



DESIGNATED HISTORIC PROPERTY DISCLOSURE FORM City of Aurora, Illinois

Sec.37-101 Definitions

“Seller” means every person or entity who is an owner, beneficiary of a trust, contract purchaser or lessee of a ground lease, who has an interest (legal or equitable) in historic district or landmark property.

“Prospective buyer” means any person or entity negotiating or offering to become an owner or lessee of a historic district or landmark property by means of a transfer for value to which this Act applies.

“Historic District” is an area designated as a “historic district” by ordinance of the city council and which may contain within definable geographic boundaries one or more landmarks and which may have within its boundaries other proportions or structures that, while not of such historic or architectural significance to be designated as landmarks, nevertheless contribute to the overall historic or architectural characteristics of the historic district.

“Historic Landmark” is a property, structure or natural object designated as a “landmark” by ordinance of the city council, pursuant to procedures prescribed in this title that is worthy of rehabilitation, restoration and preservation because of its historic or architectural significance to the city.

Sec. 37-102 Disclosure required

Whenever real property designated as part of a historic district or a historic landmark pursuant to Section 37 of the Aurora Code, is to be sold within the City of Aurora, the seller thereof shall tender to all prospective purchasers a copy of the pre-printed information available from the City, which describes certain exterior alterations and construction standards. Said seller shall achieve the signatures of all parties to a sale of such real property showing that the pre-printed information has been given and received, indicating thereon the street address and parcel number of the real property being sold. The disclosure is not required for buildings constructed after 1978.

Sec. 37-103 Timing of Disclosure

The disclosure required in Section 37-102 above shall be completed no later than at the time the Real Estate Sale Contract is executed between the seller and purchaser thereof.

PROPERTY DESIGNATED AS AN INDIVIDUAL LANDMARK OR PART OF A HISTORIC DISTRICT MUST HAVE ANY EXTERIOR ALTERATION OR CONSTRUCTION APPROVED BY THE AURORA PRESERVATION COMMISSION PRIOR TO CONSTRUCTION INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, SIDING, FENCES, TUCKPOINTING AND ROOFING.

SAID CONSTRUCTION MUST CONFORM TO APPROVED GUIDELINES AVAILABLE AT THE CITY OF AURORA PRESERVATION DIVISION, 1 S. BROADWAY, AURORA, IL (630) 256-3080.

Property Address _____

Permanent Index Number _____

Has the above property been designated as a City of Aurora historic landmark or part of an historic district pursuant to the list available at City of Aurora Planning & Zoning Division, 1 S. Broadway, Aurora, IL, or at www.aurora-il.org:

Yes _____

No _____

If yes, we declare that the seller has provided a copy of the City of Aurora Historic Preservation Guidelines pursuant to Chapter 37 of the Aurora Code of Ordinances.

Buyer _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Seller _____ Date _____