

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Final

Wednesday, March 5, 2025

10:00 AM

City Hall, Council Chambers

## Comprehensive Plan Advisory Committee

### *Committee Members:*

*Mayor Terry D'Arcy*

### *Councilman*

*Cesar Cardenas  
Warren Dorris  
Jen Howard  
Hugh O'Hara  
Doug Pryor  
Juan Rico  
Dr. Theresa Rouse  
Boise Walker*

*Elaine Bottomley  
Nora Gruenberg  
Wendell Martin  
Christopher Parker  
Steve Randich  
Jim Roolf  
Diana Viveros  
Damon Zdunich*

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

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

Mr. Martin and Mr. Parker arrived at approximately 10:05 a.m.

## APPROVAL OF MINUTES

None

## CITIZENS TO BE HEARD ON AGENDA ITEMS

Kathy Garthus spoke about truck traffic.

## OLD BUSINESS

None

## NEW BUSINESS

### a. Welcome and Introductions

Mayor Terry D'Arcy welcomed the Committee members and discussed the Comprehensive Plan. Committee members, Deputy City Manager Christa Desiderio, City Clerk Lauren O'Hara, Community Development Director Dustin Anderson, and Planner Jayne Bernhard introduced themselves and explained what excites them about the planning project and the advisory committee. Ms. Bernhard introduced other City of Joliet staff members who were present, including: Economic Development Director Paulina Martinez, Interim Corporation Counsel Todd Lenzie, Planner Raymond Heitner, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland. City Manager Beth Beatty and Deputy Director of Engineering Sean Mikos arrived later during the meeting.

### b. Roles and Responsibilities of Comprehensive Plan Advisory Committee Members

[TMP-8296](#)

Attachments: [Comprehensive Plan Advisory Committee Description.docx](#)

Ms. Bernhard explained the Committee's roles and responsibilities. There were no questions or comments from the Committee.

**c. Overview of Project**[TMP-8297](#)

Attachments: [City of Joliet Comprehensive Plan\\_LJC Scope of Work.pdf](#)

Ms. Bernhard discussed the Comprehensive Plan, public outreach and engagement, types of meetings, Lamar Johnson Collaborative, subconsultants, final document deliverables, project phases, and project timeline.

**d. Economic Analysis (prepared by Urban3)**[TMP-8298](#)

Attachments: [Economic Analysis - Approved Scope of Work - Urban3.pdf](#)

Ms. Bernhard provided an overview of Urban 3's economic analysis project.

Councilman Cesar Cardenas inquired about the economic analysis project's completion date. Ms. Bernhard responded.

Mr. Anderson discussed Promenade Park in Fort Wayne, Indiana.

Jim Roof spoke about the Joliet Will County Center for Economic Development, Fort Wayne, and Urban 3 visuals.

Mayor D'Arcy discussed the U.S. Department of Housing and Urban Development (HUD) Choice Neighborhoods grant, the Regional Transportation Authority (RTA) Equitable Transit-Oriented Development (ETOD) study, vertical housing, and truck traffic.

Warren Dorris and Mr. Lenzie spoke about a comprehensive plan ordinance.

In response to Christopher Parker's inquiry, Ms. Bernhard explained the timeframe and meeting frequency of the working groups.

Ms. Bernhard responded to Mayor D'Arcy's question about who defines the working groups and topics.

**e. Adoption of Bylaws for the Comprehensive Plan Advisory Committee**[TMP-8299](#)

Attachments: [Proposed CPAC Bylaws.docx](#)

Boise Walker commented that she did not see the bylaws as an attachment and therefore did not review them. There were no other questions or comments from the Committee.

A motion was made by Nora Gruenberg, seconded by Doug Pryor, to approve Adoption of Bylaws for the Comprehensive Plan Advisory Committee. The motion carried by the following vote:

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

**Absent:** Randich

**Abstain:** Walker

**f. Election of Chair**

A motion was made by Warren Dorris, seconded by Christopher Parker, to appoint Jim Roolf as Chair. There were no questions or comments from the Committee. The motion carried by the following vote:

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

**Absent:** Randich

**g. Election of Vice-Chair**

A motion was made by Damon Zdunich, seconded by Theresa Rouse, to appoint Wendell Martin to Vice-Chair. There were no questions or comments from the Committee. The motion carried by the following vote:

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

**Absent:** Randich

**STAFF REPORTS**

Ms. Bernhard explained a group picture would be taken after the meeting.

Ms. Bernhard highlighted a project branding questionnaire and an updated calendar invite.

Ms. Bernhard explained the consultant firm, Muse, would discuss project branding at two meetings in April and clarified agenda packets would be posted for the meetings.

**MEMBER COMMENTS**

Mr. Roolf thanked the Committee for their vote and highlighted thinking about the City at large.

There was a discussion about school buildings relating to economic development, a past referendum, school open houses prior to demolition, and a school community building located in Lombard.

In response to the Committee's comments and questions, a discussion was held regarding zoning codes, evaluation of maintenance obligation, Grand Prairie Water Commission, and

building codes.

A discussion was held regarding the HUD Choice Neighborhoods grant, downtown floodplain, River Edge Redevelopment Zone tax credit, and I-80 Des Plaines River Bridge Community Plan.

In response to the Committee's comments and questions, there was a discussion about existing housing stock and housing diversity.

## **PUBLIC COMMENT**

Kathy Garthus spoke about truck traffic and annexation.

Mayor D'Arcy introduced Betty Washington as a member of the previous Quality of Life Plan committee and highlighted past studies. Ms. Bernhard explained past planning studies were available on the City's website. Mr. Anderson and Ms. Bernhard explained past planning studies were provided to Lamar Johnson Collaborative and were evaluated by City of Joliet staff.

Ms. Washington spoke about the Quality of Life Plan.

## **ADJOURNMENT**

A motion was made by Doug Pryor, seconded by Elaine Bottomley, to approve adjournment. The motion carried by the following vote:

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

**Absent:** 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.