

Nature is always more subtle, more intricate, more elegant than what we are able to imagine.

— Carl Sagan

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The Battle of Old Town

Residents fight proposed high-density, low-parking skyscraper

BY DON DEBAT
The Home Front

First of two articles on high-rise development in the Old Town neighborhood.

The Battle of Old Town, circa 2024, is underway as residents and building owners in the coveted landmark historic district push back against a proposed 44-story apartment tower on the eastern edge of the neighborhood.

If you were born in Milwaukee or Cincinnati, and are not familiar with this architectural treasure-trove neighborhood, listen up. The charming Old Town Historic District contains 523 magnificently restored Victorian buildings—some museum quality.

The Old Town Triangle, bounded roughly by North Ave., Wells St., Lincoln Ave., Clark St. and a string of side streets on the west, is home to the annual Old Town Art Fair and Garden Walk.

Opponents of the 500-unit project, dubbed the “Old Town Canvas,” at 1610 N. LaSalle Ave., have formed a coalition, citing concerns about its size, public



Opponents of the 44-story, 500-unit Old Town Canvas have now formed a coalition to oppose the current version of the proposal.

safety, lack of suitable parking and probable impact on traffic.

The developer’s recently updated plan for the project calls for adding eight floors—85 feet in height—to the proposed tower in exchange for a greater upper-floor setback over a planned Walgreens store.

The developer, Chicago-based Fern Hill Co., says the additional height on the proposed building at the northeast corner of North

and Wells is designed to free up neighboring high-rise views, by reducing the tower’s width by 15% to 164 feet. The tower would have 450 parking spaces—but only 150 reserved for the tower’s 500 apartment units.

The Old Town Friends for Responsible Development [OTFRD], argue that the proposed building, with its large number of rental

BATTLE *see p. 4*

Projected fall opening for Clarendon Park Community Center

The Clarendon Park Advisory Council is estimating that the 108-year-old Clarendon Park Community Center, 4501 N. Clarendon Ave., will be opening late fall or early winter.

The magnificent \$13 million renovation includes the Garfield-Clarendon Model Railroad Club, new teen lounge, dance studio and an expansive special events space for concerts, private parties and more.

Work on the facility began in late 2022, but at one time the property was threatened with demolition. In 2019, Chicago Park District [CPD] officials unveiled multiple proposals for the site, one being just demolishing and replacing the structure. Neighbors and preservationists rallied to save the building, helping convince the CPD to invest in its restoration.

Located in the East Uptown community just west of Lake Shore Dr., Clarendon Community Center Park sits on 12.64 acres of land. The fieldhouse contains a fitness center, a gymnasium, and several clubrooms available for rental. Outside features two junior baseball fields and two softball fields, a two-hoop basketball court, new dog-friendly area and a playground with an interactive water play area.

Clarendon Community Center takes its name from the adjoining avenue, honoring English statesman Edward Hyde (1609-1674), first Earl of Clarendon. Clarendon



Work on the new Clarendon Park Fieldhouse [top] began in 2022. The \$13 million makeover will be unveiled late fall or early winter. A 1916 image [bottom] of the beachfront Clarendon Park bath house, of which the new fieldhouse today occupies.

originated as a municipal beach.

The Clarendon Community Center was built in 1916 as a bath house to serve the Clarendon Municipal Beach. At the time, Lake Michigan’s shores abutted the beach bath house.

The construction of Lake Shore Dr. and Lincoln Park pushed the beach further to the east.

During the 19th century, Lake Michigan was rarely used for swimming because the heavily polluted Chicago River flowed

into it. The new Sanitary Canal corrected the problem in 1900, and the city’s Health Dept. began creating municipal beaches to provide the city’s growing population with access to swimming as well as showers and changing facilities.

In 1916, the city opened the Clarendon Municipal Beach, featuring an impressive brick building with two stately towers,

CLARENDON *see p. 12*

Lake Shore Dr. repairs began Monday

The City began conducting pavement repairs on N. Lake Shore Dr. on Monday as part of its 2024 Arterial Resurfacing program. Pavement patching and other roadway repairs will occur throughout May and June in advance of resurfacing that is scheduled to take place in the fall.

The first phase of the project is expected to last until late June and will impact the following sections of N. Lake Shore Dr.: Northbound lanes from Lawrence to Hollywood avenues, and Southbound lanes from Hollywood Ave. to LaSalle Dr.

Now through May 17, two northbound lanes between Lawrence and Hollywood avenues will be closed to traffic daily from 9 a.m. to 3 p.m. One lane will remain closed continuously throughout the week.

From May 20 to May 24, two southbound lanes between Hollywood Ave. and LaSalle Dr. will be closed to traffic daily from 9:30 a.m. to 4 p.m. One lane will remain closed continuously throughout the week.

Lane closure schedules and work timings are subject to change due to weather conditions or other unforeseen circumstances.

Cubs cash

Nearly \$2M in grants given for 75 organizations

On May 7 Cubs Charities announced it will award \$1.98 million in funding to 75 nonprofit organizations throughout the city, promoting positive youth development and educational opportunities.

They also laid out its 2024 initiatives to advance the organization’s work focused on sports-based youth development, youth education and investments in safe spaces to play for youth in Chicago.

The funding will be distributed through the Cubs Charities Community Fund, a fund of the McCormick Foundation, the Cubs Charities Diamond Project and All-Star School donations. Organizations receiving support span numerous neighborhoods across Chicago, emphasizing the charity’s city-wide commitment to helping youth thrive. These

grants and donations are projected to impact more than 49,500 youth and families in Chicago.

On the North Side, those organizations included the Alphonsus Academy for the Arts, Bernard Zell Day School, Blaine Elementary School, Burley Elementary School, Lake View High School, Lane Tech College Prep, Harriet Tubman Elementary School, Hawthorne Scholastic Academy, Inter-American Magnet School, JCC/Heller Center, Nettelhorst Elementary School, Our Lady of Mt. Carmel Academy, Oz Park Baseball Association, Saint Andrew School and Saint Luke Academy, Amundsen High School, Gan Shalom, Gompers Park Athletic Association - Baseball and Softball, Greeley Elementary School, Hamilton Elementary School, Hamlin Park Baseball Assoc. - Baseball and Softball, Warren Park Youth Baseball Little League and Welles Park Parent Assoc.

‘Street takeover’ arrests often end with felony convictions, but not prison, court records show

BY CWBCHICAGO

The murder of Guillermo Caballero at a car “sideshow” in Gage Park on May 5 is once again shining the spotlight on street takeovers. Chicago police believe Caballero was trying to pass through an intersection that had been “taken over” but was not participating in the event when he was murdered.

The spontaneous gatherings, in which crowds block off intersections to watch drivers spin donuts in the streets, were headline news a couple of years ago. Coverage has waned as fewer incidents occur downtown, but sideshows are still nearly weekly occurrences in other neighborhoods.

We decided to look at how the justice system treated street takeover participants charged with felonies in 2022. Here’s what we learned:

About 200 cars blocked off the 4300 block of S. Pulaski for a sideshow on Thanksgiving weekend in 2022. Spectators threw vehicle parts and beer bottles at police cars and then kicked CPD vehicles.

At the time, prosecutors said that Demitrian Perez, trying to escape from cops who arrived to break up the event, put his car in reverse and accelerated toward an officer at high speed. The cop moved out of the way and took shelter behind another vehicle, but Perez allegedly continued on, slamming into another occupied squad car, prosecutors claimed.

Last October, he pleaded guilty to three counts of aggravated assault of a peace officer and aggravated fleeing, according to court records. Judge Stanley Sacks sentenced him to two years of proba-

TAKEOVER *see p. 12*

Let's help our city get on even footing once again

Placing the Mother Jones monument at the Water Tower is a deeply disturbing action. Not many Chicagoans were even aware such plans were underway.



By Thomas J. O'Gorman

Chicago has always been a place that understands the significance of balance.

You know, that sense of human evenness. Fair play. And effective living from the equilibrium that maintains the stability of the ground we stand on, when off-kilter just won't work.

Some eras of Chicago life have maintained such balance better than others. Early Chicago was famous for the struggle with urban equilibrium. In a more primitive setting of history it was more vital.

Take the era of Chicago's founding. The late 1830s when William Butler Ogden was our first mayor. A transplanted New Yorker, he discovered that if Chicagoans didn't maintain their equilibrium they could easily run out of vittles. Or drinkable water. Or protection in the wilderness from the nation's military at Ft. Dearborn.

Or your horse might go unshod and unshod. You might just get left out in the cold. Balance was

an essential preventive measure.

A couple of decades later, in 1853, during the time of Mayor Long John Wentworth (all 6-foot 8-inches of him), an Irish-born Chicago policeman, Constable James Quinn, was mercilessly beaten to death by a well-known Chicago saloon-keeper in the tavern district known as the Sands. It was a horrific loss of urban equilibrium.

Mayor Wentworth was so enraged by the act that he deputized a large army of men to assist in the search for the killer. Armed with torches the mayor led the men through the Sands hunting the killer.

In the process the deputies and the mayor torched the killer's saloon, and several others. They captured the killer in the process. He had upset the human balance in Chicago, damaging the soul of the city. Crushing him leveled the balance, not of revenge, but of justice.

As Chicago grew and expanded on the flat land of the Prairie, culturally and economically, that balance would become critical. Balance would become Chicago's code of lake-side living. Essential.

Between 1850 and 1910 Chicago was the fastest growing city in America. The population of Chicago doubled every 10 years. I believe it was in part our heartland sense of balance that permitted Chicago to grow from 40,000 residents to 1.3 million in 60 years.

Of course it was Chicago's sense of urban balance that attracted so many people of ideas, skills, attitudes and dreams with which folk could recognize the possibilities and opportunities at

hand.

The great success of so many enterprises like the meat-packing industry all centered in Chicago; the dynamic vitality of the railroad industry with Chicago as its national hub; and the deeply influential "futures" trading markets, first begun in Chicago, all enhanced this city's influence with balance. On the flatland of the Prairie Chicago transformed the nation's understanding of what a modern city could be.

Chicago politics were deeply shaped by our sense of balance. Our political life had a fine-tuned sense of equilibrium. The organization of Chicago political life stood upon a culturally diverse, ethnically mixed composition. Originally Old Yankee New England transplants, mixed later with new immigrants longing to be American.

Chicago evolved politically with a wide consortium of differing experiences of politics, especially among those who came from Europe where peasants especially had few rights or freedoms with no say in the governments that ruled them.

No one took to life in Chicago more than the Irish, who back in the 19th century, after years of immigration, discovered the wide advantage to speaking the language of American political life. No interpreter was needed. The Irish embraced that balance.

Here the Irish also discovered another political advantage. Unlike many of the ethnic immigrants of other cultures, the Irish did not ghettoize. They did not settle in only Irish enclaves, but rather took up residence in many neighborhoods throughout the city. They often became brokers for those who spoke no English. They interpreted for their non-English speaking neighbors. Often helping to settle simple conflicts and problems for neighbors. This earned the Irish not only the gratitude of their neighbors, but their vote when the time came.

Being of service to a neighbor touched the very heart of what Chicago's equilibrium was all about. Pragmatic engagement. Episodic loyalty. Urban unity.

Sorting out the detail of living in a new country. Discovering the confidence to be an American. It was the balance everyone longed for.

We see that balance expressed in the soaring architecture that has given Chicago its unique American identity. We see it in the dynamism of political leadership that Chicago politicians offered to everyone from Abe Lincoln in his run for the presidency in 1860 to John Fitzgerald Kennedy in his run in 1960.

Chicago offered pragmatic political intelligence to Franklin Delano Roosevelt, Harry Truman and Dwight Eisenhower. Party affiliations and sympathies demonstrated the power of balance. The manner in which leaders like Richard J. Daley and Richard M. Daley mobilized Chicago citizens to create government that worked. And it did work as long as the balance was maintained.

Back in Nov. 2023, in this column, I wrote outlining a plan that, unknown to the general public, would sideline the city's memorial to the late Mayor Jane Burke Byrne.

Without any public awareness the present mayor, Brandon Johnson, agreed to a concocted proposal to create a memorial to the Irish labor organizer "Mother Jones." The project calls for a statue of Mother Jones using a \$36,000 gift to the city from the Irish government.

Mayor Johnson empowered a placement committee to find an appropriate location for the statue. I'm told that Wacker Dr. along the riverfront was the early favorite location of choice.

But when the location was finally announced, to the shock of many, the Chicago Water Tower was named. Even though it was already the location of Chicago's wonderful memorial garden honoring Mayor Jane Byrne.

Byrne's memorial is elegant and uncommonly simple. At no time in Chicago's history has anyone attempted to use the Water Tower to showcase any individual or cause.

The honorary co-chairs of this project are Cecil Roberts, Presi-

dent of the United Mine Workers of America, and Sarah Nelson, President, Assoc. of Flight Attendants-CWA. I am not surprised that they appear to have little appreciation for Mayor Byrne's memory or Chicago's political equilibrium for which they also have little sensitivity.

Geraldine Byrne Nason, Ireland's Ambassador to the United States, also serves as an honorary co-chair.

But I fear the union presidents are not innocent parties in this action. The United Mine Workers and the Flight Attendants Unions are much more apt to cross the boundaries of local Chicago politics. It would be naive to think Chicagoans are clamoring for a statue of Mother Jones on Michigan Ave. Wrecking the space set aside for memorializing Chicago's first female mayor. Supposedly another \$175,000 has been union-raised to support the project.

Something seems out of sync. One more sad disaster for Mayor Johnson.

While Mother Jones did live in Chicago during the Great Fire of 1871, a terrible loss of Chicago "balance" is created, now, in trying to make the Water Tower a monument for Jones. It has always been a monument to Chicago itself.

How is City Hall not able to understand how shabby the process of placement has been? Placing the Mother Jones monument at the Water Tower is a deeply disturbing action.

Not many Chicagoans were even aware such plans were underway.

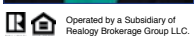
Mayor Byrne was Chicago's 50th mayor. Her memorial garden deserves its chance to quietly bloom surrounding the epic tower to remind Chicagoans of our worst urban disaster in our history. And

EVEN FOOTING see p. 8



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Alderman defends his “no” vote on Mayor’s RTA appointment

BY ALD. SCOTT WAGUESPACK [32ND]

The Regional Transportation Authority [RTA] is the unit of local government created to oversee finances, secure funding, and to conduct transit planning for the Chicago Transit Authority [CTA], Metra, and Pace.

It has been well documented that the northeast region transit agencies are facing a pretty dire fiscal cliff. No solutions are up for a vote yet, but ideas on how to close this gap are circulating in the state.

The shortfall by the end of 2025 is expected to hit \$730 million. Pandemic funding that bolstered agencies for the past few years is drying up across all governmental agencies including the CTA, RTA agencies and City of Chicago.

With this background I questioned the mayor’s appointee to the RTA board, Pastor Ira Acree at the Transportation Committee on May 9. This RTA position is a \$25,000 job that has a five year term.

After listening, I had to vote no on the appointment.

My first point was to question the appointee of the Mayor on his discussions with the Mayor. The Mayor is allotted several appointments to the RTA Board and has a significant power to bring change to the RTA.

I asked why he had not met with Mayor Johnson on such an important appointment. That he had not, sent a signal about 1) lack of preparation by the administration, 2) lack of concern by the administration and 3) the need for experienced people on the boards who could answer the questions

to come about their positions as well the vision for regional transit by the Mayor. There was none.

The pastor said he had not had a conversation with the Mayor about this appointment. His response was that “[The Mayor is] the leader of a busy city. I have talked with somebody from his staff. I talked with Audrey. I talked but I haven’t talked with him about this position. I mean, this is very important but he’s got much bigger fish to fry or I would disagree with you.”



Pastor Ira Acree. Image courtesy WTTW News

My second question was the issue of the financial shortfall, “what is your position on the \$730 million shortfall for this agency by the end of 2025?”

He stated he was unaware of the shortfall, saying that it was the first time he heard about it.

I followed up with a question on fare integration, (a merging of the agencies fares, that has been discussed for years) and if he has spoken to employees of the CTA and RTA about issues in general.

Finally, I asked about CTA leadership and if he felt it was time for a change of the leader-

ship of CTA President Dorval Carter. Some of us have publicly called for a change in CTA leadership, but that was not the focus of this appointees process.

The CTA has had well documented problems with ridership lows, cleanliness, timeliness, and

both by agencies and the local media to suggest that important changes to the CTA and RTA must happen soon before the fiscal cliff hits, and before the operations of the entire system degrade any further.

Chicagoland has many experts

The pastor said he had not had a conversation with the Mayor about this appointment. His response was that “[The Mayor is] the leader of a busy city. I have talked with somebody from his staff. I talked with Audrey. I talked but I haven’t talked with him about this position. I mean, this is very important but he’s got much bigger fish to fry or I would disagree with you.”

overall operational and leadership dysfunction going back several years as aldermen have had to fight to get Carter to testify publicly on the state of the CTA. The CTA is not alone in this fiscal and operational state. Public transit systems across the US are looking for change in operations and leadership.

The appointee in this meeting said it was unfair to grade the CTA leadership and he would withhold judgment. While I understand the need to evaluate and get a sense of the needs of the RTA as a new member of a board, that’s a job that could have easily been done before the appointment process.

There is plenty of reporting,

in transit that could do this job; to see that none of them have been considered is alarming.

I don’t expect the appointee to know everything, as the state of affairs within government bodies are constantly changing, but this meeting was another glaring example of the lack of seriousness and readiness by the administration.

For the Mayor himself not to speak to the appointee and to offer no vision or sense of direction from the 5th floor is damaging to the taxpayers and users of the public transportation systems. I will be voting against the appointee again in the full council vote.



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Event at NU Law School features WTTW’s Baer

In celebration of National Historic Preservation Month, the city of Chicago is inviting residents to the 2024 Chicago Preservation Expo 10 a.m. to 2 p.m. Saturday, May 18, featuring a keynote address from WTTW host and producer Geoffrey Baer.

The event will be held at Northwestern Pritzker School of Law, 375 E. Chicago Ave.

At this free event, attendees can connect with City staff, community and nonprofit organizations, professional service providers and trades experts at the forefront of historic preservation in Chicago.

To register and learn more visit Chicago.gov/Preservation-Month.



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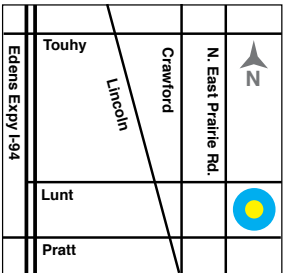
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The Discovery of 505 Stratford Place

Any takers?

BY GARRY ALBRECHT

I resided on Stratford Place for over 20 years. During those years I would walk to my bus stop on Lake Shore Dr. to catch the 145 Bus to the Loop always wondering what lie beyond an ornate metal fence near the bus stop. The space within is a parking lot, but what was in that space ages ago?

One night in my modest studio I began an online search for that parking lot and the history surrounding it.

I always thought the process of discovery was more important than the discovery itself. I was not wrong on this mission either. After a few weeks I would discover what once was within that ornate fence, but discovered much more during that time – the rich history of my community of Lake View from its days as a township to its current status within Chicago.

I engulfed my spare time in research of my community and neighborhood that I called home. I decided to record my findings in a blog called the LakeView Historical Chronicles. It's a topical blog with historical stories about every aspect of Lake View. During my research I discovered ebay, and over a 10-year period I purchased \$20,000 of anything Lake

View, postcards, press photos, newspapers and magazines, and various objects to support my blog.

Today, my blog is done for the most part and so is my collecting. Now my blog and my private collection need a permanent home, a library or university that will preserve it and view it on occasion to the public when I am long gone from this Earth.

Any takers? If so, contact this newspaper.

Oh, by the way, a two-story mansion that once stood at 505 Stratford Place was owned by one of the richest families of Chicago.

oldtownfriends.com.

The project also will include the rezoning of Piper's Alley, Moody Church, and two neighboring gas stations. Those properties allegedly would not be allowed to have residential units. However, there is no prohibition on Fern Hill or any other developer from changing the later phases of the planned development in the future.

Matyas said OTFRD supports responsible development. However, Matyas says as currently proposed, Fern Hill's plans will overwhelm the community, cause traffic nightmares, and forever change the charm and character of Old Town.

On April 23, the Old Town Triangle Assn. [OTTA], released a property-owner

survey. "A total of 84% of all OTTA survey respondents expressed opposition to the Fern Hill's high-rise project density and rezoning application," noted Raymond Clark, president of the OTTA. Visit: www.oldtowntriangle.com.

Launched in 1948, the respected neighborhood organization fought in 1977 for Old Town to be designated as a city Historic Landmark District, and in 1984 it was listed on the National Register of Historic District places.

The OTTA survey listed the following reasons for the thumbs-down vote on the Old Town Canvas proposal:

Scale and density of the planned development and/or height of the tower, traffic congestion, incompatibility with the neighborhood, general opposition, lack of justification for zoning change, design and/or aesthetics of the tower, parking and safety.

The proposed tower would be built less than 1.5 blocks from the Latin School with nearly 1,200 students potentially affected in terms of safe ingress and egress. Fern Hill has not provided a certified traffic impact study.

"Our recent survey reflects input of professional architects who sit on the OTTA board or its Historic District/Planning & Development Committee, including one architect with direct experience in high-rise development," Clark noted.

"It is the unique architectural characteristic of our neighborhood, resulting in small lots of low density, that we believe drives many OTTA members' strong opposition to the proposal," Clark said.

"We sent our survey results along with 37 pages of historical Old Town zoning and development data to the alderman and all relevant city planning and zoning departments. To date, we have received no response," Clark said.

Diane Gonzalas, a preservationist and architectural historian, who was involved in the landmarking of the Old Town Triangle, said: "We don't want Old Town to become Sandburg Village. I can't imagine a mammoth high-rise casting a shadow over these historic landmark properties. This development will take away from the character and beauty of Old Town."

"Nick Anderson, the developer of Old Town Canvas, unveiled his dreams for a massive tower only months ago, and since that date, residents of Old Town and the neighboring community have joined together in opposition to this project," said Matyas of OTFRD.

"The developer's lack of transparency and refusal to respond to OTFRD's numerous requests for details and documents continues to undermine the community's ability to review and analyze this proposal," Matyas said.

Cathy Roesch, a member of the Old Town Friends group, and a management executive, said: "We are being gaslighted. We seek transparency. We don't want to be psychologically manipulated or misled.

The developer is lying to us."

(Full disclosure, this newspaper's publisher met with Anderson and his PR consultant for a private, off-the-record meeting earlier this year. Nothing from that conversation was used in this story.)

OTFRD said any revised plans must include the following:

- The density of the building and the proposed traffic plan must ensure that there is either no change in traffic or an improvement in traffic flow.
- Construction of 500 units is unacceptable. The massive tower does not belong in the middle of Old Town. The developer needs to work with—and not against—the community to develop a transparent process that will support his business needs while not harming the community.
- The building's height should be consistent with similar new construction in Old Town and no more than 8 to 10 stories tall.
- The developer should work with businesses on a plan to ensure minimal disruption to restaurants and stores during construction.
- The plans must include additional details on the two gas stations—including an environmental site assessment for removal of underground fuel-storage tanks, as well as restrictions on the use of the land—and a timeframe for removing them.

Dan Baldwin, former president and board member of OTTA, labeled the Old Town Canvas as a "Trojan horse" development plan. "The real plans for Old Town Canvas, which calls for up to 1,400 units along North Ave., were fitted inside the first presentation plan, like a Trojan horse," Baldwin surmised.

"If a developer wants to build a 20-story high-rise, he asks for 40 stories, so 20 stories looks like a giant concession. Reducing the final size of the project is a big victory by the alderman, while in reality, a 10-story building is more suitable to the neighborhood," Baldwin said.

"Ald. Brian Hopkins [2nd], who represents a portion of Old Town, must balance the ongoing need for development with the vast concerns expressed by neighbors," Matyas said.

"The community is relying on the alderman to take the developer's massive tower, which includes enormous density, and tone it down to a development that will become part of Old Town, and not an eye sore and ongoing problem for the residents," Matyas concluded.

NEXT WEEK: Are there undisclosed plans for future high-rise developments in Old Town?

For more housing news, visit www.dondebat.biz. Don DeBat is co-author of "Escaping Condo Jail," the ultimate survival guide for condominium living. Visit www.escapingcondojail.com.

BATTLE from p. 1

apartment units, is excessive for the neighborhood. The group is advocating for a reduced height of no more than 10 stories.

The opposition says the massive multifamily project would be too large and disruptive. In addition, they are seeking assurances regarding mitigated traffic and disruption to local businesses during construction.

Old Town resident, attorney and lobbyist Jordan Matyas said the OTFRD is a grassroots coalition comprising more than 1,500 residents of Old Town, the Gold Coast, and Lincoln Park, including condo boards and businesses. Visit: [MIDTOWN

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Ex-Onward restaurant owner pressing on with court fight vs Loyola over restaurant's demise

BY JONATHAN BILYK
Cook County Record

A Chicago businessman and restaurateur is trying to keep alive his case claiming Loyola Univ. violated the law and their word when they evicted his fine dining restaurant, Onward, from a university-owned building in Rogers Park after allegedly keeping the restaurant closed for more than a year amid the COVID pandemic.

Since last fall, restaurateur Michael Olszewski has been in court, attempting to secure court orders requiring Loyola to pay him as much as \$1.5 million to cover the amount Olszewski claims he sunk into the Onward restaurant property, allegedly at Loyola's request nearly six years ago.

In response, however, Loyola has asked a Cook County judge to toss Olszewski's claim, saying the university justly evicted Olszewski's restaurant, claiming Olszewski and Onward have allegedly caused Loyola "problems ... for years."

In court documents, Loyola asserts Onward notably struggled to pay rent consistently, and allegedly did not pay rent at all after Onward shut down, never to reopen, in March 2020, at the on-



Rogers Parkers lost yet another restaurant with the closing of Onward. Court records show that Loyola Univ. Chicago has asked a Cook County Judge to toss out Michael Olszewski's claim, saying that the Rogers Park school justly evicted him and his restaurant.

set of the societal and economic restrictions imposed in Illinois by Gov. JB Pritzker and strictly adhered to by Loyola throughout 2020 and into 2021.

Olszewski, however, says Loyola gave him a raw deal, allegedly enticing him to invest in

RESTAURANT *see p. 10*

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After School Matters announces summer schedule

After School Matters [ASM], the non-profit organization dedicated to providing out-of-school time programs for Chicago teens, has announced its summer schedule for 2024. The programs will run between the weeks of June 24 and Aug. 2, offering hundreds of opportunities to youth across the city.

The summer programs are open to Chicago high school students aged 14-18. Each program is designed to encourage teens to explore new interests, build community, and earn money simultaneously.

Chicago teens ages 14 and 15 can choose from programs offering stipends for participation. Chicago teens ages 16+ can choose from Internship programs which will provide an hourly wage of \$15.80/hour.

In the previous year, ASM successfully provided opportunities for teens from the 20th District to delve into their interests, develop their skills, and envision their futures through programs tailored to their unique social and emotional needs. The organization partnered with hundreds of schools and community-based organizations, establishing a citywide network of support for young people.

Teens interested in applying can do so at www.afterschoolmatters.org/teens/apply.



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Probation for woman who used postal service master keys to burglarize residential mailrooms

BY CWBCHICAGO

A woman accused of using U.S. Postal Service master keys to commit eight mailroom burglaries at apartment and condo buildings has been sentenced to probation.

Kalea Blanke, 33, pleaded guilty to six counts of burglary, and prosecutors dropped the other two cases, according to court records. Judge Michele Gemskie put her on probation for two years with orders to participate in an “intensive drug program.” Blanke must also submit to random drug testing and provide a DNA

sample for indexing by law enforcement.

For more than a year, Blanke used mail carrier master keys to access mailboxes across the city, prosecutors said. They ultimately charged her with eight cases stemming from burglaries in the 4000 block of N. Damen in North Center on May 17, 2022; the 4700 block of N. Racine in Uptown on Nov. 12, 2022; the 600 block of W. Drummond in Lincoln Park on Jan.



Kalea Blanke

24, 2023; the 4100 block of N. Sheridan in Uptown on March 9, 2023; the 2600 block of N. Clybourn in Lincoln Park on March 29, 2023; the 800 block of S. Wells in the Loop on June 22, 2023, and on the 1600 block of W. Division in Wicker Park on March 9, 2023, and again on June 11, 2023.

Chicago police arrested her in a South Side garage last August and said they found a postal service master key, also known as an “ar-

rowkey,” lying in plain sight. When they searched her, police found five wrenches “filed into what appears to be various stages of arrow keys,” a CPD report said.

Mail theft by crews using stolen postal service master keys has become so widespread that the U.S. Postal Service has advised people not to put mail into its blue mailboxes after the last collection time.

Mail thieves might occasionally score a valuable package or an envelope containing a birthday gift card from someone’s grandma. However, experts say the real value comes from identity theft

and check fraud mills, which use information from stolen mail to steal people’s identities and checks.

Armed men have frequently robbed mail carriers of their “arrow keys” in Chicago. Some keys are stolen from the postal service in less violent ways. Counterfeit keys have also popped up.

Highly organized identity theft and fraud organizations use stolen postal service master keys, called “arrow keys,” to steal large volumes of mail from public mailboxes and residential building mailrooms.

O’Hare Airport modernization plan could bring economic return

As the city of Chicago and partner airlines negotiate over the future of the O’Hare 21 modernization program, a new report by the nonpartisan Illinois Economic Policy Institute (ILEPI) shows that proceeding as planned would create nearly 100,000 jobs by 2033 (or almost 10,000 jobs per year) and generate more than \$2 in economic return for every dollar invested. Additionally, the report finds that once completed, the program would boost revenues at Chicago O’Hare International Airport by \$280 million per year, grow the Chicago metropolitan economy by more than \$500 million annually, and increase state and local tax collections by more than \$60 million per year.

Originally projected to be an \$8.5 billion program, the O’Hare 21 modernization was undertaken through an agreement be-

tween the city of Chicago and its signature airlines in 2018. Key elements include a new Global Terminal and multiple concourse expansions to increase gate capacity by 25%, upgraded runways and baggage systems, improved pedestrian tunnels, and a variety of related transit improvements, concession upgrades, and on-property hotel developments. The project has also been supported by the Illinois Department of Transportation’s (IDOT) \$900 million I-190 project, designed to improve traffic flow around the facility.

One-third of both the O’Hare 21 and I-190 projects have been completed to date. However, some airlines had recently expressed a desire to scale back the project, citing rising costs linked to inflation, supply-chain disruptions, and COVID-related reductions in

“As North America’s leading airport by cargo value and the nation’s leading airport in terms of passenger flights to destinations, O’Hare is arguably the most important economic asset in Illinois,” said ILEPI Economist and study author Frank Manzo IV.

passenger travel. The report notes, however, that many of the project components that have already been completed—including runway improvements and a major concourse extension—dispropor-

tionately benefit these airlines, while remaining project elements would more directly impact other airlines and the broader Chicago metropolitan region.

For this study, ILEPI compiled data from the city of Chicago’s Terminal Area Plan (TAP), Chicago Department of Aviation, annual financial reports for O’Hare Airport, and the Chicago Metropolitan Agency for Planning’s (CMAP) Transportation Improvement Program (TIP). It used industry-standard IMPLAN economic modeling software to assess the economic and fiscal impacts of completing the remaining projects by 2033, as well as the longer-term impacts following project completion.

“As North America’s leading

airport by cargo value and the nation’s leading airport in terms of passenger flights to destinations, O’Hare is arguably the most im-

O’HARE see p. 11

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Matt Silver with Antje Gehrken.



Drew Gilpin Faust and Astrida Orle Tantillo. Photo by Anne Ryan



Candace Jordan and Rick Kogan.



David Letterman and John Mulaney.

EVEN FOOTING from p. 2

our ability to rise above the ashes. An event proudly commemorated on Chicago’s flag.

This is all about a question of balance. Righting Chicago’s equilibrium for harmony against the shabby confusion and misdirection of the current regime presently at the mercy of labor unions to like him.

Perhaps Chicago voters need to have their say about the visual changes at the Water Tower.

GIBSON’S 35TH: Many believe that **Steve Lombardo** and his partners invented steak in Chicago. That’s only partially

true. They invented world class service as necessary for success as a T-Bone. Congratulations to Steve, **Johnny Colletti**, **Kathy O’Malley Piconne** and everyone who helped to put Gibson’s Steakhouse on the Chicago map more than three decades ago.

NEWBERRY AWARD: **Drew Gilpin Faust** was welcomed to the Newberry Library by President and Librarian **Astrida Orle Tantillo**. Faust received the Newberry Library Award. She is the Arthur Kingsley Porter University Research Professor at Harvard Univ., where she also served as president from 2007 to 2018.

LETTERMAN: **David Letterman** has produced an interview in Chicago with comedian **John Mulaney** for his special up-close and personal dissecting of America’s top talent. Mulaney’s an alum of the posh Chicago Jesuit Prep school and a former writer at “Saturday Night Live.” A Netflix production taped at St. Ignatius College Prep., no topic appears off-limits to the hilarious, but serious, Letterman whose productions in retirement



Susie Forstmann Kealy



John Stoops



Dame Patricia Rutledge

are now legendary. No showbiz celebrity one-on-one. The duo spend time with students in a classroom at “Iggy” on Chicago’s Roosevelt Rd.

WGN: Tune into **Rick Kogan** on WGN Radio, 6 p.m. Sunday June 2, for **Candace Jordan’s** take on Chicago’s movers and shakers.

BEARS: Former nine year veteran (1975-1984) Chicago Bear’s quarterback **Bob Avellini** recently passed away at age 70.

DAVENPORT’S: Young talent **Stephen Schuch** wowed the audience and judges with his piano playing and singing “A Song For You” and became the winner of the first week of Davenports \$1000 Sing Off in the Pop category.

PALM BEACH: Happy to hear **Kipper** and **Bud Hendrick** made it to the Irish Georgian Society dinner in Palm Beach, how’d we miss that, they always add so much glamour.

WHO’S WHERE: Kathy O’Malley Piccone, **Carol Gipson**, **Cheri James** and **Maylina Algerian** visit the Leaning Tower of Pisa on their Tuscan holiday... **Steven Zick** at the Tucson Museum of Art with the Christies team addressing the Leadership Council patrons... **Diane Abt** at the Met in New York loving the work of **Winold Reiss**, his **Alain Leroy Locke** (1925), and the **Langston Hughes** (1925) portraits... Yalie **Rick Samuels**, former newsy at WTTW, has been hiking through the UW Arboretum in Madison, WI, in retirement... **Tom Hackett** enjoying a refreshing beverage at the Colony Hotel Bar in Palm Beach, FL... **Janet** and **Rodger Owen** in beautiful Savannah, GA... **Colleen Daniels** at the Four Seasons Hotel George V in Paris... **Susie Forstmann Kealy** at the fabulous lodge at Sun Valley, Idaho remembering her stays there in the elegant age of black tie... **Mr. Mike**, **Peggy Snorf**, **Karen Zucko**, **Jim Kenny**, **Brian White** and **Oscar Totasian** dined, so an elegant dinner party can’t be far behind... at Piccolo Sogno, **Peggy O’Ryan Lombardo’s** birthday lunch with **Michelle**

Love, **Ingrid LoGuidice** and a host of friends, sadly no **Diane O’Connell** as she’s in St. Joseph Hospital at the moment... Attorney **Martin Dolan** and wife, **Sue**, were spotted at Ralph Lauren Bar & Grill with **John Harney**, **Pat Cullen** and friends... while at a nearby table **Rosie O’Neill** and **Cynthia Olson** lunched with this reporter feasting on the oysters and the blueberry pie... **Tom** and **Elaine Romas Cooney** are ready now for soft summer dining... **Lucia Adams** believes **Jeanne Gang’s** St. Regis Hotel looks wobbly and unstable, defying psychological logic... **Antje Gehrken**, 2024 Illinois Realtor of the Year, received the honor from **Matt Silver**... **Hector Gustavo Cardenas** and **Marcus Morkvenus** at the Met in NYC... **Lainie Petersen** dining with **Catherine Johns** at Green Leaf Thai Cuisine... Happy Birthday **Matt Lamb Gabler**, how proud Grandpa **Matt Lamb** would be ... Happy 84th birthday to **Julie Christie** who’s always Lara to me, Zhivago’s love... **Stephanie** and **Jeff Emrich** celebrated their 213rd month anniversary... **Susan Gohl** in a festive chapeau at a Derby Party in Naples, FL, with with **John Grabill** a big winner... **Larry** and **Libby Lamb Lucas** dazzle race goers at the 150th Derby.

DAME HYACINTH: **Patricia Rutledge**, aka Hyacinth Bucket, the “Keeping Up Appearances” actress, is 93, and was made a Dame Commander of the British Empire for her services to the theatre and charity. She still delights audiences around the world with reruns of her iconic role.

RIGHTFUL RETURN: New York’s Metropolitan Museum of Art has returned an ancient statue to Iraq, after the institution’s newly appointed provenance researchers found it was likely looted. The Sumerian sculpture, titled “Man Carrying a Box, Possibly for Offerings,” is from the third millennium BCE, and was acquired by the museum in 1955. But “after provenance research by the museum’s scholars established that the works rightfully belong to

the Republic of Iraq, the museum offered to return the work,” in a ceremony in Washington D.C. Someone share this news with the Art Institute of Chicago, please.

CHICAGO MUSIC: **Irene Michaels** visiting the Chicago House Music exhibit at Navy Pier. Happy to see Tract Records featured.

HINSDALE EXHIBITION: Virgil Catherine Gallery at 50 S. Washington St., Hinsdale, just opened a fresh exhibition, a remarkable collection of artists. The most talented individuals I have met in recent years. Not your usual suburban exhibit. Look for yourself.

NEW COMIC TROOP: The comedy drought looks like it’s over and beginning to flourish again in Chicago. **John Stoops** is the brilliant founder of The Revival Theater, a fresh new improv theater in the South Loop. He reminds us all of what a dynamic comedy improv place Chicago has been.

AER LINGUS: Aer Lingus has moved to a new home in Chicago O’Hare (ORD) Terminal 3.

I shall labor under the disadvantage of lacking experience. This may have been, however, one of the causes of my election; as, whilst all agree that abuses have crept into our municipal affairs, there is a dispute as to when they commenced, and in what years they have increased the most. In this respect, the Mayoralty has been committed to an impartial hand; and I shall always receive with pleasure from my fellow-citizens any communications, confidential or otherwise, designed to assist me in reforming abuses, retrenching expenses, or in any other way requiring the people for the honor which they have conferred upon me.

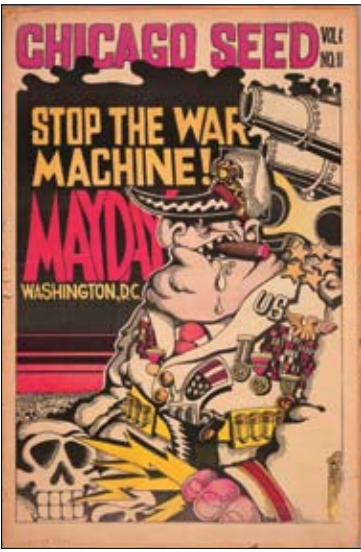
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(Left) The cover of Chicago Seed, vol. 6, no. 11, "Stop the War Machine" by the underground cartoonist Mervyn "Skip" Williamson, was designed to rally support for the 1971 Mayday Protests in Washington, DC. CHM; Skip Williamson, artist. (Center) American Legion Billy Caldwell Post 806 Chaplain Dale Tippet is holding the commemorative plaque from the Marine Embassy Association with Mong Oahn and friends reflecting on when Mong and her husband left Vietnam on April 30, 1975. (Right) On April 30, American and Vietnamese Veterans, South Vietnamese exiles and supporters remembered "Black April, The Fall of Saigon," on Argyle St. and Broadway in Uptown. This solemn ceremony was dedicated to the last two U.S. servicemen killed in Vietnam during the Vietnam War. They are U.S. Marines Corporal Charles McMahon and Lance Corporal Darwin Judge who were embassy guards of the elite Marine Security Guard unit on assignment near Tan Son Nhut Airport, Saigon when they were killed by a rocket attack on April 29, 1975. The Marine Embassy Guard Association presented a plaque commemorating the remembrance ceremony to American Legion Billy Caldwell Post 806, the event organizer.

Chicago and the 1971 Mayday protests

BY HEIDI SAMUELSON
Chicago History Museum

The Vietnam War sparked a massive antiwar protest movement throughout the United States beginning in the mid-1960s, and Chicago became a major center of antiwar activity during this time. Although the activist landscape changed in the early 1970s, May 1, 1971, still saw one of the largest acts of civil disobedience in US history known as the Mayday Protest.

The protest was organized in part by Rennie Davis, better known as one of the Chicago Seven, and was supported in Chicago by the Chicago Seed, one of the nation's most widely circulated underground newspapers at the time.

Chicago became a major center of antiwar activity during this time. Perhaps most notable were the protests prior to and during the 1968 Democratic National Convention. These protests led to a federal investigation, and eight demonstrators (known as the Chicago Eight, later Seven) were famously charged with conspiring to use interstate commerce with intent to incite a riot.

Although one of the leading student activist groups that focused on antiwar actions, the Students for a Democratic Society (SDS), had split by 1969, the antiwar movement continued into the 1970s. Opposition to the war escalated after the Nixon administration ordered US ground troops to invade Cambodia on April 28, 1970. On May 4, 1970, four students at an anti-Vietnam War rally at Kent State University in Kent, Ohio, were shot and killed by National Guardsmen. The following day in Chicago, thousands of people, primarily university students, filled Grant Park in protest.

A year later in 1971, the activist landscape was fractured, but May 1 still saw the largest act of civil disobedience in US history—as well as the largest mass arrest. Known as the Mayday Protest, the plan was, simply, to shut down the federal government. Under the slogan "If the government won't stop the war, we'll stop the government," organizers detailed in advance 21 bridges and traffic circles in Washington, DC, for protesters to block nonviolently



Following the Kent State shootings, students gathered in Grant Park around the John Alexander Logan Monument in protest of the Kent State University shootings and the Vietnam War.
Courtesy Chicago Sun-Times collection, CHM

with vehicles, makeshift barricades, or their bodies. The immediate goal was to prevent government employees from getting to their jobs, but the larger aim was,

as stated in the Mayday Tactical Manual, "to create the spectre of social chaos while maintaining the support or at least toleration of the broad masses of American people."

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Plaintiff,
-v-
HUNG K. NG, JOYCE C. NG, STATE OF ILLINOIS - DEPARTMENT OF REVENUE, UNITED STATES OF AMERICA-DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE
Defendants
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COUNTY DEPARTMENT - CHANCERY DIVISION
BANK OF AMERICA, N.A.
Plaintiff,
-v-
MARILYN CROSS, ARTHUR L. CROSS, CITIFINANCIAL SERVICES, INC., UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, MALIBU EAST CONDOMINIUM ASSOCIATION
Defendants
17 CH 001326
6033 N. SHERIDAN ROAD #37H
CHICAGO, IL 60660
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on July 19, 2019, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 4, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 6033 N. SHERIDAN ROAD #37H, CHICAGO, IL 60660
Property Index No. 14-05-215-017-1399
The real estate is improved with a condo/townhouse.
Sale terms: 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 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

Real Estate For Sale

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.
Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption.
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

Real Estate For Sale

identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
CODILIS & ASSOCIATES, P.C.
15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE IL, 60527
630-794-5300
E-Mail: pleadings@il.cslegal.com
Attorney File No. 14-17-00498
Attorney ARDC No. 00468002
Attorney Code. 21762
Case Number: 17 CH 001326
TJSC#: 44-1057
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 # 17 CH 001326
13243401

080808 -----
010101 -----

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Rogers Park Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
BOARD OF DIRECTORS OF WINSTON TOWERS NO. 2 ASSOCIATION
Plaintiff(s)
vs.
BRIGITTE KENNEDY-KAMMEIER A/K/A BRIGITTE KENNEDY-HAASE; THE JASON PHILIP M. SURDAM TRUST DATED JUNE 18, 2013; UNKNOWN OWNERS & NONRECORD CLAIMANTS
Defendant(s)
Case Number: 2023 CH 04078
Sheriff's No: 240020
Pursuant to a Judgment made and entered by said Court in the above entitled cause, Thomas J. Dart, Sheriff of Cook County, Illinois, will on June 20, 2024, at 1:00 pm, in Room LL06 of the Richard J. Daley Center, 50 West Washington Street, Chicago, Illinois, sell at public auction the following described premises and real estate mentioned in said Judgment:
Address: 6833 N. Kedzie Ave., Unit 302, Chicago, IL 60645
Improvements: a condominium unit in the condominium association known as Winston Towers No. 2 Association
Sale shall be under the following terms: payment of not less than ten percent (10%) of the amount of the successful and highest bid to be paid to the Sheriff by cashier's check or certified funds at the sale; and the full remaining balance to be paid to the Sheriff by cashier's check or certified funds within twenty-four (24) hours after sale. Sale shall be subject to general taxes, special assessments. Premises will NOT be open for inspection.
For information: Attorneys Info: Jamie L. Burns, Leventhal Pearlstein, LLC, 120 S. Riverside Plaza, Suite 1800, Chicago, IL 60606.
This is an attempt to collect a debt pursuant to the Fair Debt Collection Practices Act and any information obtained will be used for that purpose.
13243806

151515 -----
080808 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Plaintiff,
-v-
UNKNOWN HEIRS AND DEVISEES OF SUE

Real Estate For Sale

TJEPKEMA-BURROWS, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE ESTATE OF SUE TJEPKEMA-BURROWS, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE UNKNOWN HEIRS AND DEVISEES OF SUE TJEPKEMA-BURROWS, DECEASED, EASTWOOD MANOR CONDOMINIUM ASSOCIATION, JULIE FOX, AS SPECIAL REPRESENTATIVE OF SUE TJEPKEMA-BURROWS, DECEASED
Defendants
23 CH 02251
7525 N DAMEN AVE. APT M2
CHICAGO, IL 60645
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 22, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 23, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 7525 N DAMEN AVE. APT M2, CHICAGO, IL 60645
Property Index No. 11-30-400-028-1033
The real estate is improved with a single family residence.
The judgment amount was \$26,123.87.
Sale terms: 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 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

Real Estate For Sale

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.
For information, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 1674378.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
HEAVNER, BEYERS & MIHLAR, LLC
601 E. William St.
DECATUR IL, 62523
217-422-1719
Fax #: 217-422-1754
E-Mail: CookPleadings@hsbattys.com
Attorney File No. 1674378
Attorney Code. 40387
Case Number: 23 CH 02251
TJSC#: 44-386
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 # 23 CH 02251
13242807

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RESTAURANT from p. 5

the property, before shutting the restaurant down, evicting him when he couldn't earn any money to pay rent, and now allegedly refusing to allow him to recover some of his investment.

“This is all a shame,” said Olszewski. “This would’ve been a great thing for Rogers Park. We would’ve made history there. But they never really gave me the chance.”

According to court documents, the Onward restaurant venture launched around 2018. It was the result of efforts by Loyola to recruit Olszewski, a “highly accomplished restaurateur” and a self-proclaimed proud alumnus and donor to Loyola, to open a fine dining restaurant in a hotel building the university owned at the corner of Sheridan Rd. and Albion Ave.

Olszewski has a history of operating restaurants in Chicago, including the former Grace restaurant, which had secured three Michelin stars before closing in 2017 amid a falling out between Olszewski and his chefs, according to published reports. Olszewski said he is now currently working on opening a new, still unnamed restaurant in the West Loop.

According to court documents and his statements, at the time Loyola recruited him, Olszewski expressed doubts about the ability of a fine dining establishment to succeed in Rogers Park, far from the Loop and lower income demographics. Olzsweski said he told the university from the beginning that the restaurant needed time to “catch on,” given its location.

“I told them it would take a year or two, at least,” he said.

However, Olszewski and Loyola still entered into business together. Olszewski signed a lease and claims to have sunk more than \$1 million of improvements into the space, turning it from a dirt floor and bare walls to the promised white tablecloth upscale dining establishment.

According to court documents filed by Loyola, the lease included “many terms favorable to Onward, including 12 months of rent abatement, an extended term, no personal guaranty despite Onward being a sole member LLC with no other known assets, and a below-market rent.”

Olszewski opened the restaurant in early 2019. Olszewski said he had targeted the opening for autumn 2018, hoping to take advantage of the busy holiday dining season. However, he blamed Loyola for allegedly slowing the opening by allegedly failing to “live up to their duties as a landlord.”

He said these included an alleged mix-up in providing electricity to the restaurant site for three months; failure to secure the building, resulting in a theft of building materials; and allegedly failing to build a wall between the restaurant space and a neighboring tea shop.

Olszewski has also accused Loyola of failing to remove graffiti from the restaurant’s exterior walls and “permitted vagrants to loiter” around the restaurant, harming Onward’s “first class, fine dining appearance” and generating complaints from customers.

Olszewski also accused Loyola of allowing the hotel to “open a competing bar and ... a roof top restaurant,” allegedly violating its assurances that Onward would face no competition from the hotel.

In the complaint now pending against the university, Olszewski claimed “Loyola seemed utterly indifferent to Onward’s financial success.”

According to the complaint, after it opened, Onward enjoyed a steady increase in business and traffic, allegedly achieving net cash flow for the first time in Feb. 2020.

However, a month later, as the COVID pandemic arrived, the restaurant closed, and never reopened.

About a year later, Loyola initiated eviction proceedings, and the university and Olszewski have been in court against each other ever since. Olszewski countersued at that time, claiming the university operated in bad faith and moved quickly amid the pandemic to ensure Onward never reopened.

Loyola won a judgment in its favor in the eviction case, taking full possession of the property in May 2023.

In Oct. 2023, Olszewski filed his own suit against the university. In that action, Olszewski’s company, Onward MSO, claims Loyola breached their contract; wrongfully evicted Onward; has allegedly wrongfully refused to allow Olszewski to recover more than \$1 million in property and improvements from the space; and allegedly engaged in a “scheme to defraud,” violating Illinois’ Consumer Fraud and Deceptive Business Practices Act.

Olszewski says the university owes him perhaps as much as \$1.5 million.

Property in question includes three fireplaces, allegedly worth \$35,000; lights and chandeliers, \$30,000; three full bathrooms, \$35,000; tables, chairs, couches and cabinets, \$35,000; stainless steel counters, shelving and sinks, \$25,000; and more.

Olszewski asserts Loyola has never given him a realistic opportunity to retrieve and remove the property from the restaurant. Further, he noted communications he has presented to the court among Loyola administrators about Onward indicate the university was long seeking “to kick Onward to the curb.”

In his complaint, he noted Loyola administrators would “openly mock” Olszewski, allegedly calling him a “nut job” and a “piece of work.” And he cited a March 5, 2021, communication between Loyola administrators, in which one stated the university should “be sure we get the \$10,000 fireplaces in the divorce.”

In response to Olszewski’s claims of conversion of property, Loyola says Olszewski should have and could have removed the property at any point in the months after Loyola told him he was being evicted. Because the property remained even after a judge granted the eviction, Loyola asserts the property now belongs to the university, under the terms of the lease.

Further, Loyola says Olszewski is misinterpreting the terms of the lease, by saying he still owns the physical improvements to the site, including improvements built into the structure.

The university says this would essentially mean Olszewski is arguing the terms of his lease have made him something of a co-owner. The university says such a conclusion would be “absurd” and would allow Olszewski and Onward essentially to hold the restaurant site “hostage,” unless Loyola paid Olszewski.

Loyola has asked the court to dismiss Olszewski’s action.

Olszewski, however, says he is seeking the chance to “get my day in court, before a jury.”

“I just want to recoup what I spent there, what I put in,” Olszewski said. “And I think Loyola should be reprimanded by a jury.”



Michael Olszewski

“This is all a shame,” said Olszewski. “This would’ve been a great thing for Rogers Park. We would’ve made history there. But they never really gave me the chance.”

O'HARE from p. 7

portant economic asset in Illinois," said ILEPI Economist and study author Frank Manzo IV. "While the pandemic and its aftermath have impacted initial cost and timeline estimates of this project, the data reveals that completing each of O'Hare's planned infrastructure improvements will deliver the best possible return on investment for all stakeholders—including passengers, taxpayers, and the region's economy."

According to IDOT and the Chicago Department of Aviation,

the remaining elements to be completed as part of the O'Hare 21 and I-190 projects total over \$8 billion in 2024 dollars.

"More than \$8 billion in capital improvements and enhanced capacity to serve more people translate into jobs, increased consumer spending rippling across the economy, and higher state and local tax collections," Manzo added. "The construction phase of completing these projects as planned will create 95,000 jobs, grow the economy by more than \$18 billion, and generate more than \$800 million in state and

INSIDE PUBLICATIONS

local tax revenues by 2033."

Beyond the near-term economic impacts of creating thousands of jobs per year, the report notes that the project would continue to deliver for the region's economy well after project completion, due to expanded airport capacity and increased demand from passengers. The Federal Aviation Administration (FAA) has projected that O'Hare will see a 20 percent growth in enplaned passengers by the end of the decade. Based on O'Hare's 2022 financial statements, that would equate to a \$280 million an-

nualized increase in operating revenues.

"This analysis shows that more capacity and more consumer demand will mean hundreds of new permanent jobs both at the airport and beyond—including baggage handlers, flight attendants, pilots, TSA agents, and airport service providers as well as at local businesses where these workers spend money as consumers across all sectors in the Chicago metropolitan area," Manzo said.

Northtown Garden Society plant sale May 18

The Northtown Garden Society will be hosting their upcoming plant sale at Warren Park, 6601 N. Western Ave., 10 a.m. to 2 p.m. Saturday May 18. A wide variety of plants will be available for gardeners to peruse.

For more information, visit <https://www.northtowngardensociety.org>.

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3C3208 (Kevin Hill),
4C4183 (Lilla Hrsteva), 3F3613 (Donna Ingersoll),
3D3303 (Mark Jaroszewski),
3F3662 (Brett Lewandowski),
3F3629 (Tiffany McCaskill),
3E3425 (Nichole Phillips),
4C4191 (Carl Smith),
3E3416 (Lemont Stallworth),
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This sale is to be held on
Thursday, May 30th, 2024 at 2:00 pm. Cash only.

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Chicago’s historic Fine Arts Building hosts free open studios events

Visual art, opera, and puppetry

On the heels of its 125th anniversary last year, Chicago’s historic Fine Arts Building, 410 S. Michigan Ave., is holding a monthly showcase of artists throughout the building with its ongoing open studios events, free and open to the public on the second Friday of each month from 5-9 p.m.

Upcoming dates are June 14, July 12, Aug. 9, Sept. 13 and Oct. 11.

The Fine Arts Building is a home for art in all forms. The open studios feature artists and creatives across disciplines, from opera and puppetry to visual art, literature, jewelry and design.

Additionally, historic exhibits Art Alone Endures and Staging Ground share stories of the artists and companies that have called the Fine Arts Building home over the past 125 years. Both the building and historic exhibits are open to the public seven days per week—but Second Fridays offer a unique opportunity to experience their artistic vibrancy and meet the artists and craftspeople who inhabit Chicago’s artistic landmark.



The Fine Arts Building, 410 S. Michigan Ave.

A self-guided walking tour of historic sites and artists’ studios throughout the building is available online at finearts-building.com/map, with informational plaques outside notable studios to guide visitors on their journey.

Guests will be transported back to a time when notable artists like The Wonderful Wizard of Oz illustrator W. W. Denslow and sculptor Lorado Taft roamed the halls of the Fine Arts Building, and discover why artists from all over the world have made this building their artistic home for over a century.

For more information, visit finearts-building.com/second-fridays.

The Fine Arts Building is a home for art in all forms from pioneers like Poetry magazine’s founding publisher Harriet Monroe, architect Frank Lloyd Wright, The Wonderful Wizard of Oz illustrator W. W. Denslow, sculptor Lorado Taft and the Chicago Little Theatre, to the ongoing legacies of painters, musicians, booksellers, puppeteers, dancers, photographers and craftspeople who inhabit the building today.



Social media images from “sideshows” that occurred on Nov. 27, 2022.

Images courtesy of Instagram

TAKEOVER from p. 1

tion.

The same incident led to the arrest of Jonathan Hernandez. He was on bail for a pending gun case when prosecutors charged him with mob action, possession of a controlled substance, and aggravated assault of a peace officer at the sideshow.

He pleaded guilty to the aggravated assault charge last month in exchange for a one-year prison sentence from Judge Sacks. During the same hearing, Hernandez pleaded guilty to the gun charge, too. Sacks gave him a concurrent one-year term. He did not actually spend any time in prison because he earned credit toward his sentences while the cases were pending.

Jesus Ramos was arrested at a different sideshow the same night as Hernandez and Perez. Prosecutors said he threw asphalt at Chicago cops who responded to the street takeover at 24th and Archer. CPD said 50 to 100 cars had gathered at the intersection.

Ramos threw asphalt, according to prosecutors, which struck the sergeant’s squad car hood and bounced up onto the windshield. Ramos ran from the scene but “collided into a fixed concrete structure” and fell, a prosecutor said. The police also

tased him three times.

Last week, Ramos pleaded guilty to aggravated assault of a peace officer. Judge Adrienne Davis sentenced him to one year in prison. According to the Illinois Dept. of Corrections, he spent no time in jail after receiving credits before pleading and receiving the state’s standard 50% sentence reduction.

On July 4, 2022, three Calumet City men were charged with arson and other serious felonies after they allegedly launched fireworks at CPD vehicles during a sideshow in the Loop. They were arrested separately near Wacker Drive and Michigan Avenue as a large crowd closed the streets so drivers could perform donuts in the intersections.

Late last year, Giovanni Araujo and Guillermo Mota Jr. each pleaded guilty to two counts of aggravated battery of a peace officer, according to court records. Prosecutors dropped more than 30 additional felonies that each man faced. Judge Shelley Sutker-Dermer sentenced both men to 107 days time served plus two years of probation.

The third man arrested that night, Yair Cruz-Roman, continues to fight the charges.

CLARENDON from p. 1

separate open-air locker areas for men and women, and two smaller buildings housing a laundry and a children’s playroom. Accommodating more than 9,000 swimmers and a promenade for thousands of spectators, the facility provided bathing suits, towels, and lockers. The beach remained

popular until the late 1930s, when the CPD expanded Lincoln Park north to Foster Ave., thereby eliminating Clarendon’s lake frontage. At that time, the city converted the facility into a community center, adding gymnasiums, clubrooms, a playground, and an athletic field.

The CPD assumed ownership of the Center in 1957.

Wilson Ave. Bridge to open May 24

The city has announced that the Wilson Avenue Bridge over the Chicago River is on track to reopen on or around May 24.

Sidewalks remain open for pedestrians and bicyclists. An official detour is marked diverting vehicular traffic to the Montrose bridge via Western Ave. For more information call resident engineer Reece Kurdyla at 810-423-1066.



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