

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Wednesday, February 4, 2026

10:00 AM

City Hall, Council Chambers

Comprehensive Plan Advisory Committee

Committee Members:

Mayor Terry D'Arcy
Councilman Cesar Cardenas
Elaine Bottomley
Warren Dorris
Nora Gruenberg
Jen Howard
Wendell Martin
Hugh O'Hara
Christopher Parker
Doug Pryor
Steve Randich
Juan Rico
Jim Roolf
Dr. Theresa Rouse
Diana Viveros
Boise Walker
Damon Zdunich

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present	Terry D'Arcy, Cesar Cardenas, Elaine Bottomley, Nora Gruenberg, Hugh O'Hara, Juan Rico, Jim Roof, Theresa Rouse, Diana Viveros, Boise Walker and Damon Zdunich
Absent	Warren Dorris, Jen Howard, Wendell Martin, Christopher Parker, Doug Pryor and Steven Randich

ALSO PRESENT: Deputy City Manager Christa Desiderio, Community Development Director Dustin Anderson, Planning Director Jayne Bernhard, Planner Raymond Heitner, Planner Francisco Jimenez, Legal Assistant Katy Fyksen, and Records Coordinator Lauren Helland

Lamar Johnson Collaborative consultants, Lesley Roth and Prayag Bagde, joined via Microsoft Teams.

APPROVAL OF MINUTES

**Comprehensive Plan Advisory Committee Meeting Minutes
1-7-26**

[TMP-9488](#)

Attachments: [CPAC Meeting Minutes 1-7-26.pdf](#)

A motion was made by Theresa Rouse, seconded by Terry D'Arcy, to approve Comprehensive Plan Advisory Committee Meeting Minutes 1-7-26. The motion carried by the following vote:

Aye: D'Arcy, Cardenas, Bottomley, Gruenberg, O'Hara, Rico, Roof, Rouse, Viveros, Walker and Zdunich

Absent: Dorris, Howard, Martin, Parker, Pryor and Randich

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

Status Update: Topic Area Workshops

[TMP-9489](#)

Planning Director Jayne Bernhard summarized the topic area workshops held in December 2025 and January 2026, including attendance and information collected through the Mentimeter online platform. Committee members provided feedback on workshop attendance, discussions, and activities. Ms. Berhard, Dr.

Theresa Rouse, Mayor Terry D'Arcy, and Nora Gruenberg provided an overview of the Superintendents Roundtable held on January 9, 2026.

Community Workshop #2

[TMP-9490](#)

Ms. Bernhard explained that committee members would staff Community Workshop #2 and assist with outreach and communications to promote attendance. Ms. Roth provided an overview of the workshop stations and explained that the workshop would introduce four character areas and explore conceptual development ideas for each.

Committee members discussed the need for redevelopment in St. Joe's Hospital area, the definition of character areas, whether a Community Workshop #3 would be held, online engagement for Community Workshop #2, attendance at Community Workshop #1 and expectations for Community Workshop #2, mailers for the four subareas, Louis Joliet Mall redevelopment, and the River Edge Redevelopment Zone program.

Subarea Plans

[TMP-9491](#)

Committee members discussed subarea plans in connection with Community Workshop #2.

STAFF REPORTS

Ms. Bernhard explained that the Equitable Transit Oriented Development (ETOD) zoning project had begun, the consultant was in the data gathering phase, and a steering committee would be established.

MEMBER COMMENTS

Jim Roolf noted an upcoming presentation to the City Center Partnership Board and a Community Expo at Joliet West and encouraged committee members to participate or engage other organizations through outreach or presentations.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Damon Zdunich, seconded by Cesar Cardenas, to approve adjournment. The motion carried by the following vote:

Aye: D'Arcy, Cardenas, Bottomley, Gruenberg, O'Hara, Rico, Roolf, Rouse, Viveros, Walker and Zdunich

Absent: Dorris, Howard, Martin, Parker, Pryor and Randich

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.