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Jefferson Park Neighborhood Association est.2001
Newsletter for Summer 2026

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Meetings

You are all invited to JPNA meetings at 7pm Congregational Church of Jefferson Park, 5320 W. Giddings.
Upcoming Meetings:
July 29 2026
Free parking is available at the Hoyne drive-up Bank, Milwaukee & Giddings. Refreshments will be served.

QUESTION: WHAT COULD CREATE 2-8 TIMES THE AMOUNT OF RESIDENTIAL UNITS ON ANY BLOCK IN ILLINOIS AND NO MUNICIPAL ELECTED OFFICIAL COULD DO ANYTHING ABOUT IT?

ANSWER: HB 5626, THE BUILD ACT, CREATED BY Illinois Governor JB PRITZKER.
By Colleen Murphy
If this bill became law, it would mandate that municipalities allow 2-8 dwellings on residential lots, depending on the lot size.

In Chicago, the size of the average city lot of a single family home is 3125 square feet. Most lots in Jefferson Park are of city average size. Lots in the nearby Edgebrook neighborhood are an average of 4000-5000 square feet.

Information about HB5626 in this article is from the ilga.gov website, the official legislative website for the State of Illinois and it can be used to track bills, look up laws and check schedules for House and Senate meetings.

The bill states any lot located in a residential zoning district that permits single family dwellings is (1) to allow up to 4 dwellings on lots between 2500 -5000 square feet; (2) to allow up to 6 dwellings on lots between 5000-7500 square feet; (3) to allow up to 8 dwellings on lots larger than 7500 square feet;

It also states all municipalities that permit single family dwellings are to permit accessory dwelling units without additional requirements for lot size, setbacks, aesthetic requirements, frontage, space limitations or other controls beyond those required for single family dwelling units without accessory dwelling units.

The bill also states a municipality shall not establish minimum parking requirements for affordable housing projects under the affordable housing act, assisted living establishments, ground level non-residential spaces in mixed use buildings and buildings undergoing a change of use from nonresidential to residential.

This would affect water capacity, sewer capacity (basement flooding), storm water planning, roads, parking (less parking), school capacity (more overcrowding), and 911 resources (longer 911 response times).

The bill will incur additional expenses for municipalities, businesses and individuals. I hate to imagine how much this will increase property taxes for individuals and businesses and, as a result, increase costs for rent and consumer expenses (groceries, gas, etc.).

Zoning determines what type of building can be built on a piece of land. If a property is up-zoned, it means 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. Changing zoning to allow less people or units in a space is called down zoning.

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 changes in Chicago have to be approved by the local alderman and Chicago City Council. Had this bill became law, it would have overridden the City of Chicago Municipal Zoning Code. A one size fits all approach for the entire state does not work for zoning issues.

If anyone is strongly in favor of HB5626, I would want to know if they would benefit, especially financially, if it became law.

The good news is The Build Act, HB 5626 didn't pass. It was at the beginning of the process. That doesn't mean that it won't be introduced in a future legislative session. The next legislative session is in January 2027. I believe there it is highly likely this bill becomes law in the future, unless we tell our State Representative and State Senators that we are against HB5626.

To find out who your State Representative and Senator are, do an online search of finding who my Illinois state representative and state senator by address or use this link: https://www.elections.il.gov/electionoperations/districtlocator/districtofficialsearchbyaddress.aspx

Most, if not all, of Jefferson Park is represented by State Representative Lindsey La Pointe and State Senator Robert Martwick.

You can reach Rep La Pointe at info@replapointe.com or 773 647 1174.
You can reach Senator Martwick at info@senatormartwick.com or 773 286 1115.
It is important to contact your local State Representative and State Senator and let them know you are against The Build Act, HB 5626.

Support Our Local Businesses. Mention this AD.















Neighborhood Activities

Board Game Day. Second Tuesday of the Month. 11am—12:30pm

Location: Eden UCC, 5051 W. Gunnison St. 60630

Fun fact, the NorthWest Chicago Historical Society started as a committee within the JPNA, called the Jefferson Park Historical Society. It later spun off into its own organization and expanded its area to become the NorthWest Chicago Historical Society. nwchicagohistory.org



By Colleen Murphy

This year's Memorial Day gathering at the Jefferson Park War Memorial featured three speakers, Alderman Jim Gardiner, Dale Tippett, a well known Vietnam Veteran active in multiple veteran organizations and Frank Suerth of the NorthWest Chicago Historical Society (NWCHS) The weather was ideal and the thirty-minute event featured beautiful singing by four members of the Trinity Lutheran Church. We thank Floyd Rueger for organizing this lovely event. The memorial itself was erected in 1945 and is a granite pillar featuring a gold eagle on top and bronze plates dedicated to veterans of past wars and is a longtime landmark on the traffic island at the intersection of Milwaukee and Higgins Avenues (near 5411 W Higgins) that honors fallen veterans. This memorial marks the exact spot where many local residents took their oaths to join the military during World War II, as a draft board office was located on Milwaukee Avenue at that time.

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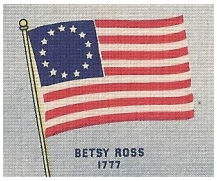
JPNA Board Members:

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 Maas

Correction: In our last issue, Ralph Frese' name was mis-spelled, we regret the error.

Ralph Frese (1926-2012) was a canoe builder and canoeing advocate as well as blacksmith. Mr Frese owned and operated the Chicagoland Canoe Base on the NW-side for decades Ralph Frese (Mr. Canoe) was a graduate of nearby Steinmetz High School.





JPNA members proudly carry their banner at the Flag Day Parade, the first parade in Jefferson Park since 1976!



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