

**MINUTES OF A REGULAR MEETING  
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES  
OSWEGO VILLAGE HALL  
100 PARKERS MILL, OSWEGO, ILLINOIS  
December 13, 2022**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

President Troy Parlier called the meeting to order at 7:01 p.m. and led the Pledge of Allegiance to the Flag of the United States of America.

**ROLL CALL**

Board Members Physically Present: President Troy Parlier; Trustees Tom Guist, Kit Kuhrt, James Marter II, Terry Olson, Jennifer Jones Sinnott, and Brian Thomas.

Staff Physically Present: Dan Di Santo, Village Administrator, Christina Burns, Asst. Village Administrator; Tina Touchette, Village Clerk; Jeff Burgner, Police Chief; Jennifer Hughes, Public Works Director; Rod Zenner, Community Development Services Director; Andrea Lamberg, Finance Director, Bridget Bittman, Community Engagement Manager- Marketing; Joe Renzetti, IT/GIS Director; Kevin Leighty, Economic Development Director; Corey Incandela, Administrative Intern; Steve Raasch, Facilities Manager; Mark Runyon, Asst. Public Works Director; Kerry Behr, Project Engineer; and Karl Ottosen, Village Attorney.

**RECOGNITIONS/APPOINTMENTS**

E.1 Employee Service Awards

a. Kristyn Chmielewski- 10 Years of Service (Police Department)

She could not attend. President Parlier congratulated her and thanked her for her service.

E.2 Proclamation Honoring the Hilltop Gardeners Garden Club

Members of the club were in attendance. President Parlier read the proclamation and presented the proclamation to the president of the club. Club president spoke about the new project planned for the property on Tyler and Van Buren.

E.3 Planning and Zoning Commission

a) Appoint Andrew McCallum as Vice Chair for a Term to Expire October 6, 2024

A motion was made by Trustee Guist and seconded by Trustee Olson to approve the Appointment of Andrew McCallum as Vice Chair for a Term to Expire October 6, 2024.

Aye:	Tom Guist	Kit Kuhrt
	James Marter II	Terry Olson
	Jennifer Jones Sinnott	Brian Thomas

Nay: None

The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

President Parlier read a statement regarding the passing of retired Oswego Police Officer, Keith Wilson:

It is with deep sadness and heartache that we announce the passing of Retired Oswego Police Officer Keith Wilson. Keith was diagnosed with cancer in 2021, and although he never gave up the fight and the hope of recovering from the disease, he sadly passed away Monday, December 12<sup>th</sup>. Officer Keith Wilson served with the Oswego Police Department for over 20 years before he retired in July 2017. During his time with the department, Keith served as a Patrol Officer for several years before moving into the Traffic Unit. During his nine years as a Traffic Officer, he focused his efforts on improving traffic safety and the oversight of the traffic programs. During the last two years of his career, Keith was the School Resource Officer at Oswego High School. While in this role, he built strong

relationships with the students, staff and members of the community. Keith was also involved in the Character Counts Program, Junior Police Academy, and the Operation Impact program. Keith was a big part of the Oswego Police Department and will be profoundly missed. Our thoughts and condolences go out to Keith's family and friends during this difficult time.

### PUBLIC FORUM

Public Forum was opened at 7:09 p.m.

Cyndi Kazmirzak addressed the Board regarding cannabis dispensaries. She works at a dispensary and assisted with unionizing the workers; complaints filed; little opportunity for growth at dispensaries; currently taking college courses for cannabis; there are a number of colleagues that are leaving the industry; need to represent workers; workers are just doing retail work; current store is understaffed; unions are able to represent the workers and hold the dispensaries accountable.

There was no one else who requested to speak. The public forum was closed at 7:14 p.m.

### STAFF REPORTS

Director Hughes introduced Kerry Behr, the new Village Project Engineer. She started two weeks ago and is working on capital improvement projects and general development. Kerry noted she is excited to be here; has 20 years experience; has lived in the area for 20 years; excited to see the community grow.

Chief Burgner- went live with body worn cameras yesterday at 6:00 a.m.; two years ahead of when the cameras were required; using as tool for more transparency; looking at a grant to recoup costs of cameras and storage. Cameras use the same system as the dash cams

Attorney Ottosen- will not be attending the Board meeting in January; COVID has interfered with his mindset; Attorney Kiernat will be attending the January Board meeting.

### CONSENT AGENDA

- H.1 November 15, 2022 Committee of the Whole Minutes
- H.2 November 15, 2022 Regular Village Board Minutes
- H.3 Resolution Approving the Determination That No Closed Session Minutes Need to be Released.
- H.4 Resolution Ratifying the Village President's Executive Order and Extending the Declaration of Local Emergency and Disaster.
- H.5 Metro Fibernet
  - a) Resolution Amending a Ground License Agreement with Metro Fibernet, LLC (378 Ogden Falls Blvd)
  - b) Resolution Authorizing the Execution of a Contract with Metro Fibernet LLC for One-Gigabyte Symmetrical Business Fiber Elite Internet Services in the Amount of \$1,000.00 per Month for a Five-Year Contract
- H.6 Resolution Authorizing the Execution of an Agreement for Lobbying Services Between the Village of Oswego and Kasper & Nottage, P.C. **Additional discussion: Board member requested to shift focus to new water source and Wolf's Crossing for the next year or so. Board consensus was taken and it was agreed to shift focus.**
- H.7 Resolution Authorizing the Execution of an Agreement for Lobbying Services Between the Village of Oswego and Elevate Government Affairs. **Additional discussion: Board member requested to shift focus to new water source and Wolf's Crossing for the next year or so. Board consensus was taken and it was agreed to shift focus.**
- H.8 Ordinance Granting a Special Use Permit to Allow for the Operation of a Cigar, Cigarette, and Tobacco Store, Wild Leaf Tobacco, at 2734 Route 34. **Additional discussion: how signage is controlled; free to put signage at their discretion as allowed per Village Code; can't restrict due to freedom of speech.**

- H.9 Resolution Adopting an Amendment to the Personnel Policy for the Village of Oswego (Bereavement; Tobacco Use policies)
- H.10 Resolution Authorizing an Intergovernmental Agreement with the United City of Yorkville for the Joint Employment of a Facilities Manager (1st renewal).
- H.11 Resolution Authorizing ComEd to Bury Overhead Electric Facilities Along Wolfs Crossing Road at Harvey Road in an Approximate Cost of \$1,169,758.
- H.12 Resolution Authorizing the Execution of a Contract with Layne Christensen Company for Repairs to Well 7 Motor in the Amount Not to Exceed \$267,370, and the Waiving of the Competitive Public Bidding Requirement. **Additional discussion: clarification of costs; costs could be less; have been watching the motor for a while; getting it done now when demand is low; motor is 30-40 years old; motor has been rebuilt; seeing if we can keep it going.**
- H.13 Resolution Approving the Oswego Tourism Investment Agreement with the Aurora Area Convention and Visitors Bureau. **Pulled for a separate vote.**
- H.14 Resolution Authorizing a Settlement Agreement between the Village of Oswego, Commonwealth Edison, and Azavar Solutions, Inc.
- H.15 Resolution Authorizing the Execution of a Local Public Agency Engineering Services Agreement for Wolfs Crossing with Thomas Engineering Group, LLC, in the Amount of \$753,368.00.
- H.16 Resolution Approving an Intergovernmental Agreement for the Sharing of Services, Staff and Equipment Between the Village of Oswego, the Oswego Township, the Oswego Library District, the Oswego Fire Protection District, the Oswegoland Park District, and Oswego Community Unit School District 308. **Pulled for a separate vote**
- H.17 Special Service Area Tax Levies
  - a) Ordinance Providing for the Levying, Assessment and Collection of Taxes for the 2022 Tax Year for Special Service Area SS60 Oswego 04-SSA-01 of the Village of Oswego, Kendall and Will County, Illinois.
  - b) Ordinance Providing for the Levying, Assessment and Collection of Taxes for the 2022 Tax Year for Special Service Area SS84 Oswego 05-SSA-03 of the Village of Oswego, Kendall and Will County, Illinois.
- H.18 Tax Levy Abatement Ordinances
  - a) Ordinance Abating the Tax Heretofore Levied for the Year 2022 to Pay the Principal of and Interest on the \$4,055,000 General Obligation Refunding Bonds, Series 2011, Dated December 20, 2011 of the Village of Oswego, Kendall and Will County, Illinois.
  - b) Ordinance Abating the Tax Heretofore Levied for the Year 2022 to Pay the Principal of and Interest on the \$8,595,000 General Obligation Refunding Bonds, Series 2013, Dated May 17, 2013 of the Village of Oswego, Kendall and Will County, Illinois.
  - c) Ordinance Abating the Tax Heretofore Levied for the Year 2022 to Pay the Principal of and Interest on the \$27,105,000 General Obligation Bonds, Series 2016, Dated June 8, 2016 of the Village of Oswego, Kendall and Will County, Illinois.
  - d) Ordinance Abating the Tax Heretofore Levied for the Year 2022 to Pay the Principal of and Interest on the \$5,070,000 General Obligation Refunding Bonds, Series 2017, Dated July 25, 2017 of the Village of Oswego, Kendall and Will County, Illinois.
  - e) Ordinance Abating the Tax Heretofore Levied for the Year 2022 to Pay the Interest on the \$14,585,000 General Obligation Bonds, Series 2019, Dated December 30, 2019 of the Village of Oswego, Kendall and Will County, Illinois.
  - f) Ordinance Abating the Tax Heretofore Levied for the Year 2022 to Pay the Principal of and Interest on the \$20,825,000 Taxable General Obligation Bonds, Series 2021, Dated August 9, 2021 of the Village of Oswego, Kendall and Will County, Illinois.

A motion was made by Trustee Jones Sinnott and seconded by Trustee Marter II to approve the Consent Agenda; Approving the November 15, 2022 Committee of the Whole Minutes; Approving the November 15, 2022 Village Board Minutes; and Approving the following ordinances and resolutions:

**Ordinance No. 22-74;** Ordinance Granting a Special Use Permit to Allow for the Operation of a Cigar, Cigarette, and Tobacco Store, Wild Leaf Tobacco, at 2734 Route 34.

**Ordinance No. 22-75;** Ordinance Providing for the Levying, Assessment and Collection of Taxes for the 2022 Tax Year for Special Service Area SS60 Oswego 04-SSA-01 of the Village of Oswego, Kendall and Will County, Illinois.

**Ordinance No. 22-76;** Ordinance Providing for the Levying, Assessment and Collection of Taxes for the 2022 Tax Year for Special Service Area SS84 Oswego 05-SSA-03 of the Village of Oswego, Kendall and Will County, Illinois.

**Ordinance No. 22-77;** Ordinance Abating the Tax Heretofore Levied for the Year 2022 to Pay the Principal of and Interest on the \$4,055,000 General Obligation Refunding Bonds, Series 2011, Dated December 20, 2011 of the Village of Oswego, Kendall and Will County, Illinois.

**Ordinance No. 22-78;** Ordinance Abating the Tax Heretofore Levied for the Year 2022 to Pay the Principal of and Interest on the \$8,595,000 General Obligation Refunding Bonds, Series 2013, Dated May 17, 2013 of the Village of Oswego, Kendall and Will County, Illinois.

**Ordinance No. 22-79;** Ordinance Abating the Tax Heretofore Levied for the Year 2022 to Pay the Principal of and Interest on the \$27,105,000 General Obligation Bonds, Series 2016, Dated June 8, 2016 of the Village of Oswego, Kendall and Will County, Illinois.

**Ordinance No. 22-80;** Ordinance Abating the Tax Heretofore Levied for the Year 2022 to Pay the Principal of and Interest on the \$5,070,000 General Obligation Refunding Bonds, Series 2017, Dated July 25, 2017 of the Village of Oswego, Kendall and Will County, Illinois.

**Ordinance No. 22-81;** Ordinance Abating the Tax Heretofore Levied for the Year 2022 to Pay the Interest on the \$14,585,000 General Obligation Bonds, Series 2019, Dated December 30, 2019 of the Village of Oswego, Kendall and Will County, Illinois.

**Ordinance No. 22-82;** Ordinance Abating the Tax Heretofore Levied for the Year 2022 to Pay the Principal of and Interest on the \$20,825,000 Taxable General Obligation Bonds, Series 2021, Dated August 9, 2021 of the Village of Oswego, Kendall and Will County, Illinois.

**Resolution No. 22-R-104;** Resolution Approving the Determination That No Closed Session Minutes Need to be Released.

**Resolution No. 22-R-105;** Resolution Ratifying the Village President's Executive Order and Extending the Declaration of Local Emergency and Disaster.

**Resolution No. 22-R-106;** Resolution Amending a Ground License Agreement with Metro Fibernet, LLC (378 Ogden Falls Blvd)

**Resolution No. 22-R-107;** Resolution Authorizing the Execution of a Contract with Metro Fibernet LLC for One-Gigabyte Symmetrical Business Fiber Elite Internet Services in the Amount of \$1,000.00 per Month for a Five-Year Contract.

**Resolution No. 22-R-108;** Resolution Authorizing the Execution of an Agreement for Lobbying Services Between the Village of Oswego and Kasper & Nottage, P.C.

**Resolution No. 22-R-109;** Resolution Authorizing the Execution of an Agreement for Lobbying Services Between the Village of Oswego and Elevate Government Affairs.

**Resolution No. 22-R-110;** Resolution Adopting an Amendment to the Personnel Policy for the Village of Oswego (Bereavement; Tobacco Use policies)

**Resolution No. 22-R-111;** Resolution Authorizing an Intergovernmental Agreement with the United City of Yorkville for the Joint Employment of a Facilities Manager (1st renewal).

**Resolution No. 22-R-112;** Resolution Authorizing ComEd to Bury Overhead Electric Facilities Along Wolfs Crossing Road at Harvey Road in an Approximate Cost of \$1,169,758.

**Resolution No. 22-R-113;** Resolution Authorizing the Execution of a Contract with Layne Christensen Company for Repairs to Well 7 Motor in the Amount Not to Exceed \$267,370, and the Waiving of the Competitive Public Bidding Requirement.

**Resolution No. 22-R-115;** Resolution Authorizing a Settlement Agreement between the Village of Oswego, Commonwealth Edison, and Azavar Solutions, Inc.

**Resolution No. 22-R-116;** Resolution Authorizing the Execution of a Local Public Agency Engineering Services Agreement for Wolfs Crossing with Thomas Engineering Group, LLC, in the Amount of \$753,368.00.





- OR -

- b) Ordinance Granting a Special Use Permit for a Cannabis Dispensing Facility, Catalyst Cannabis of Oswego, at 260 N. Merchants Drive. **Not approved; no vote.**

Roger Koeppen, representative for Cloud 9, presented the following:

## Cloud 9 Oswego Differentiators

- True Retail Experience
  - Highly Visible Location
  - Quality Buildout – Similar to Rte. 34 Retail
  - Speed to Market – Already started on Construction Drawings
  - Illinois Owned and Managed
  - Committed to becoming an Illinois Leading Retail Brand
  - Vertically Integrated with Highland Flower – Craft Grow
  - Proprietary Products – Will be a “Drawing Card”
  - Not located near residential - 1/10th mile away
  - Long-Term Commitment to the area and “Purchasing the Property”
- 
- Opportunity to re-brand
  - Location stands out
  - Craft grown in Pontiac, IL
    - ✓ Product is unique to Cloud 9
  - 30-50 employees
  - Long-term commitment; either buy or lease to buy

## Typical Interior Renderings Cloud 9 Retail





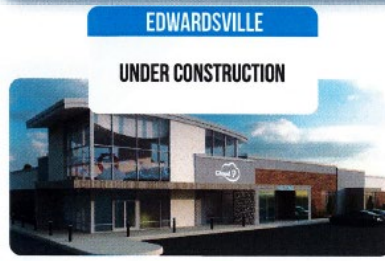


# CLOUD 9 CANNABIS

## Illinois Cannabis Dispensary Site Status

### UNDER CONSTRUCTION

Two properties are currently under construction, estimated completion is Q1 2023.



### NEGOTIATIONS

Sites in Schaumburg, East Peoria, and Oswego have been selected and are in various stages of due diligence and contract negotiations. Discussions with the various municipalities are ongoing.



### SITE SELECTION

5 BLS Regions have been selected for the remaining Cloud 9 Cannabis dispensary licenses. Property Selection is currently ongoing within the various regions.



- Already started construction drawings; it is a lengthy process
- Plan to have 10 locations in Illinois



Nick Standiford, Attorney for Catalyst introduced his team and provided the following:

Elliot Lewis, CEO

- **Successful real estate developer**
- **Saw role in emerging cannabis industry**
- **Team has won most cannabis licenses in CA**
  - 14 cannabis dispensaries
  - 20 under development
  - 25 dispensaries estimated to open in 2023
- **Started community outreach program called "Catalyst Cares"**
  - Champions social equity owners
  - Legislation to benefit those negatively impacted by War on Drugs

Felicia Rauls, CFO

- **Managing Director of Operations, Mesirow Retirement Advisory Services**
  - Providing operational, analytical & business management support
  - Regulatory and licensing compliance
  - 23 years experience in business/operations management
- **Other information**
  - Co-Chair, Vanguard Membership of the Business Leadership Council
  - Crain's Notable Women in Finance (2019)
  - Chicago Urban League IMPACT fellow (2019)

Anna Lewis, LLC Secretary

- **Accomplished cannabis entrepreneur**
  - **Mission:** to bring cannabis to customers in safe, clean, and responsible manner
- **One of the few cannabis operators with both cultivation and retail experience**
  - One of the first recipients to receive licenses for a growing operation in Yolo County, CA
  - Established a one-acre, outdoor cultivation operation
  - Co-Founded Catalyst Cannabis Co. (2019) - one of the first dispensaries to open in Long Beach, CA

Dr. Gregory Smith, Medical Officer

- **Licensed and practicing physician on the cutting-edge of therapeutic uses of cannabis, particularly opioid replacement and addiction management**
  - Dr. Smith was the Director of Pain Management at Harbor UCLA and Assistant Clinical Professor at UCLA (1992 to 1995)
- **President and CEO of Red Pill Medical, Inc.**, a health and wellness company developing medical-grade cannabinoid-based supplements
- **Produced and co-wrote the feature films**
  - American Addict (2012)
  - The Big Lie: American Addict 2 (2016)

### Damian Martin, Compliance Officer

- **Legal and consulting services since the beginning of California's licensing of cannabis businesses**
  - Personally drafted over a dozen local regulatory ordinances
  - Successfully obtained local approval for over 20 commercial cannabis license applications
  - Legal, project management, and/or ownership responsibilities in numerous applications that are pending approval—making him one of the most successful cannabis compliance attorneys in the United States
- **Other information**
  - Prior to his work in cannabis, Mr. Martin worked for the D.C. Courts, Capital One, and also served in the U.S. Navy

### Robert Brown, Jr., Security Officer

- **Owner of RTB Security Academy LLC, a certified minority, veteran, and disadvantaged business enterprise, specializing in security training**
  - IL State Police approved RTB Security Academy LLC training curriculum and issued Mr. Brown Illinois Certified Firearms Instructor credentials
  - Other certifications: NRA Certified Firearms Instructor, NRA Personal Protection Inside the Home Instructor, NRA Range Safety Officer, Total Control Training Institute Certified Firearms Instructor, and Utah Concealed Firearm Permit Instructor
- **From 1978 to 1983, Mr. Brown served in the U.S. Army as a Signal Corpsman earning a Good Conduct Medal, Overseas Service Ribbon, and Parachute Badge**

### Tim Lewis, Real Estate Development Officer

- **Accomplished real estate agent and developer now applying his years of experience and skill in the cannabis industry**
  - Managing Member of TRL - Los Angeles LLC
  - Minority partner in two social equity cannabis dispensaries in Los Angeles, CA:
    - 316 Florence Holdings LLC
    - 1539 Manchester Holdings LLC

### Glen Charles, Business Advisor

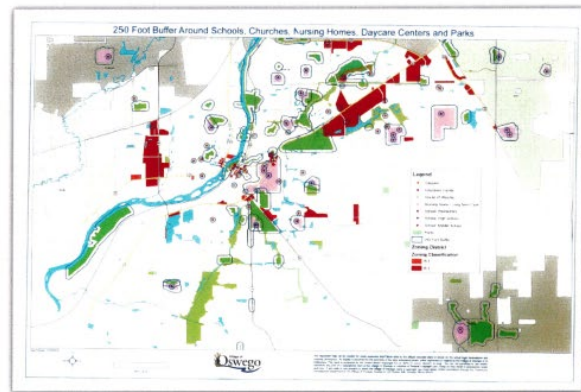
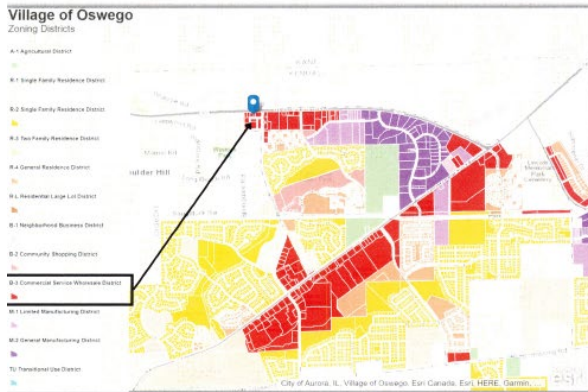
- **President and CEO, GCJ Management & Show Strategy**
- **Addressing “fundamental” voids in the industry**
  - Lack of customer service
  - Efficient task execution
  - Under-representation of minorities
- **Other Information**
  - 25 years of experience in construction, convention and event industry
  - 12 years at Merchandise Mart Properties, Inc. (Vornado Realty Trust)
  - Board Member, Rebuilding Together Metro Chicago

## Activating Former Daycare Vacant for Several Years



- 44 parking spaces
- Will have new lighting and be well lit
- New façade
- Currently in Franklin Park

## In Proper Zoning District and Not Near Any Sensitive Uses





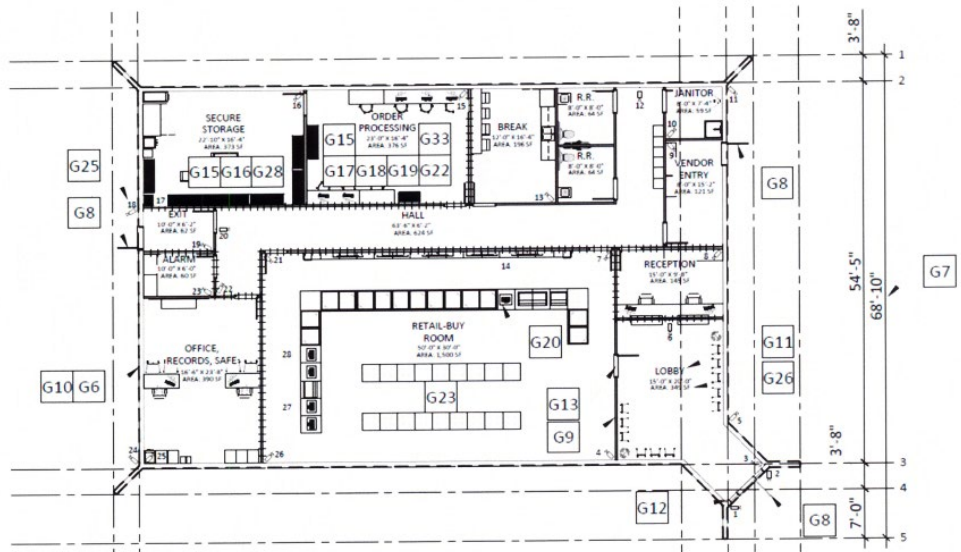


## Catalyst - Santa Ana

- **Opened:** April 2017
- **Location:** Serves a wide range of customers as one of the few licensed dispensaries in all of Orange County, CA
- **2021 annual revenue:** \$12.64M
- **2022 projected revenue:** \$12M



## Proposed Floor Plan



## Business Plan Highlights

- **Hours**
  - 9am-10pm
- **Customer Check-in**
  - Validate age/identity of customers and qualified patients using automated ID scanners and then buzz customers into a secure Sales Floor from a separated lobby area
- **No Consumption** in-store or on-premises
- **Estimated Customer Count**
  - 70-90/hour
  - 800-1,000/day
- **Proposed Product Line**
  - 50-50 split between flower and manufactured products





## Operational Financial Summary

- **Estimated Costs**
  - \$1.8M for project investment
  - \$781K for construction and FF&E
  - \$1M for a year of rent and 3 months of inventory & operating expenses
- **Capital**
  - Catalyst is capitalized from its owners' existing successful businesses
- **Goal**
  - Open June 2023
- **Forecast**
  - Based on actual performance of Catalyst-Pomona



	2024	2025	2026	Total
<b>Gross Revenues</b>	\$12,000,000	\$15,640,532	\$16,266,153	\$43,906,685
<b>Oswego Cannabis Tax</b>	\$360,000	\$469,215	\$487,984	\$1,317,200

## Labor & Employment

- **Global Collective Bargaining Agreement**
  - **Wages**
    - Budtenders: \$18 per hour, increasing annually
    - Shift Supervisors: \$3 per hour premium
    - Assistant Managers: \$6 per hour premium
  - **Benefits**
    - UFCW National Health & Welfare Fund; 401k
  - **Leave**
    - 6 paid holidays every year
    - 5 vacation days after 1 year; 8 days after year 2; and 10 days after 3 year
- **Other information**
  - Similar CBA to be negotiated in IL
  - Only staff part-time employees if it does not undermine full-time positions
  - Priority veteran hiring



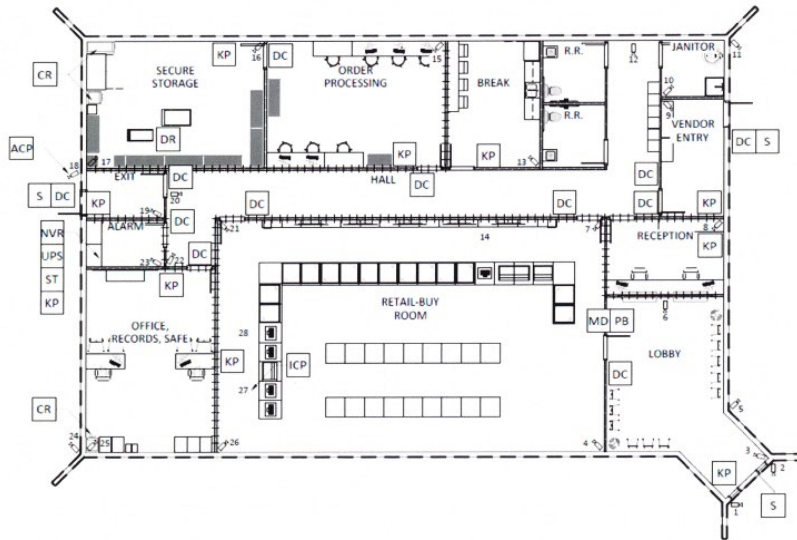
## Community Benefits

- **Identified Organizations:** UFCW Local 881, Positive Sobriety Institute, Meals on Wheels, Ronald McDonald House, Illinois Justice Project, etc.
- **Expungement Clinics**
- **Public Health Outreach & Educational Programming**
  - Community Liaison (Charles Smith) will setup a 24/7 community hotline
  - Monthly open houses to adults 21+ to engage the community
  - Hosting regular seminars / discussions to engage and educate the community
- **Dispensary Community Benefits**
  - Incubator program
  - Financial assistance to substance abuse treatment centers & community programs



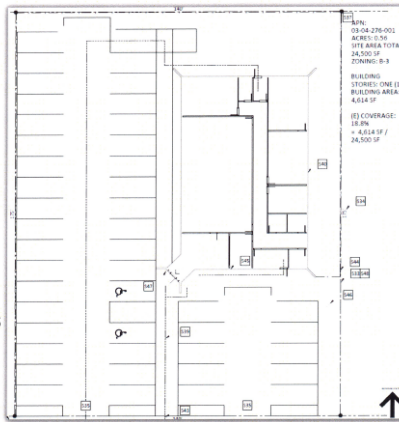


## Security Diagram (Interior)



## Security Plan Highlights

- **Alarms**
  - Burglar, fire, and panic alarms monitored 24/7
- **Product Handling**
  - Preauthorized transportation
  - Track all product through BioTrack and TREEZ
- **Cash Handling**
  - Cash is locked in safes inside a secure vault
  - Before opening/closing, cash counted & reported
  - Daily armored car cash pickups
- **Onsite Security (Titan Security Services, Inc.)**
  - **Numbers & Hours:** 2 guards at reception & making routine rounds 8am to 10pm; 1 guard roving after-hours
  - **Responsibilities:** Ensure safety through foot patrols, camera monitoring, and enforcement of company security policies



## Catalyst Cares



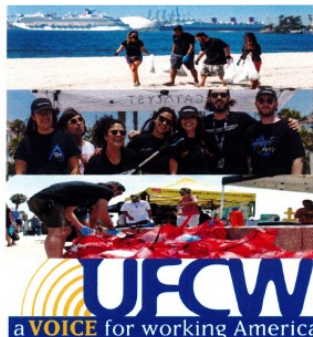
## COMMUNITY OUTREACH AND ENGAGEMENT

**COMMUNITY FIRST**  
Catalyst Cares believes our community should be our main priority wherever we go.

**VOLUNTEERING**  
We continually have volunteer opportunities available for our staff and customers to be

**STRONG PARTNERS**  
We partner with brands, non-profits, community organizations, and elected officials for community benefits.

**300+ UNION JOBS**  
All of our shops have union contracts with great wages and benefits.







The current Oswego residential housing mix is 69% single-family, 29% townhomes and multi-family. The 2015 Comprehensive Plan identified a mix of housing consisting of 61% single-family and 39% townhomes and multi-family to attract young professionals, and 64% single-family and 36% townhomes and multi-family to attract seniors. If the current approved Oswego developments were included into the calculations, the Village's housing mix would be 67.8% single-family and 32.2% townhome and multi-family. The following provides regional data for comparative purposes:

Area	Population 2020	Owner - Occupied % 2016-2020	Rental % 2016-2020	Owner Units	Rental Units	Total Units
Oswego	34,585	88.40%	11.60%	10,225	1,341	11,566
Montgomery*	20,262	80.10%	19.90%	4,840	1,205	6,045
Yorkville	21,533	78.50%	21.50%	4,957	1,359	6,316
Plano	11,847	67.70%	32.30%	2,488	1,188	3,676
Plainfield**	44,762	89.50%	10.50%	11,966	1,399	13,365
Sandwich	7,221	70.40%	29.60%	1,794	754	2,548
Morris	14,163	53.80%	46.20%	3,339	2,867	6,206
Aurora***	180,542	65.10%	34.90%	42,398	22,730	65,128
Downers Grove	50,247	75.10%	24.90%	15,104	5,011	20,115
Naperville	149,540	74.30%	25.70%	39,125	13,523	52,648
Kendall	131,869	83.50%	16.50%	34,563	6,835	41,398
Chicago Suburbs	8,577,735	64.20%	35.80%	2,024,218	1,129,161	3,153,379
Illinois	12,812,508	66.30%	33.70%	3,572,288	1,815,778	5,388,066
US	331,449,281	64.40%	35.60%	89,956,653	49,727,591	139,684,244
	Median	72.35%	27.65%			
	Average	72.95%	27.05%			

\*The Village of Montgomery's percentage will become 25.7% if the recently constructed apartment buildings (Montgomery Place) were included.

\*\* The Village of Plainfield's percentage will become 12.3% if the current units under construction (Sixteen30) were included.

\*\*\* The City of Aurora's percentage will become 36.3% if the current units under construction (DAC Development, Windfall, Lumen, Fox Valley Mall) were included.

If the developments that received preliminary or final approval from the Village Board were included into the calculations, the Village's housing ownership mix would be 77.01% owner-occupied and 22.99% rental.

The proposed resolution provides the Village Board an additional measure of control beyond the scope of the Comprehensive Plan. A full update to the Comprehensive Plan would be costly and time consuming. The last Comprehensive Plan update in 2015 cost the Village \$105,000. If approved, the proposed resolution would set housing targets of 36% for townhome and multi-family units and 23% for rental housing stock within the Village. When considering the resolution, the Village Attorney advised the Board that municipalities can regulate land use (single-family vs. multi-family vs. duplex) but not ownership vs. rental. As such, any target established, pertaining to rental housing, cannot be enforced as a hard cap.

