



CITY OF AURORA, ILLINOIS

ORDINANCE NO. 026-053
DATE OF PASSAGE August 25, 2026

An Ordinance Amending Chapter 49 of the Code of Ordinances, City of Aurora, by modifying Section 49-103.3 Definitions, 49-107.3 Residential District Specific Regulations, and Table One: Use Categories

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, 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 July 22, 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.

Section Two: That this Ordinance shall be in full force and effect, and shall be controlling, upon its passage and approval.

Section Three: That all Ordinances or part of Ordinances in conflict herewith are hereby repealed insofar as any conflict exists.

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Section Four: 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 Five: 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".

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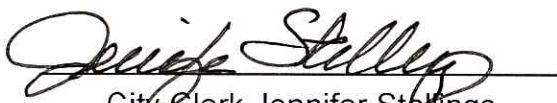
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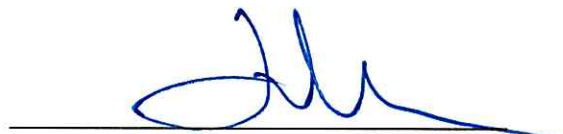
PASSED AND APPROVED ON: August 25, 2026

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 Definition

1150 Manufactured Home/Mobile Home: This use category is comprised of a manufactured dwelling that has a permanent chassis, is transportable in one or more sections, and may require specialized non-continuous frost depth foundations. This use is often referred to as "mobile home" or "trailer home" but does not include modular homes.

Modular Home: Purpose built for residential use, these are built in modules or panels at a factory, transported, and are permanently connected to a continuous frost depth/frost protected foundation. Often referred to as "modular", "component", "panelized", or "prefabricated".

Direct sales production distribution: This home occupation use consists of sales of home cleaning products, cosmetics, food containers or other such goods sold directly to consumers. This includes uses such as Amway, Avon, Tupperware, but excludes uses such as the firearms sales, ammunition sales, firearm transfer businesses, federally licensed firearm dealer activity, and similar firearm-related transfer, storage, or distribution businesses.

Mail Order: This home occupation use consists of the ordering of goods or services that may be received by mail, phone, or internet and filled by mail delivery. This excludes sales of motor vehicles, firearms sales, ammunition sales, firearm transfer businesses, federally licensed firearm dealer activity, and similar firearm-related transfer, storage, or distribution businesses or retail sales from the site.

7.3-2.3 Permitted home occupations. Permitted home occupation included but are not limited to the uses in the Table of Permitted Home Occupation shown below.

	E	R-1	R-2	R-3	R-4	R-4A	R-5	R-5A
Direct sales production distribution Amway, Aven, Tupperware, etc.	P	P	P	P	P	P	P	P

	E	R-1	R-2	R-3	R-4	R-4A	R-5	R-5A
Mail Order Not including retail sales from site	P	P	P	P	P	P	P	P

Table One: Use Table

1110 One Family Dwelling

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
P	P	P	P	P	P	<u>P</u>	<u>P</u>									

1120 Two family Dwelling

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
				P	P	<u>P</u>	<u>P</u>									

5260 Poolrooms

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
									<u>L</u>	<u>PL</u>		<u>L</u>		<u>PL</u>	<u>PL</u>	Otherwise complying with Article <u>IV</u> of Chapter 8 of this Code
