



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB5223

Introduced 2/10/2026, by Rep. Eva-Dina Delgado

SYNOPSIS AS INTRODUCED:

65 ILCS 5/11-13-30 new

Amends the Illinois Municipal Code. Provides that, if a municipality adopts zoning regulations, then the zoning regulations adopted by the municipality must include a minimum of 5 of 14 specified housing strategies, applicable to the majority of the area where residential development is permitted in the municipality. Provides that, if a municipality has adopted one of the specified housing strategies before the effective date of the amendatory Act, then the housing strategy is considered adopted. Provides that, if a municipality adopts a housing strategy that satisfies 2 or more of the specified housing strategies, then only one strategy may be considered to have been adopted for purposes of compliance with the requirements added by the Amendatory Act.

LRB104 18560 RTM 32003 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 Illinois Municipal Code is amended by
5 adding Section 11-13-30 as follows:

6 (65 ILCS 5/11-13-30 new)

7 Sec. 11-13-30. Zoning regulations to encourage the
8 development of housing.

9 (a) If a municipality adopts zoning regulations, then the
10 zoning regulations adopted by the municipality must include in
11 its zoning regulations a minimum of 5 of the following housing
12 strategies and must require those strategies to apply to a
13 majority of the areas where residential development is
14 permitted in the municipality:

15 (1) The municipality must allow a duplex or other
16 higher density housing, as a permitted use, in locations
17 where a single-unit dwelling is allowed.

18 (2) The municipality must allow higher density housing
19 near transit stations, places of employment, higher
20 education facilities, and other appropriate population
21 centers, as determined by the municipality.

22 (3) The municipality must eliminate or reduce
23 off-street parking requirements to require no more than

1 one parking space per dwelling unit.

2 (4) The municipality must eliminate impact fees for
3 accessory dwelling units or developments that include
4 multiunit dwellings or reduce the fees for accessory
5 dwelling units by at least 25%.

6 (5) The municipality must allow, as a permitted use,
7 at least one internal or detached accessory dwelling unit
8 on a lot with a single-unit dwelling occupied as a primary
9 residence.

10 (6) The municipality must allow for single-room
11 occupancy developments.

12 (7) The municipality must allow, as a permitted use, a
13 triplex or fourplex where a single-unit dwelling is
14 permitted.

15 (8) The municipality must eliminate minimum lot sizes
16 or reduce the existing minimum lot size required by at
17 least 25%.

18 (9) The municipality must eliminate aesthetic,
19 material, shape, bulk, size, floor area, and other massing
20 requirements for multiunit dwellings or mixed-use
21 developments or must remove at least half of those
22 requirements.

23 (10) The municipality must provide for zoning that
24 specifically allows or encourages the development of tiny
25 houses, as defined in Appendix Q of the International
26 Residential Code as it was printed on January 1, 2023.

1 (11) The municipality must eliminate setback
2 requirements or reduce existing setback requirements by at
3 least 25%.

4 (12) The municipality must increase building height
5 limits for dwelling units by at least 25%.

6 (13) The municipality must allow multiunit dwellings
7 or mixed-use development as a permitted use on all lots
8 where office, retail, or commercial uses are primary
9 permitted uses.

10 (14) The municipality must allow multiunit dwellings
11 as a permitted use on all lots where triplexes or
12 fourplexes are permitted uses.

13 (b) If a municipality has adopted one of strategies under
14 subsection (a) before the effective date of this amendatory
15 Act of the 104th General Assembly, then the housing strategy
16 is considered adopted under subsection (a).

17 (c) If a municipality adopts a housing strategy that
18 satisfies 2 or more of the housing strategies under subsection
19 (a), then only one strategy may be considered to have been
20 adopted under subsection (a) for purposes of compliance with
21 this Section.