

Through the **BUILD Plan**, the State of Illinois will promote **housing opportunity**, and **local governments** continue to shape housing delivery.

## THE BUILD PLAN: DOES NOT REMOVE “LOCAL CONTROL.”

It sets a clear framework to ensure housing opportunities are available, while **preserving local authority over how development looks, functions, and fits within the community.**

## THE BUILD PLAN: MAINTAINS MUNICIPAL ZONING AUTHORITY.

Municipalities shape how their communities grow through **zoning, design, and development standards**, while supporting a wider range of housing options that expand **access and affordability**. Local governments remain in control of **implementation, with more predictable processes.**

## MUNICIPALITIES CONTINUE TO CONTROL ZONING AND BUILDING STANDARDS.

- Building codes
- Design standards
- Structure height
- Setbacks and yards
- Lot coverage
- Safety standards
- Accessibility beyond minimums
- Historic preservation and landmarks
- Construction methods

## MUNICIPALITIES CONTINUE TO:

- Issue building permits
- Enforce code violations
- Oversee property standards
- Enforce zoning compliance
- Charge permit fees
- Charge impact fees

## MUNICIPALITIES CONTINUE TO CONTROL:

- Parking
- Inspections
- Water/sewer approvals
- Road access
- Local infrastructure capacity decisions

While the market dictates what is viable to build, The **BUILD PLAN** expands housing opportunities across communities, while maintaining local control over how that housing fits.