

TYPE: Public Hearing

SUBMITTED BY: Maia Ninan

DEPARTMENT: Community Development Commission

DATE: 03/03/2026

DESCRIPTION: CDC Case 2026-09: 1001 Argyle Street, Amendment to a Planned Unit Development

COMMITTEE ACTION:

DATE:

BACKGROUND:

The Petitioner is seeking approval of an amendment to the existing Planned Unit Development with code departures to allow for the construction of a additional 3-story, 24-unit apartment building. The property is part of a Planned Unit Development that was granted in 1971. The subject property is zoned R-6 Multi-Unit Dwelling District. The property currently contains an existing 3-story, 24-unit apartment building. Additional site improvements include modifications to the existing parking lot and the construction of an additional parking lot (30 spaces).

The departures from the zoning code are as follows:

1. A deviation to waive the long-term bicycle parking requirement;
2. A deviation to allow a sidewalk with a width of 5 feet along the building frontage containing a primary entrance instead of the required 7 feet;
3. A deviation to allow a driveway width of 25.81 feet instead of the required 26 feet; and
4. A deviation to allow the use of non-native tree species.

KEY ISSUES:

ALTERNATIVES:

BUDGET IMPACT:

ACTION REQUIRED:

Staff recommends Approval of the Findings of Fact and, therefore, Approval of the Amendment to the Planned Unit Development with all requested exceptions, except the native plant deviation, and the following conditions:

1. Development of the building shall be in accordance with the plans and specifications prepared by J. Scott MacKay and dated 10.16.25, except as may be modified by building code requirements.
2. Pedestrian circulation systems crossing driveways and drive aisles shall be marked by a change in grade, a change in materials, special pavers, stamped asphalt or concrete.
3. The Final Landscape Plan developed in accordance with Village standards shall be submitted to and approved by the Zoning Administrator prior to building permit approval.
4. The Final Landscape Plan must indicate that no parking lot perimeter landscaping shall encroach upon the sight vision triangle.
5. Plans shall indicate the use of either wheel stops or a barrier curb in all parking facilities.
6. Post Construction Best Management Practices (PCBMPs) are required and shall be approved by the Village.
7. The following shall be provided:
 1. A Stormwater Management Easement over any proposed BMP facility prior to project completion

2. A stormwater report shall be submitted and approved prior to building permit approval.
8. The following permits shall be obtained:
 1. Village of Bensenville Stormwater Permit

ATTACHMENTS:

[2026-09 Binder.pdf](#)