



Meeting Date:	March 30, 2026
Submitter:	Daniel Ritter, Community Development Director Ashley Monroe, Assistant City Administrator/HR
Department:	Administration and Community Development
Agenda Item:	Discuss Resolution in Support of Municipal Housing Authority

Summary:

On March 4, Illinois Municipal League (IML) CEO Brad Cole sent a memo ([available via this link](#)) to the IML Board of Directors regarding housing proposals included in Governor Pritzker’s Building Up Illinois Developments (BUILD) plan. BUILD proposes statewide zoning standards, including minimum lot sizes, mandates increased residential density allowances, legalizes accessory dwelling units, limits minimum parking requirements, authorizes third-party plan reviewers and building inspectors, and creates a statewide formula related to impact fees. The BUILD plan broadly preempts local authority on entirely local issues. By passing the presented bills and laws associated with the BUILD plan, it would place the state in control of local issues, with little to no ability for communities to appeal laws.

IML also sent a letter to Governor Pritzker requesting to be included in all future conversations, legislative working group meetings, and/or other discussions that pertain to the BUILD plan and as it relates to municipal authority. IML is urging local officials to contact their legislators to oppose the preemption of local housing, land use, and zoning authority.

The attached resolution is a model resolution prepared by IML in support of local municipal authority over local housing and zoning decisions.

Recommended Council Action: Discuss adopting the drafted IML model Resolution and moving the item to the April 6, 2026, regular City Council Meeting.