

ZONING ORDINANCE TEXT AMENDMENTS – SHORT-TERM RENTALS

December 4, 2025

Applicant

Community Development Department

Amendments

Zoning Ordinance text amendments to permit short-term rentals

Attachments

- Attachment A – Warrenville Short-Term Rental Inventory
- Attachment B – Draft Short-Term Rental Zoning Text Amendments

BACKGROUND

On October 23, 2025, the Plan Commission reviewed and recommended approval of short-term rental (STR) related zoning text amendments. These amendments, and related business license regulations, were approved on November 17, 2025. The October 23 staff report did **not** include a motion to amend the Cantera Development Control Regulations (DCRs). Additionally, the Plan Commission amended the motion to permit short-term rentals by-right in the Transitional Office zoning district. At the direction of the City Attorney, staff completed public notice and proposes amendments for the Cantera DCR and the Transitional Office zoning district.

PROPOSED AMENDMENTS

This staff report proposes amendments to

- permit short-term rentals by-right in the Transitional Office zoning district; and
- permit short-term rentals by-right in Cantera’s Multi-Family Use Area (see *Attachment B*)

Of the estimated eleven short-term rentals within the City (see *Attachment A*), five would be permitted with the approval of the proposed text amendments (units on Torch Parkway and the second story unit on Batavia Road). The remaining locations are already permitted as they are located in residential zoning districts.

CONCLUSION

Based on findings outlined in this report and contingent upon any public feedback received prior to or at the December 4, 2025, Plan Commission hearing, staff recommends approval of the following motion:

The Plan Commission recommends City Council approval of the Cantera Development Control Regulation and Transitional Office short-term rental amendments as outlined in the December 4, 2025, Community Development Department staff report.

Attachment A – Warrenville Short-Term Rental Inventory

Attachment B – Draft Short-Term Rental Zoning Text Amendments

Attachment A

TABLE 1: WARRENVILLE SHORT TERM RENTAL INVENTORY					
UNIT TYPE	# BEDROOMS	Whole Unit?	LOCATION	COST/NIGHT	Years in Business/reviews/ratings
Apartment (top floor of home with independent entrance)	2	Y	29W522 Batavia Rd	\$125	3 Months 20 reviews 4.85 rating
Townhouse	4	Y	Torch Parkway	Varies - \$570	2 years 92 reviews 4.69 rating
Townhouse	4	Y	Torch Parkway	Varies - \$575	10 Months 88 reviews 4.39
Townhouse	4	Y	Torch Parkway	Varies - \$609	2 years 140 reviews 4.94 rating
Townhouse	4	Y	Torch Parkway	Varies - \$609	6 months 7 reviews 5.00 rating
Bedroom for Rent*	1	N	Townline Rd	\$45	6 years 78 reviews 4.95 rating
Bedroom for Rent*	1	N	Townline Rd	\$42	6 years 136 reviews 4.93 rating
Home (Pole Building Conversion)	2	Y	Galusha	\$172	3 years hosting 10 reviews 5.0 rating
Lower-Level Studio	1	Y	Elizabeth Ave	\$90	8 years hosting 97 reviews 4.88 rating
Home for Rent	3	Y	Lakeview Dr	\$433	11 months hosting 19 reviews 4.95 rating
Home for Rent**	3	Y	Curtis Ave	N/A	N/A
Home for Rent**	3	Y	Townline Rd	N/A	N/A
Home for Rent	2	Y	Batavia Rd	\$320	New listing 1 review 5.0 rating

*2 Bedrooms in Basement for Rent. It has separate entrance from upper level. Kitchen and half bath facilities shared.

** Short-term rentals not found on booking websites

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.

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

11. Uses Allowed in the Special Residential Use Area.

The following Permitted Uses and Uses Permitted With Special Approval shall apply to the Special Residential Use Area.

<u>PERMITTED USES</u>	<u>USES PERMITTED WITH SPECIAL APPROVAL</u>
accessory uses	bed and breakfast lodging
convents and monasteries	municipal service uses
nursing homes	parks and open space, public
open space, private accessory	religious institutions
permitted public uses	schools, public & private
retirement communities	special public uses
schools with residential	
seminaries	

ZONING CODE AMENDMENTS

* * *

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 IQ	
* * *	* * *	* * **

* * *