



MANAGER'S MEMORANDUM

Prepared for: **Naperville City Council**

By: City Manager's office

6/4/2026

A. MANAGER'S MEMORANDUM

Source:

1. Marcie Schatz,
Assistant to the
City Manager

Subject:

Legislative Positions -
Week of June 1, 2026

Action:

FYI

**CITY OF NAPERVILLE
MEMORANDUM**

DATE: June 4, 2026
TO: Doug Krieger, City Manager
FROM: Marcie Schatz, Assistant to the City Manager
SUBJECT: Legislative positions – May 28-31, 2026

Purpose:

At the December 2, 2025, meeting, the City Council approved the 2026 legislative priorities. City staff uses the approved legislative priorities (LP), principles, and review process which includes reporting on legislative actions in the Managers Memorandum.

Discussion:

City staff filed witness slips on the following bills:

Bill No.	Title	Position	Basis
SB635 SA2	Faith Based Housing	Opponent	Usurp Municipal Authority

SB635 AMENDMENT 2 – FAITH BASED HOUSING

Changes include:

- Allows by-right development of mixed-use, multi-family, and supportive housing or group home developments of not more than 6 stories on land owned by a faith-based organization.
- Reduces affordability requirements from 40% affordable units to 20%.
- Allows local governments to require up to one parking space per residential unit (or the fewest required for comparable developments, whichever is less) and one space per 300 square feet for nonresidential uses.
- Clarifies that developments are not exempt from review under historic preservation ordinances.
- Requires faith-based organizations to be established for at least 10 years prior to applying for a permit.
- Provides a 12-month transition period for local governments to review permits under existing standards and adopt conforming zoning amendments.
- Provides that developments under this Act do not qualify for property tax exemptions unless the property is used exclusively for charitable or beneficent purposes.

Additional Communication with legislators:

SB643 Amendment 2 – INSPECTION TIMELINES

Changes include:

- Extends the plan review period for specified “single-trade” residential permits from 3 days to 10 days.
- Extends the inspection deadline from 5 days to 10 days.
- Clarifies that third-party inspectors must be licensed architects or engineers "under the laws of this State."
- Local governments may require third-party reviewers and inspectors to register prior to accepting plan reviews and inspections, so long as the requirement does not “prohibit, materially preclude, or delay” the use of third-party services.
- Local governments may require third-party professionals to maintain "commercially reasonable" professional liability and errors and omissions insurance coverage, so long as the requirement does not “prohibit, materially preclude, or delay” the use of third-party services.
- Applicants must notify the local government in writing of an intent to utilize third-party inspection services if a deadline is missed.
- Local governments must post fee schedules online or provide a copy within one business day of a request.

On Friday, the City shared comments directly with Senator Ellman regarding the single-trade permit timeframes. The City also worked with the Illinois Municipal Utilities Association (IMUA) to share proposed language regarding municipal electrical utilities and solar, EV charging, battery and other single trade permits that require electrical permits and interconnection. The City and IMUA also provided recommended liability language to the Senator, protecting municipalities from errors and omissions of third-party reviewers and inspectors.

Recommendation:

Please include in the June 4, 2026, Manager’s Memorandum.