



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB4835

by Rep. Eva-Dina Delgado

SYNOPSIS AS INTRODUCED:

55 ILCS 5/5-12025 new
60 ILCS 1/110-85 new
65 ILCS 5/11-13-30 new

Amends the Counties Code, the Township Code, and the Illinois Municipal Code. Provides that, no later than January 1, 2027, each county, township, and municipality shall, by ordinance, allow for adaptive reuse of existing commercial buildings. Provides that adaptive reuse of existing commercial buildings shall be allowed in the county, township, or municipality under the provisions until the county, municipality, or township adopts or amends an ordinance to comply with the provisions. Provides that the adaptive reuse policy adopted under the provisions shall (1) allow the construction of micro units, provided however that no county, township, or municipality shall require a micro unit to be larger than minimum standards for micro units established in the International Building Code; (2) allow for the adaptive reuse of a building to meet the interior environment requirements of the International Building Code; and (3) provide for an exemption to any requirements regarding park dedication or additional off-street parking. Defines "adaptive reuse". Effective immediately.

LRB104 18599 RTM 32042 b

1 AN ACT concerning local government.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Counties Code is amended by adding Section
5 5-12025 as follows:

6 (55 ILCS 5/5-12025 new)

7 Sec. 5-12025. Adaptive reuse.

8 (a) As used in this Section, "adaptive reuse" means the
9 repurposing of existing buildings or structures in whole or in
10 part for residential purposes. "Adaptive reuse" includes
11 retrofitting and repurposing of existing buildings or
12 structures that create new residential units. "Adaptive reuse"
13 does not include the rehabilitation of any construction
14 affecting existing residential units that are or have been
15 recently occupied.

16 (b) No later than January 1, 2027, each county shall, by
17 ordinance, allow for adaptive reuse of existing commercial
18 buildings. Adaptive reuse of existing commercial buildings
19 shall be allowed in the county under this Section until the
20 county adopts or amends an ordinance to comply with this
21 Section.

22 (c) Notwithstanding any other law, a county's adaptive
23 reuse policy shall:

1 (1) allow the construction of micro units, except that
2 no county shall require a micro unit to be larger than
3 minimum standards for micro units established in the
4 International Building Code;

5 (2) allow for the adaptive reuse of a building to meet
6 the interior environment requirements of the International
7 Building Code; and

8 (3) provide for an exemption to any requirements
9 regarding park dedication or additional off-street
10 parking, except that:

11 (A) the existing off-street parking must satisfy
12 at least 50% of the county's parking requirements;

13 (B) a building's floor area, height, and setbacks
14 must not change as a result of the adaptive reuse; and

15 (C) the requirements of this paragraph (3) shall
16 not preclude a county from exempting a project under
17 this Section from all off-street parking requirements.

18 Section 10. The Township Code is amended by adding Section
19 110-85 as follows:

20 (60 ILCS 1/110-85 new)

21 Sec. 110-85. Adaptive reuse.

22 (a) As used in this Section, "adaptive reuse" means the
23 repurposing of existing buildings or structures in whole or in
24 part for residential purposes. "Adaptive reuse" includes

1 retrofitting and repurposing of existing buildings or
2 structures that create new residential units. "Adaptive reuse"
3 does not include the rehabilitation of any construction
4 affecting existing residential units that are or have been
5 recently occupied.

6 (b) No later than January 1, 2027, each township shall, by
7 ordinance, allow for adaptive reuse of existing commercial
8 buildings. Adaptive reuse of existing commercial buildings
9 shall be allowed in the township under this Section until the
10 township adopts or amends an ordinance to comply with this
11 Section.

12 (c) Notwithstanding any other law, a township's adaptive
13 reuse policy shall:

14 (1) allow the construction of micro units, except that
15 no township shall require a micro unit to be larger than
16 minimum standards for micro units established in the
17 International Building Code;

18 (2) allow for the adaptive reuse of a building to meet
19 the interior environment requirements of the International
20 Building Code; and

21 (3) provide for an exemption to any requirements
22 regarding park dedication or additional off-street
23 parking, except that:

24 (A) the existing off-street parking must satisfy
25 at least 50% of the township's parking requirements;

26 (B) a building's floor area, height, and setbacks

1 must not change as a result of the adaptive reuse; and
2 (C) the requirements of this paragraph (3) shall
3 not preclude a county from exempting a project under
4 this Section from all off-street parking requirements.

5 Section 15. The Illinois Municipal Code is amended by
6 adding Section 11-13-30 as follows:

7 (65 ILCS 5/11-13-30 new)

8 Sec. 11-13-30. Adaptive reuse.

9 (a) As used in this Section, "adaptive reuse" means the
10 repurposing of existing buildings or structures in whole or in
11 part for residential purposes. "Adaptive reuse" includes
12 retrofitting and repurposing of existing buildings or
13 structures that create new residential units. "Adaptive reuse"
14 does not include the rehabilitation of any construction
15 affecting existing residential units that are or have been
16 recently occupied.

17 (b) No later than January 1, 2027, each municipality
18 shall, by ordinance, allow for adaptive reuse of existing
19 commercial buildings. Adaptive reuse of existing commercial
20 buildings shall be allowed in the municipality under this
21 Section until the municipality adopts or amends an ordinance
22 to comply with this Section.

23 (c) Notwithstanding any other law, a municipality's
24 adaptive reuse policy shall:

1 (1) allow the construction of micro units, except that
2 no municipality shall require a micro unit to be larger
3 than minimum standards for micro units established in the
4 International Building Code;

5 (2) allow for the adaptive reuse of a building to meet
6 the interior environment requirements of the International
7 Building Code; and

8 (3) provide for an exemption to any requirements
9 regarding park dedication or additional off-street
10 parking, except that:

11 (A) the existing off-street parking must satisfy
12 at least 50% of the municipality's parking
13 requirements;

14 (B) a building's floor area, height, and setbacks
15 must not change as a result of the adaptive reuse; and

16 (C) the requirements of this paragraph (3) shall
17 not preclude a county from exempting a project under
18 this Section from all off-street parking requirements.

19 Section 99. Effective date. This Act takes effect upon
20 becoming law.