

TYPE: Public Hearing
SUBMITTED BY: Maia Ninan
DEPARTMENT: Community Development Commission
DATE: 08/04/2026

DESCRIPTION: CDC Case #2026-19: 26 N Center Street, Zoning Map Amendment, C-1 Downtown Mixed-Use District to R-3 Single-Unit Dwelling District

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 one 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 the existing residential use to become a conform use.

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. The current residential use is non-conforming in the sense that the ground floor is used for residential purposes and the reclassification to R-3 District will remove the non-conforming status of the property. The request is not expected to alter the character of the surrounding downtown area, as the existing structure and residential use will not change. The requested reclassification does not change or impact the Village's long term downtown development vision. When the subject property is ripe for redevelopment, it can be rezoned to the appropriate zoning classification at that time.

However, the carve out of this property from the boundaries of the C-1 District sends the wrong message about the Village's long held desires to redevelop and improve the downtown. The rezoning will maintain the status quo. The Village's policies and long-term plan for the downtown is to support change, not the status quo.

KEY ISSUES:

ALTERNATIVES:

BUDGET IMPACT:

ACTION REQUIRED:

Because the requested rezoning is inconsistent with the Bensenville Comprehensive Plan, Village Staff recommends Denial of the requested rezoning for the property located at 26 N. Center Street.

ATTACHMENTS:

[CDC 2026-19 Draft Advisory Report_26 N Center revised 260804 2.5.docx](#)