

**ORDINANCE NO. O2026 - 01**

**AN ORDINANCE AMENDING THE WARRENVILLE ZONING ORDINANCE AND THE CANTERA DEVELOPMENT CONTROL REGULATIONS REGARDING SHORT-TERM RENTALS**

WHEREAS, the City is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the City of Warrenville Zoning Ordinance, as amended ("**Zoning Ordinance**"), is codified as Title 10 of the Warrenville City Code ("**City Code**"); and

WHEREAS, on January 25, 1991, the City approved Ordinance No. 1136 ("**PUD Ordinance**"), which approved a planned unit development for approximately 650 acres of real property, which is now commonly known as Cantera; and

WHEREAS, on February 22, 1994, the City approved Ordinance No. 1295 ("**Cantera Development Regulations Ordinance**"), which approved the Cantera Development Control Regulations ("**Development Control Regulations**") and Cantera General Site Plan Documents, establishing the design and development standards for specific application to Cantera; and

WHEREAS, the Development Control Regulations establish certain use area designations, within which certain uses are permitted; and

WHEREAS, on November 17, 2025, the City Council adopted Ordinance No. O2025-55, amending the City Code and Zoning Ordinance to allow the rental of dwelling units to transient guests for less than 30 consecutive dates ("**Short-Term Rental**"), subject to certain conditions and restrictions; and

WHEREAS, the City now desires to amend the Zoning Ordinance and the Development Control Regulations to allow Short-Term Rentals in the Transitional Office District of the City ("**T-O District**") and in Multi-Family Use Areas within Cantera (collectively, the "**Text Amendments**"); and

WHEREAS, pursuant to notice duly published in the *Daily Herald* on November 19, 2025, the Plan Commission held a public hearing on December 4, 2025 to consider the Text Amendments; and

WHEREAS, on December 4, 2025, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended that the City Council approve the Text Amendments; and

WHEREAS, the Mayor and the City Council have considered the recommendations of the Plan Commission and all of the materials, facts, and circumstances relating to the Text Amendments, and find that it is in the best interest of the City and the public to approve the Text Amendments and amend the Zoning Ordinance and Development Control Regulations in the manner provided in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

Additions are bold and double-underlined; deletions are struck through.

**SECTION 1: Recitals.** The recitals listed above are incorporated in this Ordinance as if fully set forth in this Ordinance.

**SECTION 2: Amendments to Table 3A.** Table 3A of the Zoning Ordinance is hereby amended as follows:

**“Table 3A: Permitted and Special Uses in All Zoning Districts**

\* \* \*

\*\*\*\*\* Short-term rentals are permitted in the R-1, R-2, R-3, R-4, R-5, R-6, **and TO** districts only pursuant to a short term rental license required by and compliance with the additional regulations set forth in Title 3, Chapter 31 of this Code.

\* \* \*

Land Use	Most Restrictive (Lowest Numbered) Districts Use is a Permitted Use In	Most Restrictive (Lowest Numbered) Districts Use is a Special Use In
* * *	* * *	* * *
Short-term Rental*****	R1 <b><u>TO</u></b>	-
* * *	* * *	* * **

**SECTION 3: Amendments to Section IV.D.10.** Section IV.D.10, titled “Uses Allowed in Multi-Family Use Areas.” of Article IV, titled “Use Area Regulations,” the Development Control Regulations are hereby amended to as follows:

“10. Uses Allowed in the Multi-Family Use Area.

The following Permitted Uses and Uses Permitted with Special Approval shall apply to the Multi-Family Use Area.

PERMITTED USES	USES PERMITTED WITH SPECIAL APPROVAL
accessory uses duplex or two family dwellings home occupations multi-family dwellings open-space, private accessory permitted public uses single family attached dwellings townhouses <b><u>short-term rentals (subject to licensing requirements set forth in Title 3, Chapter 31 of the City Code)</u></b>	banks & financial institutions on lots 2 acres or more in size and located on the southeast corner of Winfield Road and Warrenville Road. Height will not exceed two and one-half stories or 35'- 0" whichever is less. bed and breakfast lodging churches and rectories municipal service uses nursing homes parks and open space, public religious institutions schools, public and private special public uses”

**Additions are bold and double-underlined;** ~~deletions are struck through.~~

SECTION 4: Effective Date. This Ordinance shall be in full force and effect 10 days following its passage, approval, and publication in pamphlet form in the manner required by law.

PASSED THIS \_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2026.

AYES:\_\_\_\_ NAYS:\_\_\_\_ ABSENT:\_\_\_\_ ABSTAIN:\_\_\_\_

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

Additions are bold and double-underlined; ~~deletions are struck through.~~