



City of Joliet

Comprehensive Plan Advisory Committee

Meeting Agenda

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

Wednesday, August 6, 2025

10:00 AM

City Hall, Council Chambers

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

APPROVAL OF MINUTES

Comprehensive Plan Advisory Committee Meeting Minutes - 7-02-25

Attachments: [CPAC Meeting Minutes 7-02-25.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

Comprehensive Plan Survey Update

Comprehensive Plan Workshop #1

Comprehensive Plan Vision

Attachments: [Vision Statement Handout.pdf](#)

Comprehensive Plan Goals

Attachments: [Goals Handout.pdf](#)

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

File #: TMP-8829

Agenda Date:8/6/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Wednesday, July 2, 2025

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

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CALL TO ORDER

ROLL CALL

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

ALSO PRESENT: City Manager Beth Beatty, City Clerk Lauren O'Hara, Planning Director Jayne Bernhard, Economic Development Director Paulina Martinez, Interim Corporation Counsel Todd Lenzie, Jennifer Garcia-Plascencia, Planner Raymond Heitner, CDBG Program Manager Jackie Lozada, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

Boise Walker arrived at approximately 10:07 a.m.

APPROVAL OF MINUTES

**Comprehensive Plan Advisory Committee Meeting Minutes
5-07-25**

[TMP-8762](#)

Attachments: [CPAC Meeting Minutes 5-07-25.pdf](#)

A motion was made by Steven Randich, seconded by Elaine Bottomley, to approve Comprehensive Plan Advisory Committee Meeting Minutes 5-07-25. The motion carried by the following vote:

Aye: D'Arcy, Cardenas, Bottomley, Dorris, Gruenberg, Howard, O'Hara, Pryor, Randich, Rico, Roolf, Rouse, Viveros and Zdunich

Absent: Martin, Parker and Walker

CITIZENS TO BE HEARD ON AGENDA ITEMS

Jack Payton, area resident, spoke about housing.

OLD BUSINESS

None

NEW BUSINESS

Existing Conditions Report - City of Joliet

[TMP-8761](#)

Attachments: [20250623_CityofJoliet_ExistingConditionsReport_HighRes.pdf](#)

Planning Director Jayne Bernhard introduced Lamar Johnson Collaborative consultants Lesley Roth and Prayag Bagde. Ms. Bernhard provided an overview of the roles and responsibilities of the Comprehensive Plan Advisory Committee members.

Ms. Roth provided an overview of the Comprehensive Plan's five phases and explained the Existing Conditions Report (ECR) was the culminating document of Phase 1. Ms. Roth explained the ECR was organized by topic areas and chapters to provide a framework of available data as the City moves forward with the Comprehensive Plan recommendations. Ms. Roth described the Comprehensive Plan's project goals and encouraged committee members to share ideas with the consultants.

A robust discussion was held about the duration of focus groups, ongoing participation opportunities for focus group stakeholders, compensation, and the overall process of focus groups, topic area working groups, and September 17 workshop.

Ms. Roth provided an overview of each ECR chapter, including, Community Profile, Past and Ongoing Plans, Demographics and Socio Economic Analysis, Market Analysis and Economic Development, Multi-Modal Mobility, Land Use and Development, Open Space and Natural Resources, Infrastructure and Utilities, and Appendix. Committee members made comments and provided feedback to Lamar Johnson Collaborative consultants regarding the overall ECR and its contents.

Ms. Roth explained the Comprehensive Plan's next steps included the July 9 focus groups, public survey, September 17 workshop, and Comprehensive Plan Advisory Committee meeting to focus on vision and goals. Ms. Roth thanked the Comprehensive Plan Advisory Committee for their commitment to the process, comments, and ideas.

STAFF REPORTS

Ms. Bernhard explained Lamar Johnson Collaborative consultants and City staff met with City Council members in May to discuss the Comprehensive Plan project. Ms. Bernhard explained focus groups would occur the week of July 7, the Existing Conditions Report (ECR) was available at www.joliet.gov/comprehensiveplan <<http://www.joliet.gov/comprehensiveplan>> or www.joliet.gov/compplan <<http://www.joliet.gov/compplan>>, and the project's public launch would occur at the July 15 City Council meeting. Ms. Bernhard explained the Comprehensive Plan open house would occur on September 17 with the location to be determined.

Ms. Bernhard explained the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan would proceed to City Council for adoption consideration on July 15 with a Plan Commission recommendation for approval.

Ms. Bernhard highlighted the I-80 Desplaines River Bridge Community Plan community meeting that would occur on July 22.

MEMBER COMMENTS

Warren Dorris addressed the lead time of bridge replacement parts.

Jim Roolf encouraged the Committee to keep a future focused vision and thanked Lamar Johnson Collaborative for the presentation.

Boise Walker commented on Joliet's growth in relation to its ranking as the 4th largest Illinois city. Ms. Walker also highlighted a Chicago LISC event that focused on affordable housing and addressing housing gaps.

Mayor Terry D'Arcy highlighted the water infrastructure project as a long-term investment in Joliet's future growth.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Nora Gruenberg, seconded by Warren Dorris, to approve adjournment. The motion carried by the following vote:

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

Absent: Martin and Parker

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8842

Agenda Date:8/6/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8843

Agenda Date:8/6/2025



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8844

Agenda Date:8/6/2025



Joliet Comprehensive Plan Vision Statement Worksheet

A **vision statement** is an aspirational statement about what the city wants to become. It communicates the city's intentions in a concise manner.

Examples:

LinkedIn: To create economic opportunity for every member of the global workforce.

Google: To provide access to the world's information in one click.

Southwest Airlines: To be the world's most loved, most efficient, and most profitable airline.

Word Bank

Draft Vision Statements

Proposed Vision Statement



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8846

Agenda Date:8/6/2025



Joliet Comprehensive Plan Goals Creation Worksheet

Goals are specific, measurable, achievable, relevant, and time-bound (SMART). They inform objectives and lead to strategies to help you reach your vision.

Start by writing a goal for one of the six topic areas: Housing and Development, Economic Development, Transportation, Land Use and Development, Natural Resources/Open Space, Infrastructure and Utilities

Goal

Specific

State what you want to accomplish and the benefits of achieving this goal.

Measurable

How will you measure your progress? How will you know you've accomplished this goal?

Achievable

What steps do you need to take to accomplish this goal?

Relevant

Why is this goal worthwhile? Do you have the necessary resources to accomplish this goal?

Time-Bound

How long will it take to accomplish this goal? Write down your target deadline.