

SUPPORT OUR NEIGHBORHOODS

Proposed Legislation – Building Up Illinois Developments

DMMC communities support expanding attainable housing options, including “missing middle” and workforce housing, but have concerns that statewide zoning mandates may create unintended local impacts. Effective policy should pair increased housing production with infrastructure investment, appropriate fiscal tools, and local implementation flexibility.

KEY CONCERNS

- **Loss of local planning authority:** Statewide, by-right zoning standards override community-based planning, limiting the ability to align development with local conditions and resident input.
- **Uncertain affordability outcomes:** Higher density alone does not guarantee lower housing costs, which are largely driven by land, labor, materials, and financing.
- **Cost shifting:** Limits on impact fees and lack of infrastructure funding may shift the financial burden of growth to existing taxpayers.
- **Neighborhood impacts:** Potential redevelopment of single-family and historic areas may affect community character and housing stability.
- **Infrastructure strain:** Increased density could outpace capacity for water, sewer, stormwater, roads, schools, and emergency services without dedicated funding.

KEY DATA POINTS

- Significant housing production is already occurring across DuPage communities, alongside zoning updates and regional housing initiatives.
- Under proposed standards, some areas could see substantial increases in allowable density, with corresponding impacts on infrastructure and services.

RECOMMENDED LEGISLATIVE APPROACH

To effectively expand housing supply while maintaining community stability:

1. Preserve **local planning and zoning flexibility**
2. Provide **dedicated infrastructure funding** tied to increased density
3. Allow **proportional impact fees** to recover growth-related costs
4. Ensure **stable municipal revenues** (e.g., full LGDF funding)

Housing supply can be expanded through a coordinated state and local approach that aligns production goals with infrastructure investment, fiscal tools, and local implementation rather than preempting municipal planning authority in ways that may create unintended negative impacts on communities.



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Key Issues • DuPage Mayors and Managers Conference

UPHOLD RESIDENT INPUT & QUALITY OF LIFE IN PLANNING DECISIONS

Current development review and rezoning processes promote public engagement and responsible redevelopment through structured and transparent decision-making. Local zoning authority ensures that land use and quality-of-life decisions remain in the hands of the residents and communities directly affected.

- One-size-fits-all statewide standards do not reflect the unique characteristics and needs of individual communities and may limit local officials' ability to address resident concerns.
- Public hearings, planning commission review, and elected official oversight provide residents with meaningful opportunities to participate in decisions that affect their neighborhoods and reflect the on-the-ground knowledge local officials bring to planning decisions.
- Many single-family neighborhoods in built-out suburban communities were designed around specific assumptions regarding traffic volumes, parking availability, water and sewer capacity, stormwater management, emergency response access, and school enrollment projections.

MAINTAIN HOUSING SAFETY STANDARDS

Reducing barriers to housing development and affordability must remain consistent with protecting the safety of residents. Municipal permitting, plan review, and inspection processes protect residents while providing developers with predictable and transparent review timelines.

- Housing design standards must maintain life safety requirements equivalent to or greater than those established in the International Building Code (IBC), the International Fire Code (IFC), and the National Fire Protection Association (NFPA) 101 Life Safety Code.
- Weakening or bypassing established safety standards, including through changes that make adopted international building and fire codes less restrictive, could expose residents to unnecessary risks and undermine decades of nationally recognized building and fire safety practices.

Illinois residents should have confidence that any new housing constructed in their communities meets the highest life safety standards.



ENSURE DEVELOPERS PAY THEIR FAIR SHARE

Existing infrastructure in many suburban communities was designed to support defined development patterns. Impact fees are one of the few tools available to ensure developers contribute their proportionate share toward the infrastructure required to support new growth.

- Even modest increases in residential density can require substantial infrastructure investments, including construction of new facilities rather than incremental upgrades to existing systems. These improvements can cost millions of dollars in capital expenditures, and local impact fees help ensure those costs are not shifted to existing taxpayers.
- Without local parking requirements or incentives, developers may not provide sufficient parking to meet market demand in suburban communities. Prohibiting or limiting parking requirements without addressing gaps in transit service will likely result in insufficient parking and increased pressure on neighborhood streets and roadway systems that suburban residents rely upon.

PRESERVE COMMUNITY CHARACTER AND HISTORIC HOMES

Local zoning is not arbitrary. It reflects careful planning that considers infrastructure capacity, fiscal impacts, public safety standards, and the expectations of residents who make long-term investments when choosing homes in specific neighborhoods.

- Limiting municipal authority to maintain and promote community character may reduce neighborhood stability and long-term desirability, potentially discouraging homeownership and encouraging existing residents to relocate.
- Existing housing stock, including many older homes, can offer more attainable housing options than new construction. Preservation and rehabilitation can help retain those options while reducing displacement.
- Reducing minimum lot sizes to 2,500 square feet may disrupt established neighborhood patterns and increase underlying land values, potentially increasing housing costs in surrounding areas rather than reducing them.
- Increasing allowable residential density alone does not guarantee housing affordability. Housing prices are influenced by land values, construction costs, labor availability, and financing conditions.

By-right development of multi-family housing and the preemption of local planning and zoning processes may place historic homes and older residential neighborhoods at greater risk of redevelopment.



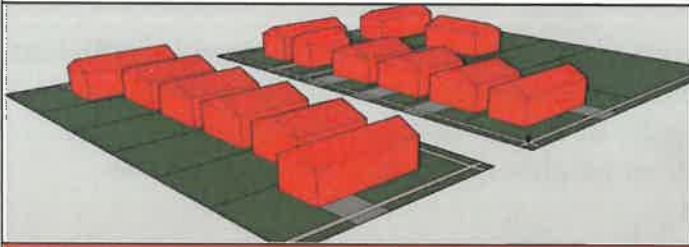
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Case Study: Single-Family to Multi-Family Conversion

The BUILD Act's statewide zoning standards would allow by-right development of multi-family housing on virtually all residential lots, enabling the conversion of single-family homes to multi-family units and significantly increasing density without providing municipalities with the resources to accommodate that growth.

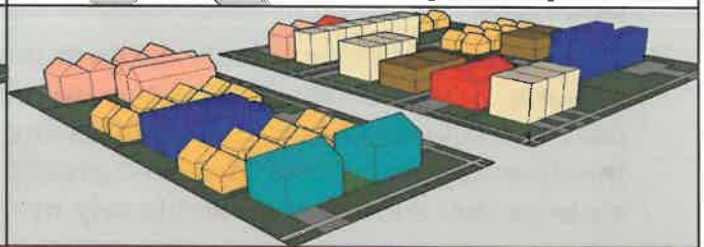
CURRENT ZONING — 14 Units

3.76 units per acre | 11,571 square feet per unit



UNDER THE BUILD ACT — 77 Units

20.70 units per acre | 2,104 square feet per unit



The legislation could result in a 450% increase in density on the same block, without mechanisms to address resulting infrastructure & service demands.

Under the BUILD Act's tiered framework, lots over 7,500 square feet could accommodate up to eight units by right. Applied across a neighborhood, this would significantly increase overall density. Municipal infrastructure and services are planned based on current zoning and development patterns. The BUILD Act mandates this increase without providing adequate resources to expand infrastructure and services, shifting those costs to current residents and local taxpayers.

Housing legislation should incentivize the development of vacant or underutilized lots, rather than the conversion of existing properties. The authority to shape local neighborhoods should remain with municipal planning bodies composed of local community members who understand the needs of both current and future residents.

WE SUPPORT EXPANDING HOUSING OPTIONS. LEGISLATION MUST INCLUDE:

1. **Dedicated infrastructure funding** for water, sewer, stormwater, and road improvements required to support higher-density development.
2. **Local planning authority** so municipalities can align growth with infrastructure and service capacity.
3. **Impact fees proportional to added demand**, rather than standardized caps that limit municipal cost recovery.
4. **Full funding of the Local Government Distributive Fund (LGDF)** to ensure municipalities have baseline resources to serve growing populations.



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Demands on Infrastructure from Added Density:

- Water main and pressure system upgrades
- Stormwater detention and drainage improvements
- Sanitary sewer conveyance and capacity improvements
- Roadway, traffic, and intersection improvements

Neighborhood Consequences of Unfunded Growth:

- Reduced water pressure
- Flooding and drainage problems
- Parking spillover on neighborhood streets
- Costs shifted to current residents and taxpayers
- Sewer backups and overflows
- Traffic congestion and cut through traffic
- Road wear and pavement deterioration
- Emergency access delays



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Case Study: Redevelopment of Historic Homes

Proposed legislation that preempts local planning and zoning processes places historic neighborhoods at greater risk of redevelopment and threatens irreplaceable community assets.

THE RISK: WHAT IS AT STAKE IN HISTORIC NEIGHBORHOODS

- Investing in the rehabilitation and repair of historic buildings for affordable housing can help prevent the neighborhood displacement that often accompanies new construction.
- Older neighborhoods are often enclaves for distinct working-class communities that share a particular ethnic, racial, or religious background, making them important centers of cultural heritage.
- Architecturally significant and historic areas provide unique opportunities for economic development centered around walkable neighborhoods.
- Preserving existing housing stock has a lower environmental impact than new construction by maximizing the use of existing infrastructure and reducing waste.
- Historic buildings contain embodied energy, the total energy required for the extraction, manufacturing, processing, and delivery of materials to the building site. The demolition and replacement of an existing historic home can take as long as 65 years to recover the embodied energy lost.

SPECIFIC BUILD ACT PROVISIONS THAT THREATEN HISTORIC RESOURCES

- By-right development of multi-family housing on residential lots would allow the complete conversion of existing single-family homes, including architecturally and historically significant properties, without meaningful local review.
- Reduced minimum lot sizes and increased density allowances may accelerate the demolition of older homes in established neighborhoods, undermining the character and cohesion of historic areas.
- Preemption of local zoning processes removes the ability of municipalities to protect historic areas through locally informed planning and review standards.

A BETTER PATH FORWARD

Housing legislation should prioritize the preservation of existing housing stock alongside responsible new development policies:

- Additional funding and technical assistance to preserve existing housing stock and improve energy efficiency.
- Incentives for the rehabilitation of historic properties for affordable and workforce housing, rather than policies that encourage demolition and replacement.
- Meaningful local authority to designate and protect historic areas through community-based planning processes.

Housing legislation should incentivize the development of vacant or underutilized lots, rather than the conversion of existing properties. The authority to shape local neighborhoods should remain with municipal planning bodies composed of local community members who understand the needs of both current and future residents.



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Alternative Approaches to Support Housing Development

Barriers to increasing housing development and affordability in Illinois can be addressed through coordinated state, county, and local initiatives without preempting municipal zoning authority, resident input in community planning decisions, or established local review, permitting, and inspection processes.

FINANCING AND INCENTIVES

- Infrastructure funding programs that help offset the cost of water, sewer, stormwater, and transportation improvements needed to support residential growth.
- Expanded financial incentives that help close development financing gaps for housing projects.
- Targeted incentives that support redevelopment of vacant or underutilized commercial and office properties into residential housing.
- Property tax incentive programs that support the construction of attainable workforce housing.

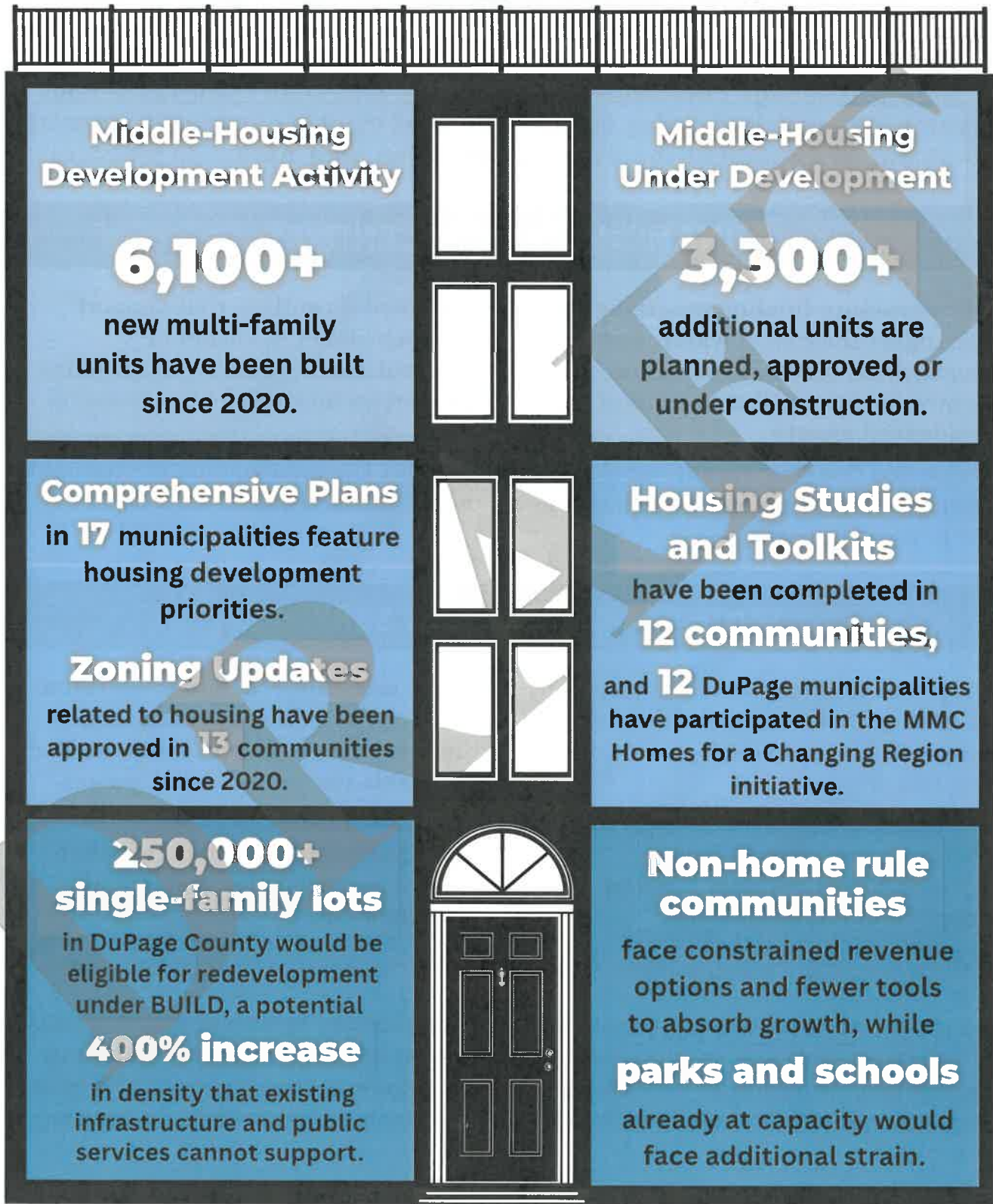
STATE PROGRAMS AND SUPPORTS

- Programs that support redevelopment of underutilized commercial or office properties into residential or mixed-use housing.
- Expanded technical assistance and planning resources to help municipalities evaluate housing supply and redevelopment opportunities.
- State assistance for site preparation, environmental remediation, and infrastructure improvements needed to enable residential development.
- Continued investment in transportation infrastructure that supports responsible residential development.

The proposed legislation does not address several key drivers of housing costs, including land values, construction materials, labor availability, financing conditions, and market incentives that may prioritize development of higher-priced units rather than “missing middle” or low-income/workforce housing.



Municipal Housing Development in DuPage County



The infographic is framed by a black border with a white fence-like top edge. In the center, there is a vertical illustration of a window with four panes and a door with a transom window above it. The text is arranged in six blue rectangular boxes around this central illustration.

<p>Middle-Housing Development Activity</p> <p>6,100+</p> <p>new multi-family units have been built since 2020.</p>		<p>Middle-Housing Under Development</p> <p>3,300+</p> <p>additional units are planned, approved, or under construction.</p>
<p>Comprehensive Plans in 17 municipalities feature housing development priorities.</p> <p>Zoning Updates related to housing have been approved in 13 communities since 2020.</p>		<p>Housing Studies and Toolkits have been completed in 12 communities, and 12 DuPage municipalities have participated in the MMC Homes for a Changing Region initiative.</p>
<p>250,000+ single-family lots in DuPage County would be eligible for redevelopment under BUILD, a potential 400% increase in density that existing infrastructure and public services cannot support.</p>		<p>Non-home rule communities face constrained revenue options and fewer tools to absorb growth, while parks and schools already at capacity would face additional strain.</p>



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Village of Downers Grove Housing Initiatives & Development Activity in DuPage Since 2020

Zoning Updates

Created a zoning district allowing ADUs as a special use

Considering amendments to allow ADUs in residential districts



Multi-Family and Townhouse Development Activity

410

Apartments

28

Townhomes

169

Senior Apartments



Comprehensive Plan

Supports missing middle housing, such as duplexes and small-scale multi-family

Encourages housing near transportation and employment centers

Promotes compact, higher-density housing aligned with land use plans

Maintains housing diversity across income levels

Considers incentives such as density bonuses for attainable housing

Encourages housing in mixed-use areas



Housing Study

Working with the Metropolitan Mayors Caucus on an Attainable Housing Study



Attainable Housing Redevelopment

Exploring attainable housing through redevelopment of a Village owned parking lot



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City of Naperville Housing Initiatives & Development Activity in DuPage Since 2020

Affordable Housing Initiatives

Leveraging City-owned land for affordable housing development serving seniors and adults with intellectual and developmental disabilities
Actively exploring next steps to expand affordable housing opportunities



Housing Needs Assessment

Completed a specific Housing Needs Assessment and implementation toolkit with SB Friedman to identify unmet housing needs and potential strategies



Comprehensive Plan

Guiding principle supports diverse, responsive, and accessible housing options
Encourages housing diversity across price points, housing types, and locations

Identifies the need for housing options for young families, aging residents, and residents with disabilities



Multi-Family Development Activity

1,100+
Multi-Family Units



Housing Under Development

500+
Additional Multi-Family Units in Various Stages of Development

300+
Multi-Family Units Under Construction

