



City of Aurora

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February 26, 2018

Attention Landlords

The City of Aurora is currently under a 120 day moratorium from issuance of newly established lodging/boarding houses or congregate living facilities rental licenses in one-two family homes where the renters are comprised of **more than 3 unrelated** individuals. Within 120 days we will have finalized the new regulations.

Although subject to change, as provisions move through City Council processes for approval; the following topics are currently being contemplated in the ordinance to protect the safety of occupants in lodging/boarding houses and congregate living facilities, plus to mitigate the observed neighborhood challenges posed by this use/occupancy type. Within 120 days new regulations will be established.

1. Providing *individually accessible* off street parking for each tenant 18 years old and older. If unable to provide these space(s) you would be limited to the number of tenants based upon the number of *individually accessible* spaces you provide.
 - a. *individually accessible* = A required parking space that is designed so that access to said space shall not be obstructed by use of another required parking space.
2. Providing an Aurora amended 2014 NEC fully compliant electrical system upgrade to the structure.
3. Providing an Aurora amended 2015 IBC fully compliant sprinkler suppression system.
4. Providing additional square footage per bedroom to accommodate storage.
5. Providing additional landscaping per our multi-family standards.
6. Providing additional trash bin receptacles or dumpster as a ratio of the number of 18 year old and older tenants.

If you currently rent to 3 or fewer unrelated individuals:

These proposed modifications will not affect your rental status nor the licensing process you are accustomed to. Please reference the proposed definition of family on the next page for help on our proposed definition of family/unrelated bearing in mind that this definition is subject to change. Future leases to more than 3 unrelated individuals will be required to meet the new regulations.

If you currently have a rental license which was issued for a lease to more than 3 unrelated individuals in a one-two family home or townhome:

We are contemplating a sun setting of allowing issuance of these licenses without having made the proposed aforementioned improvements. The sun setting length of time term will exceed 11 months but is yet to be determined. For the 2018/2019 license cycle you may continue to receive a license for this rental type. Anticipate that it will be issued with caveats about the sun set term. Further anticipate that no bye years for inspections will be issued for this type as well.

If you currently do NOT have a rental license which was issued for a lease to more than 3 unrelated individuals in a one-two family home or townhome but are seeking a newly established one:

The 120 day moratorium prohibits issuance of newly established lodging/boarding houses or congregate living facilities rental licenses in one-two family homes. Your options follow:

1. Lease to 3 or fewer unrelated individuals (see proposed broad definition of family below). Then the aforementioned provisions would not apply.
2. Apply for the new license and anticipate providing the improvements indicated above prior to the ability to issue the license. Note that if the individually accessed parking spaces cannot be accommodated on you lot per our current zoning ordinance you may be limited on the number of unrelated adults that can reside at that home. Inability to complete the improvements will be met with a lack of license violation citation within the 2018/19 licensing cycle.

Proposed Definition: Family, Shall mean any individual or two (2) or more persons related by blood, marriage, legal adoption, or guardianship living together as a single housekeeping unit with provisions for living, sleeping, eating, cooking and sanitation within a dwelling unit including domestic employees and foster children. The definition of family shall not include more than three (3) or more unrelated persons (same unrelated threshold for one-two family from the current State Fire Marshal regulations).