



CITY OF AURORA, ILLINOIS

ORDINANCE NO. 026-023
DATE OF PASSAGE MARCH 24, 2026

An Ordinance Amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying Section 49-103.3 Definitions and Section 49-108.10 "ORI" Office, Research and Light Industry District regarding warehouses and Section 49-108.10 "ORI" Office, Research and Light Industry District, Section 49-109.2 "M-1" Manufacturing District, Limited and Section 49-109.3 "M-2" Manufacturing District, General regarding performance standards

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, on September 25, 2025 by Ordinance O25-064, the City Council enacted a temporary moratorium, on new warehouse an to allow time for City staff to study best practices, evaluate community impacts, and develop appropriate standards specific to warehouses; and

WHEREAS, the City Council of the City of Aurora has determined that it is necessary and desirable to amend Chapter 49 of the Code of Ordinances, City of Aurora, being the Zoning Ordinance, in order to update and improve certain Sections of said Ordinance to better carry out the purpose and intent of said Ordinance; and

WHEREAS, on February 18, 2026, the Planning and Zoning Commission, after publication of notice, held a public hearing on the amendments to said Ordinance and recommended approval of the amendment attached hereto and incorporated herein and hereinafter referred to as Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Aurora, Illinois, as follows:

Section One: That the City Council of the City of Aurora, Illinois finds as fact all of the preamble recitals of this Ordinance.

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Section Two: That this Ordinance shall be in full force and effect, and shall be controlling, at 12:00 a.m. on March 25, 2026, and that the temporary moratorium on datacenters and warehouses adopted by the City Council in Ordinance No. 25-064, shall hereby be repealed at the same time.

Section Three: That all Ordinances or part of Ordinances in conflict herewith are hereby repealed insofar as any conflict exists.

Section Four: The amendment set forth in Exhibit "A" shall not apply to the properties identified in Exhibit "B," as those sites are in various stages of development and have proceeded in reliance on the regulations in effect at the time of application. Any pending or approved applications for those properties shall continue to be reviewed and acted upon in accordance with the provisions of the previous ordinance.

Section Five: That any section, phrase or paragraph of this Ordinance that is construed to be invalid, void or unconstitutional shall not affect the remaining sections, phrases or paragraphs of this Ordinance which shall remain in full force and effect.

Section Six: That the amendments to Chapter 49 of the Code of Ordinances, City of Aurora, being the Zoning Ordinance, are hereby adopted as set forth in said Exhibit "A".

ORDINANCE NO. 026-023

LEGISTAR NO. 26-0114

PASSED AND APPROVED ON: March 24, 2026

AYES 12 NAYS 0 NOT VOTING 0 ABSENT 0

ALDERMAN	Vote
Alderman Barreiro, Ward 1	yes
Alderwoman Garza, Ward 2	yes
Alderman Mesiacos, Ward 3	yes
Alderman Núñez, Ward 4	yes
Alderman Franco, Ward 5	yes
Alderman Saville, Ward 6	yes
Alderman Bañuelos, Ward 7	yes
Alderwoman Smith, Ward 8	yes
Alderman Bugg, Ward 9	yes
Alderwoman Baid, Ward 10	yes
Alderman Larson, At-Large	yes
Alderman White, At-Large	yes

ATTEST:


City Clerk Jennifer Stallings


Mayor John Laesch

CHAPTER 49: ZONING

49-103.3 Definitions

3300 Warehouse, Distribution & Storage Services: This 3300 Use Category is comprised of establishments which primarily provide storage for general merchandise, refrigerated goods, other warehouse products ~~or computer systems and associated components~~.

Uses in this category provide the facilities to store goods but do not sell the goods they handle. They may also provide a range of services related to the distribution of goods, such as labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing, or transportation arrangement ~~or processing and distribution of large amounts of data~~. This includes but is not limited to the following: Cartage (local), express hauling, ~~Electronic Storage Data Centers, cryptocurrency facilities,~~ and warehousing and distribution facilities, but excluding motor freight terminals. Motor Freight Terminals are categorized under 3310 Vehicle Terminals and Storage.

(11) *Performance Standards.*

h. Standards

1 5. Vibrations. ~~Vibration shall not be discernible at any~~
2 ~~property line to the human sense of feeling for three (3)~~
3 ~~minutes or more duration in any one (1) hour. No vibration~~
4 ~~at any time shall produce an acceleration of more than 0.1~~
5 ~~gravities or shall result in any combination of amplitudes~~
6 ~~and frequencies beyond the "safe" range of Table 7 United~~
7 ~~States Bureau of Mines Bulletin No. 442 "Seismic Effects~~
8 ~~of Quarry Blasting", on any structure. The methods and~~
9 ~~equations of said Bulletin No. 442 shall be used to compute~~
10 ~~all values for the enforcement of this provision. No~~
11 ~~activity or operation shall cause or create earth borne~~
12 ~~vibrations in excess of the displacement values given below.~~
13 Measurements shall be made at or beyond the adjacent lot
14 line or the nearest residence district boundary line, as
15 described below:

16 a. Vibration displacements shall be measured with an
17 instrument or complement of instruments capable of
18 simultaneously measuring in three (3) mutually
19 perpendicular directions. The maximum vector shall
20 be less than the vibration displacement permitted.
21 For the purpose of this Section, steady state
22 vibrations are vibrations which are continuous, or
23 vibrations in discrete impulses more frequent than
24 one hundred (100) per minute. Discrete impulses which
25 do not exceed one hundred (100) per minute shall be
26 considered impact vibrations.

b. The maximum permitted displacements shall be determined by the following formula:

$$D = K / f$$

D = Displacement in inches

K = A constant to be determined by reference to the following tables

f = The frequency of the vibration transmitted through the ground expressed in cycles per second

c. In the general industrial district, the maximum earth displacement permitted at the points described below shall be determined by use of the formula above and the appropriate K constant shown in Table 1 below:

Table 1

K Value to be Used in Measuring Vibrations

<u>In any Neighboring Lot</u>	<u>K</u>
<u>Steady State</u>	<u>0.008</u>
<u>Impulsive</u>	<u>0.015</u>
<u>Less than 8 pulse per 24-hour period</u>	<u>0.037</u>
<u>In any Residential District</u>	
<u>Steady State</u>	<u>0.003</u>
<u>Impulsive</u>	<u>0.006</u>
<u>Less than 8 pulse per 24-hour period</u>	<u>0.015</u>

49-109.2 "M-1" Manufacturing District, Limited

(e) *Bulk Restrictions.*

(11) *Performance Standards.*

g. Vibrations: ~~There shall be no uses that create heavy earth-shaking vibrations that are noticeable at the property line of the subject premises. No activity or operation shall cause or create earth borne vibrations in excess of the displacement values given below. Measurements shall be made at or beyond the adjacent lot line or the nearest residence district boundary line, as described below:~~

1. Vibration displacements shall be measured with an instrument or complement of instruments capable of simultaneously measuring in three (3) mutually perpendicular directions. The maximum vector shall be less than the vibration displacement permitted. For the purpose of this Section, steady state vibrations are vibrations which are continuous, or vibrations in discrete impulses more frequent than one hundred (100) per minute. Discrete impulses which do not exceed one hundred (100) per minute shall be considered impact vibrations.

2. The maximum permitted displacements shall be determined by the following formula:

$$D = K / f$$

D = Displacement in inches

K = A constant to be determined by reference to the following tables

f = The frequency of the vibration transmitted through the ground expressed in cycles per second

3. In the general industrial district, the maximum earth displacement permitted at the points described below shall be determined by use of the formula above and the appropriate K constant shown in Table 1 below:

Table 1

K Value to be Used in Measuring Vibrations

<u>In any Neighboring Lot</u>	<u>K</u>
<u>Steady State</u>	<u>0.008</u>
<u>Impulsive</u>	<u>0.015</u>
<u>Less than 8 pulse per 24-hour period</u>	<u>0.037</u>
<u>In any Residential District</u>	
<u>Steady State</u>	<u>0.003</u>
<u>Impulsive</u>	<u>0.006</u>
<u>Less than 8 pulse per 24-hour period</u>	<u>0.015</u>

49-109.3 "M-2" Manufacturing District, General

(e) Bulk Restrictions.

(11) Performance Standards.

1 g. Vibrations. ~~There shall be no use that creates heavy~~
2 ~~earth-shaking vibrations that are noticeable at any~~
3 ~~district boundaries separating residential and business~~
4 ~~uses from an M-2 manufacturing district. No activity or~~
5 operation shall cause or create earth borne vibrations
6 in excess of the displacement values given below.
7 Measurements shall be made at or beyond the adjacent
8 lot line or the nearest residence district boundary line,
9 as described below:

10 1. Vibration displacements shall be measured with an
11 instrument or complement of instruments capable of
12 simultaneously measuring in three (3) mutually
13 perpendicular directions. The maximum vector shall
14 be less than the vibration displacement permitted.
15 For the purpose of this Section, steady state
16 vibrations are vibrations which are continuous, or
17 vibrations in discrete impulses more frequent than
18 one hundred (100) per minute. Discrete impulses
19 which do not exceed one hundred (100) per minute
20 shall be considered impact vibrations.

21 2. The maximum permitted displacements shall be
22 determined by the following formula:

23 $D = K / f$

24 D = Displacement in inches

25 K = A constant to be determined by reference to
26 the following tables

f = The frequency of the vibration transmitted
through the ground expressed in cycles per second
3. In the general industrial district, the maximum
earth displacement permitted at the points
described below shall be determined by use of the
formula above and the appropriate K constant shown
in Table 1 below:

Table 1K Value to be Used in Measuring Vibrations

<u>In any Neighboring Lot</u>	<u>K</u>
<u>Steady State</u>	<u>0.008</u>
<u>Impulsive</u>	<u>0.015</u>
<u>Less than 8 pulse per 24-hour period</u>	<u>0.037</u>
<u>In any Residential District</u>	
<u>Steady State</u>	<u>0.003</u>
<u>Impulsive</u>	<u>0.006</u>
<u>Less than 8 pulse per 24-hour period</u>	<u>0.015</u>

3300 Warehouse, storage or distribution facility

E	R-1	R-2	R-3	R-4	R-4A	R-5	R-5A	B-1	B-2	B-3	O	DC	ORI	M-1	M-2	Additional Regulations
													CP	P	P	

Exhibit “B”

Properties

2355 Mitchell Road – Parcel # 15-02-302-001

3080 Bilter Road – Parcel # 07-05-102-007

2695 W. Sullivan Road – Parcel # 14-12-225-005

560 Exchange Court & 580 Exchange Court – Parcel # 14-12-225-005 and 07-21-102-021