

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Wednesday, July 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
Hugh O'Hara
Christopher Parker
Doug Pryor
Steve Randich
Juan Rico
Jim Roolf
Dr. Theresa Rouse
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, Cesar Cardenas, Warren Dorris, Nora Gruenberg, Jen Howard, Hugh O'Hara, Doug Pryor, Steven Randich, Juan Rico, Jim Roolf and Damon Zdunich
Absent	Elaine Bottomley, Wendell Martin, Christopher Parker, Theresa Rouse and Boise Walker

Ms. Walker arrived at approximately 10:04 AM.

Mr. Parker arrived at approximately 10:13 AM.

Mr. Pryor left at approximately 11:02 AM.

APPROVAL OF MINUTES

**Comprehensive Plan Advisory Committee Meeting Minutes
06/03/2026**

[TMP-10027](#)

Attachments: [CPAC Meeting Minutes - Pending Approval 06.03.2026](#)

A motion was made by Nora Gruenberg, seconded by Cesar Cardenas, to approve: Comprehensive Plan Advisory Committee Meeting Minutes 06/03/2026. The motion carried by the following vote:

Aye: D'Arcy, Cardenas, Dorris, Gruenberg, Howard, O'Hara, Pryor, Randich, Rico, Roolf and Zdunich

Absent: Bottomley, Martin, Parker, Rouse and Walker

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

**Discussion of Urban3's Understand the Growth of Joliet
Presentations**

[TMP-10028](#)

Planning Director Jayne Bernhard and Community Development Director Dustin Anderson led a lengthy discussion with Committee Members about the findings that were recently presented by consulting firm Urban3. Conversation topics amongst the Committee included land use and zoning considerations, taxable vs. tax-exempt properties, residential typologies, opportunities for infill and redevelopment, mixed-use commercial and residential development, the

"missing middle" housing concept, as well as housing demand, affordability, and inventory.

STAFF REPORTS

Ms. Bernhard shared status updates on the City of Joliet Comprehensive Plan. The draft plan is expected to be completed within a few weeks, and after an initial review by city staff, the draft plan will be presented sometime in August. The final Community Workshop is expected to be held in September or October.

MEMBER COMMENTS

Ms. Howard shared with the Committee that the Illinois Department of Transportation Secretary will be speaking at the July 15th Member Luncheon hosted by the Joliet Region Chamber of Commerce.

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: D'Arcy, Cardenas, Dorris, Gruenberg, Howard, O'Hara, Parker, Randich, Rico, Roolf, Walker and Zdunich

Absent: Bottomley, Martin, Pryor and Rouse

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.