

City of Naperville

*400 S. Eagle Street
Naperville, IL 60540
<http://www.naperville.il.us/>*



Naperville

Meeting Minutes

Wednesday, January 21, 2026

7:00 PM

Council Chambers

Planning and Zoning Commission

TO WATCH OR LISTEN TO THE PZC MEETING LIVE:

- Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-Astound, Ch. 10 -Comcast, Ch. 99 - AT&T)
- Watch online at <https://naperville.legistar.com>

TO PROVIDE LIVE PUBLIC COMMENT, TESTIMONY, OR TO CROSS-EXAMINE WITNESSES DURING THE MEETING:

To address the Planning and Zoning Commission in-person during the meeting in City Council Chambers, members of the public must sign up in-person on the day of the meeting outside of City Council Chambers between 6:30 and 6:50 p.m.

TO SUBMIT WRITTEN COMMENTS OR MATERIALS:

1. You may submit written comments to planning@naperville.il.us in advance of the meeting. (Please note, because emailed written comments are available for advance review by the PZC, they will not be read into the record during the PZC hearing). Below are the deadlines for written comments provided in advance of the meeting:

- Written comments received by 5 p.m. the Wednesday before the meeting will be included in the meeting packet sent to the PZC. This meeting packet is also posted on the City's website.
- Written comments received after 5 p.m. the Wednesday before the meeting through 5 p.m. the day before the meeting will be emailed directly to the PZC, but will not be included in the PZC packet or posted online.
- Written comments received after 5 p.m. the day before the meeting will be added to the case file.

PUBLIC ACCOMMODATION:

Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 as soon as possible, but no later than by 5 p.m. on the day of the meeting.

PARTICIPATION GUIDELINES:

The citizen participation guidelines are outlined in 1-5-6-6: - CITIZEN PARTICIPATION of the Naperville Municipal Code.

- **ALL VIEWPOINTS AND OPINIONS WELCOME:** All viewpoints are welcome, positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Commission members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.
- **IF YOU SIGNED UP TO SPEAK,** the PZC will call your name at the appropriate time during the Planning and Zoning Commission meeting. Once your name is called you may identify yourself for the public record. Once you have been sworn in, then you may address remarks to the Planning and Zoning Commission as a whole. Speak clearly and try to limit remarks directly to the matter under discussion. Speakers are called in the order they sign up.

A. CALL TO ORDER:

Chair Robbins called the meeting to order at 7:00 p.m.

B. ROLL CALL:

Present 8 - Shafeek Abubaker, Meghna Bansal, Tom Castagnoli, Allison Longenbaugh, Derek McDaniel, Carl Richelia, Whitney Robbins, and Mark S. Wright
Absent 1 - Courtney Naumes

Also Present: PZC Student Representatives Zara Rahman and Abhinav Rajaraman; PZC Liaison Anna Franco; Planning Supervisor Sara Kopinski; Senior Civil Engineer Christopher Nichols.

C. PUBLIC FORUM:

No speakers for Public Forum.

D. PUBLIC HEARINGS:**1. Conduct the public hearing for 222 S. Mill Street - DEV-0114-2025**

Chair Robbins opened the Public Hearing at 7:02 p.m.

Sara Kopinski, City of Naperville Planning Services Team, provided an overview of the request.

Vince Rosanova, Attorney for the Petitioner, presented the case.

Doreen Schweitzer opposed the rezoning request.

The Commission thanked Ms. Schweitzer for speaking on the case. The Commission agreed with Ms. Schweitzer that the proposed development would change the character of the area but found the request appropriate due to the transitional nature of the property, adjacency to density in the downtown, and consistency with the height and density of other nearby and recent development approvals. The Commission emphasized that the proposal adds density to the subject property in a reasonable way and without zoning variances. They also found the rezoning request to align with the City's Downtown 2030 Plan and provided positive comments about locating multi-family near the downtown.

The Commission stated they would like to see more information about the landscaping proposed around the building.

The Commission supported the request for the reasons discussed.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 7:26 p.m. to close the public hearing considering the rezoning request for DEV-0114-2025. The motion carried by a voice vote.

Commissioner Richelia made a motion, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0114-2025, rezoning the subject property located at 222 S. Mill Street from OCI (Office, Commercial and Institutional District) to B5 (Secondary Downtown). The motion was carried by the following vote:

Aye: 8 - Abubaker, Bansal, Castagnoli, Longenbaugh, McDaniel, Richelia, Robbins, and Wright

Absent: 1 - Naumes

E. REPORTS AND RECOMMENDATIONS:

1. Approve the 2025 Planning and Zoning Commission Annual Report.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to approve the 2025 Planning and Zoning Commission Annual Report. The motion carried by a voice vote.

2. Approve the minutes of the December 17, 2025 Planning and Zoning Commission meeting.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to approve the December 17, 2025 meeting minutes. The motion carried by a voice vote.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to adjourn the Regular Planning and Zoning Commission Meeting of January 21, 2026, at 7:28 p.m. The motion carried by a voice vote.

/s/ Anna Franco
Anna Franco, AICP
Planning and Zoning Commission Liaison