



BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: SCOTT KOEPEL, VILLAGE ADMINISTRATOR
Choose an item.

SUBJECT: RESOLUTION: OPPOSING THE ILLINOIS BUILD ACT

AGENDA: 6/2/2026

DATE: 5/27/2026

ISSUE

Shall the Village Board approve a resolution opposing the Illinois BUILD Act?

DISCUSSION

President Stillwell and the Village Administrator have both directly lobbied against the portions of the BUILD Act that remove local control and collaborated with IML and MetroWest on the same effort. The Village of Sugar Grove has a long history of thoughtful planning and community engagement that the BUILD Act severely limits going forward.

Staff conducted a review of the proposed Illinois BUILD Act and identified significant concerns regarding its broad statewide mandates on housing and development. Local governments possess the closest understanding of their community's infrastructure capacity, public safety needs, school impacts, transportation limitations, stormwater management requirements, and overall character. The BUILD Act, however, would substantially limit local authority by imposing prescriptive standards related to density, accessory dwelling units, parking, and development approvals. The Act reduces the ability of the Village Board, who are directly accountable to residents, to manage growth responsibly and maintain the Village's long-term vision. Additionally, the Act risks placing unfunded or underfunded mandates on municipalities, creating potential financial burdens for taxpayers without corresponding support from the State.

While the Village recognizes that housing affordability is a critical statewide issue deserving thoughtful solutions, the most effective and sustainable approaches must be developed collaboratively with local governments rather than implemented through sweeping preemptive legislation. Municipalities across Illinois support responsible growth, attainable housing options, and economic development, but also firmly believe in the importance of preserving local decision-making authority. For these reasons, the Village opposes the Illinois

BUILD Act in its current form and urges state lawmakers to reject measures that diminish local control. The Village further calls upon State leadership to work in partnership with municipalities, regional planning organizations, residents, and development professionals to pursue balanced solutions that align affordability goals with infrastructure capacity, fiscal responsibility, and community priorities.

COST

There is no cost to adopt the resolution.

ATTACHMENTS

- A Resolution Opposing the Illinois BUILD Act

RECOMMENDATION

The Village Board review and approve the resolution.



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

RESOLUTION NO.: 20260602AD01

A RESOLUTION OPPOSING THE ILLINOIS BUILD ACT

WHEREAS, the proposed Illinois BUILD Act seeks to impose sweeping statewide housing and development mandates upon municipalities throughout the State of Illinois; and

WHEREAS, local governments are in the best position to understand the unique infrastructure, transportation capacity, emergency services, school impacts, stormwater management concerns, and community character of their municipalities; and

WHEREAS, the BUILD Act would significantly reduce local control over zoning and development decisions by imposing state-directed standards related to housing density, accessory dwelling units (ADUs), parking requirements, permitting timelines, and development approvals; and

WHEREAS, municipal elected officials are directly accountable to the residents they serve, while statewide mandates remove decision-making authority from local communities and limits the ability for residents to directly communicate with the elected officials; and

WHEREAS, unfunded or underfunded mandates created by the BUILD Act may place additional burdens on local taxpayers by requiring expanded infrastructure, public safety staffing, road improvements, water and sewer capacity, and school services without guaranteeing corresponding state funding; and

WHEREAS, forcing accelerated development approvals and limiting municipal discretion may undermine thoughtful long-term planning efforts that communities have undertaken to responsibly manage growth, preserve open space, protect property values, and maintain quality of life; and

WHEREAS, housing affordability challenges in Illinois are real and deserving of serious solutions, but those solutions should be developed collaboratively with local governments rather than imposed through broad state preemption; and

WHEREAS, municipalities across Illinois support responsible growth, attainable housing opportunities, and economic development while also recognizing the importance of preserving local decision-making authority and respecting home rule principles.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

- That the Village of Sugar Grove opposes the Illinois BUILD Act in its current form and urges the Illinois General Assembly to reject legislation that diminishes local control over zoning, planning, and development decisions.
- That the Village of Sugar Grove calls upon state leaders to work cooperatively with municipalities, counties, residents, developers, and regional planning organizations to pursue housing solutions that balance affordability, infrastructure capacity, fiscal responsibility, and local governance.
- That a copy of this resolution be transmitted to the Governor of Illinois, members of the Illinois General Assembly, the Illinois Municipal League, and the MetroWest Council of Governments.

PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on this **2nd**, day of **June 2026**.

Sue Stillwell, Village President

Tracey R. Conti, Village Clerk

BOARD VOTE:

	Aye	Nay	Absent	Abstain	Recuse
Trustee Heidi Lendi	_____	_____	_____	_____	_____
Trustee Matthew Bonnie	_____	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____	_____
Trustee Anthony Speciale	_____	_____	_____	_____	_____
Trustee Nora London	_____	_____	_____	_____	_____
Trustee Michael Roskopf	_____	_____	_____	_____	_____