



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

SB4064

Introduced 2/19/2026, by Sen. Javier L. Cervantes

SYNOPSIS AS INTRODUCED:

65 ILCS 5/11-13-30 new

Amends the Illinois Municipal Code. Provides that, beginning January 1, 2027, the corporate authorities of a municipality shall not require more than 0.5 automobile parking spaces per multifamily dwelling unit or more than one automobile parking space per single-family home. Provides that, beginning January 1, 2027, the corporate authorities of a municipality shall not establish minimum automobile parking requirements for (A) residential dwellings of less than 1,500 square feet; (B) affordable housing projects under the Illinois Affordable Housing Act; (C) assisted living establishments; (D) ground level nonresidential spaces in mixed-use buildings; or (E) buildings undergoing a change of use from nonresidential to residential. Provides that requirements for automobile parking spaces permanently marked for the exclusive use of individuals with disabilities are not subject to the provisions. Provides that, if the provisions conflict with a developer's contractual agreement or approved site plan with the corporate authorities of a municipality that was executed or approved on or before the effective date of the amendatory Act, then the contractual agreement or approved site plan is not subject to the provisions. Provides that nothing in the provisions prevents a municipality from enacting or enforcing an ordinance or resolution that establishes a maximum automobile parking requirement that is more stringent than or equal to the automobile parking requirements of the provisions. Provides that nothing in the provisions prohibits a developer from constructing additional automobile parking that is not available to the public. Limits home rule powers.

LRB104 20886 RTM 34556 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. Automobile parking requirements for
8 residential developments.

9 (a) Beginning January 1, 2027, the corporate authorities
10 of a municipality shall not:

11 (1) require more than 0.5 automobile parking spaces
12 per multifamily dwelling unit or more than one automobile
13 parking space per single-family home; or

14 (2) establish minimum automobile parking requirements
15 for:

16 (A) residential dwellings of less than 1,500
17 square feet;

18 (B) affordable housing projects under the Illinois
19 Affordable Housing Act;

20 (C) assisted living establishments, as defined by
21 the Assisted Living and Shared Housing Act;

22 (D) ground level nonresidential spaces in
23 mixed-use buildings; or

1 (E) buildings undergoing a change of use from
2 nonresidential to residential.

3 (b) This Section does not apply:

4 (1) to requirements for automobile parking spaces
5 permanently marked for the exclusive use of individuals
6 with disabilities in compliance with the American with
7 Disabilities Act; or

8 (2) if the requirements of this Section conflict with
9 a developer's contractual agreement or approved site plan
10 with the corporate authorities of a municipality that was
11 executed or approved on or before the effective date of
12 this amendatory Act of the 104th General Assembly.

13 (c) Nothing in this Section prevents a municipality from
14 enacting or enforcing an ordinance or resolution that
15 establishes a maximum automobile parking requirement that is
16 more stringent than or equal to the automobile parking
17 requirements of this Section.

18 (d) Nothing in this Section prohibits a developer from
19 constructing additional automobile parking that is not
20 available to the public.

21 (e) A home rule unit may not regulate automobile parking
22 in a manner inconsistent with this Section. This Section is a
23 limitation under subsection (i) of Section 6 of Article VII of
24 the Illinois Constitution on the concurrent exercise by home
25 rule units of powers and functions exercised by the State.