



**Jefferson Park Neighborhood Association** est.2001

## Newsletter for Summer 2025



Website



Facebook



X

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### **Meetings**

*You are all invited to JPNA meetings at 7pm Congregational Church of Jefferson Park, 5320 W. Giddings.*

*June 25, Alderman Gardiner (Updates from Alderman & feedback from residents).*

*July 30, Garbage Gals.*

*August 27, 16th Dist. Commander Thomas Hanrahan.*

*Free parking is available at the Hoyne drive-up Bank, Milwaukee & Giddings. Refreshments will be served.*

***The number of residential units on any block in Illinois could double or more, plus half of those could be affordable housing units, and our local elected officials cannot do anything about it if HB 3552 and HB 1813 became law.***

*by Colleen Murphy*

*An Accessory Dwelling Unit (ADU) is the restructuring of an existing space (such as attics, basements, coach houses, or garage) transforming into an additional residency along with the already existing legal residence.*

*Two bills have been introduced in Illinois, HB 3552 and HB 1813.*

*HB 3552 says a local government cannot prohibit the building or usage of ADUs, no parking needs to be provided for an ADU if an application gets no response in 60 days, the application is deemed as approved and if an ADU application for an ADU construction gets rejected then the local government is required to provide in writing to the applicant what is deficient or defective and what needs to get done so the application can be approved. HB 1813 says that a municipality cannot prohibit the building or usage of ADUs.*

*Zoning determines what type of building can be put on a piece of land. If a property is up zoned it means that more people or units can be put in the same space. An example of up zoning would be if a piece of land is zoned for single family homes and the zoning is changed to allow a 10 unit building. Down zoning is the exact opposite of up zoning. In the city of Chicago zoning changes have to get approved by the alderman.*

*The Chicago Zoning Ordinance states some of the purposes of zoning are: promoting the public health, safety and general welfare, preserving the overall quality of life for residents and visitors and **PROTECTING THE CHARACTER OF ESTABLISHED RESIDENTIAL NEIGHBORHOODS.***

*Zoning issues are and should remain local issues decided by local governments. If these two bills were to become law, then we could have outsiders not local to Jefferson Park dictating zoning and quality of life issues for Jefferson Park residents. This is completely unacceptable. If these two bills had become law then the local zoning laws would be bypassed when it comes to ADUs.*

*If these bills were to become law, they would have create more up zoning without zoning changes and without input from our local government elected officials. What problems can up zoning bring? There could be increased amounts of traffic and parking problems on main streets and side streets. More residents mean our schools will become even more overcrowded, and 911 response times could be affected. There could also be concerns about possible crime increases, lowered property values, higher property taxes, less sunlight and obstructed views. Another big issue is if existing infrastructure can possibly handle additional units and residents. This could lead to more flooding, not only on the sidewalks and streets, but also in our basements (maybe even increased homeowners insurance rates?). Developers could definitely build more ADUs and make money from them while the local residents could be affected by the problems up zoning could bring.*

***(Continued on Page 2)***



## 16TH DISTRICT

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## *Continued from Page 1*

The city of Chicago currently has an ADU pilot program going on now. It is detailed on the city website. There are certain zones with specific rules. The boundary of the northwest zone does not go any further north or further west of the Old Irving Park neighborhood. In Chicago, properties with 2 or more ADUs every other unit must be an AFFORDABLE HOUSING UNIT for the first 30 years after it is built. It is possible the city will make this pilot program permanent and in all Chicago neighborhoods will be included.

At the time of this writing it is the second half of May 2025. The legislative session ends at the end of May 2025. These two bills have not made it out of committee and the chances of them passing before the end of May is very low, but they can be taken up during the next legislative session. I find it very alarming that these two bills were introduced in the first place and it would not surprise me if they became law. We have to watch very carefully to see if they or anything like them become introduced again. If you become aware of bills like these being introduced please contact me and the JPNA immediately. Use this link to find out who your state representative and state senator are.

<https://www.elections.il.gov/electionoperations/districtlocator/districtofficialsearchbyaddress.aspx>

Tell them you don't want HB 1813 or HB 3552 or anything like it.

### ***Do not be a Victim— Protect Yourself***

- Walk, ride or jog with a partner.
- Avoid dark isolated places - don't walk or park there.
- Be alert, look around.
- Keep at least one hand free - don't carry bulky purses or packages.
- When you are alone, avoid wearing headphones or talking on your cell phone.
- Late at night, have someone meet you at the bus stop or train station. Have the taxi driver watch while you enter your home.
- On public transportation, try to use the busiest, best-lit stop possible both to get on and off the bus or train. When waiting for a train, stay close to other people in the most well-lit area of the station. When on the train or bus, sit near the driver or operator.
- After dark, tell family and friends when to expect you and how you will be traveling. When at a bar, never lose sight of your drink.
- Have your house and car keys out and ready to use.
- Follow your instincts - if you feel threatened go to the nearest open store or business.
- Call 911 immediately.

### **Summer Activities**

#### **Jeff Fest.**

Friday August 1 (5pm to 10pm) and Saturday August 2 (1pm to 10pm) at Jefferson Memorial Park, 4822 N. Long Ave, Chicago IL. Reach out to JPNA (773-282-3879) if you would like to volunteer at the front gate or at the beer tent on Saturday August 2 from 6pm to 10 pm).

#### **Roberts Square Movie in the Park.**

5230 W. Argyle St, Chicago IL.

- The Wild Robot: Friday, August 22.
- Toy Story: Friday September 12.

From Dusk until completion of Movie.

#### **Flea Market**

Capernicus Center

Date to Be Determined. It will be either in August or September.

#### **The Back Porch Music Series JPNA Co-Sponsors**

Jefferson Memorial Park

June 22, July 13, July 27 2pm to 3:30 pm

### **Thank you George Karzas- Gale Street Inn**

The Jefferson Park Neighborhood Association would like to thank George Karzas of the famous 'Gale Street Inn' for all these years he has brought thousands of epicurean visitors to our neighborhood. He has been an excellent host of the Jefferson Park Chamber of Commerce, providing snacks and coffee at the monthly meetings. George has generously offered gifts to various JPNA Holiday events.

Thank you, George.

We will miss you.

#### **JPNA Board Members:**

Colleen Murphy (President); William "Brian" Wardman (Vice-President/Newsletter Editor); Floyd Rueger (Secretary); Bruce Herr (Treasurer); Gwynne Carlson; Steve Neidenbach; Eva Skowronski; Peter Insley; Alan Insley; Eleanor Mass



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