



April 21, 2026

The Honorable Governor J.B. Pritzker
207 State House
Springfield, IL 62706

Dear Governor Pritzker,

We appreciate your continued focus on addressing Illinois' housing shortage and your leadership in elevating the importance of expanding housing opportunities for working families across our state.

As mayors who participated or whose cities were the focus of the Ad Hoc Missing Middle Housing Solutions Advisory Committee, we were proud to contribute to a collaborative process that brought together local governments, developers, employers, and housing experts across the State to identify practical strategies and solutions to expand housing construction for households earning between 80% and 140% of area median income.

However, we write to express our concerns that the recently proposed BUILD agenda does not reflect the core principles or recommendations developed through that committee's important work.

The Ad Hoc Committee's report emphasized a partnership-driven approach—one that leverages state resources, incentives, and technical assistance while preserving the essential role of local governments especially in land use planning. The Committee's work recognized that housing markets vary significantly across Illinois. Rockford faces different challenges than Decatur, and Chicago faces unique challenges compared to Peoria. Successful solutions must be adaptable to local conditions, infrastructure capacity, and community needs not mandated uniformly.

By contrast, the BUILD agenda appears to rely heavily on uniform, statewide mandates related to zoning, density, permitting, and development standards. While well-meaning, some of these

proposals risk undermining our ability as municipalities, thus our residents, to plan responsibly and grow strategically. Local governments are best positioned to balance housing needs and expansion with considerations such as infrastructure capacity, public safety, transportation, and community character.

We are particularly concerned that the proposed preemption of local zoning authority, standardization of development requirements, and streamlining of local review processes shift the state's role from a partner to a regulator. This represents a significant departure from the collaborative framework envisioned by the Ad Hoc Committee.

Importantly, we believe we share the same goal: increasing housing supply and affordability across Illinois. However, durable and effective solutions will require alignment with local expertise and governance, not the erosion of it.

We respectfully urge your administration to revisit the BUILD agenda and more closely align it with the findings of the Ad Hoc Missing Middle Housing Solutions Advisory Committee. Specifically, we encourage a renewed focus on incentive-based strategies, local-state collaboration, and flexibility that allows communities to implement solutions tailored to their unique conditions.

We would welcome the opportunity to continue working with your office to advance housing policies that are both effective and respectful of local authority and our diverse municipal opportunities and challenges. We would be happy to meet with you and/or your team to further this discussion.

Thank you for your leadership and for your consideration of these concerns.

Sincerely,



Thomas P. McNamara, Rockford Mayor



Dan Brady, Bloomington Mayor



Rita Ali, Peoria Mayor



Julie Moore Wolfe, Decatur Mayor