



## **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

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**Wednesday, December 3, 2025**

**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 11-5-25

**Attachments:** [CPAC Meeting Minutes 11-5-25.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**

Vision, Goals & Objectives: Joliet Comprehensive Plan

Thematic Workshops

## **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-9269

**Agenda Date:** 12/3/2025

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# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Pending Approval

**Wednesday, November 5, 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

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

ALSO PRESENT: Deputy City Manager Christa Desiderio, Community Development Director Dustin Anderson, Planning Director Jayne Bernhard, Economic Development Director Paulina Martinez, Planner Raymond Heitner, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

Christopher Parker joined the meeting via Microsoft Teams.

## APPROVAL OF MINUTES

**Comprehensive Plan Advisory Committee Meeting Minutes**  
**9-3-25**

[\*\*TMP-9175\*\*](#)

Attachments: [CPAC Meeting Minutes 9-3-25.pdf](#)

A motion was made by Cesar Cardenas, seconded by Elaine Bottomley, to approve Comprehensive Plan Advisory Committee Meeting Minutes 9-3-25. The motion carried by the following vote:

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

**Absent:** Dorris and Zdunich

## CITIZENS TO BE HEARD ON AGENDA ITEMS

None

## OLD BUSINESS

None

## NEW BUSINESS

**Engagement Summary: Survey and Community Workshop**  
**#1**

[\*\*TMP-9172\*\*](#)

Lamar Johnson Collaborative consultants, Lesley Roth and Prayag Bagde, and MUSE consultant, Katrina Baylog, joined via Microsoft Teams. Ms. Baylog

presented highlights from the Joliet Comprehensive Plan Survey and Community Workshop #1 Engagement Summary document.

Discussion topics included table and appendix labeling, improving online engagement, the undecided location for the second workshop, prioritization of community input, and housing in east and southeast Joliet, focusing on diversification, affordability, multiuse development, and alignment with the Equitable Transit-Oriented Development (ETOD) Plan. Other items included private investment, city ordinances and zoning, declining school enrollment, birth rates, economic mobility, and document font and size.

Planning Director Jayne Bernhard explained that a vision, goals, and objectives document based on survey results, Existing Conditions Report (ECR) data, and consultant input was under review by City staff and would be the focus of the next meeting.

### **Thematic Working Group Meetings**

[\*\*TMP-9174\*\*](#)

Ms. Bernhard explained that working groups were rescheduled, with two groups meeting in December and the remainder in January and provided an overview of the workshops. She asked the Committee to send invitations to workshop participants, encouraged attendance by all members regardless of chair/co-chair status, confirmed that key City staff would participate as appropriate, and noted a second set of working groups would follow the second community workshop. The Committee discussed working group size, RSVPs, space accommodations for larger groups, and translation tools to support participation. Ms. Roth emphasized that interest in a topic area was sufficient to participate.

## **STAFF REPORTS**

Ms. Bernhard introduced Planner Francisco Jimenez, informed the Committee that the Comprehensive Plan Advisory Committee meetings would be televised, explained that City Council approved a memorandum of understanding with the Regional Transportation Authority for equitable transit-oriented development zoning, highlighted a virtual community meeting on November 13, 2025 for the I-80 Des Plaines River Bridge Community Plan, and noted that the second Comprehensive Plan community workshop was tentatively targeted for the second or fourth week of February 2026.

Mayor Terry D'Arcy highlighted the Joliet River Edge Redevelopment Zone and a meeting with regional mayors regarding a regional truck traffic plan. Councilman Cesar Cardenas emphasized marketing city plans to highlight ongoing efforts and how the plans align with one another, and Jen Howard suggested a one-page summary of city plans.

## MEMBER COMMENTS

Boise Walker commented on the proposed data center and, in response to questions from Steve Randich and Nora Gruenberg, noted concerns about water use, electrical demand, and impacts on southeast Joliet residents. Mayor D'Arcy pointed out that questions remain about the proposal, and Community Development Director Dustin Anderson clarified that the item was tabled to November and would then be tabled indefinitely until outstanding questions were resolved. Juan Rico added that Joliet was well-positioned to support the infrastructure needs of data center development. Mayor D'Arcy emphasized making the best decision for the City and its residents, and Ms. Gruenberg raised the importance of diversifying the City's economic offerings.

Ms. Walker inquired whether recommendations would be made for the south and southeast sides, citing reduced industrial development in these areas. Mayor D'Arcy highlighted significant development opportunities in both areas. Jim Roolf emphasized the Comprehensive Plan would benefit the entire City. Wendell Martin encouraged shifting community meetings toward visioning.

Mayor D'Arcy emphasized the importance of the Urban3 analysis in understanding the City's current conditions. Mr. Anderson reported that the consultant is anticipated to provide presentations to the City Council and community toward the end of the first quarter of 2026.

Ms. Howard announced a Joliet Region Chamber of Commerce event at Hollywood Casino on November 19 featuring Kevin Cross and David Kaplan.

## PUBLIC COMMENT

None

## ADJOURNMENT

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

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

**Absent:** Dorris and Zdunich

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# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

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**File #:** TMP-9267

**Agenda Date:** 12/3/2025

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# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

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**File #:** TMP-9268

**Agenda Date:** 12/3/2025

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