



April 21, 2026

RE: The Village of Bolingbrook STRONGLY OPPOSES the BUILD Housing Legislation

The Village of Bolingbrook, representing approximately 78,000 residents, strongly opposes the proposed BUILD housing legislation, including HB 5626 and related proposals (SB 4060, SB 4061, SB 4062, SB 4063, SB 4064, SB 4071) currently under consideration, due to the significant and far-reaching impacts these measures would have on local planning authority, infrastructure systems, and taxpayers.

Bolingbrook supports efforts to expand housing supply and improve affordability. The Village has a long-standing record of facilitating residential development through locally guided planning. Today, Bolingbrook includes more than 25,000 residential units, with nearly 30% consisting of townhomes, apartments, and senior housing. This diverse housing inventory reflects decades of comprehensive planning, infrastructure investment, and collaboration with the development community.

The concern is not housing—it is how these proposals fundamentally alter the decision-making framework.

The proposed legislation would mandate increased residential density, standardize development regulations regardless of local conditions, and limit the ability of municipalities to evaluate development based on infrastructure capacity, fiscal impact, and neighborhood compatibility.

At the same time, municipalities would remain responsible for critical infrastructure and service demands, including transportation networks, utilities, public safety, schools, and long-term capital investments.

This creates a fundamental imbalance: **the State directs development, while local governments and their residents bear the cost.**

Beyond infrastructure and fiscal impacts, these proposals also affect the role residents play in shaping their communities. Local zoning processes—particularly Planned Unit Developments, variances, and public hearings—are designed to provide transparency, notification, and an opportunity for residents to be heard. These are not barriers; they are essential tools that ensure development is compatible with existing neighborhoods and aligned with community expectations.

By shifting decision-making away from the local level and reducing or bypassing these processes, residents may lose a meaningful voice in decisions that directly impact their neighborhoods. Individuals who purchased homes with the expectation that established zoning regulations would guide future development could see those expectations fundamentally altered—without the same level of notice, transparency, or opportunity to be heard.

In built-out communities like Bolingbrook, infrastructure systems are designed around planned densities. Increasing density without alignment to those systems can trigger significant capital investments—often costing tens of millions of dollars. These costs are not absorbed at the state level and ultimately fall on existing taxpayers.

It is also important to recognize that housing supply challenges are driven by multiple factors, including construction costs, interest rates, labor availability, and financing conditions.

The Village of Bolingbrook's experience demonstrates that communities can successfully deliver diverse housing options through locally guided planning that aligns growth with infrastructure capacity and fiscal responsibility.

Removing local control does not remove the cost of development—it shifts that cost directly onto residents.

We urge the State to pursue solutions that support housing while preserving the ability of communities to plan responsibly, protect their infrastructure investments, and safeguard taxpayers.

Sincerely,



Mary Alexander-Basta | Mayor

Mary S. Alexander-Basta
Mayor

Martha M. Barton
Village Clerk

Michael T. Lawler
Deputy Mayor
&
Village Trustee

Village Trustees
Michael J. Carpanzano
Troy J. Doris
Jean M. Kelly
Bhavini K. Patel
Jose Quintero

Village Attorney
Odelson
Murphy-Frazier
McGrath, LTD.



375 W. Briarcliff Road
Bolingbrook, Illinois
60440-3829

www.bolingbrook.gov

(630) 226-8400
FAX: (630) 226-8409