

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Wednesday, April 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

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

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

ALSO PRESENT: Deputy City Manager Christa Desiderio, City Clerk Lauren O'Hara, Media Engagement and Communications Director Rosemaria DiBenedetto, Community Development Director Dustin Anderson, Economic Development Director Paulina Martinez, Interim Corporation Counsel Todd Lenzie, Deputy Director of Engineering Sean Mikos, Traffic Engineer Russ Lubash, CDBG Program Manager Jackie Lozada, Planner Jayne Bernhard, Planner Raymond Heitner, Planner Helen Miller, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

Diana Viveros arrived at approximately 10:10 a.m. Wendell Martin arrived at approximately 10:35 a.m.

Damon Zdunich and Nora Gruenberg left at approximately 11:00 a.m.

APPROVAL OF MINUTES

Comprehensive Plan Advisory Committee Meeting Minutes 3-5-25 [TMP-8410](#)

Attachments: [CPAC Meeting Minutes 3-5-25.pdf](#)

A motion was made by Steven Randich, seconded by Boise Walker, to approve Comprehensive Plan Advisory Committee Meeting Minutes 3-5-25. The motion carried by the following vote:

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

Absent: Martin, Parker, Pryor, Rico and Viveros

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

Joliet Comprehensive Plan - Plan Branding[TMP-8409](#)

Planner Jayne Bernhard introduced Muse consultants, Katrina Balog and Meredith Felt, to the Committee members. Ms. Bernhard introduced Lamar Johnson Collaborative consultants, Lesley Roth and Prayag Bagde, who appeared via Microsoft Teams. Ms. Balog and Ms. Felt provided an overview of four Comprehensive Plan branding concepts, including 1A, 1B, 2, and 3. A robust discussion was held among the Committee members about the four branding concepts.

Existing Conditions Report - Outline[TMP-8408](#)

Attachments: [20250319 Memo ECR Outline.pdf](#)

Ms. Roth provided an overview of the Existing Conditions Report and inquired about the Committee's interests and priorities for the Existing Conditions Report topics. There was discussion regarding housing diversity, housing availability, vertical housing, affordable housing, ownership based housing, and attainable housing. Committee members discussed retention of young adults, transportation, job opportunities, and accessible paths. There was discussion about economic development, community development, land use, zoning, infrastructure, and redevelopment opportunities throughout Joliet. Committee members and Ms. Roth highlighted speaking with the Joliet Community about the Comprehensive Plan process and bringing feedback to the Comprehensive Plan Advisory Committee discussions.

Ms. Roth provided an overview of the Existing Conditions Report outline.

Ms. Roth responded to Mayor Terry D'Arcy's inquiry about the relationship between the Existing Conditions Report and the Urban 3 Economic Analysis. Mayor D'Arcy highlighted the economic valuation of parcels and infrastructure as components of the Urban 3 Economic Analysis.

Ms. Roth discussed in greater detail Chapter 3 titled Past/Ongoing Plans and Reports of the Existing Conditions Report.

STAFF REPORTS

Ms. Bernhard explained that a Comprehensive Plan Advisory Committee Special Meeting would take place on April 23 to confirm project branding and described an Equitable Transit Oriented Development open house that would take place on May 14 at Gateway Transportation Center.

MEMBER COMMENTS

There was a comment about a vertical housing development near Fox Valley Mall and similar vertical housing opportunities in Joliet.

Mayor D’Arcy and Jim Roof highlighted the importance of Community feedback and the generation of ideas relating to the Comprehensive Plan.

Comments were made regarding new development and redevelopment areas within Joliet, including partnering with African American churches to develop east of the Des Plaines River, residential housing at the Country Club location, sites listed in the Equitable Transit-Oriented Development plan, U.S. Steel property, and near Interstate 80.

Mayor D’Arcy thanked Ms. Roth and her team.

PUBLIC COMMENT

Katy Garthus spoke about development.

ADJOURNMENT

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

Aye: D’Arcy, Bottomley, Cardenas, Dorris, Gruenberg, Howard, Martin, O’Hara, Randich, Roof, Rouse, Viveros, Walker and Zdunich

Absent: Parker, Pryor and Rico

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.