

If the American Revolution had produced nothing but the Declaration of Independence, it would have been worthwhile.

— Samuel Eliot Morison

# NEWS-STAR

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NEWS OF ROGERS PARK, EDGEWATER, UPTOWN & ANDERSONVILLE

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## Neighbors pushing back over city's plans for Catalpa Plaza

**Community task force recommendations were ignored**

Two North Side aldermen and the Chicago Dept. of Transportation [CDOT] are being challenged by local residents over their plans for creating a new pedestrian plaza on Catalpa between Clark St. and Ashland in Andersonville.

The city is being accused of making unilateral decisions while ignoring the recommendations of a community task force those same city officials created

to study the project.

A letter released June 27 by 18 representatives of a variety of local block clubs claim the East Andersonville Residents Council [EARC] recommendations are being ignored.

Those tied to EARC are demanding that the city hold off on any further spending for the proposed plaza until a renewed, community-driven process can be reinstated.

Those neighbors are now asking Mayor Johnson, and other city officials to cease any further ac-

tions toward finalizing plans for the plaza, and "reinstate a Task Force-led, transparent, community-driven process to ensure that the Plaza reflects the collective aspirations of the Andersonville community."

They say that EARC spent two years working with CDOT on a design to meet certain criteria of surrounding residents and businesses. Their 2023 presentation and design was a reflection of these efforts.

**CATALPA** see p. 12

## Alderman seeks liquor outlet adjacent to park, depicts different address than posted public notice

**Bar owner partnered with former alderman to fight gangs at same location**

BY BOB ZULEY

Coming hot on the heels of community tumult about a proposed liquor store on Granville Ave. that caused Ald. Leni Manaa-Hoppenworth [48th] to cancel the required zoning change, she has now announced plans for a new zoning change that would allow liquor to be sold in a "bodega" store in the long-shuttered Ollie's Lounge, which she identifies as having been located at 1068 W. Berwyn Ave.

Ollie's is commonly listed as having been located at 1064 W. Berwyn Ave.

A 'bodega' is considered as a type of convenience store, smaller than a grocery store, specializing in Hispanic groceries and popular in Spanish-speaking neighborhoods. The majority of them were opened by Latino immigrants who arrived in New York City following World War II.

The bodega, as Manaa-Hoppenworth describes it on her website, would require a zoning change from RM-5 to B2-5 as, "... they intend on selling packaged goods as an accessory to the bodega...".

However, the required posting of a "Public Notice" on the four-story brick structure located on the northeast corner of Berwyn and Winthrop indicates the zoning change is for a vacant storefront located at 5305-5309 N. Winthrop Ave.

The vacant storefronts on Win-



The proposed new bodega and liquor store in Edgewater is immediately adjacent to the Cedar Park Playground lot, 5311 N. Winthrop. This park was opened in 1973 by Mayor Richard J. Daley and is named after the conifer trees in the park.

throp Ave. are located at 5305-07. The 5309 N. Winthrop address is the address and entryway for the apartments upstairs, not an available vacant storefront.

This address is immediately adjacent to the Cedar Park Playground lot, 5311 N. Winthrop. This 0.39 acre park was opened in 1973 by Mayor Richard J. Daley and is named after the conifer trees in the park

The information on the public notice posted at 5305-09 N. Winthrop states that the property contains three residential units and a vacant 1,655 square foot commercial space on the ground floor, and 27 residential units on the upper floors for a total of 30 residential units and no parking lot.

The availability of illicit activities has been an issue at Cedar Park before which the previ-

ous alderman, Harry Osterman, tackled with none other than Ms. Ollie Latiker, the owner of Ollie's Lounge, at his side.

Latiker, in her early 80's, passed away from pancreatic cancer in March, 2017. She ran Ollie's Lounge for 40 years and served as a landlord for the apartments upstairs.

Then-Ald. Osterman honored Latiker with the honorary "Ms. Ollie's Way" street sign on Berwyn in front of her lounge in 2015. On her passing, Osterman noted the neighborhood lost a "dear, wonderful friend" in Latiker, who was described as an anchor in the community in a story by DNAInfo.

"She played a crucial role in the neighborhood, in particular when it came to safety around her bar,"

**LIQUOR** see p. 12

## Dept. of Environment revived

BY RENO LOVISON

Ald. Andre Vasquez [40th] hosted his colleagues Matt Martin [47th ], and Leni Manaa-Hoppenworth [48th] in a forum to discuss environmental priorities with City of Chicago Dept. of Environment Chief Sustainability Officer Angela Tovar and Deputy Cmsr., Jared Policicchio. The event attended by approximately 75 people from the various wards was held June 27 at the American Blues Theater, 5627 N. Lincoln Ave.

The newly reinstated Dept. of Environment replaces the former department eliminated in 2011 by then Mayor Rahm Emanuel, as a cost cutting measure. The new

department has less teeth than the previous version with little or no power to enforce pollution regulations, but instead exists to develop and implement environmental and sustainability efforts among and between various city departments and community activists.

Cmsr. Tovar spoke about the city's effort to plant more trees, especially in currently denuded South and West Side wards that suffer from more extreme heat island effects, on particularly hot days, due to their lack of shade.

The city has a program that provides parkway trees to homeowners who make a request. However,

**ENVIRONMENT** see p. 12

## What to expect, Lake View Township next up for property tax reassessment

Property owners in Lake View Township will receive a Reassessment Notice in the mail in July that contains important information including the new estimated Fair Market Value of their property and property characteristics. The list of all reassessed property for the entire swath of Lake View Township [Armitage Ave. north to Devon Ave., and from the lakefront west to Western Ave.] will be published in this newspaper on July 10.

In assessing the impact, it would bode well to see what the bigger property tax picture looks like in Cook County.

Property owners across Cook County are being asked to pay \$706 million more in property taxes for a grand total of more than \$18.3 billion. That's an increase of 4%, which was slightly below the 4.1% rate of inflation for 2023.

The biggest factor that drives up property taxes is the amount of money levied by each of the county's governmental units, such as schools, village and city halls, libraries and fire districts.

Of the 941 taxing agencies in Cook County, 687 — or 73% — increased levies, according to an analysis of Clerk data. Levies can increase for three reasons: agencies request more money; new properties are built that generate additional tax revenue; and money is recaptured.

School districts increased their levies the most in terms of dol-

lar amounts. Overall, they sought \$472.1 million more in 2023, a 5% increase.

Under state law, schools can raise taxes by the prior year's consumer price index, or by 5%, whichever is less. Because the CPI rose 8% in 2022, school districts could raise taxes by up to 5% — unless voters agree to exceed those limits in a referendum. In reality, the increase was greater than 5% in some school districts because of taxes on new properties, recaptured money, bond payment allocations and higher annual increases authorized through referendums.

Municipal governments had the second-highest overall tax increase in 2023. They increased taxes by \$54.8 million, or about 1.8%.

The third-highest dollar amount came from community colleges, which increased levies by \$21.4 million, or 4.7%.

The added financial burden will mostly fall on homeowners, who must pay nearly \$611 million in new taxes, shouldering 86.5% of the overall tax increase. This is because commercial properties — businesses, hotels, office complexes, industries and large apartment buildings — have dramatically lost value since the pandemic and government-imposed economic lockdown. So commercial real estate will pick up only \$103 million.

**TAX** see p. 8



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# What to do about the soon-to-arrive trouble makers pledge to disrupt convention procedures?



By Thomas J. O'Gorman

Where's Mayor Richard J. Daley's "Ultimatum to Troublemakers" when you need it?

Though it's more than a half century old, mark my words, this summer we're gonna need it, thanks to the upcoming arrival of the Democratic National Convention at the United Center.

Come on, was anyone watching Buckingham Fountain? Will someone be keeping an eye on the Blackhawks' Zamboni? Or the Bulls' free throw line? Who has their eyes on the Michael Jordan statue?

Quick, get those security bollards installed on Michigan Ave. and box up all those paintings at the Art Institute and get them into storage, ASAP, before some goof splashes them with tomato soup, 'because reasons, shut up.'

It would be one thing if Chicago could be confident in the quality of hard-line local law enforcement, forged together in a unified show of strength, to keep the soon-to-arrive trouble makers, already pledged to disrupt convention procedures, in line.

But no, there is little confidence in the present amateurish gyrations of Mayor Johnson and his socialist Chicago City Council to protect and defend Chicagoans against gang-bangers, jewel thieves, street thugs and car-jackers. What are intelligent citizens supposed to do? Protect our persons and property with fresh-purchased shotguns? Like some scene of the Hatfields and the McCoys?

The body count and sad catalogue of routine Chicago week-end homicides, shootings, robberies and felonies should be enough to terrify any would-be radical left-wing or free-lance political agitator. But, of course, it won't be enough.

Perhaps that's why the mayor is giving complete free rein to teens in downtown Chicago with "no-special curfew" restrictions. That's Mayor Johnson's idea of terrifying those political outsiders enough to frighten them back to Harvard, Berkeley, MIT, University of Chicago, Northwestern, Boston U. and UCLA. But that still doesn't make one Chicago street safer.

There won't be much pleasure dining outdoors at places like Gibson's Steakhouse, Ralph Lauren Bar & Grill, Lux Bar, Topo Gigio and Tavern on Rush, if Chicago Police are fearful of recriminations from department brass or lawyers over their street conduct during the convention.

Have we all forgotten the riots of 2020?

You certainly don't want to

make some transgendered protestor who has access to a silk stocking law firm. Or attempt to remove a lesbian throuple self-handcuffed to the United Center's front door.

What resources are available when attempting to protect the Michael Jordan statue on Madison St. from an angry mob of anti-oil, pro-vegan-agitators, or tattooed-body-pierced bigoted anti-Semites and a coven of anti-male athletic supporters?

The measure of human intelligence is strained, dangerously, as Chicago's political leadership, now desperately devoid of both real power and common sense, attempts to "deal-barter" with the anarchists and radical protest groups.

Mayor Johnson's efforts at Chicago's version of Middle Eastern peace negotiations is doomed from the start. One, by the amateurish ability of those involved in the process of inept negotiations protocols. You'd have to be out of your mind to agree to anything with this present mayor. And you can bet the "outside agitators" are fully aware of their limitations to make good on a promise. Secondly, with the "outside agitators" dyeing Buckingham Fountain waters crimson red, and their British allies defacing Stonehenge with orange paint on the very dawn of the summer solstice, there really doesn't seem to be much wiggle-room, heart or humanity left in the agitators' agenda. They mean business. So the mayor's A-team better come up with some fresh plan for protecting America's third largest and most beautiful city. Quick.

It's hard to imagine that with Chicago's intellectually impoverished urban politics, at the most dangerous and violent moment in Chicago's political history, this city will host the national political convention, just as the needy nation sits on a strategically civil divide as dangerous as the nation has faced in 50 years.

This is not just an intellectual exercise, but rather one rooted in the gross mistake of Chicago's last two Mayoral elections that have stripped away the stability of the city's political past.

What were we thinking picking these last two mayors?

We have witnessed the collapse of politically strong local organizations of real power. Chicago political strength was once the envy of the nation. But the machinations of smaller, more single-themed objectives brought instability that could no longer keep first rate political professionals in office. Relying instead on unproven, less-skilled, more low-lined, less politically intuitive individuals to enter politics.

That might seem a breath of fresh air to some, but it erases the capacity of local politics to make reasoned sense for the larger whole.

It rears its head in the quick tactile decay of the city physically. Have you driven our graffiti-ridden highways? We used to clean that mess up. The disintegrating infrastructure is obvious to all.

Co-operation remains a thing of the past. Really skilled leadership is seriously lacking in neophyte, single issue-orientated rookie elected officials who are lucky they have the where-with-all to get themselves elected.

In Chicago, it's fair to say, that the real political elite have withdrawn from political life. We are left with empty headed, unskilled leadership not up for the tasks ahead. Certainly not in resolving the dangerous issues brought on by the upcoming presidential convention.

Perhaps the endless drone of true and untrue news and political data of questionable sources and legitimacy wedded to political paralysis has truly made many citizens directionless. Always in an unfamiliar surrounding. Unable to understand the vocabulary of the moment. Ill-advised. Disadvantaged human perspectives. Insensitive human awareness and regretfully, ill-prepared understanding of what is really going on.

All this makes for big trouble on the horizon of the summer convention season. But even worse, big trouble on the economic horizon that everyday reduces Chicago's economic power and strength that will cripple its people and harm its ability to achieve.

We've never needed a fresh ultimatum more.

**BOXCAR BETTY:** A South Carolina-based fried chicken sandwich restaurant is opening its second Chicago location this week. Boxcar Betty's opened at 1856 W. North Ave., inside the former home of Lillie's Q. The restaurant, which first opened in Charleston, SC, in 2014, launched

**DISRUPT** see p. 9

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Massive high density, high-rise apartment projects are popping up, or are in the planning stages, nearly everywhere, leaving many to wonder what will happen to all the B and C class commercial buildings now suffering from historic vacancy rates. So nobody wants to go to their high-rise offices, but they do want to live in a high-rise?

## The ‘Manhattanization’ of Chicago underway as high-rises grow



### The Home Front

by Don DeBat

If you reside downtown or on the North Side, look out your window and experience the “Manhattanization” of the Windy City.

Massive high-rise apartment projects are popping up, or are in the planning stages, nearly everywhere. In an effort to raise millions of tax dollars and stimulate affordable housing, Mayor Brandon Johnson appears to be the

all-powerful Wizard of Oz pulling levers behind the curtain.

The latest 615-unit mega project to earn the Chicago Plan Commission’s approval by a vote of 11-1 is the twin-towers proposed at 1840 N. Marcey St., in West Lincoln Park, just east of the Chicago River. The two buildings would rise to 275 feet and 195 feet, and provide 275 parking spaces, according to Sterling Bay, the developer.

Despite opposition by neighborhood residents and the objections to the plan by Ald. Scott Waguespack [32nd], the Johnson administration ignored aldermanic prerogative and gave the high-density project a green light because it includes 124 affordable units. (Those affordable units

were added only after the alderman requested them, they were not part of Sterling Bay’s original plan.)

Waguespack, who prefers mid-rise buildings for the site, likely will oppose the plan when it comes to the City Council’s Zoning Committee. “The community is saying: If you do this one, and you allow these towers to start going in there, you just basically destroy the fabric of the community,” Waguespack said.

Erma Tranter, of the Ranch Triangle Community Conservation Association, said the group supports affordable residential housing at 1840 N. Marcey St., but not in the form of “two high-rises” that are out of scale and “too dense” for the location.

The Plan Commission also recently approved the multi-phase “Halsted Landing” development

**“The community is saying: If you do this one, and you allow these towers to start going in there, you just basically destroy the fabric of the community,” Ald. Scott Waguespack said.**

at 700 W. Chicago Ave. just east of Halsted St. in the River West neighborhood. Later phases are proposed further west on Goose Island.

Plans of the developer, Onni

Group, call for four high-rises and two mid-rises with 2,451 residential units, including 490 affordable units. One of the high-rises will rise to 600 feet and contain 688 residential units, including 138 affordable units.

The development will be almost as large as Sandburg Village—one of the nation’s biggest urban renewal projects.

The Halsted Landing plan also

**HIGH-RISES** see p. 4

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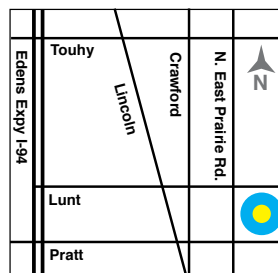
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## Uptown housing projects get TIF funding

The Community Development Commission [CDC] has approved almost \$12 million from the the Wilson Yard Tax Increment Financing [TIF] district for several projects in Uptown.

Buildings at 4431 N. Clifton Ave., 927 W. Wilson Ave., 900 W. Windsor Ave., 847 W. Sunnyside Ave., and 4130 N. Kenmore Ave. will be rewarded for the planned rehabilitation of five residential buildings in Uptown. Four of the five properties are located within the TIF district, and the fifth building (4130 N. Kenmore) will not use TIF funds, rather will be funded from other taxpayer sources.

The \$49.6 million project, is being undertaken by Preservation of Affordable Housing and Voice of the People Uptown, to help preserve 103 affordable units for households earning no more than 80% of the area median income.

The developers are providing only \$5.08 million in private funds toward the construction project. The balance of the costs will be carried through a variety of taxpayer funded sources, giveaways and grants. Their land-acquisition costs were about \$13.6 million. If there are no unforeseen expenses, the per-units cost will be about \$482,000.

### Letter to the Editor

#### Spot-on coverage on Pipers Alley

Congratulations on [the June 26] spot-on coverage on proposed developments in our neighborhood, especially the exposé on the Pipers Alley garage neglect. There should have been building code inspection violations issued with a timeline for correction as a matter of public health and safety.

Ex-public officials involved in its ownership are not entitled to non-enforcement notwithstanding last week's Supreme Court decision on "gratuities." We do not need to bail them out either with high-rise construction crammed down our throats. I think for too long the city officials have relied on a passive citizenry, until they

ran into those of us who are willing and able to stand up to protect our property rights.

You might want to give a look at the Walgreens store next and its trip hazard uneven sidewalks. Many neighbors have tripped on them or are about to, or get run over by scooters and bikes on the sidewalk. This is the density issue we are talking about.

And don't forget the long-awaited O'Briens site for a hotel. How does that fit in the mix? Seems like Fern Hill counted on rolling up everything and rolling over us. Guess again.

Tim Carew  
Old Town

## History Museum hosts Independence Day program

The Chicago History Museum [CHM] will be hosting their annual Independence Day program 10 a.m. to 4 p.m. at 1601 N. Clark St.

They will be producing a day full of indoor and outdoor activities, including gallery tours, performances, artmaking, family-friendly trivia, games, crafts, a collaborative mural, and opportunities to connect with civics-focused organizations in Chicago.

From 10 a.m. to noon, they will be on the plaza for family friendly games and crafts, ice cream giveaways, and a collaborative mural activity.

At 12:30, CHM director of exhibitions Paul Durica will lead guests through a trivia contest about one of the city's most recognizable foods: the Chicago hot dog. Prizes will be awarded to the top three winners. Also at 12:30 p.m., there will be an hour of civ-

ics-inspired music.

Rather than a traditional formal program on the plaza, this year the museum's festivities will give visitors more opportunities to explore the Museum exhibitions and historical content.

Under the new format they say they will be sharing stories of past Chicagoans who have helped shape this city, and celebrating those civic superheroes who have impacted society for the better.

### HIGH-RISES from p. 3

calls for 280 hotel rooms, more than 55,000 square feet of commercial space and 1,950 parking spaces.

With all this proposed development action, just a stone's throw from the site of the stalled Bally River West casino, imagine the traffic jams at the already congested intersection of Chicago Ave. and Halsted.

The already-gridlocked intersection of North Ave., Halsted and Clybourn Ave. in Lincoln Park is also being targeted. Look at these proposed high-rise nightmares:

- **1565 N. Clybourn.** The Georgetown Co. is proposing a 37-story space needle rising 450 feet in height on a site now occupied by a 2-story bank building. Plans call for 396 residential units, and 2,500 square feet of retail space. Seventy-three garage parking spaces will be for retail shoppers and 25 spaces for employees.

- **Clybourn Place.** CRM Properties is drawing up plans for a 50-story apartment tower at the mostly vacant 3-acre shopping center at Clybourn and Willow St. This mammoth high-rise is planned for 500 luxury apartments, 70,875 square feet of retail space and 447 enclosed and surface parking spaces, as well as a pedestrian boulevard set between rows of shops.

"Due to its underlying zoning, strong retail core, and proximity



One of the few mid-rises proposed is going up at North Ave. and Halsted St. Developer Draper and Kramer has received Plan Commission approval for 1649 N. Halsted, a 9-story residential building.

to other affluent neighborhoods, the area has become a mecca for residential development," said Jeff Malk, CPM principal.

- **Old Town Canvas.** A rezoning application filed by developer Fern Hill Co. in late May calls for a proposed 44-story apartment tower with 500 apartment units for a vacant Moody Church parking lot at 1610 N. LaSalle St. The rezoning request also includes the 84,078-square-foot Piper's Alley site to allow a floor-area-ratio of 420,390 square feet. That could eventually pave the way for two additional high-rise towers on the north side of North Ave. between Wells and North Park, within a stone's throw of the Old Town Triangle landmark historic district.

As proposed, the sweeping zoning changes under Fern Hill's planned development could result in up to 1,400 residential units housing upwards of 4,000 to 5,000 new residents along a two-block stretch of North Ave. between LaSalle and North Park.

The Old Town Friends for Responsible Development community group, argue that the proposed 44-story building, with its large number of rental apartment units, is excessive for the neighborhood.

"Multiple high-rises on different sites through this area with no transportation infrastructure improvements is going to make it very difficult for anybody in this area to move around," Waguespack said. "I think these projects send a clear signal that

there is no concern about the character and context of these neighborhoods and how it will get built out."

Not all residential developers in Lincoln Park are reaching for the sky.

Developer Draper and Kramer has received Plan Commission approval for 1649 N. Halsted, a 9-story residential building featuring a top-floor amenity area and an open rooftop space. The low-rise, mixed-use development on the western edge of Old Town will replace the closed Royal George Theatre at 1641 N. Halsted St.

Plans call for construction of 131 rental apartments—including 20 affordable units—on the site following the demolition of the theatre.

The plans also include ground-floor retail space, indoor parking for 34 cars, and storage for 131 bicycles.

Draper & Kramer also will provide \$940,000 to support off-site affordable housing initiatives, with an additional \$300,000 contribution to improvements at Park No. 598, a 4-acre public park at 1514 N. Larrabee St., that formerly was owned by the Chicago Housing Authority.

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



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# CTA, CDOT “Better Streets for Buses” would reduce street parking for bus-only lanes

The Chicago Transit Authority [CTA] and Chicago Dept. of Transportation [CDOT] have announced the first five corridors that will be evaluated for bus priority infrastructure as part of the Better Streets for Buses Plan [BSBP]. The plan would remove commercial street parking in favor of adding bus-only lanes.

CTA and CDOT plan to target Western Ave., Fullerton Ave., Pulaski Rd., Cottage Grove Ave., and 55th Street. Nearly 74,000 riders travel through one of these five corridors across 10 bus routes on an average weekday.

The study will advance concepts for bus priority improvements on each corridor using 19 potential street treatment options to benefit bus riding, while hurting other transportation uses. The BSBP study will examine benefits and tradeoffs associated with different concepts, including at least one concept for each corridor that includes an uninterrupted dedicated bus lane for a significant

segment.

To do this they may need to remove curbside street parking, making it more difficult to park along commercial streets.

With the study they are seeking public input on community priorities, with the goal of justifying their bus priority streetscape plans. Those plans may then advance to detailed design and construction.

“CTA is focused on improving every facet of our bus service with a goal of building a bus service that is frequent, reliable, fast, accessible, welcoming, and operating where and when people need it,” said CTA President Dorval R. Carter Jr.

“The plan serves as a comprehensive guide for ongoing infrastructure [changes] to make bus service more efficient, accessible, and appealing,” said CDOT Commissioner Tom Carney.

Released in Nov. 2023, the BSBP lobbies for improved bus services citywide through altera-

tions to major streets, signals, and sidewalks. The goal is to achieve faster and more reliable bus service, and improved access to bus stops. But it comes at the expense of commercial street parking, that will have to be removed to add

dedicated bus-only lanes. And when that lost parking involves metered parking spots, the city would have to either buy those spots back from Chicago Parking, LLC, or replace them with similar metered parking spaces elsewhere in the city. The cost of buying those spots would easily run into the tens of mil-

lions, if not hundreds of millions of dollars for the 40-miles of bus-only lanes under consideration on Western Ave. alone.

BSBP will offer a menu of street configuration changes based on the needs of each spe-

***And when that lost parking involves metered parking spots, the city would have to either buy those spots back from Chicago Parking, LLC, or replace them with similar metered parking spaces elsewhere in the city. The cost of buying those spots would easily run into the tens of millions, if not hundreds of millions of dollars for the 40-miles of bus-only lanes under consideration on Western Ave. alone.***

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lions, if not hundreds of millions of dollars for the 40-miles of bus-only lanes under consideration on Western Ave. alone. The plan will also demand taxpayer-funded spending from people who do not use the CTA to improve bus transit. CDOT recently completed installation of two new segments of bus priority lanes on Chicago Avenue, from Grand Avenue to

**BUS-ONLY** see p. 10

# Homeowners shocked by tax hikes should read bills to find out where their money goes

BY MARIA PAPPAS

Record-high increases in property tax bills have shocked and angered many Cook County property owners, especially in the south suburbs.

Second Installment 2023 bills are online at cookcountytreasurer.com and arriving in mailboxes in early July. Bills are due Aug. 1.

My office recently released an analysis of the nearly 1.8 million tax bills. The analysis showed that in the south suburbs, the median tax bill jumped 19.9%. In 15 south suburbs, tax bills soared above 30% to as high as 76%.

A typical example showed property taxes on Park Forest home increasing \$3,834 this year to \$8,892. The tax bill for the property a year ago was \$5,058.

These astonishing increases are too much to bear for homeown-

ers who are already dealing with higher prices at the grocery store, gas pump and everywhere. Many believe they can no longer afford to live where taxes are so high. They wonder what they can do about it.

There is one thing that every property owner can do about high taxes: Read their tax bills.

In Cook County, I have redesigned the tax bills. The bills have a new feature, “Where Your Money Goes,” that more clearly shows which taxing bodies are getting your dollars. Bills show the amount of taxes owed for 2023 and how much the bill changed compared to 2022. A typical bill displays about a dozen different taxing districts and

shows how much you pay to each taxing body.

I did this so you can call the people who raised your taxes to tell them how you feel. This makes it easier than ever to compare tax bills from one year to the next. Your tax bill tells you which units of government are getting your money and how much each

receives.

That’s why it’s more important than ever to read your tax bill. For years, I have listened to people complain about their tax bills. Everywhere I go throughout Cook County people always ask me the same question.

“Why did my tax bill go up?” My office sends out bills and



Maria Pappas

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# Police Beat...

**Shoplifting team raided five Lululemons in 90 minutes, getting merch worth \$17,374**



(L-R) Mugshots of Cmya Benson and Makhia Russell.

Prosecutors say a shoplifting crew stole merchandise worth more than \$17,000 by raiding five Lululemon stores in under 90 minutes earlier this month. Two women face felony charges.

Surveillance video from the stores showed two women entering the retailer's West Loop location, 932 W. Randolph, around 11:50 a.m. June 14, officials said. The pair walked out with clothing and accessories without paying.

They struck again 15 minutes later at the 944 W. North Ave. store and 12 minutes after that at the 1627 N. Damen Location. About 20 minutes later, they were in Lakeview, hitting the store at 3556 N. Southport. Then, they wrapped up their day at the 930 N. Rush location just after 1 p.m.

According to a Chicago police report, the stores compared notes and determined that the women took clothing and other items worth \$17,374.

A CPD unit spotted a car investigators linked to the shoplifting raids near the 5200 block of S. Cottage Grove about 45 minutes after the last heist. The report said two women ran from the car when the cops pulled up on them.

Makhia Russell, 19, of Calumet City, bolted from the passenger seat, according to CPD. They detained her, noting she was carrying \$1,326 cash in small bills.

Also arrested was the driver, Cmya Benson, 22.

Police found 193 clothing items bearing Lululemon price tags inside the car. Loss prevention agents from the stores confirmed the items were stolen merchandise.

Videos from the stores showed Russell participating in all five thefts, according to her arrest report. According to the report, Benson allegedly told the police that Russell and another person hired her as the getaway driver.

Both women are charged with felony theft and operating a continuing financial crime enterprise.

Judge Shauna Boliker released them to await trial.

### At least 20 cars stolen while parked in the Loop in June

Thieves have stolen at least 20 vehicles parked on the south end of the Loop this month, Chicago police said in a community alert on June 31.

The thieves target unattended cars parked on streets and in parking garages. CPD says the thieves

have broken side windows to gain entry to almost all of the cars.

Detectives have publicly linked 20 auto thefts to the crime pattern: 600 block of S. Financial June 1 between 10 p.m. and 11 p.m.; first block of East 8th St. June 3 between midnight and 5 p.m.; 800 block of S. Financial June 7 between 7 a.m. and 11:30 a.m.; 800 block of S. Financial June 8 at 3:30 a.m.; 600 block of S. Financial June 8 at 5 a.m.; first block of East 8th St. June 8 or 9; 600 block of S. State June 9 at 3 p.m.; first block of East 9th St. June 10 at 6 a.m.; 1100 block of S. Clark June 12 at 9 a.m.; 600 block of S. LaSalle June 14 between 6:30 p.m. and 11 p.m.; 500 block of S. Michigan June 15 at 9 p.m.; 700 block of S. Wabash June 19 at 7:20 p.m.; 800 block of S. State June 19 or 20; 1100 block of S. Wabash June 20 at 11:48 p.m.; 600 block of S. Clark June 21 at 6:54 p.m.; 700 block of S. Plymouth on June 21 at 10 p.m.; 200 block of W. Polk between June 22 and 24; 500 block of S. Financial on June 22 at 7:01 p.m.; 500 block of S. Wells on June 26 or 27, and on the 100 block of W. 9th St. June 29 at 3:15 p.m.

CPD's alert did not include descriptions of the thieves or explain how the vehicles were being stolen. Anyone with information about the crimes can contact investigators at 312-744-8263.

### Teen charged with armed robbery, aggravated battery of another teen in Loop

A male juvenile, 16, was arrested June 28 and charged with one felony count – Armed Robbery and one felony count – Aggravated Battery / Use Deadly Weapon.

He was arrested in the 0-100 block of E. Erie St., and identified as one of the offenders who stabbed a 15-year-old male and took his personal belongings on May 21, in the 100 block of N. Dearborn St.

The offender was placed into custody and charged accordingly.

### Lincoln Park home invasion, knife attack was completely random

A Lincoln Park man continues to recover from multiple stab wounds



Devion Allen

he suffered when a home invader entered his house at random and attacked him June 28 as he slept.

New details of the attack were revealed Saturday during a detention hearing for the accused man, 25-year-old Devion Allen.

The victim, 25, and his 28-year-old girlfriend were sleeping in their home in the 2000 block of N. Clifton when Allen entered their residence around 11:30 p.m., officials said.

Allen took a knife from the kitchen and attacked the man, inflicting stab wounds to the victim's neck, chest, and both hands, according to prosecutors. Officials said Allen later admitted to "cutting" the man "a few times" and fleeing after the man wrestled the knife away.

While officers were responding to the girlfriend's 911 call, another 911 caller reported seeing a suspicious man sweating and panting about a block from the home invasion scene.

Cops investigating the suspicious person call detained Allen in the 1900 block of N. Seminary. According to a CPD report, officers brought the girl-

friend to the scene, and she immediately shouted, "That's him!"

The report said that Allen "made several incriminating statements through excited utterance" after being arrested. He was taken to St. Mary's Hospital for treatment of cuts to both hands.

Judge Shauna Boliker detained Allen, citing his danger to the public.

He is charged with attempted first-degree murder, home invasion causing injury, and aggravated battery with a deadly weapon.

### Shots fired during altercation between driver, Critical Mass bicycle caravan in Uptown

Shots were fired as participants in the monthly Critical Mass bike ride clashed with a motorist in Uptown on June 28. It is the second month in a row that physical altercations have erupted between drivers and Critical Mass riders.

Police responded to calls of shots fired in the 1200 block of W. Sunnyside around 8 p.m. Witnesses said the occupants of a small car were unable to exit an alley because the bicycle caravan, which frequently involves hundreds of riders, was rolling down the street.

A Chicago police spokesperson said a 42-year-old woman and a 41-year-old man got into an altercation with two men when one of those two men pulled a gun and fired shots around 8:03 p.m. The woman was taken to Weiss Hospital for treatment, the spokespersons said.

According to witnesses, an altercation erupted between the occupants of the car and some of the bicyclists. That escalated until someone fired two shots into the air. Part of the altercation and the sound of gunfire were captured in a video posted to Twitter.

No injuries were reported from gunfire. However, a fire department ambulance team treated one bicyclist who was battered, officials said. The man who fired the shots reportedly fled the scene in a vehicle.

### West Ridge man charged with First Degree Murder

Nicolas Novak, 18, of the 2000 block of W. Arthur Ave. was arrested June 25, and has been charged with one felony count – Murder First Degree, one felony count – Aggravated Unlawful Use of a Weapon and no



Nicolas Novak

FCCA-FOID, and one felony count – Unlawful Use of a Weapon with Silencer.

Novak was arrested in the 6500 block of N. Damen Ave. He was identified as the offender who at 9:45 p.m. June 8, fatally shot a 31-year-old male victim in the 2900 block of W. Devon Ave. Novak was placed into custody and charged accordingly.

### Charges filed following string of random attacks, carjacking attempt in the Loop

A Loop resident has been detained as a public safety threat after prosecutors said they tried to carjack a driver and randomly attacked two other people within minutes of each other. The alleged incidents started around 2:45 p.m. June 10.

Gianni Fort-Knox, also known as Manon Lafear, started by striking a 33-year-old man in the head with a bottle and a walking cane on the 400 block of S. Michigan, officials said.

Another man told police that Fort-Knox struck him in the nose with a cane near State and Van Buren.

Moments later, Fort-Knox confronted a 42-year-old man who was behind the wheel of a 2024 Audi in the first block of E. Van Buren, officials said. Claiming to have a gun, Fort-Knox demanded money from the driver, who handed over two key fobs and slid across the center console to exit from



James Camacho, left, was killed in the crash at Broadway and Hollywood and Steven Martinez, right, pleaded guilty to DUI causing death this month.. A truck is seen removing two cars from the crash scene.

Images courtesy of Facebook; @CPD2024Scanner; Chicago Police Dept.

### DUI driver responsible for crash that killed his back seat passenger gets probation

An Indiana man has been sentenced to probation for crashing his car in Edgewater while driving under the influence, killing a passenger who was riding with him. Steven Martinez, Jr., 21, pleaded guilty to aggravated DUI causing death, the most serious charge he faced, before Judge Tyria Walton this month.

Martinez's blood alcohol level was .138 as he drove 62 mph through a red light at Broadway and Hollywood just before midnight on July 21, 2022, prosecutors claimed.

His car clipped another vehicle in the intersection, and the impact spun Martinez's car around. Prosecutors said that Martinez's car continued to travel up Broadway in reverse until it collided with a parked car, totaling it.

The second crash crushed the back end of Martinez's vehicle, including the back seat, where 20-year-old James Camacho was seated. Camacho died instantly.



Gianni Fort-Knox, also known as Manon Lafear.

Another person told police that Fort-Knox shattered his pickup truck windshield with a cane, also in the first block of E. Van Buren.

Prosecutors charged Fort-Knox with armed robbery, attempted vehicular hijacking, aggravated battery causing great bodily harm, misdemeanor battery, and misdemeanor criminal damage. The state's detention petition was granted by Judge David Kelly.

### 16-year-old stabbed, robbed another teen in the Loop

A 16-year-old boy was part of a group that attacked, stabbed and robbed a 15-year-old in the middle of the Loop last month, Chicago police said.

CPD officers arrested the older boy June 28 near State and Erie to face charges in the case.

Police said the victim was on the sidewalk in the 100 block of N. Dearborn when four males approached him from behind around 4:30 p.m. May 12. Two of the offenders stabbed the boy in the back, and the group robbed him before running away.

The victim was critically injured, according to the police. They said the 16-year-old is charged with armed robbery and aggravated battery with a deadly weapon.

### Home invader arrested after stabbing man in Lincoln Park

A home invader is in custody after he broke into a Lincoln Park home June 27 and stabbed a man who lives there, police said. Chicago Police Dept. records show the man has a history of robbery and home invasion allegations, cases that resulted in little to no penalties.

Chicago police officers allegedly found Martinez unconscious in the driver's seat. While the officers tried to help Camacho, Martinez regained consciousness and kept trying to start the car, officials said. When that failed, he allegedly stepped out of the wreckage and tried to run away. Two cops and a paramedic caught him.

A 25-year-old in Martinez's front passenger seat and the driver of the vehicle that Martinez clipped were treated for minor injuries and released.

Martinez was initially charged only with misdemeanors, but prosecutors filed multiple felony counts three months later.

Judge Walton sentenced Martinez to 30 months of probation after he entered his plea and ordered him to perform 480 hours of community service, according to court records.

At about 11:30 p.m., the offender entered a home in the 2000 block of N. Clifton and stabbed a 26-year-old man inside, according to police. The assailant left a knife on the kitchen table and fled the scene as the man's girlfriend called 911.

Police officers responding to a suspicious person at a nearby convenience store arrested the suspect, a 24-year-old man who had blood on his hands, according to someone familiar with the case.

EMS took the victim to Advocate Illinois Masonic Medical Center for treatment of multiple stab wounds. CPD said he was in fair condition.

Police records show Chicago police officers arrested the suspect in West Town on robbery charges in the spring of 2018. Four months later, he pleaded guilty to a reduced charge of theft and received "second chance probation."

Just two months after going on probation, police arrested him on allegations of a home invasion involving a sex offense in Humboldt Park, according to CPD records. However, prosecutors ultimately only charged him with misdemeanors and dropped the case entirely one month later.

— Compiled by CWBChicago.com

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— Abraham Lincoln

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# Cops clash with post-Pride Parade crowd sparking mass arrests

BY CWB CHICAGO

Police supervisors declared a mass arrest situation overnight in Lakeview June 30 through July 1, bringing an end to hours of rowdiness that followed the annual Chicago Pride Parade.

So far, CPD has not announced how many people were arrested during and after Sunday's parade, which ended mid-afternoon. However, reports of widespread fights and traffic disruptions persisted throughout Boystown and adjacent neighborhoods well into Monday morning.

Of the known arrests, at least two people were taken into custody for gun possession. Police said they arrested a 20-year-old woman shortly after midnight for refusing to disperse and punching and pulling an officer's hair in the 1000 block of W. School.

Officers in the area declared two "10-1" police emergencies during the overnight hours. During the first, around 12:50 a.m. at Halsted and Belmont, police recovered a firearm and then clashed with people on the street.

The second emergency was declared at Clark and Belmont around 1:42 a.m., about 20 minutes after CPD supervisors ordered mass arrests at the intersec-



At left, Chicago police officers clash with a post-Chicago Pride Parade crowd near Clark and Belmont on July 1. At right, people dance and twerk atop a CTA bus after the parade.

tion. A video showing part of the clash surfaced on Twitter.

Earlier in the night, CPD blocked off the 900 block of W. Belmont, an area that has become the site of all-night afterparties in recent years. Instead of hundreds of people lingering, drinking, and dancing, that block was almost bumper-to-bumper with CPD vehicles yesterday.

Residential side streets, however, were thick with revelers well into the early morning hours on Monday.

Tensions flared in the 900 block of W. Fletcher as a woman stepped onto her front balcony, yelling that the sight in front of her was "disgusting" and demand-

ing that revelers on her street get out of "her" neighborhood.

Members of the crowd reacted by shouting the woman down and tossing a drink at her as she retreated into her living room.

Chicago's Pride Parade and its "afterparty" spawned between 46 and 52 arrests each year between 2013 and 2015, the first years that we kept records. Arrest totals dipped significantly in 2016, with anywhere from 16 to 26 arrests being reported since then. There were 25 arrests last year—21 adults and four juveniles. Next edition we will have a full wrap up on arrests.

## Pick-pockets hitting downtown

Police are warning residents about pick-pocketing at downtown area bars, restaurants and hotels.

Patrons at bars, restaurants, and hotels operating downtown have suffered from a recent rash of pocket-picking theft incidents. In each instance, the offenders, sometimes a lone offender, enters into a crowded establishment and removes items from the unsuspecting victims' bags, purses or wallets.

In a majority of incidents where victims' property is taken, the offender(s) use the stolen bank debit/credit card to make fraudulent purchases at a department store immediately afterwards.

Incidents include one on the 100 block of S. Michigan Ave on June 2, at 1 p.m.; 100 block of E. Cermak Rd. on June 3, at 11:30 a.m.; 100 block of S. Clark St on June 5, at 1 p.m.; 200 block of N. Michigan Ave. on June 8, at 6 p.m.; 0-100 block of E. Wacker Dr. on June 9, at 2:15 p.m.; 300 block of N. Columbus Dr on June 10, at 5:30 p.m.; 100 block of W. Monroe St on June 11, at 1:00 p.m.; 100 block of S. La Salle St. on June 13, at 12 p.m.; 0-100 block of W. Wacker Dr on June 14, at 5:00 p.m.; 0-100 block of N. Michigan Ave on June 15, at 12:30 p.m.; 100 block of W. Jackson Blvd. on June 15, at 6:15 p.m.; 100 block of N. State St on June 16, at 1:45 p.m.; 0-100 block of N. State St on June 23, at 5 p.m.; 0-100 block of E. Wacker Dr. on June 24, at 11 p.m.; 200 block

*In a majority of incidents where victims' property is taken, the offender(s) use the stolen bank debit/credit card to make fraudulent purchases at a department store immediately afterwards.*

of S. Wacker Dr on June 25, at 2 p.m.; 0-100 block of W. Monroe St on June 27, at 2:18 p.m.; 100 block of N. Wabash Ave on June 27, at 4:00 p.m., and on the 200 block of S. Wabash Ave on June 29, 1 p.m.

### About The Offender

In several of the incidents,

the offender was described as a sole African American male, mid-20s to mid-30s; however, in an overwhelming majority of the incidents the description of the offender(s) is not known.

Anyone with information of these crimes may contact the Area 3 Detective Division at 312-744-8263.

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# Teen's family doesn't qualify for Chicago crime victim fund because he was murdered 'too far up north'

BY CWB CHICAGO

Benicio "Benny" Gomez's family doesn't qualify for financial support from Chicago's crime victim support fund because he was murdered "too far up north," one of the slain 16-year-old's friends told this reporter over the weekend of June 22-23.

The friend, sadly, is correct. A city support fund, recently expanded by Mayor Brandon Johnson, offers compensation to young shooting victims, but only if they live or get shot in 15 neighborhoods deemed "priority community areas." Shooting victims aged 24 and under in those areas can receive up to \$2,000 each time they are shot. Survivors of murder victims in the zones can receive up to \$3,500.

The 15 priority areas are Auburn Gresham, Austin, Chicago Lawn, East Garfield Park, Englewood, Greater Grand Crossing, Humboldt Park, New City, North Lawndale, Roseland, South Lawndale, South Shore, West Englewood, West Garfield Park, and West Pullman.

But Gomez was murdered—and two of his 16-year-old friends were injured—by a gunman in West Ridge, far removed from any of the city's "priority" areas. The boys were entering a silver Hyundai in the 5600 block of N. Rockwell when the gunman opened fire around 6:57 p.m. June 21, according to Chicago police. A black SUV sped away from



Benicio "Benny" Gomez. (GoFundMe)

the area with the gunman inside, CPD said.

Gomez's friends turned to GoFundMe to help the boy's family, and Chicagoans have donated in droves, taking care of crime victims that the Mayor's office apparently considers second-tier.

The campaign has raised \$26,164 as of this writing, within range of its \$30,000 goal.

"Benicio had a smile that could brighten your day," Benny's family wrote in a thank-you note to supporters. "His sense of humor brought joy to everyone who knew him, and he had a way of making the world a better place just by being in it."

"We are profoundly grateful for your kindness and support. Your donations have been beyond words. We will forever cherish your generosity and the love you've shown us."

Gomez's family laid him to rest on June 22.

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Mark Dvorak

## Folk singer salutes folk legend Woody Guthrie July 14 at City News Cafe

City News Cafe, 4018 N. Cicero Ave., is hosting folk singer songwriter Mark Dvorak 1:30 p.m. Sunday, July 14 for coffee, songs, stories and a special "Bound For Glory Tribute to Woody Guthrie."

Woody Guthrie was born in Okemah, OK, July 14, 1912 and was America's great folk ballad maker. Guthrie also wrote books, drew pictures, had a newspaper column and hosted a couple of radio shows. Guthrie's best songs - "This Land is Your Land," "Roll On Columbia," "Pastures of Plenty" and countless others - endure as living documents of the times in which he lived and worked, and are still resonant in today's world.

"Mark has become one of our favorites at the Cafe," said Donna Kosiba of City News, "and we're thrilled to welcome him back to our Sunday music series."

In 2008 Dvorak received the Woodstock Folk Festival Lifetime Achievement Award and in 2012 Rich Warren, longtime host of The Midnight Special radio program named Dvorak "Chicago's official troubadour."

City News opened as a corner newsstand in 1978. Now, 45-years later, City News has grown into one of the largest newsstands in the country.

## TAX from p. 1

### South Suburbs

Particularly hard hit will be homeowners in the south suburbs, where 15 suburbs — 13 of them with mostly Black populations — are facing overall homeowner tax increases of more than 30%.

The Cook County Treasurer's tax bill analysis reveals how the latest round of reassessments in the south and southwest suburbs shifted 4% of the total tax burden in that region from businesses onto homeowners.

Because the shift from commercial to residential was so significant, taxes on businesses dropped by 7.8%, while homeowners' taxes soared by 15.9%. The median homeowner's tax bill increased by 19.9% — the largest increase in at least 29 years, Treasurer's Office data shows.

In 15 south suburbs — 13 of which have majority Black populations — the overall amount homeowners must pay jumped by more than 30%. In Dixmoor and Phoenix, the median homeowner tax bill doubled.

Taxes overall in the south and southwest suburbs grew by 6.5%, mostly because of increases in the amount of money sought by local taxing districts, such as schools and municipalities. That increase was well above the rate of inflation.

In Chicago, tax increases were far more modest: 2.8% overall, with businesses picking up more than half of the additional burden.

Taxes for more than 1.3 million homeowners went up, while about 251,600 saw their bills go down.

Taxes for more than 88,000 commercial properties increased, while nearly 28,000 decreased, with the bulk of the decreases in the south and southwest suburbs.

In the suburbs south of North Ave., where all properties were reassessed in 2023, the median bill for homeowners was the largest increase for any reassessed area in Cook County in at least the last 29 years. The median residential bill jumped by 19.9%, to \$6,117.

Here in 2024, North Side townships are up next, and property owners may face the same fate.

Residential taxes rose by a

### INSIDE PUBLICATIONS

grand total of \$396.8 million, or 15.9%, while commercial taxes declined by \$121.6 million, or 7.8% — for a net overall increase of \$265.4 million.

More than 327,500 homeowners had higher bills, while about 107,000 have to pay less.

Taxes for more than 9,900 commercial properties increased, while taxes for more than 21,700 dropped.

The median commercial bill fell by about 8.5%, to \$14,271.

Nearly 4,200 homeowners who paid no taxes last year will pay this year, because their higher assessed home values now exceed the value of their exemptions. The median tax bill for those homes is \$1,115, with homeowners paying as little as 16¢ and as much as \$10,995.

### City of Chicago

In Chicago, which now is being reassessed for next year's bills, overall taxes rose \$226.8 million — with a \$104.2 million, or 2.6%, increase on residential properties and a \$121.5 million, or 2.9% increase, on commercial properties.

Taxes for nearly 643,000 residential properties increased, while taxes for nearly 78,200 decreased.

More than 59,700 commercial property owners had higher bills, while 3,850 were asked to pay less.

The median residential tax bill increased by 2.9% to \$3,811, while the commercial median rose about 2.7% to \$12,156.

While property taxes are rising in Chicago again this year, the increase is well under the rate of inflation. Much of the increase is due to Chicago Public Schools raising its tax levy by \$130.7 million.

The \$130.7 increase was the maximum allowed under the Property Tax Extension Limitation Law, which limits levy increases to the rate of inflation from the previous year or 5%, whichever is lower. Because the inflation rate was 6.5%, CPS boosted its levy by 5% for the 2023-24 budget year.

CPS, which recaptures more money than any other agency in Cook County, will receive less from recapture this year. The amount of money its recapturing is \$41.9 million — about an \$8.9 million drop from last year.

The city of Chicago increased its levy by \$25 million, but that's not driving up tax bills, because that will be paid by owners of newly constructed buildings or come from the closure of Tax Increment Financing [TIF] districts that diverted money away from the funds that the city uses to pay yearly expenses.

The growth within the city's TIFs pushed up the overall tax burden. The amount of taxes billed by TIF districts increased by \$56.2 million — accounting for one-fourth of the overall property tax increase in the city.

The city's tax increases were mostly below 4% for both residential and commercial properties throughout the city, with large apartment complexes being the exception. Those properties were hit with a bigger overall tax increase, with \$44.7 million added to their bills, for an increase of

nearly 6.3% — although that class of properties throughout Cook County remain underassessed at just 7.4% of their market value, according to the Illinois Dept. of Revenue.

Increases did vary somewhat among the city's 77 community areas, but not in the ways that can happen when an area is reassessed — meaning next year's Chicago bills are likely to show more volatility.

**Nearly 70% of this year's \$80.5 million increase in TIF bills will go to TIF districts in Chicago, where 110 of 125 TIF districts expect to collect more in property taxes. Taxes increased by at least \$1 million in 14 TIF districts.**

### North and Northwest Suburbs

In suburban Cook County north of North Ave., taxes rose by a total of \$213.7 million — with a \$109.8 million, or 3.2%, increase on residences and a \$103.1 million, or 5.2%, increase on commercial properties.

Taxes for nearly 343,400 homeowners went up, while more than 66,400 saw their taxes go down.

### Where your money goes

To see how a property's tax bill has changed, visit the Cook County Treasurer's website, where you will find a feature called "Where Your Money Goes." Type in the property's address or its Property Index Number [PIN] to see a comparison of this year's bill to last.

The link breaks down the amount billed by each taxing district and shows whether taxes went up or down.

For the first time this year, online and mailed bills will prominently display Where Your Money Goes.

Taxes for more than 18,400 commercial properties increased, while more than 2,300 went down.

The median residential tax bill increased by 3.2% to \$7,234, while the commercial median went up by nearly 4.2% to \$30,469.

In the suburbs north of North Ave., where homeowners last year were jolted with a record-high 15.7% increase in the median tax bill, the median residential tax bill this year climbed by a more modest 3.2%. Overall taxes in the region went up 4%, with businesses seeing a 4.2% increase in their median bill.

The countywide property tax increase breaks down by region as follows: suburban properties south of North Ave. — \$265.4 million, a 6.5% increase; Chicago properties — \$226.8 million, or 2.8% more; suburban properties north of North Ave. — \$213.7 million, a 4% increase.

But not all homeowners and commercial property owners will owe more. The tax system treats every property differently, depending on factors that include whether a property owner's local schools, municipalities, park districts and other taxing agencies increased their levies, the amount of money they seek in taxes each year; whether their assessments rose or fell in relation to the assessments of all other properties;

whether their taxes were affected by special taxing areas known as TIF districts or Special Service Areas [SSA].

The amount owed to TIF districts throughout Cook County was nearly \$1.7 billion — an increase of \$80.5 million, according to a Treasurer's Office analysis.

That extra money did little to relieve the overall financial burden on homeowners. That's because nearly all of the money is channeled into special funds that do not pay for everyday government services such as police officers' salaries and running schools.

Instead, most of the money is used to reimburse developers in those districts for a portion of their costs.

Only a small portion of the money collected in all but two TIF districts goes to local taxing bodies. That can happen under three scenarios:

when TIF money is declared surplus, which is then distributed to taxing districts; when TIF money is used to build schools or other infrastructures; or when an underlying agreement in a TIF district provides for returning a slice of the money to taxing districts.

But in Chicago's two transit TIF districts, which are used to fund the CTA's Red Line modernization and extension, CPS gets all the money that would have been diverted away from it.

In addition, 20% of the money that would have gone to all other government agencies is returned to those agencies.

In TIF districts, which typically expire after 23 years, new taxes collected as a result of increases in assessments are funneled into those districts until they are closed. Critics contend TIF districts divert badly needed money from schools, municipalities and other local governments, forcing those agencies to increase taxes.

Proponents counter that the revenue might never have existed in the first place without TIF districts, which they argue increase the overall tax base and create jobs.

Money going into TIF districts tends to increase the most in areas that were reassessed for that tax year.

Nearly 70% of this year's \$80.5 million increase in TIF bills will go to TIF districts in Chicago, where 110 of 125 TIF districts expect to collect more in property taxes. Taxes increased by at least \$1 million in 14 TIF districts.

The Chicago-Kinzie Conservation TIF district on the Near West Side, led all TIFs in tax increases. The amount the Chicago-Kinzie TIF increased by \$16.3 million to \$150.9 million.

Taxes also jumped in Chicago's two transit TIF districts, where bills went up by a combined \$11.4 million to \$86.3 million. Another big increase occurred in the Chicago-Central West TIF district, designed to promote retail, commercial and residential development in the Near West Community Area. Taxes in that district increased by \$5.7 million, to \$47.1 million.

TIF districts in the south and southwest saw minimal gains, billing \$13.1 million more for a

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**DISRUPTORS** from p. 2

its first Chicago site inside the Ogilvie Transportation Center in 2018. **Abbott Smith**, Chicago resident and former Potbelly Sandwich Shop executive, helped bring Boxcar Betty's to Chicago.

**YOLK BROKE:** The Yolk Test Kitchen in Bucktown at 1767 N. Milwaukee Ave. closed on June 23. All the king's horses and all the king's men, won't be dining there ever again.

**FOR SALE:** Siri co-founder **Dag Kittlaus** has listed his 3,000 square foot Aqua Tower penthouse through @properties Christie's International Real Estate agent **Carrie McCormick**.

**RIP ANN LURIE:** Philanthropist **Ann Lurie**, a self-described hippie who went on to become one of Chicago's most celebrated citizens, died at 79 on June 24. Lurie moved to Chicago in 1973 to work as a pediatric intensive care nurse at Children's Hospital in Lincoln park. She wound up giving tens of millions of dollars to major organizations all over town.

There were not many like her. Lurie now has a street bearing her name as well as a children's hospital, where she once worked. She died of complications from a recent illness, according to a family spokesperson. (In 2004, Chicago named a four-block-long street Ann Lurie Place on the Southwest Side.)

The self-described hippie protested against the Vietnam War while studying nursing in college in her home state of Florida, planning on joining the Peace Corps. But instead she married and worked as nurse in Florida while her first husband went to law school.

Well known for her generosity, Lurie gave millions to Northwestern Univ., the Ann & Robert H. Lurie Children's Hospital of Chicago, Greater Chicago Food Depository, PAWS Chicago and several other organizations and charitable efforts both in the city and beyond.

**RESEARCH FOUNDATION:** The rain didn't dampen the spirits of **Candace Jordan** and those who attended The Hippocratic Cancer Research Foundation fashion show fundraiser in Maggie Daley Park. Candace was emcee for this inspiring event raising funds for out-of-the-box cancer research. Congrats to founder/board chair **Eleni Bousis**, co-chairs **Pam Santoro Capitanini**, **Janell Adames**, **Jacquelyn Petrovich**, **Tracey Tarrantino DiBuono** of ZZAZZ Productions.

**SMALL BAR, BIG JOY:** The 118-year-old Small Bar, 2956 N. Albany Ave., has been brought back to life by its new owners. Four month of upgrades, and now the new team has opened the doors on a piece of Chicago past. Just a tiny watering hole, but to Chicagoans it's worth its weight in gold.

**HERO:** **Sarah Tuohy** at the Pat Tillman Foundation luncheon, saying they gathered not because Pat died, but because Pat lived.



John Daley, Dan Balanoff and Precious Brady-Davis.



Lorrain Davidson Dimun with Frank LaMarca.

**TV:** Former ABC TV's **Roz Varon** hosted the Chicago/Midwest Chapter of the National Academy of Television Arts & Sciences' 2nd Annual Summer Fling Celebration.

**WHO'S WHERE:** **Dan Balanoff** celebrated Pride month with Chairman Cook County's **John Daley** and Parade Grand Marshal **Precious Brady Davis**... **Rodney Alex** and **Erinn Hutkin** for the Rolling Stones concert... **Karen Conti** at LaScarola Restaurant with **Mancow Miller**... **Blase Foria** remembering his uncle's great restaurant from Chicago's past hosting hoodlums and movie stars at State and Oak when the Gold Coast was real... **Sherry Lea Fox**, **Frank Jeffreys**, **Todd Hatoff** and **Paul R. Iacona's** memories of Sardinia, Italia still fresh... **Frank LaMarca** at Saddle and Cycle Club with **Morgan** supporting The Boys & Girls Clubs of America and later giving support to The Joffrey Ballet and their MidSummer Gala with **Lorraine Davidson Dimun**... Great time out in Chicago with friends for the Colonial Wars General Assembly, such great hosting by **Ed Rutledge**, **Brian White**, **Bob Burrell**, **James M. Kinney**, **Damian Cregeau** and so many others... **Elyse Kennard** celebrating her 'brother from another mother,' **Keith Coiley's** birthday, "we've been friends since our sophomore year in high school," she says... **Kathy Wolter Mondelli** at Hemingway's French Bistro with **Margaret Flynn** and **Don Evans**... **Eamon Cummins** with Mortgage King **Joel Schaub** of PS Real Estate Group at his Lux Bar launch party... "Uptown Girls" gathered at Soldier Field



Cathy Bell Bartholomey, Carol Kleiman and Bobbi Panter.



Ann Lurie poses with Sara Jessica Parker. Photo by Linda Matlow/PIXINTL

for the **Billy Joel** and **Stevie Nicks** concert, including **Ann Schwartz Sherrill**, **Jennifer Sutton Brievea**, **Kathy O'Malley Piccone** and **Kate Krause Prange**... **Peggy Snorf** on her way to Normandy, in time for July 4, to the beaches of young heroes... Beautiful portrait of **Jolanta Ruege** by the talented **Rosemary Fanti**... **Cathy Bell Bartholomey**, with her mother, Chi-



Rodney Alex, Erinn Hutkin and friend with Clayton Roscoe.

ago journalism icon, **Carol Kleiman** and **Bobbi Panter** for lunch at D4 Irish Pub... seen recently on East Hampton's Main Beach, tables were set up to celebrate **Buffy Birritella's** milestone birthday... **Cynthia Olson** and **Michael Kutza** going through the treasures at **Doug Van Tress'** Golden Triangle... There's magic happening at the Hilton Hotel, again, **Joey** and **Tracey Tarantino DiBuono** at the gorgeous **Gabby Palumbo** and **Sam Shapiro** wedding... **Janet Owen**, always stylish, has opened the yachting season.

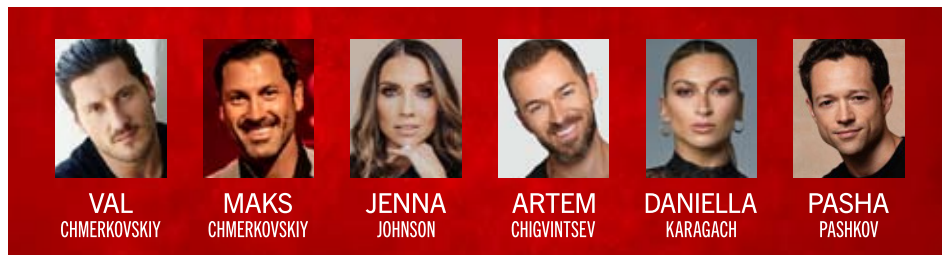
**BIG:** **Bobbi Panter** had a great night with the one and only **Big Boi** with **Shea Conyers Portia Mittons** and **Heidi Levy Stone**.

*Happy Birthday America!*

**This nation will remain the land of the free only so long as it is the home of the brave.**

- Elmer Davis

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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 J.P. MORGAN MORTGAGE ACQUISITION CORP. Plaintiff, vs. JOSETTE H. TERRELL A/K/A JOSETTE TERRELL, ILLINOIS HOUSING DEVELOPMENT AUTHORITY, CITY OF CHICAGO, VELOCITY INVESTMENTS, LLC, SYMPHONY OF EVANSTON HEALTHCARE, LLC, 1239-41 WEST JARVIS CONDOMINIUM ASSOCIATION Defendants 2023 CH 00436 1241 WEST JARVIS AVE #G2 CHICAGO, IL 60626 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on June 12, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on July 29, 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 1241 WEST JARVIS AVE #G2, CHICAGO, IL 60626 Property Index No. 11-29-315-027-1010 The real estate is improved with a residential condominium. The judgment amount was \$32,353.45. 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/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 with-

Real Estate For Sale

out 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. For information, contact Alexander Potestivo, P.O. BOX 119, CHICAGO, IL 60606 (312) 263-0003. Please refer to file number 316501.

Real Estate For Sale

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.jscc.com for a 7 day status report of pending sales. POTESTIVO & ASSOCIATES, P.C. 223 WEST JACKSON BLVD, STE 610 CHICAGO IL, 60606 312-263-0003 E-Mail: lipleadings@potestivolaw.com Attorney File No. 316501 Attorney Code. 43932 Case Number: 2023 CH 00436 TJS# 44-1665 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 # 2023 CH 00436 13247100 030303 ----- 262626 ----- 191919 ----- Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00 Call 773-465-9700

BUS-ONLY from p. 5

Campbell Ave. and Sangamon St. to Larabee St. This work builds upon previous transit projects on Chicago Ave., creating a nearly continuous 3.9 mile bus lane from Grand to Ashland and from Milwaukee to Michigan Ave. - one of the city's busiest bus corridors. This newspaper called and emailed CDOT several times asking how many metered parking spaces were removed to complete the project, and what the total cost was to buy them back from Chicago Parking LLC, but CDOT never returned out calls or responded. The CTA

Previous Bus Priority projects have shown measurable improvement in bus speeds of a few minutes.

did respond, but they say they do not know how many parking spots were taken. Previous Bus Priority projects have shown measurable improvement in bus speeds of a few minutes. For more information, visit betterstreets-forbuses.com, email betterstreetsforbuses@transitchicago.com.

TAX from p. 8

total of \$218.2 million. Of 225 TIF districts in south and southwest suburbs, 72 billed less than last year — or nothing at all, because the assessed value of the properties in those districts dropped below where they stood when they originally were formed. The smallest increase in TIF district billing was in the north and northwest suburbs, where revenue climbed by \$11.2 million to nearly \$210 million. Of 85 still-active TIF districts, 12 billed less.

More than nine out of 10 businesses in Chicago also received higher tax bills, as did nearly nine of 10 in the north and northwest suburbs. But, because of the shift of assessed value from commercial to residential in the south and southwest suburbs, less than a third of businesses in that region received higher bills for tax year 2023.

Each tax bill also depends on the state of the hyper-local economy, changes to properties and the neighborhood housing market.

The Cook County Assessor's Office has said the decision to reclassify commercial-residential buildings was prompted by a Jan. 2023 report from the Cook County Inspector General's Office [IG]. The IG said assessing a largely commercial property, which may have a single makeshift apartment on an upper floor, as residential was a "contradiction." The IG pointed out that Cook County code requires commercial property to be assessed at the higher 25% rate.

this year, with thousands of homeowners in the south suburbs seeing astonishing increases.

Assessor employees told the IG that the old mixed commercial-residential classification had created an "apartment loophole." Closing the apartment loophole is expected to have a bigger impact in the city of Chicago - which has far more mixed-use properties - when it's reassessed for the 2024 tax year.

If homeowners can't afford to pay their taxes, local governments — many already with low tax collection rates — could struggle to pay for critical services.

For at least the 30th straight year, property taxes have gone up in Cook County. Nearly 84% of homeowners will pay more

More than nine out of 10 businesses in Chicago also received higher tax bills, as did nearly nine of 10 in the north and northwest suburbs. But, because of the shift of assessed value from commercial to residential in the south and southwest suburbs, less than a third of businesses in that region received higher bills for tax year 2023.

Even though tax rates in the south suburbs declined, in some cases significantly, the 19 highest tax rates in Cook County are still in Chicago's south suburbs, where the population is primarily lower-income Black residents — demonstrating once again the stark inequities in the Illinois property tax system.

Lakeview Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. CONNOR R CREEVY; MOLLY M MCEVOY; 3150 CONDOMINIUM ASSOCIATION, Defendants. 2022CH10663 3150 NORTH LAKE SHORE DRIVE UNIT 21F, CHICAGO, IL 60657 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of foreclosure and Sale entered in the above cause on 5/13/2024, an agent of Auction.com LLC will at 12:00 PM on 8/14/2024 located at 100 N LaSalle Suite 1400 Chicago, IL 60606, sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 3150 NORTH LAKE SHORE DRIVE UNIT 21F, CHICAGO, IL 60657 Property Index No. 14-28-200-004-1114 The real estate is improved with a High Rise Apartment Building. The judgment amount was \$463,653.20 Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com LLC. No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. (relief fee not required) 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

Real Estate For Sale

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. For information, contact Plaintiff's attorney: McCalla Rayer Leibert Pierce, LLC (312) 346-9088 please refer to file number 22-12907IL Auction.com LLC 100 N LaSalle Suite 1400 Chicago, IL 60606 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 22-12907IL Case Number: 2022CH10663 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. 030303 ----- 262626 ----- 191919 ----- Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00 Call 773-465-9700

Real Estate For Sale

CONDOMINIUM ASSOCIATION, INC.; UNKNOWN OWNERS AND NONRECORD CLAIMANTS; Defendants, 22 CH 8689 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercountry Judicial Sales Corporation will on Monday, July 29, 2024 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate: P.I.N. 14-17-314-065-1003. Commonly known as 1426 W. IRVING PARK ROAD, UNIT 4, CHICAGO, IL 60613-5699. The mortgaged real estate is improved with a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g) (4) of Section 9 of the Condominium Property Act Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection. For information call The Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Naperville, Illinois 60563. (630) 453-6960. 1496-185240 ADC INTERCOUNTRY JUDICIAL SALES CORPORATION intercountryjudicialsales.com 13246552 262626 ----- 191919 ----- Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00 Call 773-465-9700

North Township Real Estate For Sale

Real Estate For Sale

030303 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CITIZENS BANK, N.A. Plaintiff, vs. KAREN M. PETERSON, KAREN M. PETERSON AS TRUSTEE OF THE KAREN M. PETERSON DECLARATION OF TRUST DATED 12/15/2014, UNKNOWN OWNERS AND NONRECORD CLAIMANTS Defendants 2022 CH 11725 1810 N LINCOLN PARK W UNIT 2 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 April 19, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on July 30, 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 1810 N LINCOLN PARK W UNIT 2, CHICAGO, IL 60614 Property Index No. 14-33-407-050-1002 The real estate is improved with a residence. 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 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

Real Estate For Sale

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, examine the court file, CODILS & 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.jscc.com for a 7 day status report of pending sales. CODILS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-9300 E-Mail: pleadings@ilcslegal.com Attorney File No. 14-22-06892 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2022 CH 11725 TJS# 44-1638 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 # 2022 CH 11725 13246975 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION HSBC BANK USA, N.A., AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST SERIES MLCC 2006-2 MORTGAGE PASS-THROUGH CERTIFICATES Plaintiff, vs. LAWRENCE D. RYAN, ILLINOIS DEPARTMENT OF REVENUE, UNITED STATES OF AMERICA, HARRIS, N.A. SUCCESSOR IN TRUST TO HARRIS TRUST AND SAVINGS BANK, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants 2022 CH 11951 1930 N. HOWE STREET 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 April 22, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on July 23, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL,

Real Estate For Sale

60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 1930 N. HOWE STREET, CHICAGO, IL 60614 Property Index No. 14-33-302-065-0000 & 14-33-302-066-0000 The real estate is improved with a single family residence. The judgment amount was \$1,491,564.97. 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. 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, contact Alexander Potestivo, POTESTIVO & ASSOCIATES, P.C. Plaintiff's Attorneys, 223 WEST JACKSON BLVD, STE 610, CHICAGO, IL, 60606 (312) 263-0003. Please refer to file number 313452. 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.jscc.com for a 7 day status report of pending sales. POTESTIVO & ASSOCIATES, P.C. 223 WEST JACKSON BLVD, STE 610 CHICAGO IL, 60606 312-263-0003 E-Mail: lipleadings@potestivolaw.com Attorney File No. 313452 Attorney Code. 43932 Case Number: 2022 CH 11951 TJS# 44-1159 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 # 2022 CH 11951 13246750 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION US BANK NATIONAL ASSOCIATION Plaintiff, vs. LEAH CHAVIE; ASCENTUM CAPITAL LLC; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE; STATE OF ILLINOIS DEPARTMENT OF REVENUE; BELDEN CENTRE CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS; Defendants, 23 CH 4102 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercountry Judicial Sales Corporation will on Monday, July 29, 2024 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate: P.I.N. 14-33-106-016-1017 (old); 14-33-106-016-1079 (new). Commonly known as 350 West Belden Avenue, Unit 402, Chicago, IL 60614. The mortgaged real estate is improved with a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and

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the legal fees required by subdivisions (g)(1) and (g) (4) of Section 9 of the Condominium Property Act Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection. For information call The Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Naperville, Illinois 60563. (630) 453-6960. 6766-192379 ADC INTERCOUNTRY JUDICIAL SALES CORPORATION intercountryjudicialsales.com 13246557 262626 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION SPECIALIZED LOAN SERVICING, LLC Plaintiff, vs. TINA DELARME A/K/A TINA MARIE DELARME A/K/A RONALD LEWIS DELARME, 1010 LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION Defendants 23 CH 3312 1000 NORTH LAKE SHORE DRIVE #2206 CHICAGO, IL 60611 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on April 29, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on July 30, 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 1000 NORTH LAKE SHORE DRIVE #2206, CHICAGO, IL 60611 Property Index No. 17-03-204-063-1169 The real estate is improved with a condominium. The judgment amount was \$145,234.96. 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 admon-

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ished 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. For information, contact The sales clerk, LOGS Legal Group LLP Plaintiff's Attorneys, 2121 WAUKEGAN RD., SUITE 301, Bannockburn, IL, 60015 (847) 291-1717 For information call between the hours of 1pm - 3pm. Please refer to file number 22-097519. 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.jscc.com for a 7 day status report of pending sales. LOGS Legal Group LLP 2121 WAUKEGAN RD., SUITE 301 Bannockburn IL, 60015 847-291-1717 E-Mail: ILNotices@logs.com Attorney File No. 22-097519 Attorney Code. 42168 Case Number: 23 CH 3312 TJS# 44-1218 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 3312 13245871 191919 ----- Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00 Call 773-465-9700

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# Image Pool curator tour of Outsider Art at DePaul Art Museum July 31

There is a special free tour of the DePaul Art Museum [DAM] scheduled for 5:30 p.m., Wednesday, July 31, in collaboration with Intuit: The Center for Intuitive and Outsider Art. This tour will be lead by David Maruzzella, curator of DAM's current exhibition The Image Pool.

The exhibition investigates

artists from DAM's permanent collection typically described as "folk," "self-taught," "outsider" or "intuitive," due to their seeming distance from the institutional sanctions of art schools, museums, galleries and mainstream commercial success.

Intentionally problematizing the insider/outsider distinction, this exhibition-featuring works

by Eugene Von Bruenchenhein, Mr. Imagination, Marva Lee Pitchford-Jolly, June Wayne, Derek Webster, and Joseph Yoakum. This tour will frame these works as exemplary of what it means to be a contemporary artist rather than an exception.

The tour at the museum, 935 W. Fullerton Ave., will explore the aesthetic materials from personal

and imagined histories, ambient culture, and elements of the modern world that influenced these artists and the fundamental shifts that prompted debate of their deserved place in art history.

Those who would like to join the tour may RSVP at <https://events.humanitix.com/the-image-pool-curator-s-tour>.

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**Miscellaneous, cont.**

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 5070D-Lamondi, John  
 7620X- O'Brien, Patricia  
 5340X- Rahman, Zulhairay  
 7740C-Rasmussen, Andrea  
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 for public sale.  
 This sale is to be held on Tuesday, July 30, 2024 at 2:00PM.  
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 for public sale on July 30, 2024, at 3:00 p.m.  
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**LIQUOR** from p. 1

wrote DNAInfo. “Latiker worked with Chicago Police, Osterman and members of the community to ward off gangs who would frequent the area, especially at Cedar Park around the corner from the lounge.”

With Latiker’s help, crime at the park and around the bar declined, noted Ald. Osterman at the time.

Now, current Ald. Manaa-Hoppenworth is advertising the new zoning change required to sell packaged goods at one of the mentioned addresses and highlight-

ing having received numerous letters of support from the Edgewater Chamber of Commerce and the Cedar Playlot Advisory Council. (Members of the Cedar Playlot are no longer publicly listed on the Chicago Park District website.)

However, there is no mention of previous gang-related crime at Cedar Park or the role that then-Ald. Osterman and Latiker took in beating back crime in the current alder’s news release. Today, Ald. Manaa-Hoppenworth shuns talk of crime because of racist connotations and leaves ward residents in the dark.

**CATALPA** from p. 1

But now they say that the 2024 plan from CDOT and Ald. Andre Vasquez [40th] was a complete overhaul leaving out the task force’s criteria and needs. They also imply that Ald. Leni Manaa-Hoppenworth’s [48th] influence has been diminished by Ald. Vasquez and other CDOT officials in this matter.

The letter demands that Manaa-Hoppenworth be given an “equitable representation in this process, considering the Plaza’s closer proximity to East than West Andersonville, as well as the significant impact on her constituents due to street closures, parking, and related traffic and safety issues in the 48th Ward.” They are asking CDOT to “collaborate respectfully and openly to develop a Plaza that aligns with our Community’s vision and needs.”

The June 27 letter states that in 2022, former Ald. Harry Osterman [48th] organized the Community Task Force to collaboratively shape a vision for Catalpa Plaza. “This inclusive Task Force consists of highly qualified architects and landscape designers, residents, small business owners, SSA representatives, and employees of the Andersonville Chamber of Commerce, all who worked diligently with CDOT, its planners, and Ald. Vasquez. However, in the

last 6 months, this Community Task Force has been excluded from the process.”

In 2023, community members voted between two CDOT designs (Concept A and Concept B) for the Plaza. Concept B won with a majority of votes. The letter states that “Concept B included a residential-friendly pergola at the entrance on Clark St., reflecting the Community’s shared vision for a space that was welcoming, inclusive to everyone, and non-commercial.” Concept B also included “key infrastructure that would support events and maintain the health and vitality of a communal green space for residents to enjoy and congregate.”

However, in May 2024, a significantly altered concept that diverged sharply from Concept B was presented by the aldermen and CDOT. “This new proposal included a cold and unwelcoming government-like identifier (an obelisk) facing East Andersonville residents, which has raised concerns about its appropriateness. Essential details regarding the Plaza’s functionality for Chamber events and our weekly Farmers’ Market, as well as the necessary infrastructure for environmental sustainability, [are] lacking.”

EARC says they do not support the obelisk, calling it “a stark and imposing identifier” at the entrance on Clark St.

Neighbors are also questioning the veracity of CDOT’s traffic study. They want an updated traffic study “to accurately reflect current traffic patterns and volumes for our neighborhood in 2024. We feel the previous study on the closing of Catalpa was incomplete, as it did not account for the 32% of commuters who had not yet returned to work in 2022 during the pandemic.”

In addition, the current design omits plans for pedestrian safety, loading, unloading, and drop-off, all potentially causing serious gridlock on Clark St. every week during the Farmer’s Market and other event.

Indeed it appears that no accommodations are being made for customer parking, or parking for the trucks used for the weekly farmers market. Neighbors now struggle to understand how the closure of Catalpa could impact already increasing local traffic congestion, safety, and neighboring residential streets.

**How much will it really cost?**

While the city has budgeted \$2.5 million for the buildout of Catalpa Plaza, that’s not where the overall cost ends, by a large margin.

Catalpa is a 50-foot wide roadway with metered parking on both its north and south sides. Those metered parking spots are owned and operated by Chicago Parking, LLC, who will have to be compensated for giving them up for a pedestrian plaza. That

compensation comes as either an outright buyout, or by taking metered parking spaces the city wants back in exchange for new metered parking spaces of equal value.

When the parking meter deal was first consummated in 2008, when Mayor Richard M. Daley sold off Chicago’s metered parking, William Blain and Co. estimated that city-wide, the system sale was comprised of approximately 36,000 parking meters with an average acquisition cost of \$11,250 per meter.

Now, the price for the city in taking those spaces back could end up costing taxpayers tens of millions of dollars, perhaps as much as \$30 million. That cost is based on a formula based on each parking meter’s actual utilization rates over the balance of the 59 years left on the lease.

There is also a private commercial driveway serving a Jewel store and Fifth Third Bank branch. This driveway would be closed as part of the proposed Catalpa closure, and the owners would have to be compensated for their loss of customer egress to the bank and store.

Then there is also the cost of lost economic activity for Andersonville’s business community as a result of the loss of street parking. Nearby commercial parking that turns over quickly is considered critical infrastructure for any commercial district, and customers who find it difficult to locate street parking typically leave to go shop elsewhere.

**ENVIRONMENT** from p. 1

over the years the North Side communities are reportedly more apt to make those requests.

Ald. Manaa-Hoppenworth talked about the Edgewater neighborhood’s pilot composting program. This effort to turn organic, mostly food, waste into useable nutrient rich soil is looking to be expanded throughout the city.

She praised the South-East Asia Center in Uptown who is currently looking to begin composting their food waste related to the Golden Diners Program that serves just under 100 area seniors five days a week. Finding an affordable easy way to divert this waste from landfills also reduces the release of harmful methane into the environment while providing a useful byproduct.

Vasquez lauded area gardeners for their efforts to increase plantings that provide sustenance to pollinators that are an important part of agricultural sustainability.

Tovar mentioned increasing circularity programs that encourages and, in some cases, requires sellers and manufacturers to provide a plan to recycle or sustainably dispose of products they sell. The example given was automobile tires. When you buy a new tire, the seller will take back and dispose of your old tire. Tovar says that this concept needs to be expanded to other products. The department is looking into opportunities where this can be done.

The city itself is well on its way to achieving 100% renewable energy by 2025 according to Deputy Cmsr. Policicchio who indicated that 70% of city government power is coming from a partnership with a windfarm in downstate Illinois while the remaining 30% commitment is obtained through carbon offsets.

Policicchio explained that Chicago city government is the largest user of electricity in Northern Illinois so this is no small effort. In addition, the city continues to work toward the goal of 100% fleet electrification by 2035. Right now, the light vehicle fleet of cars and small trucks is in excess of 25%. They are working with various departments and manufacturers to identify the best options to replace larger vehicles. Tovar reported she was able to use a federal grant to obtain 40 school buses as part of an initial program.

All of the participants indicated the need to coordinate with various departments and leverage resources from the Federal and State as well as partnering with community groups to achieve desired environmental and sustainability goals.

Ald. Martin mentioned how he uses a portion of his “Menu Money” or discretionary budget to advance these objectives in his ward. Manaa-Hoppenworth complimented the bicycling community for being particularly organized and clear about the changes they need to make alternate forms of transportation safer and easier.

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