

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE DOWNTOWN JOLIET EQUITABLE TRANSIT ORIENTED DEVELOPMENT PLAN

WHEREAS, the Gateway Transportation Center is the City's central transit hub for Amtrak, Metra, and Pace, connecting Joliet to the Chicago metropolitan area and to cities farther away. Though the station sees hundreds of passengers pass through on a daily basis, the land around it is underutilized and disconnected from the Downtown and the neighborhoods around it; and

WHEREAS, the Mayor and City Council approved the Downtown Plan on February 16, 2016, which identified the Lyon's Lumber Yard site for a transit-oriented residential development and identified a need for a more diverse array of housing opportunities in the downtown; and

WHEREAS, in late 2022, the City applied for a technical assistance grant through the Regional Transportation Authority (RTA) to evaluate development opportunities at the former Lyon's Lumber Yard site, which is City-owned land just south of Gateway Transportation Center Train Station; and

WHEREAS, the City was successful in receiving the RTA Technical Assistance Grant and accepted the grant from the RTA on May 16, 2023 (Resolution No. 7865) to complete a transit-oriented development plan for not only the Lyons Lumber Yard site but all areas within a half-mile of Gateway Transportation Center; and

WHEREAS, project goals for the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan included evaluating existing market conditions and recommending measures that:

- create diverse housing opportunities not currently available
- preserve attainable housing options for the existing residents
- increase ridership on existing transit services
- spur new investment in proximity to the Joliet Gateway Center
- enhance economic and cultural vitality of the Downtown
- advance mobility for residents, visitors, and transit users of all abilities
- improve connectivity of the Gateway Center to the broader Downtown; and

WHEREAS, a 15-member steering committee comprised of downtown stakeholders and RTA officials was formed and met four times to advise on the process and provide input on key deliverables; and

WHEREAS, the Downtown Joliet ETOD Planning process included: an interdepartmental city staff meeting, two Community Open Houses (June 11, 2024 & May 14, 2025), a Community Questionnaire Survey, a Community Mapping Survey, nine stakeholder focus groups, and presentations to the City Center Partnership and neighborhood councils; and

WHEREAS, over 120 people attended the May 14, 2025 open house held at Gateway Transportation Center Train Station to view and offer feedback on the eight-chapter draft plan; and

WHEREAS, the Downtown Joliet ETOD Plan includes chapters on character areas, land use and development, urban design, and multi-modal transportation, and the Downtown Joliet ETOD Plan concludes with an Implementation Chapter that translates policy considerations from these topical chapters into direct action by detailing each policy consideration's priority, potential funding sources, and appropriate agency or partner; and

WHEREAS, this Downtown Joliet ETOD Plan creates a long-term vision and policy framework for the City to enhance the areas around the station into a vibrant, mixed-use district with housing and economic vitality for residents of all ages, income levels, and abilities.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby adopt the attached Downtown Joliet Equitable Transit Oriented Development Plan.

SECTION 2: This Resolution shall be in effect upon its passage.

PASSED this _____ day of _____, 2025

MAYOR

CITY CLERK

VOTING YES _____

VOTING NO _____

NOT VOTING _____