

Only the one who isn't rowing
has time to rock the boat.

— Jean-Paul Sartre

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NEWS OF THE LOOP, STREETERVILLE, RIVER NORTH, NEAR NORTH, GOLD COAST & OLD TOWN

insideonline.com



Looking north on State Street from outside Block 37.

Photo by Abel Arciniega

Loop sees \$848 million Q1 investment as retail and pedestrian activity climb

BY STEVEN DAHLMAN
North Loop News

A steady economic recovery supported by a mix of new business investment and high-traffic cultural events is the finding of Chicago Loop Alliance's "State of the Loop" report for the first quarter of 2026.

Total investment in the Loop's built environment reached \$848 million in Q1, according to the report. While the office sector continues to adjust – with occupancy levels currently at 104% of 2024 averages – the Loop is seeing a notable shift toward multi-use development.

Retail vacancy dropped by approximately one percent over the last year. Significant moves include Barnes & Noble signing a major lease at 150 N. State St. and the opening of eight new businesses, with 20 more expected shortly.

- Total Investment: \$848 million (Q1 2026)
- State Street Pedestrians: 18% increase year-over-year
- Retail Move: Barnes & Noble at 150 N. State St.
- Economic Impact: \$485 million from 1.7 million winter visitors

Development is moving beyond traditional office space. Plans for 401 S. State St. include a mix of vertical farming and student housing, while 30 N. LaSalle continues its office-to-residential conversion.

Pedestrian activity on State St. increased by 18% compared to Q1 2025, reaching 92% of 2019 levels. This was supported by a 5% increase in Metra ridership and steady CTA usage.

The winter months drew 1.7 million visitors to the Loop, generating an estimated \$485 million in economic impact. This activity was largely driven by the theater season – which saw a 15% increase in attendance over last year – and major events like the St. Patrick's Day parade and the Shamrock Shuffle, which brought over 800,000 people to the area.

The organization is undergoing a planned transition in leadership. Following the departure of Michael M. Edwards, who served as President and CEO for 13 years, the CLA has appointed Dr. Suzet M. McKinney to the role. McKinney, who begins her tenure on May 11, previously served as Principal and Director of Life Sciences at Sterling Bay and CEO of the Illinois Medical District.

New state law proposed to combat abuses in 'Condoland'
Story on page 5

Parking coming for under the Kennedy ramp

The Zoning Board of Appeals [ZBA] is considering a Special Uses permit that could allow a new parking lot to be operated under the Kennedy Expy. feeder ramp in River North.

The question will go before the ZBA during their meeting Friday, May 15.

The ZBA review is expected to determine compatibility with

adjacent properties near the proposed parking site, 416-30 W. Ohio St.

Parking In Chicago, LLC obtained a lease from the Illinois Dept. of Transportation for the surface parking lot located under the Kennedy Expy. feeder ramp, hoping to use the lot as 72 off-street parking spaces. No physical changes are proposed for the site.

Bally's Chicago tops-off new \$1.7 billion riverfront casino



(L) Design rendering of the new Bally's Chicago Casino & Hotel. Courtesy HKS (R) The new Bally's Chicago hotel in River North. Photo by Bob Zuley

Chain in severe financial trouble after Chicago buy-in

BY BOB ZULEY

Local officials joined 1,000 construction workers in a ceremony April 23 topping-off the new permanent \$1.7 billion Bally's Chicago casino hotel complex in the city's River West neighborhood celebrating the placement of the final structural beam. Once completed, the destination is expected to create approximately

3,000 permanent jobs for Chicago.

The new casino will be located near Grand Ave, Chicago Ave., and Halsted St. along the North Branch of the Chicago River.

The city's sole casino license was approved by the Chicago City Council in May 2022, and a State of Illinois gambling license was issued in 2023. The integrated 30-acre resort began construction on the former Chicago Tribune Freedom Center printing site in 2025 and is slated to open in Spring 2027 after several delays.

The event brought together Bal-

ly's executive chairman Soo Kim, Mayor Brandon Johnson, former Mayor Lori Lightfoot, Ald. Walter Burnett Jr. [27th], retired Ald. Walter Burnett, Chicago Federation of Labor president Bob Reiter and other union leaders, Bally's executives, members of the Chicago Community Builders Collective [a minority-led construction joint venture], and trades-workers building the project.

"This is a significant milestone for Bally's Chicago and reflects the incredible effort of the union

CASINO see p. 16

Park District automates, monetizes lakefront parking lots

Once free to and open to all, City now charges for family fun

BY BOB ZULEY

The 1909 Burnham Plan by Daniel Burnham adopted a vision that still exists in the hearts and souls of many Chicagoans to this day, insisting that the lakefront be treated as park space for the public and that "not a foot of its shores should be appropriated to the exclusion of the people."

The late-Chicago Mayor Richard J. Daley used to say that "the lakefront was for the people." But now Daley and Burnham would have to update their maxims by adding that people in their cars will have to pay-to-play.

Last December, this newspaper first reported on a change in parking policy and procedures at Waveland in Lincoln Park that at first glance appeared troubling. That new system has now been

expanded.

The Chicago Park District [CPD] has authorized the installation of new automated gates at 10 lakefront parks using technology that reads license plates and tracks when you arrive and depart seeking to monetize the longtime amenity.

So for people that like to relax by parking and mindlessly staring out at the lake, to young lovers, or families loading up their hoopty with grills, ice chests, folding chairs, play pens, hammocks, blankets and games for summertime family picnics, parking rates haven't increased, yet. It remains at \$4.07 to \$23.39 for over nine hours – after a 15-minute grace period.

But the method of surveillance

PARKING see p. 6



A welcoming sign to lakefront Park District parking. Photo courtesy Monica Eng for Axios

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No "Big Bill" coming to save us from incompetence



By Thomas J. O'Gorman

trol, Twinkies, deep dish pizza, and the cell phone. All created in Chicago.

All these inventions are the "Promise of the Prairie," the results of the vast opportunities and inventiveness of Chicago citizens and their creative commercial achievements.

To this I would add the fabulous success of politics in Chicago. It has allowed extraordinary events and opportunities to come our way, enriching the nation at the same time.

We started late as a big world city. We are more than 250 years behind cities like Boston, New York and Philadelphia. That late start has been a blessing for us as it provided a need for speed. This used to be a great town to make money in. Chicago's political leadership were legendary boosters of capitalism. It was a time when politics was full of energy and promise, and wealth creation was encouraged.

This is all just a part of our amazing history; a history that today finds us lead more by money-grabbers rather than money-makers.

Now leadership just look for ways to grow taxes for wealth redistribution. The pie needs to grow to take ever more slices from it. Our governor's biggest accomplishment is his 57 (and counting) tax increases. And our mayor broke his 'no new property taxes' promise in mere second after his election win.

Chicago's political reputation is in shambles. Tattered. Tragically ruined and unmanageable with little power left to move people in any direction other than out of town. Do you suppose our cultural institutions miss Ken Griffin and his annual giving yet? Today his money is hard at work in Palm Beach.

Our Mayor's office is without direction or reason. It is an embarrassment. Few accomplishments to show other than growing spending by 66% since 2019, the riots and looting in 2020, the crime wave of 2023, and the post-pandemic crash of downtown real estate.

We have been left to wallow in incompetence at a time when good leadership is desperately needed in our front yard.

Many of our local Aldermen are complicit in furthering the destruction of neighborhood small business districts, trading critical commercial parking for concrete barriers and privileged bike lanes. The next neighborhood with a target on its back is Andersonville, where 40-plus commercial parking spots on Catalpa are about to vanish.

In the 1st Ward, Ald. Daniel La Spata has ensured that no street is safe from the dangers of bike and scooter riders. Enormous streets are crippled by concrete barriers. The new segregationists block off public spaces so that privileged two-wheelers may cruise down exclusive real estate, cut off from centuries-old commercial thoroughfares.

Those same two-wheelers that blow through traffic lights and stop signs, and lawlessly ride the wrong way down one-way

streets.

And if you pass through one of those segregated two-wheel spaces to drop granny off at the curb in the central business district? Well, you'll get it good and hard, with a \$200 ticket in the mail, and no, they won't respect you in the morning.

Chicago lacks any expectation that our elected officials have either the brains or the ability to responsibly resolve our current urban conflicts, while lounging in the comfort of their elitist bubbles. This, in a city that was once led by people of enormous responsible effectiveness, valiant leaders of true intelligence and awareness of how things work.

One wonders if any of today's leadership has ever had to run a storefront business?

There are no "Big Bill" Thompsons left to save us. There are no Richard J. Daleys to protect us from the shallow political incompetence of management ranks filled with over-educated dumb people.

President Abe Lincoln would have retired to Springfield and never saved the Union if our powerless politicians of today had gotten their hands on him. But he would have a cushy \$4 million pension after 20-years on the job. They all bring shame to the "Promise of the Prairie."

WTF: The recent murder of Chicago Police Officer **John Bartholomew**, and the critical wounding of another by a multiple felon, should bring the city to their feet in civil disgust. The shooter should have been rotting away in jail long before. More victims of the misguided SAFE-T Act, which allows judges to gamble with the lives of others.

PROFESSOR: Former Co-

SAVE US see p. 12

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Chicago's flat landscape has been the dominate feature of our Prairie living since the last Ice Age flattened out our land and gifted the Midwest with all of Canada's fine topsoil.

It also provided us with the Great Lakes, deep and bountiful.

Long before Chicago was established, our urban identity was tied to the growth and inventiveness of the Prairie.

First the Native Americans arrived, cutting trading and transportation paths through the wilderness. They were followed by the fur trappers harvesting pelts to adorn the fashions of the eastern and European elites.

Then came the traders who commercialized the bounty of the Prairie. Then the farmers and railroad pioneers, like our first mayor, New Yorker William Butler Ogden.

That's when all those early settlers from the East caught on and boarded those westbound trains. Well-educated sons who would never inherit at home, saw the Prairie as the opportunity to make their fortunes.

Today their names are Chicago royalty... Palmer, Field, Armour, Medill, Pullman, Hoyne, Washburn, Harrison, and Swift, to name but a few. Individuals who thrived creating Chicago businesses and financial enterprises. Men of keen wits who created this city's enviable reputation for stability and success. Often their enterprise became the challenge to the rest of America to come here and change their fortunes. And in the process, change our nation.

Thanks to the influence of Illinois Sen. Stephen A. Douglas and his pals, Chicago would become the railroad capital of the nation. Ensuring an economic explosion which strengthened Chicago's thriving economic development.

It brought not only new settlers from out East, it also attracted vast numbers of immigrants fleeing poverty and wars in Europe, providing workers for our mills, factories and stockyards.

By 1900 more than one million people called this Prairie land home.

Chicago thus embraced the world and genius, expanding life and invention, fostering creators of new machines for industry and commerce.

The Board of Trade, The Pullman Rail car, the McCormick-Deering thresher, spray paint, blood banks, Cracker Jacks, the Ferris Wheel, the vacuum cleaner, the Brownie (at the Palmer House,) Sears mail order catalog, Chicago-style hot dogs, the Skyscraper, and later the car radio, nuclear power, the remote con-

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Wealthy white welfare

State of Illinois awards Social Equity Cannabis Forgivable Loans to wealthy lawyers and partner

BY PETER VON BUOL

One of the most successful and wealthy trial attorneys in the history of the State of Illinois, Jon Loevy, is among those recently awarded direct forgivable loans financed by the state of Illinois through its Cannabis Social Equity Loan Program.

Loevy is a business partner in two separate but related marijuana business entities, Botavi Wellness and Renu. His eponymously named law firm, Loevy and Loevy (his late father Arthur is the other Loevy) has had 27 jury verdict awards of more than \$1 million. These include a \$238 million judgment in a biometrics case against BNSF, a transportation company owned by billionaire Warren Buffet, according to information posted on his law firm's website.

Loevy's cousin, Mike Kanovitz, is his partner at the law firm and he is also a partner in Renu/Bloc cannabis. With Botavi Wellness, he is a partner of Mitch Zaveduk, a car wash operator and real estate appraiser. Previously, Zaveduk had been a senior vice president and chief appraiser at MB Financial Bank.

Through the state program, administered through the state's Dept. of Commerce and Economic Opportunity [DCEO], 95 licensed "social equity businesses" from across all license types (craft growers, retail stores, infusers and transporters) were awarded Direct Forgivable Loans [DFL] last month financed by the state.

The state government does not typically lend money directly to businesses. In most instances, the state will provide tax incentives and infrastructure improvements to encourage economic growth. Because marijuana is still a controlled substance at the federal level, the state has decided to become a lender as banks typically will not lend money to businesses engaged in a still-illicit activity. Only governments lending money that is forgivable, and does not need to be paid back, seems more like gifting taxpayer money.

Illinois has become increasingly reliant on marijuana sales taxes. Since 2012, state tax revenue for cigarettes has declined steeply as tobacco has dropped out of favor. State officials believe marijuana to be a viable replacement. While Illinois was one of the first states to

allow sales of marijuana, it is now facing stiff competition from surrounding states like Michigan and Missouri which tax the product at a lower rate.

According to a written statement from state officials at the DCEO, "recipients were determined based on factors including social equity status, financial need, financial resources, and progress toward becoming operational."

At the time the loans were awarded, Illinois Lieut. Gov. Juliana Stratton said the purpose of the loans was to "break down barriers" and to "expand opportunities for entrepreneurs who had too often been left out of emerging industries."

Seven marijuana stores co-owned by Loevy each received a forgivable state loan of \$245,000, including Botavi's Nirvana store in Lincoln Square at 2301 W. Lawrence Ave. That store is situated on a metered, city-owned parking lot. It also happens to be across the street from two pre-school/kindergartens and very close to St. Matthias Elementary School, operated by the Roman Catholic Archdiocese of Chicago.

At the time the loans were awarded, Illinois Lieut. Gov. Juliana Stratton said the purpose of the loans was to "break down barriers" and to "expand opportunities for entrepreneurs who had too often been left out of emerging industries."

Taken at face value, her statement implies the state's \$31.8 billion in loan program was intended to support disadvantaged individuals to open their own businesses, not wealthy lawyers who routinely earn multi-million dollar verdicts.

In a 2020 interview with Cannabis Business Times, Darin Carpenter, the chief executive officer of Loevy's Justice Cannabis Company (which operates as Renu/Bloc), said his company qualifies as a social equity company because Loevy and Kanovitz operate a "social equity" law firm which represents disadvantaged clients.

"Through a merit-based application process, they scored extremely high in the

Illinois licensing process and were awarded a license in Illinois," said Carpenter in the interview with Cannabis Business Times.

On its website, Loevy and Loevy describes itself as concentrating "on a wide variety of civil rights issues, including wrongful convictions, police shootings, excessive force [accusations], prisoner rights, The First Amendment, freedom of information, electronic privacy, government fraud and whistleblower protection, environmental justice, and other constitu-

tional claims. It is the largest private civil rights firm without paying clients in the country."

Despite their success as trial attorneys, Loevy and Kanovitz are currently defending themselves in federal court in New York due to a loan dispute with Florida-based lender Advanced Flower Capital. While a federal judge in April dismissed most of a \$46 million loan suit against them, fraud claims have been allowed to continue.

Services for Officer Bartholomew May 7 and 8 at St. Andrews

Services for Chicago Police Officer John G. Bartholomew, 38, will be held in Edge-water May 7 and 8.

Bartholomew was killed in the line of duty April 25, murdered by a violent criminal.

Visitation will be held on Thursday May 7 from 2-8 p.m. with a Trisagion Prayer Service at 6:30 p.m. at St. Andrew's Greek Orthodox Church, 5649 N. Sheridan Rd. The Funeral Service will be held on Friday May 8, at 10 a.m. also at St. Andrew's Greek Orthodox Church.

Bartholomew served in the 17th and 24th District during his career. His death occurred while guarding a known felon through Swedish Hospital.

Bartholomew will be remembered as a devoted family man whose life was defined by love, loyalty, and service. He was always the first to step in and help others, known for his generosity and willingness to give without hesitation.

He found joy in life's simple pleasures, including his love for good food, his admiration for Batman, and his unmistakable,



Chicago Police Officer John G. Bartholomew

contagious laugh that could light up any room.

He was dedicated to his work as a Chicago police officer, serving his community with honor, integrity, and an unwavering sense of duty.

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More downtown high-rises going south

Last year was a bad year for Loop landlords as they've witnessed the evaporation of their property values. Last week it was announced that three more buildings in the central business district are in trouble, and seeking to get out from under their mortgage loans.

Many downtown property owners are now choosing to cut and run over pouring new money into old investments, and hoping for a quick rebound in real estate.

Last week real estate investment group Alvarez & Marsal decided to cut its losses at 205 W. Wacker Dr., giving it back to their lender through a deed in lieu of foreclosure agreement with Boise, Idaho-based lender A10 Capital according to public records. A10 reportedly has \$27.5 million in loans sunk into the 23-story, 265,000 square foot high-rise.

A10 listed the building's loan for sale late last year hoping to recoup the unpaid \$35 million mortgage, a loan that Alvarez

took out in 2015.

Built in 1928, the building last sold for about \$23 million in 2013, and was reportedly renovated in 2014. The building was only 43% leased when the loan note was put up for sale.

Alvarez also gave up another two properties in late March when they sold a pair of office buildings, one at 542 S. Dearborn St., and the other at 459 W. Erie St. in River North. Records show that Alvarez paid \$24.5 million for those two buildings in 2018, taking out a \$16 million loan.

The new owners paid only \$8.5 million for the two buildings, and plan to re-purpose the offices into apartments, Concord's Drew Millard told TheRealDeal.

Meanwhile, suburban investors purchased a failing loan on another 23-story downtown office building last week at 200 W. Monroe St. They reportedly paid about \$16 million to buy the loan note, which is far below the loan's \$75 million face value.

The building was owned by Florida-based Accesso Partners, reports Crain's Chicago. The building has become a poster child for the collapse now underway in downtown real estate.

The 536,000-square-foot tower was sold to Accesso in 2014 for \$100 million, pointing to a shocking loss of \$84 million in value.

The cratering of property values in Chicago's central business district is a large part of the reason why many North Siders are seeing such dramatic increases in their own property taxes. While building values have dropped drastically in the central business district, spending by the various government taxing bodies has not slowed, forcing them to shift the tax burden to the city's outlying neighborhoods.

Still unknown is whether these new investors plan to convert their properties into residential units, as commercial tenants flee downtown Chicago. Such a move would require the investors to pour more

cash into these struggling properties.

Chicago today suddenly faces a glut of empty, outdated office buildings that have hit the market since the 2020 riots and looting crime spree, and then the pandemic and government-imposed economic lockdown. The new work at home trend is not going away anytime soon, and filling these buildings with residential units carries risk. Nobody has proven there is actual demand for the millions of square feet of vacant commercial space the city hopes will become housing.

The city has been soliciting proposals for office-to-residential conversions downtown, hoping that increasing the housing supply can fill some of the empty spaces. Those that do attempt that conversion will seek taxpayer assistance in the form of Tax Increment Financing funds.

State may soon require registration, title, license to use e-bikes, scooters

BY SEAN REED
The Center Square

Chicagoans may soon be required to register their e-bikes, motorized scooters and other various modes of transport with the DMV if a popular piece of legislation in Springfield passes.

Having bipartisan support, the Illinois Secretary of State said there would also be new regulations, age requirements, and fees associated with using the devices.

Senate Bill 3336, an initiative backed by Secretary of State Alexi Giannoulias,

would require a person to be at least 16 years old, licensed to drive, and to register certain electric micromobility devices with the state before they can legally be operated.

According to Giannoulias and lawmakers in favor of the bill, they are seeking regulation in response to a rise in accidents involving the various vehicles.

"The rise in serious crashes, injuries, and confusion about the law makes it clear that doing nothing is not an option. That's why our bill is so critical. Nationwide, injuries and fatalities have soared an alarming 300% in just three years from 2019 to

2022," Giannoulias said.

As most riders don't use helmets, e-scooter and biking accidents have increased 325% in Chicago-area emergency rooms in 2025. The scariest injuries local emergency rooms are seeing are traumatic brain injuries, including skull and bone fractures, or cervical spine injuries as a result of reckless motoring on electric micromobility devices.

The Chicago Dept. of Transportation has confirmed it does not track the number of riders injured in e-scooter and bike crashes, and scooter vendors like Bird and Lime don't publish specific local statistics either.

The Chicago Dept. of Transportation has confirmed it does not track the number of riders injured in e-scooter and bike crashes, and scooter vendors like Bird and Lime don't publish specific local statistics either. Most motorists know that there is almost zero enforcement of the established rules of the road on bikes and scooters.

Vehicles that fall under the purview of the new law include e-bikes with a power rating between 750 and 8,000 watts, e-scooters, and any other electric-powered device primarily used for transportation and that moves under 28 mph.

Existing regulations for low-powered motorized vehicles will not be changed, and the bill excludes toy vehicles and mo-

bility assistance devices.

State Sen. Darby A. Hills [26th], said a death near her district involving a vehicle that would fall under the legislation is one of the reasons she is in support. "We're really happy that we were able to introduce this and be able to provide a uniform standard for the state of Illinois," Hills said.

Dept. of Motor Vehicles fees on the vehicles would essentially be the same cost as motorcycles and other motorized vehicles. The cost of a new title and registration for a motorcycle is currently \$206, with an annual registration renewal fee of \$41.

State Sen. Ram Villivalam [8th], said the bill is important to keep youth in the state safe. "I saw an incident happen in March," Villivalam said. "That type of example's where we're trying to make sure people are educated."

Operations of the vehicles are restricted to highways with speed limits under 35 mph, streets and roads, and any bike lanes or paths, but cannot be driven on sidewalks or interstate highways. Operation will also be subject to DUI laws.

The measure passed the state Senate unanimously earlier this month, and is scheduled to be taken up by the House early next week. The bill has a total of 25 co-sponsors in the House, including 11 Republicans.

Of course a matter like this will come down to enforcement. With the millions of bike and scooter trips taken every year in Chicago, the level of enforcement that will be put into controlling the lawbreaking is questionable. With no identifying markers on most of these vehicles, violators may literally get a free ride if they refuse to comply.

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New state law proposed to combat abuses in 'Condoland'



The Home Front

by Don DeBat

It's no secret that owning a residence in the vastly confusing world of "Condoland" may not always be a joyful experience. Often purchasing a residence locks the buyer in condominium jail.

Apparently, management and condo board abuse is widespread. That's why the Illinois General Assembly is considering passage of a wide collection of powerful consumer-oriented laws to help beaten and bewildered condo, co-op and homeowner association owners [HOA] in Chicago and across the state.

"Every state has condominium and HOA legislation, but there's very little enforcement and no real penalties," noted veteran Gold Coast Realtor Sara E. Benson, co-author of "Escaping Condo Jail," the ultimate survival guide for condominium living.

"When there are association conflicts, often an owner's only solution is to sue, and that's the equivalent of suing yourself," Benson said.

At one 30-unit condo in north suburban Northbrook, unethical members infiltrated the board and unleashed pure chaos, the president told the Home Front column.

"Breaches of fiduciary duty are commonplace along with dirty dealings," the president said. "Our insurance policy price-bid could have been a source of profit for one unethical board member. Luckily, our competent property manager secured a lower quote." The most recent board meeting erupted into a shouting match causing the property manager to resign.

"Being a condo-board member is a volunteer position, but for

some it becomes more like a job. My recent experiences have made me question why I do it. The thought of resigning is tempting, but then the other side would win if I quit," the president said.

The current legislative session is considering 15 proposed bills that could affect associations if passed and signed into law by Gov. Pritzker.

The first significant hurdle is for the bills to be passed out of the House or Senate and sent to the other chamber for consideration. The General Assembly is



Sara E. Benson

scheduled to adjourn on May 31.

A selection of pending Senate bills (SB) and House bills (HB) follow, with commentary by Benson, president of Benson Stanley Realty, and condo lawyer Michael C. Kim, of the Chicago law firm of Schoenberg, Finkel, Beederman, Bell & Glazer, LLC. Visit: www.sfbbg.com.

"If you are a condo owner who supports or opposes a proposed bill, your best course of action is to express your views to the Representative or Senator who represents your state legislative district," Kim said.

Unfortunately, developers, management agents, many board members and lobbyists will be busy in Springfield trying to torpedo any proposed consumer-oriented legislation that is viewed to be restrictive to the association or the real estate industry.

Three existing laws potentially

could be amended if any of the bills are enacted—the Illinois Condominium Property Act (the "Condo Act"), the Illinois Common Interest Community Assn. Act (the "CICA Act"), and the Condominium and Common Interest Community Ombudsperson Act (the "Ombudsperson Act").

Illinois Senate Bills

SB 3401. This bill would amend the CICA Act and Condo Act to require the association to conduct and update a reserve study every five years. The study must be



Michael C. Kim

made available to any prospective unit purchaser.

The bill exempts associations with 15 or fewer units, but still requires the board to comply with other budgeting and reserve requirements under the Act.

Kim comment: "This bill should be supported."

SB 3527. The bill would amend the CICA Act and Condo Act to require the association to adopt policies and procedures for collection of unpaid assessments, as a pre-condition to instituting legal action to collect assessments. The policy must be provided as part of unit resale documents.

The bill outlines the timing before the matter is referred to an attorney for legal action; method by which payments are applied on the delinquent account; and legal remedies available to collect the delinquent account.

Kim comment: "Good idea."

Benson comment: "When owners don't pay their share of the expenses, the remaining owners have to pick up the difference to keep the lights on and the water running. When they can't afford the huge assessment increases, it affects an owner's ability to pay their mortgage. Some associations have actually imploded with 100% of the units going into foreclosure because of delinquent assessments."

Illinois House Bills

HB 4338. Seeks to amend the Ombudsperson Act to strengthen that office's enforcement power due to perceived shortcomings and abuses in association governance that materially affect members, especially in smaller associations.

HB 4338 authorizes the Ombudsperson Office to investigate and mediate complaints from unit owners regarding misconduct, governance violations or denial of lawful requests for records.

It recommends corrective action and refers complaints to the appropriate enforcement unit of the office, including authority to compel production of documents, minutes and financial statements.

The office would also offer mandatory training and materials concerning fiduciary duty, ethical obligations and statutory requirements. Training must be available online free or at "low cost". The office must establish a Condominium Mediation and Arbitration program to "voluntarily" resolve disputes before litigation.

Kim comment: "Good idea but likely to have pushback based on its discouragement of 'volunteer' directors."

HB 4617. The bill would create the Office of Common Interest Community Registration Act within the Real Estate Division in the Dept. of Financial and Professional Regulation. Each association must register with that office; pay a registration fee of \$3 per unit; provide bylaws, articles of incorporation; provide names and contact information of all board

members; and a list of any management company involved.

If a unit owner alleges the board has violated the Act, the office will investigate that complaint within 60 days and can issue a fine against the board or individual board member.

The proposed Act also gives power to remove or suspend any board member; remove or suspend a property manager, and revoke "the license" of the association due to mismanagement.

Kim comment: "Who would serve on a CIC board under these conditions?"

HB 4618. The bill creates the Common Interest Community Transparency Act and amends the CICA Act as well. Based on "lack of transparency," HB 4618 decries "poor management, embezzlement, abuse of unit owners, unequal enforcement, special treatment, theft and other problems."

Based on "lack of transparency," HB 4618 decries "poor management, embezzlement, abuse of unit owners, unequal enforcement, special treatment, theft and other problems."

The Act requires that the CICA board maintain association records on a website accessible to owners/authorized agents or make such records available at a mutually convenient time and location within 30 miles of the association. Also, the managing agent must deliver all association's original books and records immediately upon termination of its management relationship or upon such other demand by the board.

Benson comment: "Buyers are entitled to the documents in order to make a fully informed decision. If, in the discovery process you find out there is a pending \$50,000 special assessment the

'CONDOLAND' see p. 6

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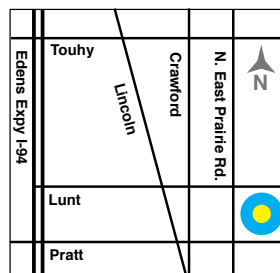


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Columbia College financial woes

Layoffs, selling real estate in down market

Many downtown property owners and landlords would say this is a bad time to sell real estate, but that is just what may be happening for Columbia College.

Like many educational institutions across the nation, Columbia College is wrestling with a dropping school population and corresponding financial pressures.

The Columbia Chronicle reports that the school presently has a \$40 million deficit.

Columbia's Spring 2026 enroll-

ment fell to 3,958 students, marking the first time that number has dropped below 4,000 students in more than two decades, according to figures released by the college. In 2016 the school boasted a record high population of about 12,50 students.

"These realities require us to take thoughtful and responsible steps now to ensure the long-term health and sustainability of the college," said Shantay Bolton, president and CEO Columbia, in a March 31 memo sent to school staff.

Bolton said actions will be-

Columbia's Spring 2026 enrollment fell to 3,958 students, marking the first time that number has dropped below 4,000 students in more than two decades, according to figures released by the college.

gin immediately and continue throughout this fiscal year, which ends Aug. 31, "with some efforts

extending into next year depending on the implementation cycle"

Columbia announced that former Interim President and CEO Jerry Tarrer and former chief of staff Laurent Pernot were both laid off. Jeffrey Reuter, associate vice president of budget, planning and analysis, also lost his job.

The memo warns that efforts will include reducing and realigning staff and management structure to align operations with their most urgent institutional priorities; streamlining contracts

COLUMBIA see p. 9

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PARKING from p. 1

has changed. The recent changes simply modernize how payment is managed and enforced. Local park advisory councils and aldermanic offices have been made aware of the change.

And while the parking fee seems steep, it's the camera network that should also trouble those who believe in liberty and the inalienable right of free assembly.

The 10 North Side beaches affecting the readership area of this newspaper include the Diversey Driving Range, Foster, Waveland, and Wilson Ave. beach areas. North Ave. already had a gate but it has been updated with the new technology.

The CPD parking system is operated by Metropolis Technologies, a Santa Monica, CA, based AI company with a history of facing numerous complaints, lawsuits, and a \$9 million settlement over alleged deceptive practices. Users allegedly report issues with unexpectedly high charges and difficult customer service.

Specific financial contract terms regarding CPD payments

The camera system is integrated with other technologies like Automated License Plate Readers, which can automatically trigger nearby cameras to focus on an incident area. Mix in facial-recognition software already in use and quick-thinking of Artificial Intelligence [AI], and you have a ready-made trap on the Lakefront.

to Metropolis for this new system were not immediately disclosed. It is the largest parking operator in North America.

The new pay-by-plate parking system is enforced 7 days a week, year round during operating hours replacing previously free or unmonitored parking.

And once your photo has been grabbed arriving in the park, it is instantly made available to a host of city, state and federal authorities who have access to the live feeds.

Park district officials expect the new automated system to generate over \$9 million in revenue this year.

But for some, the cost to park may be a secondary concern. Those who may be visiting Chicago's Lakefront without a

legal visa should be aware that all City of Chicago security cameras provide feeds to local and federal law enforcement. Homeland Security and Immigrations [ICE] included.

All these camera feeds are integrated into a command center managed by the Office of Emergency Management and Control, and the video data is accessible to police personnel and the city's Strategic Decision Support Centers. ICE has contracts with data brokers like LexisNexis to access vast databases of personal information, including real-time jail booking data from Cook County, effectively circumventing Chicago's paper-thin sanctuary laws.

The camera system is integrated with other technologies like Automated License Plate

Readers, which can automatically trigger nearby cameras to focus on an incident area. Mix in facial-recognition software already in use and quick-thinking of Artificial Intelligence [AI], and you have a ready-made trap on the Lakefront.

There is only one way in and out of these parking lots for cars filled with people and gear, by heading west on roads with the gates and security cameras.

Otherwise, exits can be found on foot or on a bike to the north and south along the lakefront, or with a swim to the east.

The First Amendment, allows individuals to peacefully gather, protest, and associate to express shared beliefs without government interference. This fundamental right protects public gatherings—such as marches and rallies—and is essential for petitioning the government for a redress of grievances.

For those planning a public gathering on the Lakefront, that right to freely assemble now likely comes with a quick AI review of your FBI, Immigrations and Chicago police files.

CONDOLAND from p. 5

purchase price should reflect that liability. If an association is not transparent, that's a red flag."

Kim comment: "Odds of passage are very low, unless drastically amended."

HB 5449. The bill would amend the CICA Act and Condo Act to require the board to provide a website that unit owners can access on the internet that include information about board and association meetings, agendas and minutes of the last meeting.

The board must transmit quarterly a statement of the association's financial data, including but not limited to receipts, expenses, invoices, contracts and obligations. Also "any fee increase of any kind that is more than 10% must be approved by 75% of the

unit owners."

Kim comment: "Most professionally managed large/medium sized associations have websites. The financial information is currently available upon request. The 75% unit-owner approval for any fee increase of more than 10% is extreme."

HB 5495. The bill would amend the CICA Act to require that the association must make the last 7 years of financial records available to unit owners upon request. This includes a wide range of documents (income statements, balance sheet, check register, current budget with monthly variation, detailed records of receipts/expenditures, reserve account details, tax returns and other accounting records).

Also amends the Ombudsman Act and Condo Act to provide

The House Bill 5495 would amend the CICA Act to require that the association must make the last 7 years of financial records available to unit owners upon request. This includes a wide range of documents (income statements, balance sheet, check register, current budget with monthly variation, detailed records of receipts/expenditures, reserve account details, tax returns and other accounting records).

that if the Ombudsperson cannot resolve a complaint, then the Ombudsperson "may investigate the complaint."

The Dept. of Financial and Professional Regulation will issue a written determination. The department may impose a penalty up to a maximum of \$5,000 per violation per day.

Kim comment: The documents-part is fine. However, the department-enforcement mechanism is draconian.

HB 5585. This bill would amend the Condo Act to prohibit a condo board from restricting lawful unit owner "participation" in meetings by way of arbitrary homeowner forum closures, selective muting, viewpoint-based exclusion or other actions "intended to suppress dissent."

The board or managing agent may not "retaliate" against a unit owner for requesting records, at-

tending meetings, filing a complaint or otherwise exercising rights under the Condo Act.

Beginning Jan. 1 following the effective date of this bill, at least one board member must complete training approved by the Ombudsperson.

Kim comment: Another approach to association turmoil, which does exist but perhaps better handled by special administrative "condo courts" with fee-shifting (loser pays winner's attorney's fees).

For more housing news, visit www.dondebat.biz. Sara E. Benson and Don DeBat are co-authors of "Escaping Condo Jail," the ultimate survival guide for condominium living. Visit www.escapingcondojail.com.

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With cop killer case, Chief Judge's electronic monitoring overhaul appears to have failed in spectacular fashion

BY CWBCHICAGO

When accused cop killer Alphonso Talley vanished from Cook County's electronic monitoring system for more than 17 hours last month, then disappeared entirely after letting his ankle bracelet battery run dead, a series of safeguards were supposed to kick in.

A judge was supposed to be notified within 24 hours. A warrant, once issued, was supposed to be fast-tracked for service. A seven-time convicted felon already on pretrial release for armed carjacking and armed robbery was on the loose, and authorities were supposed to round him up.

That didn't happen.

Those safeguards were the centerpiece of a high-profile push by Chief Judge Charles Beach, who made overhauling the county's troubled electronic monitoring programs the very first move he announced publicly after taking office on Dec. 1, 2025.



Alphonso Talley and Cook County Chief Judge Charles Beach.

People had been steaming about electronic monitoring for days since Lawrence Reed allegedly set a woman on fire aboard a CTA Blue Line train in the Loop after repeatedly violating his monitoring terms on a felony battery case.

On his second day in office, Beach announced a committee would review his office's monitoring programs and recommend

changes within 60 days. He over-delivered, announcing before the end of January that changes were underway.

"Under the updated protocols, all major violations of EM [electronic monitoring] will be returned to court for judicial review within 24 hours on both weekdays and weekends," a press release from his office said at the time.

Beach also lowered the threshold for what counted as a "major violation," from an unauthorized absence of 48 hours to just three hours, though his office said weekend enforcement procedures were still under review.

Talley's case tested all of it and records reviewed by this reporter show that a chain of promised reforms appears to have either broken down or fallen short.

Talley, who authorities say shot two Chicago police officers while under guard at Swedish Hospital on April 25, killing Officer John Bartholomew and gravely wounding Bartholomew's partner, began violating his monitoring terms at 1:39 p.m. Sunday, March 8, and continued for more than 17 hours until 7 a.m. Monday, March 9, according to a court filing submitted by Beach's staff last month.

Whether that absence was treated internally as a weekend violation or a weekday violation remains unclear. The same filing noted that Talley's ankle moni-

tor stopped communicating 44 minutes after he returned home because he failed to charge it. It never came back online.

Even so, records indicate Beach's office did not formally present a noncompliance report to Lyke until Talley's next scheduled court date on March 11, more than 48 hours after both his ankle monitor died and his major violation ended.

Even so, records indicate Beach's office did not formally present a noncompliance report to Lyke until Talley's next scheduled court date on March 11, more than 48 hours after both his ankle monitor died and his major violation ended.

MONITORING see p. 10



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RAVENSWOOD-LAKE VIEW HISTORICAL ASSOCIATION PRESENTS

HISTORY OF CHICAGO'S FOUNTAINS

May 13 at 6:30 pm with Greg Borzo

Chicago is known for its lakefront and skyscrapers, da Bulls and da Bears, pizza and popcorn, but it should also be known for its 120 plus outdoor public fountains. These beautiful fountains splish and splash in fun, artistic, surprising ways. Many have fascinating stories to tell. Who built them and why? What do they represent? This lavishly illustrated presentation will tour Chicago's wet and wild side. Learn about these fountains' art and architecture, history and mystery.

An award-winning journalist, Greg Borzo has been a writer for the American Medical Association, the Field Museum and the University of Chicago. He's a tour guide and loves to share his enthusiasm for Chicago's myriad artistic, cultural and historical treasures. Borzo's books include The Chicago "L" and Lost Restaurants of Chicago.

Held in the Lerner Auditorium, Conrad Sulzer Regional Library at 4455 N. Lincoln Ave.

Girls on the Run 5K May 8 in Grant Park

Girls on the Run will hold a 5K race in Grant Park and along the lakefront beginning at 6 a.m. on Saturday, May 8. The race will begin at 8 a.m. at Arvey Field in Grant Park.

The event will end around noon.

Runners will head east under

Lake Shore Dr. and north on the lakefront trail until they reach DuSable Harbor, at which point they will return to Arvey Field using the same route. No road closures are anticipated for the race, but the lakefront trail may be temporarily restricted to limit crowds for the race's participants.

WOOGMS Parade May 25

The Wellington Oakdale Old Glory Marching Society - WOOGMS - will hold their annual march on starting at 11 a.m. Monday, May 25.

This is Lake Views annual all-ages do-it-yourself parade where everybody marches and nobody watches the parades.

The parade was founded in 1963 by World War II vet Al Weisman to teach his son about

patriotism. The annual Memorial Day and Labor Day parades invite neighbors to march with bikes, strollers, and pets.

The event evolved from a small neighborhood gathering into a beloved, heavily attended North Side community tradition, often featuring the Jesse White Tumblers, who will be in the parade again this year.

Popular kids show returns to The Second City June 6

The Second City has announced the return of its popular summer programming for youths aged 6 to 13 called "No Grown-Ups Allowed." It is a fast-paced sketch and improv comedy show targeted to young children.

The show features a mix of family-friendly songs and sketches from The Second City's archives, alongside new material created for young audiences. And of course, it's all brought to life with the usual improv hijinks The

Second City is known for.

No Grown-Ups Allowed is an interactive theatrical experience, that allows kids the chance to jump into the action, whether from their seats or by joining performers live onstage.

The program runs Saturdays at 11 a.m. and 1 p.m., June 6 through Aug. 29. Tickets are \$29, and they typically sell fast every year. For more information, visit secondcity.com or call the box office at 312-337-3992.

INSIDE PUBLICATIONS



On May 2, local animal shelter PAWS Chicago conducted an emergency rescue mission of 25 beagles from Ridglan Farms, a controversial medical research dog breeding facility in Wisconsin.

PAWS save beagles from animal testing lab

On May 2, PAWS Chicago, 1997 N. Clybourn Ave., conducted an emergency rescue mission of 25 beagles from Ridglan Farms, a controversial medical research dog breeding and biomedical research facility in Blue Mounds, WI.

Ridglan Farms is described as a facility that has bred thousands of beagles for sale to scientific and medical research laboratories for nearly six decades. However, officials said it had been facing \$55,000 in fines after inspectors cited over 300 violations.

PAWS animal rescue partners in Wisconsin - Dog Ranch Rescue and the Center for a Humane Economy - were instrumental in securing the rescue of 1,500 of these medical research beagles—ensuring that each one was safe, protected, and properly cared for.

Bred for laboratory testing, these beagles have known only isolation—wire cages, no comfort, no companionship, no chance to simply be dogs. Many



Veterinarians are completing their initial exams. A behavior team is carefully observing to create individual plans.

have never felt sunlight or grass beneath their paws. They were denied everything that makes a dog's life whole.

Beagles are commonly used in laboratory testing due to their small-to-medium size and gentle, non-aggressive temperament; they are known to be trusting and compliant, often "freezing" rather than resisting when stressed or in pain, which makes them easier for technicians to handle during lab-

oratory tests and procedures.

Now that's changed. They are starting over. For the first time, they are stepping out of their cages and into a world they've never known—one filled with care, patience, and life.

This rescue is just one part of the PAWS mission to provide timely and compassionate care for animals in times of crisis or disaster.

PAWS will address any medical or behavioral needs these dogs may have and guide them safely through a thoughtful transition into new lives. Once medically and behaviorally ready for adoption, each pet will be available for adoption at our Lincoln Park Adoption Center or directly through foster.

The agreement does not include all of the animals at Ridglan Farms. Organizers said they are continuing discussions about the remaining dogs, but did not provide a number.

Letters to the Editor

No one wants this in their backyard

Regarding your April 22 story proposing a Bill that allows people to break the law and use our taxpayer-funded parks as unauthorized housing. The individuals in Springfield trying to prevent governments from clearing out homeless encampments have never had one anywhere near where they live. Because if they had, they would never support this Bill.

I lived near one, set up at a local park for two years, that became a local disaster. The park has multiple signs posted that it closes at 11 p.m., but the local Alderman, Chicago police and Park District will not enforce it. So all of us who lived near the park were stuck with the fallout.

Here's what we were forced to endure:

- Neighboring properties surrounding the park had tent people urinating and defecating in their yards and all around their property. The alleys were covered with human waste.

- There's a school directly across the street and when I drove by on Clark St., men were standing at the fence leering at the young students. I was appalled.

- Condoms, needles and drug paraphernalia was strewn around the park. The same park with a playground and programs for children. Still the tents were allowed to stay.

- Men exposed themselves to

children in the park. Then all the park programs for children were canceled. Yep, don't get rid of the tents, instead get rid of the children, who the park was set up to provide for.

- Then all through the winter, sagging tents and a huge pile of garbage sat in the park. No one cleared it out or cleaned it up. It was a disgusting filthy mess.

- Spring came and the campers were allowed to stay once again.

How would our leadership in Springfield like to own a property adjacent to that park? I know that after a year of no one doing anything to remove the encampment, I would want out. But how can you sell or rent with a homeless camp in your backyard?

Public parks are meant to be enjoyed by the public, but when homeless encampments take over, it can no longer be enjoyed. The park becomes a scary, uncertain place with all the bad behaviors I've listed.

Here's a possible solution. The City should designate a place where people will be allowed to put up tents. If all the tents are in one place, it would make it easier for social services providers to assist them; it would be easier to police issues all in one place, instead of at 30-50 parks around the City, and it would return the parks and our lakefront back to the public to enjoy.

Springfield should encourage

Man supports mother's cancer fight

I went to Tricoci School of Cosmetology on Sheridan Rd. One of the hair "supervisors" is Christian Meng, a great talent in the hair industry. His beard and eyebrows were dyed pink, and I told him I appreciated his courage in doing this. He told me that his mother has cancer and in order to support her and the cancer society as much as possible, he dyed his eyebrows and beard to the pink color to support her while she is fighting cancer.

His mother's name is Erika Meng and this gesture of his is beautiful and creative and meant a lot to me to hear this. His great love for his mom is special, and I would like you to print this in support of him and his Mom... his courage... his talent... and for the beauty he brings to the world in so many ways.

Ina Goldberg
Edgewater

central tent sites as a solution, instead of promoting a Bill that allows people to plop down wherever they want, leaving neighbors to deal with the fallout.

You said this is a "not in my backyard issue." No it's a "No one wants this in their backyard issue."

E M Burns
Rogers Park

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An evening with Chicago Tomato Man

The Northtown Garden Society is hosting an evening with Bob Zeni, the Chicago Tomato Man, 7 p.m. Thursday, May 7 at Warren Park, 6601 N. Western Ave.

Zeni's goal is to introduce everyone to the stunning flavor or home-grown, hand-picked, vine-ripened heirloom tomatoes.

There will be heirloom tomato plants for sale during the event for \$12 each.

COLUMBIA from p. 6

and procurement and eliminate unnecessary spending, and "optimizing [the school's] real estate footprint to improve utilization, reduce costs, and identify opportunities for revenue generation."

They have implemented a strict hiring freeze on administrative positions and executed a "reduction in non-personnel spending," and restructured benefit plans "to preserve core support while improving flexibility and long-term sustainability"

In mid 2025, the school sold their president's home at 1258 N. LaSalle at a reported loss of over \$1 million. The last occupant was former school President and CEO Kwang-Wu Kim.

Bolton closed her memo saying that "together, we will move through this moment with care and build a more sustainable and vibrant future."



This newspaper needs your help

This newspaper vs Sudler Property Mngt.

Inside Publications has hired legal representation to defend ourselves in Sudler Property Management's defamation suit against this newspaper.

But lawfare costs money, and we don't have a lawfare budget. So we are now appealing for your help, and donations.

Below is a link to a GoFundMe page that we established to help raise funds to fight this case in the Cook County Circuit Court. The page is titled "Your Friendly Neighborhood Newspapers."

We would appreciate you sharing this link with anyone in your network who might like to help out their friendly neighborhood newspapers.

Visit: www.gofundme.com/manage/your-friendly-neighborhood-newspapers

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www.caregiverstressbusters.org

USCIS to add Special Agents with new law enforcement authorities

U.S. Citizenship and Immigration Services [USCIS] has created and trained a new law enforcement agency authorized to expand its law enforcement authorities. It has hired and trained 1,811 new USCIS officers (known as “special agents”) who will investigate, arrest, and prosecute those who violate America’s immigration laws under a final rule announced in Sept. 2025.

These special agents will exercise the additional law enforcement authorities in fighting im-

migration fraud in urban areas.

Examples of the violations they will be fighting include filings against naturalized citizens involved in tax fraud schemes, identity concealment to evade prior deportation orders, and naturalization fraud via fake divorce decrees.

In the final rule, the Dept. of Homeland Security will allow USCIS Special Agents to make arrests, carry firearms, execute search and arrest warrants, and other powers standard for federal

law enforcement.

This rule allows USCIS to implement law enforcement authorities to the agency to fulfill its national security, fraud detection, and public safety missions related to immigration adjudications.

USCIS has always been an enforcement agency with lawful authority to expand the agency’s law enforcement capabilities. “This will better address immigration crimes, hold those that perpetrate immigration fraud accountable, and act as a force multiplier for

DHS and our federal law enforcement partners, including the Joint Terrorism Task Force,” said USCIS Director Joseph B. Edlow.

Special Agents are now going out to various field offices across the county and investigating actual immigration fraud. The USCIS now has the authority to order expedited removal and investigate civil and criminal violations of the immigration laws.

USCIS will have greater capacity to support DHS efforts by handling investigations from start to

finish, instead of referring certain cases to Homeland Security Investigation within U.S. Immigration and Customs Enforcement.

This will allow federal police to focus on disrupting transnational crime and capturing and deporting illegal aliens. USCIS will be able to more efficiently clear its backlogs of aliens who seek to exploit our immigration system through fraud, prosecute them, and remove them from the country. That backlog has grown to nearly 1.5 million cases.

Police Beat...

Teens charged with multiple counts of armed robbery

Two teen boys 15 and 17 years old have been charged with three felony counts of Robbery - Armed With/Firearm after they were arrested by the Chicago Police Dept. Citywide Robbery Task Force on April 28, in the 1100 block of S. Hamilton Ave.

The youths were identified as offenders who, participated in taking property from multiple individuals by gunpoint including one on March 17, at approximately 9:17 a.m., a 26-year-old female in the 1100 block N. Cleveland Ave.

The offenders were placed into custody and subsequently charged accordingly.

Boys, 15 and 17, robbed woman at gunpoint as she dropped daughter off at daycare

Two juveniles accused of robbing a woman at gunpoint as she dropped her daughter off at daycare on Chicago’s Near North Side last month are also accused of carrying out two more armed robberies the same week, Chicago police said April 29.

The boys, ages 15 and 17, were arrested April 28 in the 1100 block of S. Hamilton Ave., the same block where Cook County’s juvenile justice center is located, a detail that suggests both may already have other matters pending before the courts.

CPD said the spree began March 15, when the boys held up a 35-year-old man in the 7600 block of S. Exchange Ave.

Two days later, on March 17, a 26-year-old woman was standing in the 1100 block of N. Cleveland

Ave. at 9:17 a.m., having just dropped off her 4-year-old daughter at daycare, when a group of armed robbers poured out of a silver car and took her valuables.

Officers were told to watch for four suspects, all armed with rifles, traveling in a smaller silver car, possibly an Acura, bearing Kentucky license plates. CPD later recovered that vehicle on the South Side.

About 20 minutes after the daycare robbery, police say the boys struck again, holding up a 34-year-old man at gunpoint and robbing him on the South Side. Each boy is charged with three counts of armed robbery with a firearm, police said.

Facial recognition helped ID cop-killer’s robbery accomplice

Facial recognition helped investigators identify the man who allegedly helped suspected cop killer Alphonso Talley violently rob an Albany Park dollar store last weekend less than four hours before Talley used a hidden pistol to shoot two CPD officers who were guarding him during a hospital exam, officials said.

The revelation comes as four state legislators have signed on to legislation that would ban law enforcement agencies across Illinois from using facial recognition as an investigative tool.

Like Talley, Jeron Tate, 18, has an extensive criminal record, but his offenses were committed as a juvenile, prosecutors said Friday. While on escaped electronic monitoring for shoplifting, trespassing, and armed robbery, he went on a Jan. 4, 2025, crime spree, committing a carjacking and armed robberies at a 7-Eleven, Subway restaurant, Walgreens, and a Family Dollar. Two days later, he skipped court and eventually received an 18-month juvenile detention sentence. He is currently on parole, prosecutors said.

He is now accused of returning to his old ways, teaming up with Talley to target the Family Dollar at 3239 W. Lawrence Ave. as it opened around 8 a.m. on Saturday, April 25.

A 55-year-old woman, Maria Velazquez, was working alone when the

two men entered the store and Talley violently attacked her with a 10mm firearm, breaking her nose and blackening her eyes, prosecutors said.

Video allegedly showed Talley holding her at gunpoint as the men took her wallet and keys and forced open the register, stealing \$110 that contained a secret GPS tracker. CPD officers began tracking the device almost immediately and located Talley near the 3400 block of N. Troy St. within minutes as he ordered an Uber, prosecutors said.

Investigators found Velazquez’s belongings inside a nearby trash can, bloody money in Talley’s pocket, and determined the robbers escaped on



Jeron Tate

two Lime scooters that had been rented through an account tied to a Gmail address containing Talley’s first and last names. Talley falsely claimed to have swallowed drugs as a ploy to be taken to a hospital, a trick he had used during at least three prior arrests, according to reports reviewed by this reporter. As he was about to undergo a CT scan at Swedish Hospital, prosecutors said, he pulled a 10mm firearm from beneath his blanket and shot both officers who were standing guard, killing 10-year veteran John Bartholomew and critically injuring a 57-year-old officer with 21 years on the force.

But while police had Talley, his alleged accomplice was gone. And the tracker continued moving, with police eventually finding it on a shelf at Jewel-Osco, 3570 N. Elston Ave. Surveillance video allegedly showed Tate placing it there. Prosecutors say Tate went home and started bragging to his girlfriend about having robbed a Family Dollar and how his accomplice had used a 10mm handgun.

Investigators ran surveillance images through facial recognition software and identified Tate as a possible suspect, prosecutors said Friday. From there, two detectives who had previously arrested Tate for other robberies

recognized him, officials said.

Judge John Hock detained Tate on charges of armed robbery, aggravated armed kidnapping, aggravated battery causing great bodily harm, and aggravated unlawful restraint.

A GoFundMe campaign has been established to help Velazquez.

“This incredible woman is no stranger to difficult battles. Last year, she bravely overcame cancer, showing a level of strength and resilience that inspires everyone who knows her,” the campaign’s organizer, Raquel Olivares, said. “Now, she is facing yet another difficult challenge.”

As of Sunday morning, the campaign had raised \$3,609.

Tate’s arrest is the latest to be assisted by facial recognition technology, an investigative tool that a North Side lawmaker is trying to ban. Rep. Kelly Cassidy’s bill would prohibit any local or state law enforcement agency in Illinois from accessing a facial recognition database and would bar agencies from sidestepping that prohibition by contracting the work to a third party.

The bill failed to advance out of the Illinois House Judiciary – Civil Committee before the body adjourned in March and was sent back to the Rules Committee. But it has picked up three new co-sponsors, all from Chicago — Rep. Kevin Olickal from the Far North Side, Rep. Lilian Jiménez of Humboldt Park, and Rep. Diane Blair-Sherlock of Villa Park — suggesting the effort is not finished.

CWB Chicago previously reported on dozens of violent crimes, many from the CTA, in which Chicago detectives developed critical leads by feeding surveillance images into facial recognition databases, frequently the dataset maintained by the Illinois Secretary of State.

Those cases included murders, rapes, robberies, and kidnappings. Just days after that report, investigators used facial recognition to help identify Jose Miranda, the man accused of murdering Loyola Univ. freshman Sheridan Gorman near Loyola Beach — a crime that occurred in Cassidy’s own district.

Last month, Cook County State’s

Attorney Eileen O’Neill Burke pointed to facial recognition as one of the important tools used to fight crime on the CTA.

Cassidy dismissed CWB Chicago’s detailed, case-specific reporting of murders, rapes, and robberies solved with the assistance of facial recognition as “anecdotes” and called it “curious that in discussing this issue, we hear about particularly heinous and troubling crimes, but nothing about people being misidentified by facial recognition technology and held for hours — if not days — based on system errors.”

Supporters and critics of the bill agree on at least one thing: they’ve been unable to find an example of anyone being criminally charged in Illinois based on a potential facial recognition match without corroborating evidence.

Detectives use a match as a starting point to build leads, not as a basis for charges, said Tom Weitzel, the retired police chief in suburban Riverside. He called the technology “one of the most important investigative tools to come along in policing in 50 years” and said Cassidy’s bill “doesn’t regulate facial recognition — it destroys it.”

The ACLU of Illinois supports the ban and acknowledges it would end law enforcement’s use of the tool entirely. Some observers are pressing for a middle path instead: codifying best practices, prohibiting arrests based solely on a facial recognition match, requiring officer training and certification, and mandating that biometric data belonging to anyone cleared as a suspect be purged within 72 hours.

An ACLU representative also acknowledged that the organization has found no examples of anyone being criminally charged in Illinois based solely on a facial recognition match with no corroborating evidence, though he added that a lack of public reporting on how the tools are used makes it difficult to know the full picture.

— Compiled by CWBChicago.com

MONITORING from p. 7

Talley didn’t show up on March 11 and he wasn’t seen by authorities again until the shooting in Lincoln Square. By then, it was too late.

We have also learned that Talley had additional major EM violations in February.

On Feb. 10, Judge Lakshmi Jha was presiding in place of Judge John Fitzgerald Lyke, Jr. when an officer from Beach’s office reported that Talley had been away from home for more than three hours without permission, sometimes during overnight hours.

Assistant Public Defender Lauren Widdowson told Jha that Talley had used some unauthorized absences to obtain his birth certificate, secure an ID, and register as a gun offender to get into

parole compliance.

“He has done what he needs to register, so he should not have those violations anymore,” Widdowson said.

Talley didn’t show up on March 11 and he wasn’t seen by authorities again until the shooting in Lincoln Square. By then, it was too late.

Regarding overnight violations, Widdowson said Talley had been changing residences and that the late-night issues should be resolved, too.

Jha warned Talley to comply with his monitoring restrictions and deferred the matter for Lyke to address on March 11.

“I expect Judge Lyke to not see

any more violations,” Jha admonished.

“I hope the same, Judge,” replied Widdowson.

Talley, who failed to appear for that court date, did not meet their hopes and expectations.

Beach’s office did not respond to two requests for information and comment before publication of this report.

In addition to the electronic monitoring issues, Talley was also on parole for two felony cases at the time of that weekend’s shootings. The Illinois Dept. of Corrections listed him as an “absconder,” meaning he was not complying with his release conditions. CWB Chicago asked IDOC what actions they took to locate Talley and bring him into compliance. The agency did not respond.

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Attorney General says he 'intentionally avoided politicizing' the Swedish Hospital shooting, other officials just went silent

BY CWBCHICAGO

Eight days after a Chicago police officer was killed and his partner critically wounded inside Swedish Hospital, some of Illinois' most active social media politicians went almost completely quiet about the shooting, the pretrial release of the accused gunman, and whether the laws that put him back on the street need to change.

Prosecutors say Alphonso Talley, a seven-time convicted felon who had escaped electronic monitoring and was under arrest for armed robbery, used a concealed firearm to shoot Officer John Bartholomew dead and gravely wound Bartholomew's partner while Talley was receiving a CT scan at the hospital.

For several legislators whose social media feeds normally run at a near-constant clip, the silence has been conspicuous. To speak up, they might find themselves doing something they don't find politically useful: supporting the Chicago Police Dept. and, maybe even suggesting that they will look to create laws that could minimize the chances of another tragedy.

To his credit, Illinois Sen. Mike Simmons [7th], whose district includes Swedish Hospital, issued a statement shortly after the shooting expressing sympathy for the officers, their colleagues, and hospital staff. "My heart is with you and I am committed to continuing to find ways to make our communities safer," he wrote.

His counterpart in the Illinois House, Rep. Hoan Huynh [13th], has not posted a press release in over a year. The most recent announcement on his website involves legislation sparked by his concerns over Beyoncé ticket prices, published in Feb. 2025. No statement about the shooting was found on his social media or website, and he did not respond to a request for comment.

Illinois Attorney General



Left to right: Kam Buckner, Chris Welch, Kwame Raoul, Hoan Huynh, and Elgie Sims.

Kwame Raoul, the state's highest-ranking law enforcement officer, runs what may be the state's most prolific press release operation, regularly publishing one, two, or even three releases on any given weekday. This week alone, his office put out at least 13 of them, covering topics ranging from his support for work authorization for asylum seekers to curbing illegal vaping product sales.

Rep. Hoan Huynh [13th], has not posted a press release in over a year. The most recent announcement on his website involves legislation sparked by his concerns over Beyoncé ticket prices, published in Feb. 2025.

Contacted on Friday by this reporter, Raoul said he made a conscious decision to avoid commenting on the shooting.

"The murder of one Chicago police officer and the life-threatening injuries of another officer who is in critical condition are horrific," Raoul said in response to our inquiry. "These officers were serving our community and could not have predicted the senseless gun violence they were met with while at a hospital. The families of both officers are in my prayers as they process this tragic, life-altering event, and we join in their mourning."

Raoul acknowledged making a deliberate choice to stay out of

the broader policy debate. "I have intentionally avoided politicizing this tragedy because the officers should be honored while we continue to prioritize the safety of our communities from preventable gun violence," he said. "It must end. Full stop."

On questions about the defendant's record and future court proceedings, Raoul said he would defer to the Cook County State's Attorney, "who has been and continues to handle these matters."

We also looked for any response from the legislators who led the passage of the SAFE-T Act. As architects of the state's criminal justice reform law, they might be expected to weigh in on whether changes are needed to electronic monitoring requirements or the pretrial release of repeat violent offenders like Talley, who was free despite having four felony cases pending against him.

House Speaker Emanuel "Chris" Welch's social media since the shooting has featured posts about Arbor Day, a U.S. Supreme Court ruling limiting part of the Voting Rights Act, and a rage photo after he paid \$6.10 a gallon for premium gas in La Grange. He did not respond to a message asking whether he had issued a statement about the shooting.

State Rep. Kam Buckner [26th], a former Chicago mayoral candidate, has posted steadily since the shooting, sharing community announcements including overdose response training, a workshop for newly released prisoners, and

a warning to neighbors to stay alert while a Cook County judge considers whether to appoint a special prosecutor to examine allegations of abuse by federal immigration agents. No posts about the shooting or the officer's death were found on his social media or website. He did not respond to a direct message asking whether he had made any statement.

Since the shooting, State Sen. Elgie Sims [17th] has publicly pushed back on calls to revisit the SAFE-T Act, describing the killing of Officer Bartholomew and the wounding of his partner as "one-offs." But we could not find any mention of the shooting, or any public condemnation of it, anywhere in Sims' social media or on his website.

His posts since the shooting have ranged from a missing person bulletin to criticism of Walgreens for closing its store at 8628 S. Cottage Grove Ave., which the company says it shut down due to theft and violent incidents running above company averages. Sims published a press release about that closure on his website.

An email to his office asking whether he had commented on the hospital shooting generated an auto-reply. "Thank you for your message and for letting your voice be heard in the legislative process," it read. "I am looking into and researching your matter and will take your perspective into consideration as the issue comes before the Illinois Senate. I appreciate you taking time to reach out to me directly, because hearing from my constituents helps me to understand your needs and serve you better. As your State Senator I am constantly seeking to provide the best service I can on behalf of the people of the 17th District and the entire state of Illinois and your input helps to achieve this goal. Have a wonderful day, and I look forward to speaking with you soon."

We have not heard back.

Small business expo May 16 in Uptown

The Chicago Dept. of Business Affairs and Consumer Protection is hosting a free small business expo 8:30 a.m. to 1:30 p.m. Saturday, May 16 at Truman College, 1145 W. Wilson.

The Department brings free business resources to the community for new and existing entrepreneurs looking to start or grow their business in the City of Chicago through the Chicago Business Resource Expo Series. They offer business resources such as City of Chicago business licensing consultants, tax clinic, financial advisors, workshops, professional headshots, networking and much more.

Discover preservation excellence at Chicago Preservation Expo

The Chicago Dept. of Planning and Development is hosting its third annual Preservation Expo, which will feature nearly 40 exhibitors representing the vanguard of historic preservation in Chicago.

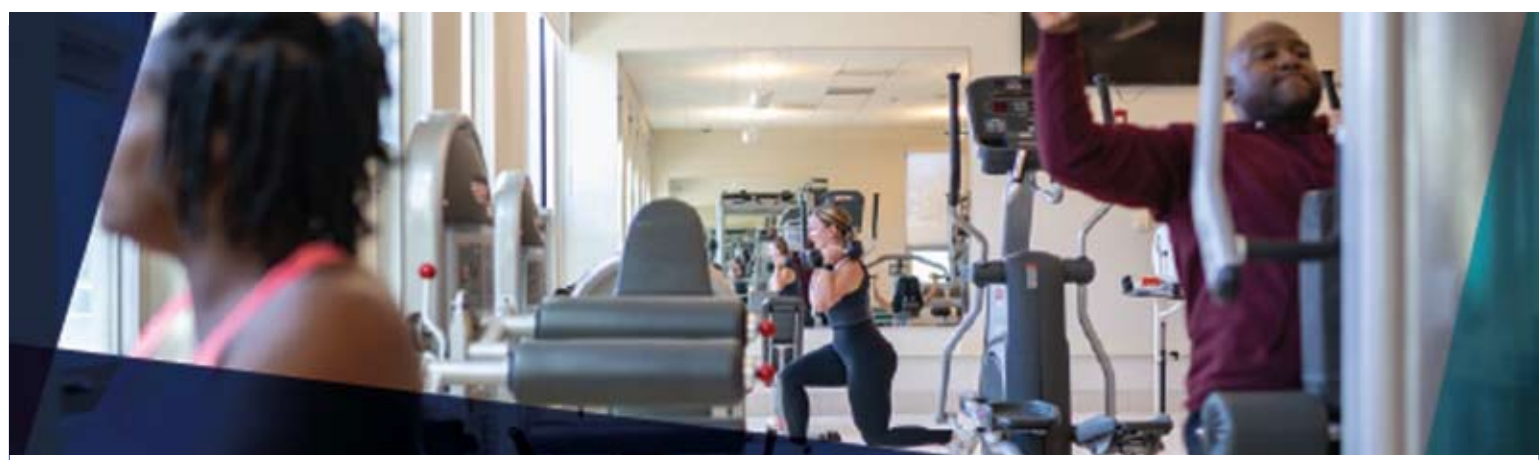
The expo will be held during National Historic Preservation Month, the free event runs from 4-7 p.m. Monday, May 18 at the Chicago Cultural Center, 78 E. Washington St. Attendees have the opportunity to connect with City staff, community and non-profit organizations, professional service providers and trades experts at the forefront of historic preservation in Chicago.

The city will also be presenting their Preservation Excellence Awards for nine outstanding landmark projects and one preservationist. The 26th edition of the awards ceremony starts at 6 p.m. with WGN TV personality Ana Belaval as emcee.

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SAVE US from p. 2

lumbia College professor, comic book writer known for his work on The Flash, and all-around good guy **Len Strazewski** has died at 71. Feared and revered for his sharp critiques and deep experience, Strazewski shaped generations of student journalists including a few who have written for this newspaper. For over two decades he trained young minds full of mush at Columbia where he became a defining figure in the journalism program as a professor, mentor and administrator.

Outside the newsroom he wrote for DC Comics and was part of projects spanning dozens of titles. He estimated that he had written between 160 and 200 comics. Farewell old friend.

LOSS: The Goodman Theater is devastated at the sudden loss of their dear friend, **Matt DeCaro**—a beloved and celebrated longtime Chicago artist, and a cast member of **August Wilson's** "Ma Rainey's Black Bottom."

OBAMA CENTER: The Obama Presidential Center will charge \$30 for an adult ticket, the highest of any other presidential library.

ALD. GABINSKI: Theris M. "Terry" Gabinski has gone to God as one of the Almighty's smartest and gentlemanly human beings. While working at Chicago's City Hall in the heyday of the 1990s, we came to admire and befriend him. A quick-witted man of humor, common sense and political loyalty. We saw him often, frequently asked for his assistance and delighted in sharing drinks and meals in Wisconsin.

We always knew he was nobody's fool, capable of resolving dilemmas and difficulties. First entering the City Council in 1968, he remained until 1998. A career



(From left to right) Takara Beathea-Gudell. Thad Wong with Ali and Palmer Wong. PAWS Chicago pup. PAWS photo courtesy of Candace Jordan



(From left to right) Desiree Glapian Rogers and Victoria M. Rogers. Sherry Lea Fox (top right) with Georgeann Yetis Rivas, Dana Reynolds Skogen and Mary Laskey. Mike Tobin and Eamonn Cummins.

of deep service and keeping his ward well managed, Ald. Gabinski was a leader with a brain and a soul.

Mentored by the great Congressman **Dan Rostenkowski**, his leadership was dynamic, quiet and tough. That's when the City Council shimmered in the leadership of the **Richard J. Daley**, and later **Richard M. Daley**, who relied on Gabinski for rational politics and true Chicago loyalty. And most of all his love, respect and service to his constituents was enviable, filled with Old World Polish custom and urban transition into "Yuppydom" across Bucktown and Wicker Park. Most of all for me, I was lucky to witness what politics and urban government could be. He was 87. Dać Wicznę Odpoczywanie.

PAX TIBI: This column lost an avid fan recently with the death of **Cindy Paholick, Laurie Lawler's** first cousin. Her funeral was held at Holy Name Cathe-

dral. Both she and her husband, John, have been wonderful longtime enthusiasts of Skyline. We're happy to hear that her funeral was followed by a rousing reception at Valley Lodge in Glenview. She rests in the heart of Jesus' God, sustained by his love forever.

FAREWELL: After 22 years, Saint Alfred's, a famed Wicker Park Milwaukee Ave. sportswear shop, is closing.

POOCHIE NEWS: PAWS Chicago's Animal Magnetism party was a record-breaker with over 650 guests.

MAYOR: Famed restaurateur **Gordon Sinclair** publicly tossing his support behind former mayor **Rahm Emanuel** for President... we'd be happy to just have him back as mayor.

FRIENDS: A dear friend and mentor to many, **George Groszko**, retired last week from Neiman Marcus. Friends and family cheered him into retirement as he left the store for the last time, and at a party afterwards. Gentleman George will be missed.

MOBSTERS: **Frank Calabrese, Jr.**, a former Chicago mobster, has been on the straight and narrow, now becoming a public speaker and a lecturer with his stories of Chicago gangster life. He is also marketing a \$15 video of his experiences. Visit <https://www.frankcalabresejr.com/>.

MAESTRO AETERNUM: **Michael Tilson Thomas**, America's legendary orchestral savant, has died. And with his passing our nation has lost an historical connection to the globe of aesthetic interpretation of classi-

cal music. Centuries of meaning and purpose lived in his career. From **Johann Bach** to **Leonard Bernstein**, his young life aged and held America's ability to stand with baton in hand, peeling back layers of musical meaning and purpose to discover fresh artistic understanding. He leaves our world for the one in which all great orchestral geniuses thrive and now San Francisco mourns.

WHO'S WHERE: Gibson's Steakhouse's **Kathy O'Malley Piccone** enjoying a treasured getaway in sunny Hawaii... **Joey and Kathy Wolter Mondelli** welcomed Bulls co-owner **Mickey Norton** back to their fabulous LaScarola restaurant... nobody looked more stunning at the **Burt Bachrach** show than Chicago's finest **Sherrill Bodine**, exquisite as always... **Julia Jacobs** with collegiate son **Draedyn** at Loyola Marymount... A **Claude Monet** masterpiece sold for a record \$12.1 million at Sotheby's in Paris... Happy Birthday to **Shauna Montgomery**... **Desiree Glapion Rogers** doing a studio/museum lunch with **Victoria M. Rogers** while speaking at alma mater Wellesley University... **Eamonn Cummins** reports, "It was a great pleasure to welcome our buddy **Mike Tobin** back to The Friendly Confines of Wrigley Field last week after he spent two months reporting on the war in The Middle East. With a Cubs victory to boot" ... **Sherry Lea Fox** with **Georgeann Yetis Rivas, Dana Reynolds Skogen** and **Mary Laskey** in Boston celebrating the opening of another

Maple and Ash... Real estate mogul **Thad Wong** celebrating two of his children, **Ali** and **Palmer Wong**, going to their proms... **Steve Baker** dining with friends **Edward Galvin, Daniel Paul** and **Matt Behnke**... **Jeff** and **Stephani Leese Emrich** at Aquavit in NYC... Congratulations to **Steven Hartenstein** of Lucca Osteria & Bar on being named one of just five Official Nominees for The Summit Awards in the Restaurant category... **Dr. Rose Gomez** having a rib fest at home in Switzerland... Yes, that was **Maria Pappas** singing Greek tunes with a Greek instrument from the rooftops of Chicago's skydeck.

QUEENS: The Costume Council of the Chicago History Museum is hosting an evening featuring live drag queen performances Thursday, May 21, including a special tribute to iconic female impersonator **Chilli Pepper**, a panel discussion emceed by Chicago nightlife entrepreneur **Mark Liberson** with **Mimi Marks, Jim Flint, Mz Ruff N Stuff**, and **Owen Keehnen**, as well as music provided by **Mister Wallace**. Tickets are on sale now.

READING: Thanks to **Mark Olley** for sending a vintage edition of a Crain's with **Takara Beathea-Gudell** on the cover featuring her "small business."

WEAR IT: **Julie Latsko** says "Paris gave me timeless, LA kept it effortless, and Chicago made it real—styling looks between showings. Best hair advice, "it's not about the price, it's how you wear it."

I ask that the ablest men in the country to make whatever sacrifice is required to bring to the government a mastery of the best available talent, men with a single minded legacy to the national interest - men who regard public office as a public trust.

- John Fitzgerald Kennedy

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The CUBE to open first U.S. venue here in June

A win for gamers on Mag Mile

The CUBE is a high-adrenaline gaming experience based on global brand and a popular TBS TV game show. This June it will make its U.S. debut in Chicago on the third floor at 600 N. Michigan Ave. The launch will be the third global venue, and the first outside of the U.K.

Anticipation is already high on this new offering to the city, which will help boost the Magnificent Mile. In teams of two, The CUBE challenges you to harness your skills of balance, judgement, speed and memory, across seven deceptively simple, yet fiendishly difficult games.

Created by Urban Playground Holdings in partnership with Objective Media Group, The CUBE will present fast-paced, interactive entertainment, adding to the city's reputation as a destination for immersive, experience-driven attractions.

Following openings in the UK, in both Manchester (2022) and London (2024), this game will introduce its unique blend of competition, design, and hospitality, filling a demand for experiential venues that blend social interaction and technology.

Their 21, 13-foot square glass CUBEs will cover over 25,000 sq. ft. of entertainment space. Using custom technology, each group of four will face seven specially selected one and two player games, each designed to test players mental and physical abilities.



Following openings in the UK, in both London and Manchester, The CUBE game is coming to Chicago. It will offer a blend of competition, design, and hospitality that blends social interaction and technology.

With spectators observing every move, the pressure is on, and players will need to master their skills of balance, memory, speed and judgement, in an attempt to win points and ultimately, beat The CUBE. Each session lasts around 90 minutes, but may take up to 2 hours during busy times.

Players don't have to be an athlete to succeed in The CUBE, quick wits are just as important as coordination, so everyone and anyone has the chance to win.

The CUBE will also offer food and drinks for competitors and spectators during their visit.

Three mixologist-led bars will serve a diverse list of classic, signature drinks and cocktails, and non-alcoholic beverages.

The efforts will bring an estimated 260 to 300 new jobs to the city, including approximately 180 to 200 permanent associate positions.

The CUBE promises to combine fiendishly clever games with a social atmosphere suited to after work, family outings or evenings with friends. For more information visit www.bookthecube.com.

Biography chronicles father's WWII journey May 9 at Edgewater Library

In her presentation, "An Artist Goes to War," Victoria Granacki will relate her father's experiences while serving in the South Pacific during WWII. The free program will be held from 1 to 2 p.m. Saturday, May 9, at the Edgewater Branch Chicago Public Library, 6000 N. Broadway. It's sponsored by Friends of the Edgewater Library in partnership with the Edgewater Branch.

"So many soldiers never talk about their wartime experiences once they come home," Granacki said. "Leon's story may help them understand a little better what their own family member went through."

Her father's story is like so many others who served in World War II. Leon was an ordinary guy from a working-class immigrant family who was drafted into the U.S. Army in 1941. Through sheer luck and pluck, he leveraged his art talents (that he learned at Lane Tech High School which led to a commercial art career) to his military service. He began as infantryman, then master sergeant and mapmaker for Gen. Douglas MacArthur in the America Division's Intelligence section in the South Pacific.

The multi-media presentation at the library will include pen-and-ink maps, jungle watercolors, journal sketches, scrapbook photos and more than 200 letters home. Copies of the book also



Victoria Granacki will share her father's story of an artist turned soldier who served in the South Pacific during WWII at a free program May 9 at the Edgewater Library.

will be available for sale.

"My father left an incredible written and visual collection of his wartime experiences that his family lovingly saved for him until he returned safely home," Granacki said. "As his daughter, an art collector, architectural historian and archivist myself, I felt responsible to preserve the collection and present some of its highlights to a wide audience."

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Notice is hereby given, pursuant to "An act in relation to the use of an Assumed Business Name in the conduct or transaction of business in the State", As amended, that a certification was registered by the undersigned with the County Clerk of Cook County, Registration Number: M26001563 on April 14, 2026, under the Assumed Business Name of New Style Men's Wear & Cleaners with the business located at 5546 N. Broadway Street Chicago, IL 60640.

The true and real and true name and residence address of the owner is: Hyun Ja Hong, 4721 Bobolink Terrace Skokie, IL 60076, USA.

Legal Notice

Notice is hereby given, pursuant to "An Act in relation to the use of an Assumed Business Name in the conduct or transaction of Business in the State," as amended, that a certification was registered by the undersigned with the County Clerk of Cook County, Registration Number: M26001606 on April 29, 2026

Under the Assumed Business Name of SHN with the business located at: 2353 WEST BIRCHWOOD AVENUE, CHICAGO, IL 60645

The true and real full name(s) and residence address of the owner(s)/partner(s) is:
Owner/Partner Full Name: SHARON GWAH
Complete Address: 2353 WEST BIRCHWOOD AVENUE, CHICAGO, IL 60645, USA

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Notice of Public Sale

NOTICE IS HEREBY GIVEN That on 5/20/2026 at 10:30 a.m., a sale will be held at 9300 W 79th St., Justice IL 60458, for the sale of the mobile home located at 883 Victory Ln, Justice, IL 60458 to sell the following articles to enforce a lien existing under the laws of the State of Illinois (Chapter 770 ILCS 50-3 OR Chapter 770 ILCS 45/1 et seq. and 90/1 et seq.) against such articles for labor, services, skill or material expended upon a storage furnished for such articles at the request of the following designated persons, unless such articles are redeemed within thirty days of the publication of this notice.

Name: Daniel Gniadek
Name: Sherri Jagade
VIN: 0533026SK
Year: 1976
Make: Academy
Lien: \$1,246.13

Notice of Public Sale

NOTICE IS HEREBY GIVEN that on 05/20/2026 at 10:00 a.m. a sale will be held at 9800 Joliet Rd, Park Office, Countryside, IL 60525, for the sale of the mobile home located at 5 Oak St, Countryside, IL 60525 to sell the following articles to enforce a lien existing under the laws of the State of Illinois (Chapter 770 ILCS 50/3 OR Chapter 770 ILCS 45/1 et seq. and 90/1 et seq.) against such articles for labor, services, skill or material expended upon a storage furnished for such articles at the request of the following designated persons, unless such articles are redeemed within 30 days of the publication of this notice.

Name: Robert Duran
Name: Estate of Robert Duran
VIN: M306046
Year: 2001
Make: Schult
Size: 16 x 64
Lien: \$1,836.00



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Notice of Public Sale

East Bank Storage, located at 429 W. Ohio St, Chicago IL (312-644-2000), is opening lockers:

- 3623X (Briseno, Annette and Jimmy), 2521X (Cook, Mark Matthew), 4530X (Cornett, Donald), 6630X (Stahl, Tomas), 4528X (Thorndill, Heith), 3524X (Alvera, Kathryn), 4558X (Delhar, Natalia), 5520X (Hallowan, Thomas), 3523X (Lahood, Edward), 6619X (Lahood, Edward), 2808F (Stephens, Anita V), 2706X (Stubbs, Debra)

for public sale on May 26, 2026, at 3:00 p.m. Cash only.

Notice of Public Sale

East Bank Storage located at 730 West Lake Street, Chicago, IL, 312-876-2000, is opening lockers:

- 3480E-Capers, Saleena Bridgette
5490F-Capers, Saleena Bridgette
8196SM-Capers, Saleena Bridgette
5435A-Jefferson, Kenneth
7910V-Luke, Robert
8209SM-Medrano, Matthew
3500E-Mentor, Marvin
4200H-Petzold, Susan
4285H-Petzold, Susan
4345H-Petzold, Susan
3205E-Stillwell, Logan
4120G-Tajik, Ali
8167SM-Vauters, Sharon
5365I-Watson, Francheska
6500D-Watson, Francheska
5124A-Waugh, Tracey

for public sale.

This sale is to be held on Tuesday, May 26, 2026, at 2:00PM.
Cash payments only.

Notice of Public Sale

THE LOCK UP SELF STORAGE at 1930 N. Clybourn Ave., Chicago IL 60614 Will sell the contents of the following units to satisfy a lien to the highest bidder on 05-26-2026 by 11:00 AM at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit #810 Ronald Goodwin

Notice of Public Sale

Pro Self Storage intends to enforce its lien on certain self storage Storage Spaces in default listed below on the 22nd of May 2026 at 12:00 p.m. at 2724 W. 21st St, Chicago, IL 60608 at www.storagetreasures.com with the sale to conclude no earlier than 12:00 p.m.

- S003 Michael Cruz
1110 Zimbalist Griffin
4009 Casey Whitley
4061 Emmanuel Morales Adames

This public sale will result in the goods being sold to the highest bidder. The winning bidder must pay by cash at the time he/she is declared the winning bidder. Certain terms and conditions apply; see the Manager for additional details

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North Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION PNC BANK, NATIONAL ASSOCIATION Plaintiff, -v- CHARLES E STARKEY, MINDY S STARKEY, THE ST. JAMES CONDOMINIUM ASSOCIATION Defendants
2025CH08027
455 WEST SAINT JAMES PLACE APARTMENT 201 AND 202 CHICAGO, IL 60614
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on March 4, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 8, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 455 WEST SAINT JAMES PLACE APARTMENT 201 AND 202, CHICAGO, IL 60614
Property Index No. 14-28-320-033-1002 and 14-28-320-033-1003
The real estate is improved with a brown brick, multi unit high rise condominium.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said

Real Estate For Sale

real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION. IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiff's Attorneys, 333 West Wacker Drive, Suite 1820, Chicago, IL, 60606. Tel No. (312) 346-9088.

Real Estate For Sale

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One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.
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Attorney File No. 25-22370L_1288113
Attorney Code. 61256
Case Number: 2025CH08027
TJSC#: 46-632
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2025CH08027
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Clark St. extended outdoor dining is back

Clark St. is once again the site of the Extended Outdoor Dining program that will see parts of the roadway closed down in River North, running now through Oct.31.

Restaurants along Clark St., between Grand Ave. and Kinzie St., will again be permitted to build dining platforms in the curb lanes, while keeping all traffic lanes open.

While some locals support the full street closure model used in previous years, this modified format started in 2024 proved effective in supporting outdoor drinking and dining while maintaining traffic flow.

Concrete jersey barriers will be installed to close gaps between platforms, improving safety and reducing traffic congestion.

CASINO from p. 1

trades and partners who have made this moment possible,” said Kim. Mayor Johnson touted the casino as an important player in stabilizing the city’s police and fire pensions. “Visitors will be in the most affordable and safest city in America,” Johnson declared.

Once complete, Bally’s Chicago will feature 3,400 slot machines, 173 table games, 10 food and beverage venues in partnership with Levy Hospitality; a 500-room, 34-story hotel tower with rooftop bar, a 3,000 seat entertainment theater and event center, 3,300 parking spaces, and a two-acre public park with a 2,000 foot long riverwalk.

The City only issued one casino license to Bally’s Corp. in 2022 because it was viewed as the best proposal for maximizing revenue and avoiding competition with existing local casinos. Bally’s promised significant up-front fees of \$40 million and annual payments of \$4 million-plus. The proposal included a partnership with the Chicago Federation of Labor.

The Bally’s Chicago casino project is primarily funded by Gaming and Leisure Properties [GLP], a Pennsylvania-based real estate investment trust, which agreed to provide \$940 million in construction financing and own the land. This sale-lease-back arrangement, along with other financing transactions, covers the development costs of the highly leveraged project.

GLP agreed to a binding term sheet to fund the \$940 million for the project and will buy, finance, and own the 30-acre site, leasing it back to Bally’s. With additional financing, GLP is providing over \$2 billion to Bally’s for this and other projects.

The question now is will Bally’s survive until the casino opens in one year? Bally’s Corp. is now facing significant financial pressure, with total interest-bearing liabilities exceeding \$4.5 to \$5.7 billion, according to various reports. The company is heavily-leveraged due to aggressive expansion including in Chicago, Las Vegas, and the Bronx, noted Investing.com.

Lenders have shown apprehension regarding the company’s high leverage and declining asset valuations leading to resistance in amending a \$1.9 billion credit facility as it navigates a “junk” credit rating.

Fitch Ratings recently adjusted Bally’s credit rating downward to B-minus, a change reflecting concerns over “execution risk in the development of the Chicago projects,” along with the company’s high debt limits. This downgrade mirrors similar actions from other major Wall Street ratings agencies since Bally’s secured the Chicago casino license in 2022, escalating the cost of capital for the company amidst its expansive developmental pursuits.

World Casino Directory found that the primary factors contributing to the financial strain include the saturated gaming market in Chicago, a higher than average



(L) Bally’s Chairman Soo Kim speaks at the Topping Off Celebration on Thursday. (R) Chicago Mayor Brandon Johnson speaks at the Bally’s Topping Out Celebration Thursday.

Photos by Bob Zuley

gaming tax rate, and the usual challenges with ramping up a new casino development.

While a \$4.5 billion buyout by Standard General and a new \$1.1 billion loan in late 2025 have bolstered liquidity, the company faces significant risks from high-interest debt, construction delays at the Chicago casino, and underperforming temporary operations at Medinah Temple compared to initial projections.

The Bally’s Corp. completed a merger with its largest shareholder, hedge fund Standard General L.P., in Feb. 2025. The deal valued the casino company at approximately \$4.6 billion and combined it with Queen Casino & Entertainment. Standard General was led by Kim and previously

owned nearly 23% of Bally’s before the takeover.

Despite the financial strain, the Chicago project is moving forward. However the company is dealing with high interest rates and the challenge of managing cash flow during construction, noted GGB Magazine.

The likely future of the Chicago casino remains pending potential property tax breaks that could save over \$300 million over 10 years still pending in the City Council.

Perhaps more telling is the \$10 slot token distributed at the ceremony intending to lure visitors to the casino. The token expires on 12/31/2026, well before the casino is expected to open.



Bally’s \$10 Free Slot Token expires before the casino opens.

Photo by Bob Zuley

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