



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

Wednesday, May 6, 2026

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

Approval of Comprehensive Plan Advisory Committee Meeting Minutes 4/1/2026

Attachments: [CPAC Meeting Minutes 4-1-26](#)

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

Draft Plan - Housing Strategies

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-9803

Agenda Date: 5/6/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Wednesday, April 1, 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

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CALL TO ORDER

ROLL CALL

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

Boise Walker arrived at approximately 10:02 AM. Christopher Parker arrived at approximately 10:13 AM.

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

APPROVAL OF MINUTES

[TMP-9671](#)

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

A motion was made by Nora Gruenberg, seconded by Elaine Bottomley, to approve Comprehensive Plan Advisory Committee Meeting Minutes 2-4-26. The motion carried by the following vote:

- Aye:** D'Arcy, Cardenas, Bottomley, Dorris, Gruenberg, O'Hara, Pryor, Roof, Rouse, Walker and Zdunich
- Absent:** Parker
- Abstain:** Howard, Martin, Randich and Rico

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

[TMP-9672](#)

Lamar Johnson Collaborative consultant Katrina Balog summarized the engagement and participation of residents during the Community Workshop #2. Ms. Balog stated the Lamar Johnson Collaborative team is currently processing all of the responses from the in-person and online workshops, and she shared preliminary results of the feedback received for each character area. Lamar

Johnson Collaborative consultant Lesley Roth briefly discussed next steps for the character areas. Committee members and consultants discussed how the strategies and actions for each specific character area can also be applied to other areas of the city. Chairman Jim Roof commented on the importance of communication to increase participation from residents, and Ms. Roth responded by highlighting the success of using a dual format, which allows more community members to participate.

[TMP-9673](#)

Ms. Roth gave a detailed overview of the Draft Plan Outline, which included the contents and structure of the draft plan, the seven comprehensive plan priorities, and the key strategies and actions that will provide direction and support for each priority. A lengthy discussion was held between committee members regarding the interpretation and importance of affordable and middle-income housing options. Committee members also briefly discussed code enforcement, economic development, and transportation systems and safety.

STAFF REPORTS

Ms. Bernhard updated the committee members on the Downtown Joliet Equitable Transit Oriented Development (ETOD) zoning project, stating that a small steering committee is currently looking at zoning downtown, and they plan to have an open house to gather public feedback potentially in June. Ms. Bernhard explained that their goal is to present the zoning package to the Plan Commission and City Council by the end of 2026.

Ms. Bernhard also provided brief updates on the I-80 Des Plaines River Bridge Community Plan, the Bicentennial Bluffs Choice Neighborhood Transformation Plan, the Joliet Historic Preservation Commission, and the Joliet Area African American Historic Context Study.

MEMBER COMMENTS

Chairman Roof recommended committee members reach out to neighborhood groups and associations to update community members on the status of the Comprehensive Plan and to promote engagement.

Dr. Rouse noted upcoming events at Gompers Junior High School, Hufford Junior High School, A.O. Marshall Elementary School, and Thomas Jefferson Elementary School.

Mr. Zdunich shared some Joliet history to exemplify how to make Joliet better.

Ms. Howard encouraged committee members to attend the 2026 U.S. Civics Bee Regional Competition.

Mr. Rico invited all those interested in a career in the trades to contact him for more information about the Joliet Electrical Training Center.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Steven Randich, seconded by Jen Howard, to approve adjournment. The motion carried by the following vote:

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

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Memo

File #: TMP-9804

Agenda Date: 5/6/2026
