

DATE: March 4, 2026

TO: IML Board of Directors

FROM: Brad Cole, Chief Executive Officer

RE: Preserve Municipal Housing Authority

On February 18, Governor JB Pritzker, in his State of the State Address and State Budget Address, outlined a significant housing initiative that is a broad preemption of local authority for land use and zoning. Governor Pritzker presented the “Building Up Illinois Developments” (BUILD) plan as an affordability solution to housing issues allegedly caused by local zoning and land use policy. Immediately following the speech, the Illinois Municipal League (IML) released a statement ([available via this link](#)) advocating for the preservation of municipal authority to implement housing programs and reiterating that the issue of cost and availability of housing in Illinois is not caused by comprehensive planning and local zoning. Yesterday, IML sent a letter ([available via this link](#)) requesting to be included in all future conversations, legislative working group meetings and/or other discussions that pertain to the BUILD plan and as relates to municipal authority.

BUILD proposes statewide zoning standards, including minimum lot sizes, mandates increased residential density allowances, legalizes accessory dwelling units, limits minimum parking requirements, authorizes third-party plan reviewers and building inspectors and creates a statewide formula related to impact fees. The BUILD plan broadly preempts local authority on issues that are entirely local.

IML has a dedicated webpage for housing, land use and zoning resources, iml.org/housing ([available via this link](#)), to inform state and local officials and to advocate against the preemptions and mandates in this legislation. The webpage features community statements, IML fact sheets, bill positions and tracking, correspondence, position papers, publications and other resources, and will be updated with additional information as IML advocates against broad housing preemption proposals.

To the extent there are concerns, rightfully, with the cost or availability of housing, the issue is not caused by comprehensive planning or local zoning. More direct causes are state mandates affecting residential construction costs, state policies that pressure local property tax rates upward and developer costs. Illinois communities vary widely in geography, population density, infrastructure capacity and housing demand. Uniform statewide standards cannot adequately reflect those differences or the planning efforts underway or completed in many municipalities. Zoning and land use decisions are best made locally by the leaders elected in each community.

IML is asking local officials to contact their State Representative and State Senator to voice opposition to housing, land use and zoning proposals that will negatively impact all municipalities.

Please share with your legislators the impact of these mandates and preemptions on your community and ask them to commit to support existing municipal authority. All legislators must hear from their local officials on these critical issues. Once you have spoken with your legislator, please submit feedback to us through this online submission form ([available via this link](#)), so IML can track each legislator’s committed position.

IML has also developed a model resolution ([available via this link](#)) that may be adopted by your city, village or town in general support of the existing municipal housing authority for land use and zoning. This resolution reiterates that community-led policies for land use and zoning should be preserved. If your municipality adopts IML's model resolution or any similar resolution, please send a copy to us by email at IMLLegislation@iml.org.

BUILD preemptions have been filed in seven different pieces of legislation for consideration by the General Assembly. The IML bill summary page for each bill is linked below, as is each respective bill position paper:

- [HB 5626: Housing Omnibus \(available via this link\)](#);
 - IML's position paper is [available via this link](#).
- [SB 4060: Middle Housing \(available via this link\)](#);
 - IML's position paper is [available via this link](#).
- [SB 4061: Building Code – Single Stair \(available via this link\)](#);
 - IML's position paper is [available via this link](#).
- [SB 4062: Impact Mitigation Fees \(available via this link\)](#);
 - IML's position paper is [available via this link](#).
- [SB 4063: Building Plans/Inspect \(available via this link\)](#);
 - IML's position paper is [available via this link](#).
- [SB 4064: Residential Parking \(available via this link\)](#); and,
 - IML's position paper is [available via this link](#).
- [SB 4071: Accessory Dwelling Units \(available via this link\)](#).
 - IML's position paper is [available via this link](#).

IML is opposed to each of these bills, as each contains unfunded mandates or preemptions of municipal authority or both. IML staff will continue to monitor and engage on any prospective legislative developments and advocate on behalf of protecting and preserving municipal authority.

As always, please feel welcome to contact me with any comments or questions. I may be reached by phone at (217) 525-1220 or by email at bcole@iml.org. Thanks.

BRAD COLE | Chief Executive Officer
ILLINOIS MUNICIPAL LEAGUE

500 East Capitol Avenue | PO Box 5180 | Springfield, Illinois 62705
phone: 217.525.1220 | cell: 618.201.7320 | fax: 217.525.7438
email: bcole@iml.org | personal: brad.cole@hotmail.com | www.iml.org