



# City of Joliet

## Comprehensive Plan Advisory Committee

### Meeting Agenda

Committee Members:  
Mayor Terry D'Arcy  
Councilman Cesar Gardenas  
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  
Boise Walker  
Damon Zdunich

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**Wednesday, April 1, 2026**

**10:00 AM**

**City Hall, Council Chambers**

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Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

Comprehensive Plan Advisory Committee Meeting Minutes 2-4-26

**Attachments:** [CPAC Meeting Minutes 2-4-26.pdf](#)

### **CITIZENS TO BE HEARD ON AGENDA ITEMS**

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

## **OLD BUSINESS**

## **NEW BUSINESS**

Community Workshop #2 & Character Area Online Engagement

Draft Plan Outline

## **STAFF REPORTS**

## **MEMBER COMMENTS**

## **PUBLIC COMMENT**

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

## **ADJOURNMENT**

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.



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

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**File #:** TMP-9671

**Agenda Date:**4/1/2026

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# 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. Bernhard, 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 Roof 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, Roof, Rouse, Viveros, Walker and Zdunich

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

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# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

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**File #:** TMP-9672

**Agenda Date:**4/1/2026

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# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

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**File #:** TMP-9673

**Agenda Date:**4/1/2026

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