANY FOR AN AMOUNT NOT TO EXCEED \$14,800.00 FOR THE WATER PRODUCTION DEPARTMENT

O1998-077 approved on 8/25/1998: AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR LEASE (CONCO UNDERGROUND MINING)

O1999-045 approved on 6/22/1999: AN ORDINANCE AUTHORIZING AMENDMENT TO AGREEMENT FOR LEASE DATED AUGUST 25, 1998 BETWEEN THE CITY OF AURORA AND CONCO WESTERN STONE COMPANY

R2001-469 approved on 9/18/2001: RESOLUTION AUTHORIZING THE EXECUTION OF AN ACCESS AGREEMENT AND AUTHORIZATION FOR THE CONSTRUCTION AND OPERATION OF AN AIR SHAFT WITH CONCO WESTERN STONE COMPANY

R2008-378 approved on 8/26/2008: A RESOLUTION GRANTING AN EASEMENT TO THE STATE OF ILLINOIS FOR A DRAINAGE SWALE ALONG ROUTE 25 AT METTEL ROAD

R2011-109 approved on 4/26/2011: RESOLUTION TERMINATING AGREEMENT FOR LEASE AND RATIFYING THE SENDING OF THE NOTICE OF TERMINATION OF LEASE

R2011-233 approved on 8/23/2011: A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH HEARTLAND RECYCLING, LLC, REGARDING THE ACQUISITION OF THE FORMER STONE QUARRY LOCATED EAST OF ILLINOIS ROUTE 25 AND SOUTH OF I-88/METTEL ROAD, AURORA ILLINOIS

O2011-071 approved on 12/20/2011: AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING PROPERTY LOCATED THE SOUTHEAST CORNER OF METTEL ROAD AND ILLINOIS ROUTE 25 FROM R-1 ONE FAMILY DWELLING DISTRICT TO ORI OFFICE, RESEARCH AND LIGHT INDUSTRY DISTRICT

O2011-072 approved on 12/20/2011: AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR GENERAL INDUSTRIAL USE (3200) - LIMITED TO A CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD) FILL SITE LOCATED AT THE SOUTHEAST CORNER OF METTEL ROAD AND ILLINOIS ROUTE 25 AURORA ILLINOIS, 60505

R2011-344 approved on 12/20/2011: A RESOLUTION AUTHORIZING EXECUTION OF A ROADWAY MAINTENANCE AGREEMENT FOR METTEL ROAD EAST OF ILLINOIS ROUTE 25 IN KANE COUNTY ILLINOIS

O2013-067 approved on 10/22/2013: AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT, AND APPROVING A PLAN DESCRIPTION FOR NON-METALLIC MINING ON 49.83 ACRES LOCATED AT 213 METTEL ROAD

R2015-116 approved on 4/28/2015: A RESOLUTION APPROVING AN AMENDED AND RESTATED AGREEMENT BETWEEN THE CITY OF AURORA AND HEARTLAND RECYCLING - AURORA CCDD LLC, IN REGARDS TO THE DEVELOPMENT OF THE LAND SURFACE FOR THE FORMER STONE QUARRY LOCATED EAST OF ILLINOIS RT. 25 AND SOUTH OF I-88/METTEL ROAD, AURORA, ILLINOIS

Location Maps Attached:

Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:5,000):



East-West Tollway WB
East-West Tollway EB

Mettel Rd

South St

State Route 25

Clearwater Dr (bvt)

Legend

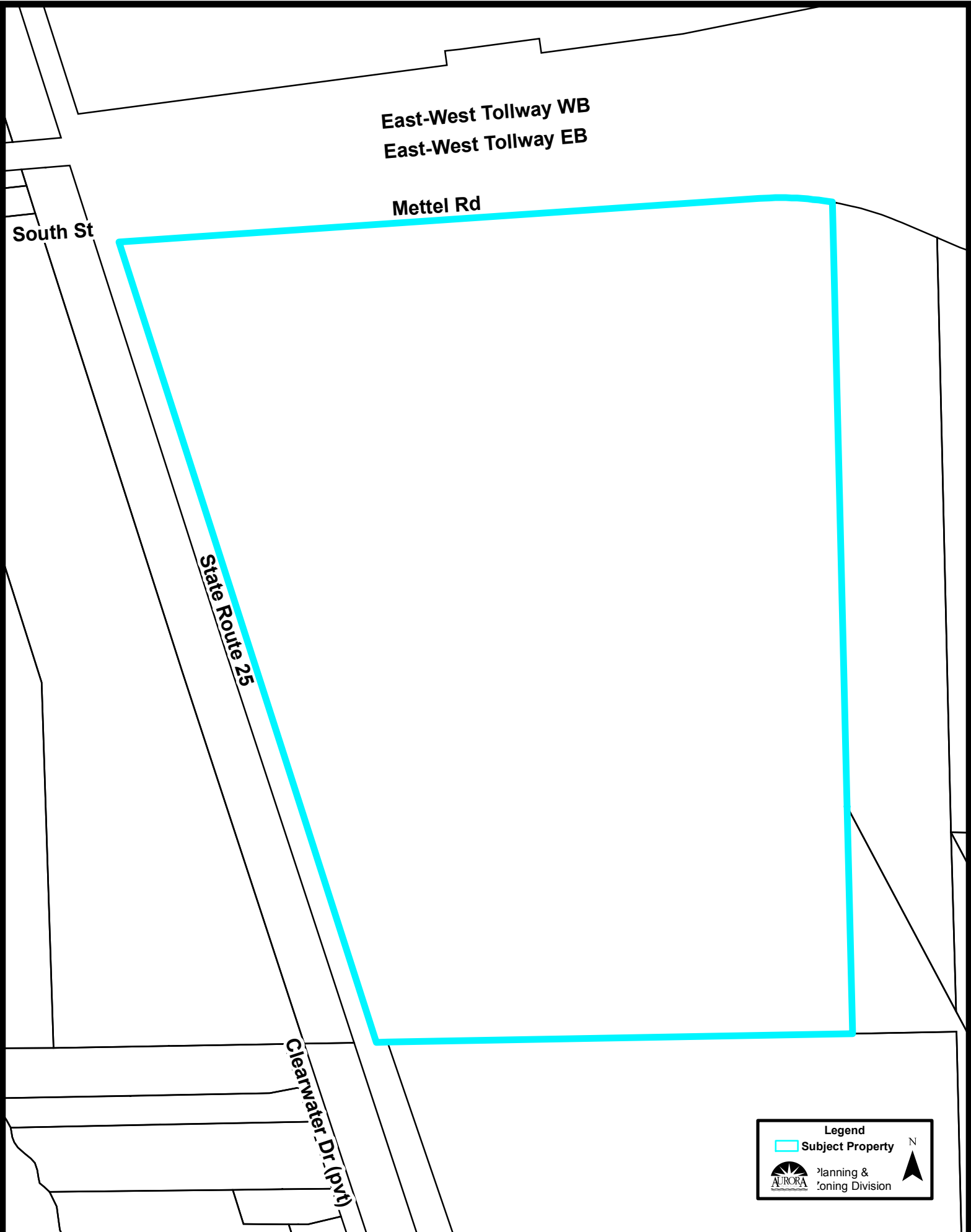
 Subject Property

 Planning & Zoning Division

N 

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Aerial Photo (1:5,000):



South St

East-West Tollway WB
East-West Tollway EB

Mettel Rd

State Route 25

Clearwater Dr. (pvt)

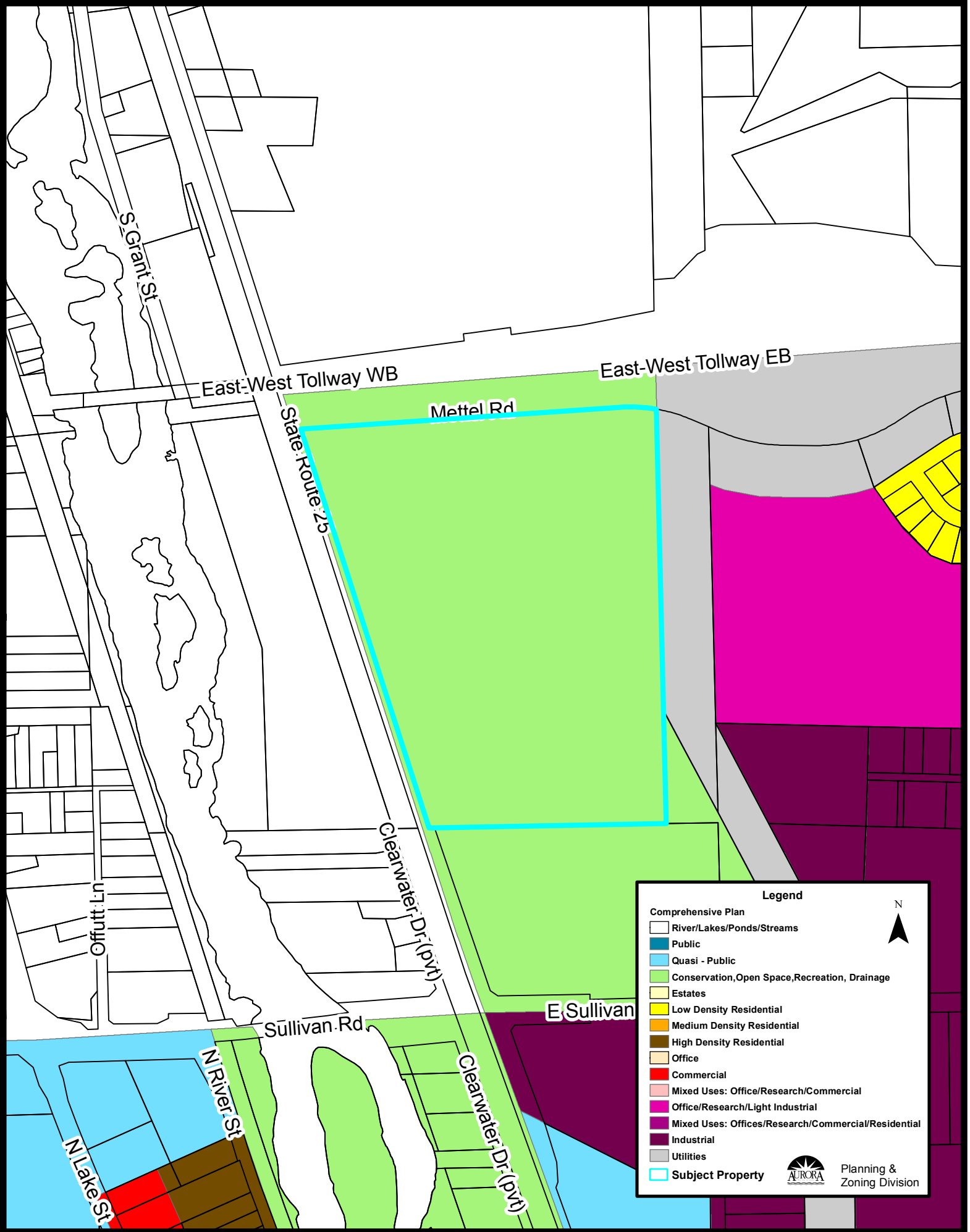
Legend

- Subject Property

Planning & Zoning Division



Comprehensive Plan (1:2,500):



Legend

Comprehensive Plan

- River/Lakes/Ponds/Streams
- Public
- Quasi - Public
- Conservation, Open Space, Recreation, Drainage
- Estates
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Commercial
- Mixed Uses: Office/Research/Commercial
- Office/Research/Light Industrial
- Mixed Uses: Offices/Research/Commercial/Residential
- Industrial
- Utilities
- Subject Property

N

Planning & Zoning Division

Zoning Map (1:2,500):

