



Village of Round Lake

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Preserve Municipal Housing Authority

April 7, 2026

On February 18, Governor JB Pritzker, in his State Budget Address, outlined a significant housing initiative proposing broad preemption of local authority over land use and zoning decisions. Governor Pritzker introduced the Building Up Illinois Developments (“BUILD”) proposal.

BUILD proposes a statewide zoning framework that includes minimum lot sizes, mandates increased residential density, permits accessory dwelling units, preempts local parking standards, and establishes a statewide formula for impact fees, among other provisions. These proposals apply a one-size-fits-all approach that does not reflect the diverse infrastructure capacity, development patterns, and community needs that exist across Illinois municipalities.

The Village of Round Lake’s Comprehensive Plan establishes a locally developed vision for balanced growth, reinvestment, housing diversity, and economic development that reflects the community’s character and infrastructure realities. The Plan prioritizes strategic redevelopment and investment aligned with the Village’s long-term financial capacity and ability to provide essential services.

A primary limitation to growth within Round Lake is the capacity of existing infrastructure systems. The availability of potable water and regulatory restrictions related to sanitary sewer treatment place real and measurable limits on the pace and scale of development that can responsibly occur. Local planning ensures growth occurs in coordination with infrastructure capacity and environmental requirements. State-imposed density mandates that do not account for these constraints risk placing additional strain on systems operating within fixed treatment and permitting limits.

While housing affordability and housing availability are both important concerns, zoning preemption alone does not address the root causes of rising housing costs. Construction expenses continue to increase due to material costs, labor shortages, and statewide regulatory requirements. State energy code standards, while well intended, significantly increase construction costs, making it more difficult to deliver attainable housing. Increasing density without addressing these cost drivers is unlikely to meaningfully improve affordability.

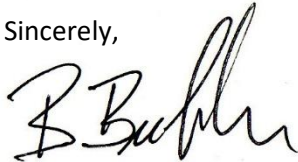
Higher density development and reduced building setbacks may also create unintended consequences related to building and fire safety requirements. These impacts directly affect local fire protection operations and are best evaluated at the local level, where emergency response capabilities and community conditions are fully understood.

Statewide mandates that override locally adopted comprehensive plans risk undermining carefully developed policies and infrastructure investments. Local officials are best positioned to evaluate development proposals in the context of infrastructure capacity, fiscal sustainability, and community priorities.

The Village of Round Lake supports expanding housing opportunities through locally driven planning efforts but believes solutions must remain flexible and responsive to local conditions rather than imposed through uniform statewide standards.

For these reasons, the Village of Round Lake opposes the BUILD proposal and respectfully urges you to vote NO on any legislation that preempts local land use and zoning authority.

Sincerely,

A handwritten signature in black ink, appearing to read "B Brubaker". The signature is fluid and cursive, with the first letter of the first name being a large, stylized capital "B".

Brian Brubaker
Village President

cc: Round Lake Board of Trustees