

TYPE: Ordinance

SUBMITTED BY: Maia Ninan

DEPARTMENT: Community and Economic Development

DATE: 08/25/2026

DESCRIPTION: Community and Economic Development: Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois Denying a Zoning Map Amendment at 26 North Center Street, Bensenville, Illinois

COMMITTEE ACTION:

DATE:

BACKGROUND:

The Petitioner is requesting approval of a zoning map amendment to rezone the subject property from the C-1 Downtown Mixed-Use District to the R-3 Single-Unit Dwelling District. The principal structure on the property is a two-unit dwelling, with a residential dwelling unit on the ground floor which is not permitted in the C-1 District but is permitted in the R-3 District. Approval of the requested rezoning would allow a residential use on the ground floor.

The principal structure has existed on the property for decades. Staff reviewed available zoning records dating back to 1950, which indicate that the property has long been zoned commercial. Use of a ground floor unit as a residential use is prohibited.

To carve out this property from the boundaries of the C-1 District sends the wrong message about the Village's long held policy to redevelop and improve the downtown. Rezoning the subject property will go against the Village's policy and long-term planning documents.

KEY ISSUES: The requested rezoning is inconsistent with the Bensenville Comprehensive Plan, which identifies the subject property for mixed-use development as part of the Downtown area. The Community Development Commission held the requisite public hearing. The Community Development Commission recommended denial (7-0) of the zoning map amendment.

ALTERNATIVES: At the discretion of the Village Board.

BUDGET IMPACT: There is no direct budget impact associated with the requested action.

ACTION REQUIRED: Village Staff recommends acceptance of the Community Development Commission Findings of Fact and recommendation to deny the zoning map amendment request and recommends approval of An Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois Denying A Zoning Map Amendment at 26 North Center Street, Bensenville, Illinois

ATTACHMENTS:

[Ord_Map Amendment_26 N. Center St. 2.0 docx.docx](#)