

Tolerance becomes a crime
when applied to evil.

— Thomas Mann

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Benjamin H. Marshall (1874-1944) had a major impact on Chicago architecture, and now will have a street dedicated in his honor. Pictured above is the Marshall-designed 209 E. Lake Shore Drive.

Legendary E. Lake Shore Dr. designated as Honorary Benjamin Marshall Way

**Visionary Architect
to be honored Oct. 23**

The City of Chicago and the Benjamin Marshall Society will commemorate architect Benjamin H. Marshall (1874-1944) in the historic naming of the iconic E. Lake Shore Dr. as Honorary Benjamin Marshall Way.

The ceremony will be presided over by Ald. Brian Hopkins [2nd] 5:30 p.m. Wednesday, Oct. 23, at the corner of E. Lake Shore Dr. and Michigan Ave.

This year marks the 150th anniversary of the architect's birth. A landmark year for Marshall

and for the Benjamin Marshall Society, this historic naming ceremony secures Marshall's place as one of the city's great architectural and cultural visionaries whose efforts launched the development of the Gold Coast neighborhood.

Marshall was a transformative figure in the architectural history of modern Chicago, skillfully blending traditional details with contemporary functionality in his innovative designs.

The event is open to the public to attend.

MARSHALL see p. 12

**Owners vote thumbs down
to anti-gentrification ordinance, page 3**

Downtown vacancy rate means trouble ahead

More pain coming for Chicago's office market

A variety of unintended consequences have combined to create Downtown Chicago's high office market vacancy rate.

The downtown commercial real estate crash started with the government-imposed economic lockdown that came with COVID-19 pandemic fears. That led to a work from home trend, followed by high inflation and high interest rates due in large part to a massive increase in the money supply.

Now for the third year in a row, Chicago is struggling to manage a downtown office market with record-high vacancy, despite a recent slowdown in office space downsizing.

The third quarter of 2024 wasn't as bad as the preceding 12 months in terms of office demand, net absorption (the amount of office space leased or occupied minus vacancies) still recorded a decline of 78,000 square feet, according to reporting by Crain's Chicago. This represents a slowdown compared to the 1.7 million square feet of negative net ab-

sorption between mid-2023 and mid-2024.

Chicago's downtown vacancy rate held steady at 25.8% in the third quarter, up from 23.7% a year ago and a significant jump from the 13.8% at the start of the pandemic, according to Crain's.

Persistent high vacancy rates over the last 11 quarters has become a major headache for landlords in the central business district. As companies slashed their office footprints, property owners had to deal with a dramatic decline of property values, increased foreclosures and with managing distressed buildings.

With most companies still planning to reduce their office space by 15% to 25%, Tony Coglianese, a Senior Vice President with global commercial real estate services and investment company CBRE, forecasts more downside risk for many downtown landlords. "We still have some [vacancy rate] basis points to go on the way up," Coglianese told Crain's.

More bodies needed downtown

**Financing, structural
concerns may limit office
to residential conversions**

BY JANE LAWICKI

Chicago's Tax Increment Financing [TIF] districts may be at risk even as on Oct. 9 the City Council approved \$28 million in TIF support to convert seven office floors into 117 mixed-income residential units at 79 W. Monroe St.

The 1906, 14-story building on the corner at S. Clark St. is one of the few considered for the LaSalle Street Reimagine project, even as Mayor Brandon Johnson, the Chicago Teachers Union [CTU], and Chicago Public Schools [CPS] threaten to pull or re-allocate TIFs across the city to fund CTU initiatives, pensions and teacher contracts.

Yes, TIFs are controversial, but they are intended as tools that were created to stimulate economic growth and revitalize areas that struggle to attract investment, although some of those areas are far from 'struggling.'

"If the CTU and Mayor want to suddenly cut our district financing, it makes zero sense," said Ald. Scott Waguespack [32nd]. He noted that more than \$100 million in TIF funding has already been committed to school construction, affordable housing, and infrastructure improvements. "These projects are already legally and financially bound for years to come."

**"If the CTU and Mayor
want to suddenly cut
our district financing, it
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Ald. Scott Waguespack**

The Reimagine project, an adaptive reuse initiative favored by Johnson, intends to develop 1,000 mixed-income units in the LaSalle Financial District corridor. It plans to offer 300 units at 60% of the area median income, commercial opportunities, and vibrant neighborhood spaces. Several office buildings have been marked for conversion funding as they commit to creating 30%

of their total units to affordable housing.

While the transformation is generally welcome to revitalize a once bustling office area now haunted by the post-pandemic move to remote work, TIF surplus revenue in other city districts could be pulled to address budget gaps such as the nearly \$1 billion deficit in next year's City budget — or to fund CTU or CPS priorities.

Waguespack noted that the shift for TIFs to fund parks and schools is already vastly greater than the two decades before. Recognizing there is room for improvement, he added, "Not that we don't need to pair down TIFs that are expired, unused, or surplus what we can beyond the \$100 million already committed."

The 32nd ward covers Lincoln Park, Lakeview, Roscoe Village, Bucktown and Wicker Park, and office-to-residential conversions in these areas may be much smaller, usually for retail properties on a side street altered to one,

NEEDED see p. 12

City issues bonds, \$100M haul for Lathrop Homes, CHA

**Lathrop Home phase three
will cost \$205M**

The Chicago City Council and the Dept. of Housing [DOH] have approved an ordinance issuing \$100 million in tax-exempt housing revenue bonds for the third phase of the Lathrop Homes redevelopment.

Total development costs are approximately \$205 million. In addition to tax-exempt bonds, and 4% tax credit equity generated from the bonds, tax credit equity generated from State and Federal Historic Tax Credits will also be used.

Other funding will consist of Tax Increment Financing, Chicago Housing Authority [CHA] loan funds, a first mortgage, Illinois Affordable Housing Tax Credits which will be generated from the value of the CHA-owned land, a deferred developer fee and a seller's note.

Lathrop Homes is located on the North Branch of the Chicago River, west of the intersection of

Diversey Pkwy. and Clybourn and Damen avenues. Built in 1938, the complex was one of the city's first federally funded public housing developments, a New Deal project aimed at providing housing for working-class and low-income families.

Phase three intends to produce 309 new/rehabbed, mixed-income units in a combination of a newly constructed building (59 units), and seven rehabbed buildings (250 units). The bonds will be issued to Lathrop Homes IC, LP, or an entity acceptable to the DOH Commissioner.

The development will also demolish three buildings and rehabilitate the powerhouse which is critical to securing the historic tax credits required for the project. Over the last decade, the CHA had broadly ignored doing standard maintenance on these buildings allowing them to degrade badly. The buildings were neglected even though the CHA annually received millions of taxpayer dollars from the federal

**DOH Commissioner's
new wide-ranging
authority to restructure
affordable housing loans,
grants**

It should be noted that the the Housing Commissioner now has the right to excuse debt. On Sept. 19, the Chicago City Council amended the city's municipal code to give the commissioner new wide-ranging authority to restructure affordable housing loans and grants.

The commissioner is now empowered to: defer loan payments; modify loan terms; grant loan forbear-

AUTHORITY see p. 12

government to maintain them.

According to an analysis from Block Club Chicago, by 2014, 780 of Lathrop's 925 units were

LATHROP see p. 12

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Give Ireland a liberty like nothing in Europe



By Thomas J. O'Gorman

It's hard to imagine that anyone in our American nation could be so hoodwinked as to believe the ravings of office seekers determined to abolish intelligence and reason from our national political process of thought.

In a Presidential election year

that's a dangerous earth upon which to walk.

Though it is sometimes easier in the age of Google to verify the shocking manipulation of the truths at present risk.

Restoration of distorted facts and manhandled realities can reasonably be exposed as false and deliberately slanted to confuse, distort and misguide well-meaning voters.

Worst is the continuous bombardment of the historical and intellectual environment. Candidates election veracity is rendered meaningless by the teams of hired political advisors who seek to hijack common sense and common decency.

Once the reasoned oxygen surrounding intelligent understanding of issues can be stifled and dizzied by media manipulators truth doesn't stand a chance.

As soon as the environment becomes clogged with half truths, unsubstantiated critiques and brainless judgments, the distortion becomes an effective method of political disfigurement.

The low moral quality of such efforts remains a shameful epitaph on the modern constructs of American political thought. A dark philosophical endeavor that begets no real political achievement, or healthy rebirth of refined idealism or patriotic defense of cultural values or hopes.

The cost of such moral ineptitude is the limited political vision of our present national inability to restore meaning and purpose to governmental leadership. Reflected in two generations of

Americans who would sooner trade a fad diet for a restored national moral consciousness.

To me it's a rupture of America's greatest inheritance, the ability and willingness to embrace the strong values of the past.

The redemptive conscience that permits us the freedom to embrace truth as a national pastime, like baseball's greatest moment play, Tinkers to Evers to Chance.

Occurring in peace and tranquil self-awareness as we look across the surface of our nation where courage once begat fresh settlements and the longing for human wholeness brought independence. A liberty like nothing in Europe.

Instead, Americans now waddle and wade in the dysfunction of distorted foreign royals who now we see are incapable of even giving each other forgiveness, mercy, compassion or reasoned spiritual embrace. Instead grimaced, stone-faced, misguided, befuddled and prisoners of broken truths from liberty they've never known.

Across centuries in which their ancestors enslaved ancient nations from the Australian Aborigines to nearby Irish neighbors, all free to indulge in their diseases, famines, religious intolerance, persecutions, unmerciful subjugation, colonial wars and lack of self-government, and personal freedom or even the liberty to pray.

Instead, permitting only the back-breaking crippling of bowing, scrapping, curtseying, doffing caps to plague-ridden deviants of too much inbreeding and not enough learning. "Is this the government of Britain's Isle, and this the royalty of Albion's king?" - Wm. Shakespeare.

For every poet born, a family starved. For every playwright hatched, a humanity ground into dust. For every despot, prince and king, a blinded child, a blooded daughter. For every courtier, a tortured saint.

An endless heightened sadness descends on blighted families no matter how royal their inheritance brimming with mayhem and intolerance. A clumsy shabbiness limits learning and true entitlement among the self-absorbed, learning disabled house

of monarchs.

Shaped in life through the useless mechanics of parliamentary government, a third-rate level democracy of lackluster class-costumed warriors. Boldly redeemed, they think, by shallow education and more peasant genetics than they are willing to admit. "And fearless minds climb soonest unto crowns." - Wm. Shakespeare

God is more willing to save the battered refugee or the crushed immigrant of lowly birth than the King who is just a witless white man atop a throne pillaged and stolen in past ages before its members surrendered their armor for lace panties, or traded their crowns for adolescent emotions and wits dulled by parents without the time or fondness or understanding for the blighted solitary emptiness of ruined royalty.

"...truly though the kingship be not a mere title but a name of office that runs through the whole of the law... as such a title hath been fixed, so it may be unfixed..." - Wm. Shakespeare.

Today they still haunt the Irish nextdoor, as British political brutes still hold Northern Ireland, a fiction nation of six confiscated Irish counties forming a hostage nation in hatred of the Pope.

In an age when no nation permits the rational holding of segregated lands, Northern Ireland stands alone as the most compelling argument for shattering the diabolical landscape of a century-old phony Protestant kingdom of misguided royalists who remain steadfast anti-Catholics.

Land that today, surprisingly, has Catholic majorities in all six counties now.

The time has come when the useless, misguided House of Windsor should abdicate for the liberty of a British Republic that acknowledges the error of taking six Irish counties hostage back in 1922.

Let the Republic of Ireland reclaim them, finally, to see the dream of patriot Michael Collins come to pass, in a full nation of 32 counties, not 26. A free and prosperous member of the European Union. One free nation embracing liberty and indepen-

dence on its own. Without the meagre assistance of Britain. "Think'st thou that duty shall have dread to speak when power to flattery bows? To plainness honor's bound when majesty falls to folly." - Wm. Shakespeare

Let that Irish Republic be light for other nations, even the United States of America with its 50 million citizens who claim Irish genes in their DNA. Let it help to lift the tone and moral life of America to embrace and engage one another for the rebirth of refined idealism and the patriotic defense of cultural values and hopes. Especially in a presidential election year.

SONG: Chicago may be first city in the country to pilot a retirement fund for musicians. Golden Egg is an artist-led initiative strengthening financial security for Chicago's freelance musicians. This fall, Golden Egg will give \$50,000 in retirement matching grants to local musicians.

They must live in Chicago and have an average adjusted gross income from the past three years is less than \$80,000. They must pledge to deposit grant funds in an IRA along with a matching contribution of their own of any amount. Grantees will be selected from the pool of eligible applicants by a weighted lottery system. Golden Egg is partially supported by a Chicago Arts Recovery Program grant from the City of Chicago Dept. of Cultural Affairs & Special Events. To apply or to learn more about the process, visit <https://goldeneggchicago.org/grants>.

Golden Egg is also connecting musicians with information and resources about long-term financial planning.

FILM FESTIVAL: Chicago native **Robert Zemeckis** will return to his hometown Oct. 27 to receive the Founder's Legacy

LIBERTY see p. 8

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Owners vote thumbs down to anti-gentrification ordinance



The Home Front
by Don DeBat

Apartment owners apparently don't like Chicago Mayor Brandon Johnson and his band of extreme left-wing Alder-people sticking their noses into landlord private-property rights.

Chicago's small, "Ma and Pa" apartment-building owners in six rapidly appreciating Northwest and West Side neighborhoods say the mayor—an avowed Democratic Socialist—and left-wing City Council members have launched an attack on their property rights. And, experts say that could cost owners money and loss of control over their real property.

The "Northwest Side Housing Preservation Ordinance"—which allegedly is designed to protect housing in the rapidly gentrifying neighborhoods of West Town, Logan Square, Avondale, Humboldt Park, Hermosa and a large section of Pilsen—went into effect on Oct. 9, granting rare powers to renters.

Veteran real estate investors believe gentrification is a natural process that renews inner-city neighborhoods and helps build middle-class family wealth, while expanding the real estate tax base.

The new legislation seeks to protect renters in 2-flats, 3-flats, 4-flats and apartment buildings with 5 units or more from being priced out by higher rents and/or displaced by gentrification by giving tenants a first right to buy the building.

Landlords and real estate managers say that the ordinance was rushed through the

City Council with no input from those hit hardest by the rules, owners and real estate investors.

The ordinance purports to "preserve naturally occurring affordable housing" by requiring owners of rental apartments who wish to sell their buildings to give tenants a right-of-first-refusal to buy.

The sweeping ordinance covers a geographic area spanning more than six square miles in the heart of Chicago's Northwest and West sides and an undetermined number of miles within Pilsen.

Mike Glasser, president of the Neighborhood Building Owners Alliance [NBOA], which represents 11 real estate organizations, noted that the restrictive ordinance also significantly increases the demolition surcharge on multifamily buildings to \$60,000 for a 2-flat from \$15,000, providing a disincentive for developers or property owners to replace an aging building with a new single-family home or condominium.

The aldermen and women who pushed through the ordinance say dollars from the demolition surcharge will go to the Chicago Housing Trust and the Here-To-Stay Land Trust to build and preserve affordable housing.

"The right-of-first-refusal requirement is the most egregious provision of the ordinance," Glasser said. "Under the ordinance, a landlord intending to sell must first provide the tenants with the option to purchase the building at the same price as they offer it on the open market."



Michael Glasser

The ordinance also encourages apartment renters who exercise their right-of-first-refusal to form tenant organizations and work together to place a 5% down payment and buy buildings.

The ordinance also allows tenants to assign this right to third parties, and if the entity purchasing the rental property uses any public funds, they must adhere to a 30-year covenant keeping the rents at or below 60% of Area Median Income [AMI].

Ald. Brian Hopkins [2nd], one of only three City Council members who voted against the ordinance, said he had concerns about the challenges that will be placed on owners of buildings, particularly smaller buildings owned by middle-class families.

"Many of these buildings have been owned by the same families for generations," Hopkins said. "At least some of the increase in property values is the result of the buildings being meticulously maintained by those families for decades, and they should not be penalized when it is time to sell."

Hopkins noted that "the greatly lengthened runway now needed to sell a multifamily building in the pilot area, without a requirement of any tenant organization to show evidence of financing to purchase the building, is fundamentally not fair and is government overreach."

A North Side real estate broker and resident owner of his renovated 3-flat family home in the Avondale neighborhood, had a strong reaction to the ordinance.

"The anti-gentrification ordinance is a political ploy by Mayor Johnson and his gang of super-liberal [aldermen] to appeal to their voting base, and keep them in office," the Avondale resident surmised.

"The ordinance may slow down demolition of aging frame 2-flat buildings because of the sharply higher demolition

fees. However, any new replacement housing will carry higher rents, and will generate much more real estate tax dollars for the city," he concluded.

Many real estate professionals and attorneys worry about how the ordinance will significantly complicate and delay sales of properties for both owners and lenders. Veteran real estate brokers say no seller in his or her right mind would take an offer from a prospective buyer who did not provide a pre-approval letter from a lender.

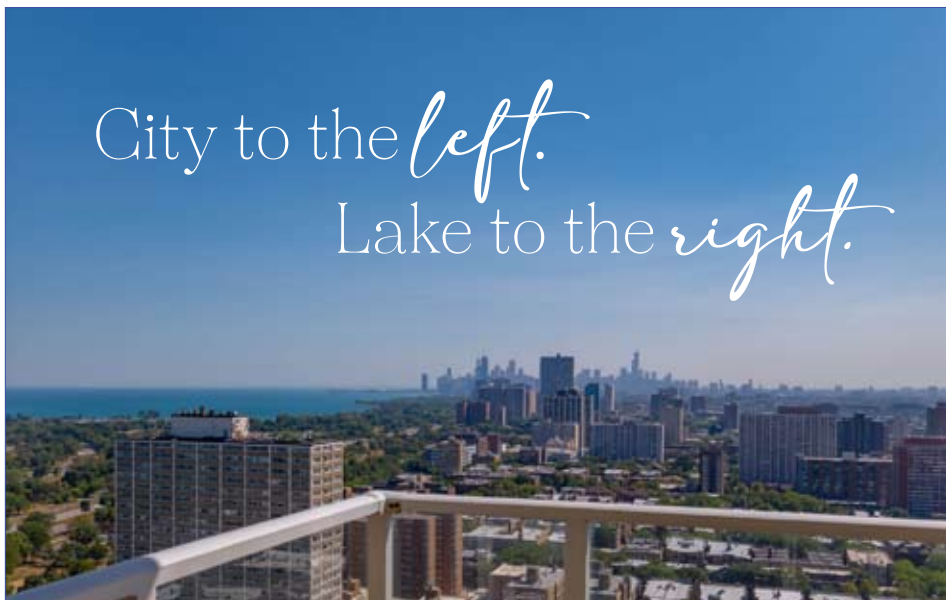
Timothy J. Carew, a retired banking and real estate professional, said: "Overturning zoning laws or appending by ordinance the Municipal Code of Chicago that restricts property rights is a seriously flawed approach to providing housing for the middle class."

Attorneys Thomas Ball and Chad M. Poznansky of Clark Hill PLC, a Chicago-based real estate law firm that advises developers and lenders, noted that any current or prospective owner of rental property in the anti-gentrification zone should be aware that the right-of-first-refusal not only creates a significant lag in the process of selling a property, but they should understand the potential consequences of holding a property for an extended period of time might run afoul of mortgage covenants or loan maturities.

"The policy has potential ramifications for banks and lenders with mortgages on properties in the affected zone," the Clark Hill attorneys warned. "The ordinance specifically says it does not apply to a bank foreclosing or acquiring a property by right of a deed-in-lieu of foreclosure."

However, in the post-pandemic era, many lenders have foregone formal repossession, instead requiring an owner covenant to sell

ORDINANCE see p. 4



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Smell of weed no longer cause for warrantless vehicle search

BY HANNAH MEISEL
Capitol News Illinois

Chicago pot smokers got an extra level of protection when in a 6-0 ruling, the court found that cannabis laws in Illinois had evolved to the point that just catching a whiff of burnt weed is no longer enough probable cause for police to search a vehicle.

Now about that smell of whiskey in your car...

Law enforcement officers in Illinois cannot rely on the smell of burnt cannabis alone to justify searching a vehicle without a warrant, the Illinois Supreme Court ruled on Sept. 19.

Sorry, that ruling will not apply to the scent of your favorite adult beverage.

The decision was unanimous, though Justice Lisa Holder White did not take part in it.

Writing for the court, Justice P. Scott Neville pointed to Illinois' landmark 2019 law legalizing recreational cannabis, which decriminalized the possession of the drug up to 30 grams.

"The laws on cannabis have changed in such a drastic way as

to render the smell of burnt cannabis, standing alone, insufficient to provide probable cause for a police officer to search a vehicle without a warrant," Neville wrote in a 20-page opinion.

The case stems from Sept. 2020, when Ryan Redmond was pulled over by an Illinois State Police trooper on I-80 in Henry County. Redmond's license plate was allegedly not properly secured to his vehicle, and he was driving three miles above the speed limit, according to court records.

But during the interaction, the trooper allegedly smelled burnt pot in Redmond's vehicle and upon searching the vehicle, he found approximately a gram of dope in the car's center console.

Redmond was later charged with a misdemeanor for failure to transport cannabis in an odor-proof container.

The court found that the trooper's detection of the "burnt cannabis" odor in the vehicle "certainly established reasonable suspicion to investigate further," but noted that the officer's further investigation yielded nothing more, including no signs that Redmond's driving was impaired. Therefore, Neville wrote, the officer's reasonable suspicion should have never advanced to "probable cause to search."

Though the court acknowledged the trooper's initial suspicion that Redmond could've "smoked cannabis in the car at some point" was not out of the realm of possibility, Neville pointed out that the officer not only "observed no signs

Can you drive stoned?

BY STEPHEN HOFFMAN

A 2022 car crash in Oklahoma that killed six high schoolers prompted Jennifer Homendy, the Chair of the National Transportation Safety Board [NTSB], to urge parents to warn their teen drivers about the risks of driving under the effects of marijuana.

Homendy alluded to the perception that many believe it is safe to drive while stoned. In fact, the auto crash that killed the six teenagers was caused by both too many passengers in the car (causing distraction to the driver) as well as marijuana intoxication in the driver. Evidence indicated the teen driver slowed but never stopped completely at a stop sign intersection, then suddenly turned left in front of a gravel truck, which slowed but hit the teen's car at about 50 miles per hour.

Most drivers have a sense of whether they can drive after drinking, but few have a good idea of how much marijuana and

other drugs affect their reactions and attention.

But isn't pot legal?

For the most part, yes. Marijuana use is legal for recreational use in 24 states and the District of Columbia. But that's only for those 21 and over.

It is already well documented that teen brains, especially those of males, are not fully formed until well into the 20s. Some of the areas that are not fully developed until that time are judgment, risk perception, and decision-making; exactly the things that are so important to driving safely.

Teens tend to drive recklessly, take chances, not pay full attention, and not appreciate the disastrous consequences of bad decisions. This is amplified even more when others are present in the car to both distract their focus and cause them to show off.

Teen drivers are not all bad, but they have all these factors stacked against them. And we haven't even mentioned smartphones, earbuds, music, or other distract-

tions. Even our cars themselves are distracting, with many modern vehicles having touch screens and Bluetooth accessories that further take the driver's attention away from the act of driving.

In the case of the Oklahoma crash, the THC (the active ingredient in cannabis) concentration level in the deceased driver was 95.9 nanograms per milliliter. This level, if found in a living person, would indicate a "high likelihood that the person has used cannabis very recently, and therefore was likely still experiencing acute impairing cannabis effects," according to the NTSB report on the crash. Granted, concentration levels are not completely accurate, due to being affected by concentrations in other vital organs, such as lungs. But it was clear the teen driver was impaired and should not have been driving.

Will educating drivers help?

The NTSB is recommending

DRIVE see p. 9

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ORDINANCE from p. 3

a property to a third party.

"This strategy now includes a potential 210-day delay between a borrower opting to sell the property and a closing, causing a regulatory problem for a bank," the attorneys warned.

"The time period would be even longer if the tenants fail to acquire the property during the 210-day period," attorneys Ball and Poznansky said. "Any lender should talk to counsel when making decisions about loans on Chicago's Northwest Side."

The NBOA noted that apartment building sellers planning to utilize federal 1031 "like-kind" tax-deferred property exchanges would be hard pressed to get

deals done within the required 180 days because of the 210-day requirement.

Those 1031 sellers may rightly choose instead to first evict all their tenants before putting their property up for sale.

In addition, attorneys Ball and Poznansky warn potential developers in the zone must deal with expensive new fees should they try to raze a building and develop the land. For example, a developer seeking to demolish a six-flat would be assessed a demolition surcharge of \$20,000 per unit, or a whopping \$120,000. On face value that seems like an unlawful taking of private property without just compensation.

The Clark Hill attorneys also note: "It remains to be seen

case in January, alongside arguments in a related case focused on the section in Illinois law that requires pot be stored in a sealed, odor-proof container if being transported in a car.

Though the Supreme Court heard the cases in consolidated arguments earlier this year, the justices only ruled on Redmond's case last week.

Ahead of the joint oral argu-

ments in January, national and state-level chapters of the American Civil Liberties Union and the National Assoc. of Criminal Defense Lawyers filed a brief in support of both cases.

The organizations argued the legalization of pot means its presence is not indicative of contraband or crime.

The Clark Hill attorneys also note: "It remains to be seen whether the restrictive ordinance would stand up to judicial scrutiny, particularly following the U.S. Supreme Court's recent ruling in California, which restricts the abilities of local governments to impose broad fee structures as a permit condition."

whether the restrictive ordinance would stand up to judicial scrutiny, particularly following the U.S. Supreme Court's recent ruling in California, which restricts the abilities of local governments to impose broad fee structures as a permit condition."

After the passage of the anti-gentrification ordinance, many small apartment owners feel like local government is controlling

their lives.

So, why not fight back and dig in your heels? Hold on to your property for two years until the next mayoral election, as Mayor Johnson has the look of a one-term mayor.

Maintain your properties, and raise rents when your overhead and real estate taxes inevitably rise. If tenants must move out because they can't afford the rent, well that solves the right of first refusal problem.

History has shown that governments seldom see the unintended consequences that result from poorly thought out legislation, as people change their behavior to survive bad policy.

Then sane citizens either give up, cash out and leave, or vote the predatory rascals out.

Elect a new mayor and City Council that will respect property rights and equally represents all Chicagoans.

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

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Intergenerational mentoring levels the playing field

BY JANE LAWICKI

“It has to be reciprocal or else it won’t work.”

It’s the key to intergenerational mentoring, according to Jessica Katz, resident services and community outreach manager at The Selfhelp Home, 908 W. Argyle St.

“It goes both ways. Kids can teach residents; residents recognize that everyone can learn.” Katz explained.

For the past five years, Selfhelp Home and other Chicago organizations have been intentional in bringing younger and older people together to foster technical ability, interpersonal skills, respect, and community. Projects often include storytelling, technology, professional training, fiber arts, gardening, or music and dance.

“It’s about being comfortable and confident in an intergenerational space,” Katz said.

While mentoring from older to younger generations is a common practice, technology and social media have advanced more rapidly than any innovation in history. The swift shift has led to disparities in older adults’ digital skills, young people’s lack of participation, and increased social isolation.

According to the United Nations, the ratio of people ages 65 and older are expected to increase from one in 11 people today to one in six people by 2050.

In addition, among adolescents, depression, anxiety and behavioral disorders are today’s leading causes of illness and disability. Suicide is the fourth leading cause of death among 15–29-year-olds.

To address today’s and future disparities, the UN Summit of the Future, held Sept. 20-23 in New York, introduced a Declaration

on Future Generations as part of a broader Pact for the Future. Intergenerational mentoring was identified as a key strategy for progress.

“[We’re now in] a stage in which there is a growing interest and the creation of some mechanisms to listen to young people,” said Antonio Guterres, UN Secretary General at the Summit. “But what we need is the [next] phase... to have young people participating in the decision-making process.”

Traditional professional primers have adjusted. An example is the ACE Mentor Program, which introduces Chicago high school students to the fields of architecture, construction, and engineering. In its 25th year, the 17-week program for teams of 20-25 students and their mentor leaders has recently transformed into a networking pipeline.

“Initially, we simply exposed



According to the United Nations, the ratio of people ages 65 and older is expected to increase from one in 11 people today to one in six people by 2050, which can boost intergenerational mentoring.

students to this career path. Now, mentors are doing everything they can to help them into the profession,” says Krisann Rehebin, executive director for ACE Mentor Program. Adding that girls’ participation has grown to 40-50% of each year’s cohort, the robust after-school program has evolved to summer internships, college guidance, job fairs, and portfolio workshops. “There’s a

huge desire on part of the companies involved to see these students succeed.”

Stacy Horan, a structural engineer for Sargent & Lundy and ACE mentor for the past 11 years, notes that every year a few students stand out. She shares the story of one high school student interested in landscape architecture.

MENTORING see p. 10

More high density, low parking projects approved

Several more high-density, low-parking projects are ready to move forward on the North Side.

In Lincoln Park, a new 7-story, 66-unit building with only 10 off-street parking spaces is coming to 2600 N. Clark St. It will be located in one of the most parking-starved parts of Lincoln Park.

The new building at Clark St. and Wrightwood Ave. will top out at 80-feet in height, and will only provide a dismal .15 parking spots per unit.

Meanwhile just one block north, at 537 W. Drummond (at Clark St.), another high density project will go up just east of the recently rehabbed Covent Hotel. The 7-story, 84-unit building will provide 52 off-street parking spaces split between an enclosed garage and outdoor off of the alley. That offers a more sensible .62 parking spots per unit.

Further north in North Center, things are about to get much more congested. Four new high density buildings are coming to the area around the intersection of Lincoln, Irving Park and Damen. They include a plan for 200 new residential units in two buildings, one at the corner at Irving Park, and Damen, and the second at Irving and Lincoln.

The buildings - 3959 N. Lincoln Ave. and 3950 N. Damen Ave. - were previously owned and operated by Fifth Third Bank. This project will provide only 54 off-street parking spots, or about .25 parking spot per unit.

In North Center, the Orchard Development Group and Ravine Park Partners building will also rise to 7 stories. Adjacent to this project, at 3914 N. Lincoln Ave., Longford Design + Construction are just now topping out a new 5-story, 68-unit apartment building with ground-floor retail but adding only 28 off-street parking spaces.

At 2033 W. Irving Park, a new 5-story, 37-unit is going up. The ground floor will have about 3,000 square feet of commercial space, but they will provide only 16 indoor parking spaces for residents, commercial tenants and their customers, about .43 park-

ing spots per unit, not including the commercial tenants.

Once all four projects are done, residents will have to deal with an increase in demand for street parking, and more congestion at Irving Park, Lincoln and Damen avenues.

Before the onslaught of Transit Oriented Developments [TOD], under the city’s former zoning code, a development like the one in Lincoln Park would have been required to add 66 off-street parking spots. In North Center, the pre-TOD zoning would have called for a minimum of 200 off-street parking spots.

During community meetings in both North Center and Lincoln Park, nearby neighbors expressed deep concerns about the lack of parking and added congestion, knowing that when people move into each new property, street parking will become even more scarce.

To make matters worse, two of the North Center projects are being built on what were surface

parking lots.

TOD projects that provide insufficient tenant parking mean that those residents who do own a car, and can’t get one of the new spots, will then compete with existing residents, workers and visitors for the area’s street parking.

Even those new tenants who do not own cars will create a new inbound traffic with their high demand for ride share and delivery vehicles (think Amazon, UPS, FedEd and Door Dash, Uber Eats and U.S. Mail vehicles). Double-parked ride share and delivery vehicles are creating traffic jams and greater congestion throughout the city.

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Police Beat...

Man mugged victim in Lincoln Park, burglarized Wrigleyville home in under two hours

Prosecutors have charged a North Side man with mugging a victim in Lincoln Park and then burglarizing an occupied home in Wrigleyville less than two hours later.

Lavan Rousseau, 27, of Edgewater, was detained by Judge Deidre Dyer after prosecutors detailed the allegations.

The robbery occurred in the 2400 block of N. Clark at 12:51 p.m. Sept. 25, according to Chicago police records. Rousseau knocked a man to the ground with a punch to the face and took his phone, prosecutors said in a detention petition.

Just under two hours later, around 2:45 p.m., a 45-year-old woman heard



Lavan Rousseau

a noise in her kitchen in the 3800 block of N. Kenmore. When she investigated, she found Rousseau standing inside her home with the back door open, a CPD report said.

"I am the property manager," Rousseau allegedly told the woman. She grabbed her son, ran out the front door, and called 911.

Cops arrived quickly and established a perimeter around the woman's home. They arrested Rousseau on the second-floor porch, the police report said. Prosecutors said he tried to take a laptop, clothing, and a wine bottle before the officers took him into custody.

He is charged with robbery and residential burglary.

Four years for man who stole delivery driver's car with three kids inside; but he won't spend any time in prison

A man who stole a food delivery driver's car with the victim's three children inside has been given a four-year sentence. However, Marcos Contreras will not serve any time in prison after earning various credits, primarily for wearing an ankle monitor at home.

Back in Feb. 2022, Contreras allegedly stole a DoorDash driver's car while the victim ran into a ghost kitchen to pick up an order in the 800 block of W. Superior. But Contreras, now 21, didn't realize that the man's three children were still inside the vehicle.

Officials said that the driver initially sent his 11-year-old son inside to pick up the order, but the father eventually went in personally because the kid was taking too long. He left his silver Equinox running with his other three children inside—a 12-year-old girl, a 5-year-old boy, and a 3-year-old girl.

Within two minutes, prosecutors said, Contreras jumped into the car's driver's seat and sped away. He allegedly drove several blocks and then kicked the kids out of the vehicle. According to online weather

records, it was about 21° at the time.

Family members located the children and tracked one kid's phone, which remained inside the stolen car. Police went to the phone's location and allegedly found the stolen car across from Contreras' home. Witnesses and surveillance video added to the evidence that prosecutors cited as they filed charges.

Contreras worked out a deal with prosecutors: he pleaded guilty to unlawful vehicular invasion, and they dropped 12 other felonies, including six Class X charges of kidnapping and vehicular hijacking. Judge Carol Howard gave him four years.

Those four years were reduced to two years by state law. Contreras then received another 807 days of credit for time spent in custody, mostly on house arrest, since being arrested. He will not spend time in prison.

Camera records Rogers Park shooting, man was murdered at the same spot in June

What in the world is going on in the 1600 block of W. Howard? And why aren't Chicago police and the local alderman fixing it?

For the second time in less than a week a surveillance camera captured footage of a gunman firing among a group of people who were gathered on the street. Days earlier, two armed men engaged in a shootout at the same location. That incident was also caught on camera.

While no injuries were reported in the two latest incidents, a man was murdered—executed, really—at the same location earlier this year.

The latest confrontation occurred around 3:34 a.m. Oct. 6. The video shows two groups standing on opposite sides of Howard St.: three people on the north side and a larger group on the south side.

The trio walks across the street, with one of the men gesturing widely as he walks toward the other group. As he approaches, he appears to confront a member of the opposing group. Then everything goes sideways.

The man he seemed to confront pulls out a gun and starts shooting. The crowd scatters as more shots are fired. The man, who had made wild gestures while crossing the street, collapsed onto the sidewalk as he attempted to flee. He gets up, stumbles, and falls again as the gunman runs away, heading north on Paulina.

Around 10:25 p.m. last Monday, Sept. 30, a shootout at the same location left bullet holes in cars and shattered windows in business storefronts. Again, no injuries were reported. The video begins with two men standing beside a bike at the top of the screen, at the mouth of an alley. A third man approaches from the left. The ensuing shootout will involve the approaching man and the man standing in the alley next to the wall.

When the approaching man, who is gripping his right waistband, gets within about 15 or 20 feet of the alley, the first gunman pulls out a firearm and starts shooting at him.

The intended target quickly turns and runs for cover behind parked cars on the opposite side of Howard St. Down the street, many people can be seen running for safety as shots are fired. Sparks fly off Howard St. as bullets strike the pavement, one after another.

As soon as the would-be victim emerges on the sidewalk behind

parked cars, a gun is already visible in his hands. He fires shot after shot at the initial gunman, who has either fallen or taken cover behind the bicycle at the mouth of the alley.

On June 17, a gunman shot and killed a 38-year-old man at the same location on Howard St. As the victim in that case entered Howard St., a hooded gunman quietly emerged from the alley behind him. When he reached the yellow lines in the middle of Howard St., the gunman sprinted from the alley and shot him at point-blank range in the head. The victim died at the scene.

The murderer ran back into the alley and fled in the same direction as the initial shooter in last week's gunfight.

Neither the murder nor any of the recent shooting incidents have resulted in any arrests.

Two migrants, arrested 10 times this year, burglarized lakefront restaurant



Oscar Garcia Adrian, left, and Jhoni Montes Alexander are charged with burglarizing a shed at Whispers Cafe on Oak Street Beach.

Two migrants from Venezuela, arrested a total of 10 times this year, are now accused of burglarizing a restaurant storage shed at Oak Street Beach.

Jhoni Montes Alexander, 31, and Oscar Garcia Adrian, 25, were arrested as they walked along the lakefront path with a power washer, toolbox, and bolt cutters, according to a Chicago police report.

The owner of Whispers, located on the beach at 1001 N. Lake Shore Dr., called 911 after seeing a video feed of two men burglarizing the restaurant's storage shed early on Sept. 30.

Responding officers found the shed had been broken into, but no burglars were in sight. It didn't take long for them to find a couple of suspects, though. Adrian and Alexander were a short distance away on the bike path with the power washer and toolbox that allegedly belonged to Whispers.

Adrian told arresting officers that two men left the power washer and other items on the lakefront and that he was "taking ownership" of them. Prosecutors charged both men with burglary and possession of burglary tools after the restaurant owner provided video of them breaking into the shed, according to court filings.

At the time of the Whispers incident, Adrian was on pretrial release for retail theft, according to records. The shoplifting charges were filed after a TJ Maxx employee accused him of stealing a piece of luggage from the store's Loop location on June 10.

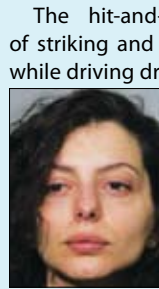
His earlier arrests were on allegations of battery in July, retail theft in May, retail theft in April, and theft in April. Prosecutors dropped all of those cases.

Alexander's court file shows he pleaded guilty to felony retail theft on Sept. 17. In that case, he and an accomplice allegedly stole three pieces of luggage worth \$1,634 from Macy's on State St. in February. A CPD report said he told officers he was "stealing to go back to Venezuela."

Records show he received a sentence of 54 days, which was satisfied entirely by the time he spent wearing an ankle monitor while the case was pending.

While on pretrial release for the Macy's allegations, he was arrested in Harwood Heights for retail theft in April and in Chicago for obstruction of identification in July. Prosecutors dropped both of those cases.

DUI driver who badly injured man near Water Tower Place gets probation



Ayca Sarialioglu

The hit-and-run driver accused of striking and badly injuring a man while driving drunk near Water Tower Place last year has been sentenced to 30 months of probation.

Ayca Sarialioglu, 30, pleaded guilty on Oct. 8 to failure to report an accident involving injury and aggravated DUI involving an accident with injury, according to court records. Judge Shelley Sutker-Dermer handed down the sentence.

Prosecutors stated that Sarialioglu struck the 40-year-old victim shortly after she exited the Water Tower Place garage following a night of drinking with a friend in June. The victim, a rideshare driver, was standing in a loading zone outside the former Hancock Building when Sariakioglu struck him from behind, officials said. The man slammed into her windshield and spun head over heels twice before hitting the pavement, according to prosecutors.

Water Tower's surveillance system allegedly recorded Sarialioglu's movements almost completely, from when she stepped on the garage elevator to the time of the collision.

She slammed into a parked van while driving toward the garage exit but kept going, accelerating through a red light at Michigan Ave. and continuing on her way after striking the victim, prosecutors claimed.

About 15 minutes later, 911 callers reported a woman passed out inside a badly damaged car in the 300 block of W. Erie. It was Sarialioglu.

"I had two drinks and absolutely shouldn't have driven, I admit," Sarialioglu allegedly told officers after being advised of her right to remain silent. "But it's not like I intentionally hurt anyone. I would never, ever hurt anybody, like, ever."

"I'm so sorry for anything that I caused you tonight, but at the same time, I don't deserve this," Sarialioglu allegedly told Chicago police investigators.

Robber bites off chunk of victim's ear

A man is recovering after a would-be robber bit off a chunk of his ear while trying to steal his bike on Goose Island on Oct. 9.

According to a Chicago police spokesperson, a 46-year-old man was in the 1100 block of W. Division when the robber walked up and tried to take his bike by force around 5:06 p.m.

During a fight for control of the bike, the robber bit off part of the victim's ear, according to a witness who saw the man's injury. The CPD spokesperson confirmed that the victim was taken to Stroger Hospital for treatment of injuries he received during the battery.

The robber was last seen heading west on Division St. on foot, police said. CPD did not release a description of the suspect.

Teen girl charged with multiple counts of Robbery, Aggravated Battery on CTA

A female juvenile, 15, has been charged with two felony counts of Aggravated Battery, one felony count of Robbery and Attempted Robbery, and one misdemeanor count of Obstructing Identification Issuance of Warrant after she was arrested on Oct. 10, in the 1200 block of W. 109th St.

She was identified as an offender who participated in several robbery and battery related incidents that occurred on CTA trains earlier this year.

Incidents include one 9:20 p.m. May 5, on the 2400 block of N. Sheffield on a 19-year-old female victim; 7:49 p.m. May 6 on the 1200 block of N. Clark St. on 26-year-old female victim, and 8:30 p.m. May 6 on the 100 block of

W. Cermak on a 23-year-old female victim

The girl was placed into custody and charged accordingly.

Creepy former CPS teacher exposed himself to girls in West Rogers Park



Elliott Nott, inset, and surveillance images of the suspect that CPD released.

A former Chicago Public Schools teacher with a history of sex-related misconduct is now charged with exposing himself to three young girls on the Far North Side last month.

CPD's Special Investigations Unit released two surveillance images of a man on Oct. 1, saying he "performed an indecent act" in front of two children in the 6200 block of N. Maplewood a couple of days earlier. Those victims were 7 and 9 years old.

Investigators said the same man exposed himself to a 10-year-old girl in the 6500 block of N. Richmond on Sept. 23.

This week, prosecutors charged Elliott Nott, 49, with three counts of child exploitation in connection with those cases. Judge Caroline Glennon-Goodman detained Nott at the state's request.

In 2019, Nott received two years of probation after he pleaded guilty to placing a hidden camera in two locations, including inside a staff bathroom at Ogden Elementary School, 24 West Walton, where he taught music.

Prosecutors said another faculty member discovered the device after it came loose and fell to the floor. At the time, police reported that they had recovered photographs and videos of several employees and an 8-year-old student.

The most serious charge he faced in those cases, child pornography with a victim under 18, was dropped by the prosecutors.

CPS said they fired Nott after the camera was discovered. He had been a teacher and track coach at the school since 2009.

NBC5 reported in 2016 that Nott had been hired at CPS even though he had been arrested on sex-related charges before. As a high school student in 1993, he was convicted of "peeping Tom" allegations involving two girls in his neighborhood in Normal, the outlet reported.

While teaching in New Hampshire in 2004, he was convicted of prowling and loitering for "spying on a young woman," NBC5 found.

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Letters to the Editor

**Joy of sitting
in rush hour traffic**

Regarding the debate between safety over speed [Sept. 18] at the proposed Granville Greenway, some lamentations exist about the endlessly annoying obstacles vehicle drivers have to endure. Left out of the debate so far is a powerful reminder that should come to the defense of drivers.

By the time he gets behind the wheel, the driver will have to fork over big bucks for the price of the car, insurance, gas, maintenance, plates, city sticker, parking fees, tickets for violations that, thanks to spy cameras, are becoming unavoidable.

All this for the privilege and pleasure of sitting in rush hour traffic most of the day on most every street.

We live on a crowded planet. We'll have to rethink our priorities on a daily basis.

*Ava Barcelona
Andersonville*

**Housing is more
than a statistic**

Regarding the Oct. 9 column by Don DeBat featuring Ald. Brian Hopkins, the Northwest Side Housing Preservation Ordinance looks like a flawed approach to provide new units and preserve and maintain existing housing stock for the middle class.

Rights of first refusal and unlimited rights of assignability will not work to alleviate the housing shortage or shorten renovation and new construction times.

In timelines for new development, what takes a long time is when a developer persists with a development concept for a large building on a small site with traffic and zoning density issues instead of providing housing at a scale that can co-exist in its neighborhood.

What is needed now is more of something like the affordable "middle housing" of small apartment investment buildings that Ald. Hopkins describes in DeBat's article.

Seems that tall towers with a mix of ultra expensive rents combined with low affordable housing rents is not going to be called Middle Housing. Call it housing for the global travelers.

We need to build product that fits the economic profile of more Chicago residents and is affordable. More Middle Class Housing in neighborhoods in a building scale and format that works. That is what is needed.

Time to update our blueprints.

*Tim Carew
Old Town*

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Hip Hop Nutcracker

The Hip Hop Nutcracker returns for another year, Dec. 10-15 at the CIBC Theater. Directed and choreographed by **Tony** and Olivier Award-nominated **Jennifer Weber**, this contemporary dance spectacle is a re-mixed and re-imagined version of the classic, with hip hop dance and Pyotr Tchaikovsky's timeless music. The Hip Hop Nutcracker includes a cast of a dozen all-star dancers, a DJ, a violinist, and MC **Kurtis Blow**, one of hip hop's founding fathers.

Celebrating Mother Cabrini Oct. 24

Join the National Shrine of Saint Frances Xavier Cabrini for their annual benefit as they honor the life and legacy of Mother Cabrini, 6 p.m. to 9 p.m. Thursday, Oct. 24 at the Richard H. Driehaus Museum, 50 E. Erie.

This celebration coincides with the release of the biopic "Cabrini" which has sparked renewed interest in Mother Cabrini and her National Shrine and has truly brought Mother Cabrini's story back to life. For tickets visit <https://aesbid.com/ELP/CABRINI24/Tickets>.

It is through Mother Cabrini's arrival in Chicago in 1899, that she, along with her sisters, walked the streets begging for money, looking for appropriate buildings to purchase that she would later develop to serve poor immigrant communities.

Mother Cabrini's business acumen was spot on through her founding of Assumption School (on Erie St., not far from the Driehaus Museum), Columbus Hospital (in Lincoln Park) and Columbus Hospital Extension (Cabrini Hospital on the west side). Mother Cabrini made significant impacts in education, healthcare, and the social well-being of countless lives in Chicago.

LIBERTY from p. 2

Award during the closing night of the 60th Chicago International Film Festival. The award will be presented by CIFF founder **Michael Kutza** at the newly renovated Music Box Theater.

FOR THE AGES: **Adrienne Squires'** nephew, **Adam Kirshner**, announced the tragic and shocking news of her recent death. "As a few of you know, my Aunt tragically passed away over the weekend. She didn't suffer, I can promise you that." **Adrienne** was a generous worker and supporter of Chicago, it's people and the openness of heart to make a difference in people's lives. She was devoted to the goals and traditions of the Service Club. And especially to her late friend **Kevin Sullivan**. She will be missed by all.

SHOES AND RICE: Bellevue engagement party for **Shaun Howard** and **Amela Galijasevic** with family and friends surrounding them as the Champagne corks popped, bride and groom to be missing the great, late papa, **Shelley Howard**, honorary Chicago Mayor in this column. Best wishes to Shaun and Amela and congrats to Shaun's mom, dear **Cindy Adams**.

CSO: The recent CSO performance was conducted by **Christoph Eschenbach**, which included **Wolfgang Amadeus Mozart's** Concerto for Two Pianos, performed by **Lucas** and **Arthur Jussen**. Now all Chicago awaits the return of Maestro **Riccardo Muti**.

LITERARY NEWS: **Chaz Ebert** on the book circuit saying, "Empathy is the bridge that connects us all. It allows us to see beyond our own experiences and embrace the stories of others with compassion." She's urging folk to pick up a copy of *Its Time To Give a Feck*. And if you've already read it, I'd love to hear your thoughts.

WEDDING BELLS: Social Chicagoans are delighted that **Elaine Nicole** and **Thomas Cooney** were married at Holy



Adrienne Squires



Chris and Lindy McGuire.

Name Cathedral on Oct. 5. Blessings and the great luck of the Irish to you forever.

ST. JUDE'S HOSPITAL: **Sarah Tuohy** celebrating the St. Jude Dream Chicago, one of the greatest nonprofit events. St. Jude's incredible mission has deep roots to Chicago, it's a moving powerful story.

CHICAGO CHEFS FOR A CAUSE: To raise money for Hurricane victims in Florida, **Carol Cheung** and Chicago's last true food critic legend, **Phil Vettel**, are lending their support. Chef **Art Smith**, who led the charge with Chicago Chefs Cook and Chef **Sarah Stegner**, helped to provide relief to victims of Hurricane Helene. **Fred Latsko** donated his Chicago q kitchen while a dozen top chefs provided their culinary skills.

WHO'S WHERE: **Susie Fortsmann Kealy** "Tom Sawyering" on the mighty Mississippi, touring out nation's greatest waterway on a riverboat... **Ken** and **Mary Claire Moll** saying goodbye to the season on the South Sardinian Riviera after a long residency... **Rhonda Liesenfelt's** European journey continues of eight countries down with four to go, her tasteful slippers were made for walking... **Dan Kirk** says he witnessed what might be the best Key West sunset ever... Irish American News publisher **Cliff Carlson** and wife, **Kathy**, have been in Ireland relaxing after COVID... **Bill** and **Erin Kreese** enjoyed a glorious day in Chicago with Da Bears' win big, and Lincoln Square's Apple Fest celebrating National German American Day with some apple cider and steins of German beer for Oktoberfest... **Kim Duda** at Whispers Cafe with **Joyce Selander** and **Johnny LoGalbo**... **Julia Jacob** relishing the time she has to spend Rosh Hashanah with son, **Charlie**... **Jesse Garza** in from NYC with parents at the Ritz Carlton for a Happy Anniversary, grateful for their encouragement



Robert and Leslie Zemeckis.



Elaine Nicole and Thomas Cooney.

to not only go after his dreams, but to always have God in his heart... Lyric Opera goes **Geoffrey** and **Stephanie Leese Emrich** present for a stunning performance of **Ludwig Van Beethoven's** "Fidelio," music that cannot be matched... **Lyndsey White** at Holy Name Cathedral for the **Nicole-Cooney** wedding... Happy Birthday **Maria Giordano**, with runway buddy **Mark Olley**, on his toes at the Peninsula today and everyday... **Rosemary Fanti** knitwiz' luncheon with all the knitting loves—and blessed with the return of mother **Dolores** after her four-month respite... designer **Takara Beatha-Gudell** out with exciting new works in Hyde Park... **Jim Kinney**, **Brian White** and **Lyndsey White** at lovely autumnal dinner with **Warner** and **Phoebe**... **Chris** and **Lindy Fleming McGuire** now married for 20 years, bravo, I was there... **Adam Umbach** had a successful summer with art exhibits in East Hampton, Nantucket and Mid Town Manhattan with Cavaleri Galleries, now off to Miami.

HOME COMING: **Margaret Houlihan Smith** reports that son, **Jack Smith**, (a Junior) and daughter, **Maeve Smith**, (a Freshman) at St. Ignatius College Prep's homecoming with lots of picture party fun for the students and parents at **Matt O'Malley's** Chicago Firehouse and Millennium Park.

NEW ART: Chicago artist and top RL server, **Peter Axelsen**, just completed a fabulous painting, "Lakeview, Chicago." (winter), acrylic on panel, 16" x 20." Be sure to chat him up about it.

History, Stephen said, is a nightmare from which I am trying to awake.

--James Joyce

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A Century at Soldier Field

From the Special Olympics to ski jumping to *The Grateful Dead*, Chicago's Soldier Field has been the city's playground on the lake for 100 years

BY CHICAGO HISTORY MUSEUM

In 1919, the South Park Commission hosted a design competition for a new stadium to be built in Grant Park. They selected a plan by architects Holabird and Roche that featured grand colonnades. Construction began in 1922 and ended in 1924.

Originally named Municipal Grant Park Stadium, it was rededicated as "Soldier Field" on Armistice Day, Nov. 11, 1925, to honor the soldiers who sacrificed their lives in World War I.

In its earliest configuration, Soldier Field was capable of seating 74,280 spectators and was in the shape of a U. Additional seating could be added along the interior field, upper promenades and on the large, open field and terrace beyond the north end zone, bringing the seating capacity to over 100,000.

The Chicago Tribune was not a fan of the new name because of its confusing singular form: "Try to say Soldier Field. Then ask what soldier. . . It's Soldiers' Field, now and forever in this space on this newspaper."

The Tribune held onto that apostrophe until the 1970s.

One of the earliest events of note held at Soldier Field was the infamous "Long Count Fight" between boxers Jack Dempsey and Gene Tunney. A decision made by the referee in the 7th round may have given Tunney an advantage, and he won the fight in the end.

Other early events at the stadium included a police field day, a "Chicago Day" featuring a reenactment of the Great Chicago Fire of 1871, the Chicago Roundup Rodeo, and the International Eucharistic Congress, which drew a crowd of approximately 300,000 people.

The A Century of Progress World's Fair emphasized science and industrial development. Like many preceding world's fairs, it also showcased "racial" history.

This meant that Soldier Field hosted an array of events that ranged from the launch of Auguste Piccard's hydrogen stratosphere balloon to the Jewish historical spectacle "The Romance of a People," one of the most attended events at the Fair.

Soldier Field hosted its first Chicago ski tournament in 1936. For that event, a 13-story tall ski jump was constructed, the world's tallest manmade ski jump at the time. This was increased to 180 feet for the 1937 and 1938 competitions.

After 1938, Soldier Field would not host ski jumping again until 1954.

Rallies related to World War II dominated Soldier Field's programming throughout the 1940s. In 1940, 40,000 people attended an antiwar rally headlined by isolationist Charles Lindbergh. The "Hollywood Cavalcade" visited the stadium in 1943 to raise war bonds.

The 1943 event featured performances by Judy Garland, Lucille Ball, Fred Astaire, and others. In 1944, President Franklin D. Roosevelt's address during his fourth reelection campaign filled Soldier Field to capacity. 1945 was the only year a war bond show coincided with "I Am an American Day," or what is today known as Constitution Day.

The 1959 Pan American Games were held at Soldier Field Aug. 27-Sept. 7. More than 2,200 athletes from 25 countries competed in 166 events. One of those athletes was sprinter Wilma Rudolph, who would become the first US woman to win three gold medals in one Olympics in 1960.

Rev. Dr. Martin Luther King Jr. first spoke at Soldier Field during the Illinois Rally for Civil Rights on June 21, 1964. Between 50,000 and 75,000 people attended, making it the second largest civil rights rally after the March on Washington.

King returned to Soldier Field on July



(Top) Ticket for Jack Dempsey/Gene Tunney famous long count fight September 22, 1927, Soldier Field. (Bottom) Soldier Field groundbreaking.

10, 1966, to support the Chicago Freedom Movement, led by the Coordinating Council of Community Organizations (CCCO) and the Southern Christian Leadership Conference (SCLC).

After the songs and speeches at Soldier Field concluded, King led marchers downtown, where he taped his demands for a "just and open city" to the doors of city hall.

In 1968, athletes competed in the Chicago Special Olympics, the world's first public games for people with intellectual

disabilities. The 1970 Special Olympics hosted more than 2,500 athletes from 45 US states, Puerto Rico, Canada, and France.

Today, the Special Olympics is the only amateur sporting event still routinely held in Soldier Field.

As the role of amateur sports waned in Soldier Field, the importance of music concerts grew. The Rolling Stones played one of the largest concerts in 1987, after 40,000

CENTURY see p. 10



CSO visit, and no tickets required

There will be a free open house at Chicago at Symphony Center, 220 S. Michigan Ave., 10 a.m. to 5 p.m., Sunday, Oct. 20. This event is free and open to the public, with no tickets required.

The city's annual celebration of its architectural heritage comes to Symphony Center as part of Open House Chicago, presented by the Chicago Architecture Center. Guests can explore Symphony Center, take a selfie on stage, enjoy kids' activities and musical performances.

Orchestra Hall opened in 1904 and was

designed by architect Daniel Burnham, and enhanced in 1997 by Skidmore, Owings & Merrill.

Visitors may access the Michigan Ave. lobby and Adams St. passage, Orchestra Hall, Grainger Ballroom, Arcade, Buntrock Hall and Rotunda spaces in Symphony Center. Self-guided tours and station-by-station information facilitated by volunteer tour guides are available throughout the space. There will also be a resource fair on the second floor of the Arcade.

DRIVE from p. 4

states develop drug and alcohol abuse curricula to emphasize to students the risks of cannabis-impaired driving. The agency also encouraged various state agencies to band together and inform its members about the Oklahoma crash.

Right now, only two states have any such curriculum, Massachusetts and Rhode Island.

Needless to say, driver's education for years has emphasized the dangers of driving while intoxicated under the effects of alcohol, the penalties of driving under the

influence (DUI), and distracted driving.

Yet teens still routinely drive distracted, drunk, and are involved in significant serious and fatal crashes.

Education is a starting point, but it may not move the needle.

Will learning about six teenagers dying in one crash be a tipping point?

Stephen Hoffman has over 30 years of legal experience. He is listed as a Super-Lawyer, has a 10.0 rating on Avvo, and is BBB A+ accredited. He is also an Executive Level Member of the Lincoln Square Ravenswood Chamber of Commerce.

Amazon closing Goose Island fulfillment center

Amazon has announced it will shut down a North Side fulfillment center at 1111 N. Cherry on Goose Island.

The company said it will not renew the lease at its warehouse fulfillment center. The decision

will result in the loss of 211 jobs.

The center opened nearly 10 years ago to help the company deliver products across the North and Northwest sides.

Amazon reported the shuttering of the site in accordance with the Illinois' Worker Adjustment and Retraining Notification Act, which requires companies to report certain mass layoffs and plant closures two months in advance.

The facility opened in 2015 and was one of the first within city limits. Amazon will start laying off employees Nov. 13, according to the state filing.

MENTORING from p. 5

ture who came prepared with a complete color-coded landscape and was years ahead in the design and decision-making process.

"We had engineers and architects on our team, and had to find an appropriate colleague to help develop this student's interest," Horan said. Explaining the role of mentor, she added, "We feed their curiosity, shape their curiosity toward a goal."

Former student, mentor, and now member of their Associate Board, Mustapha Williams credits the ACE Mentor Program with the introductions that led to a city internship in his native Nashville, a five-year architecture degree at the Univ. of Tennessee, and an architecture job in Chicago. He acknowledges he receives as

much as a mentor as he did as a student.

"It's the fulfillment of giving back," Williams said. "I wouldn't be here without the ACE Mentor Program."

For the Little Brothers - Friends of the Elderly (LBFE), 355 N. Ashland Ave., an organization long committed to connecting generations, public art has proven a fresh path toward mutual learning. Working with Green Star Movement, a city-wide effort to improve parks, schools, and community centers with murals, LBFE is designing its own installation.

Through their Co | Gen Community Through Art Program, older adults have teamed up with grade school students from Frances Warde Xavier School, high school students from Chicago

Public Schools, and college students from DePaul Univ. to create a colorful mosaic to be displayed outside LBFE's building.

Beverly (last name held for privacy), an older participant, praises the innovative approach. "Just being involved in this program and working with young people - we're moving our hands, thinking, and making art, and making friends. It's rejuvenating."

"We cannot create a future fit for our grandchildren with a system built by our grandparents," UN Secretary-General Guterres has said. "The Pact for the Future, the Global Digital Compact, and the Declaration on Future Generations open the door to new opportunities and untapped possibilities... Now, let's get to work."

Lakeview Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION PENNYMAC LOAN SERVICES, LLC Plaintiff

vs. CARLOS HERNANDEZ AGUILAR A/K/A CARLOS ORLANDO HERNANDEZ-AGUILAR, ANDERSONVILLE POINTE CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendant

24 CH 1663 CALENDAR 60 NOTICE OF SALE

PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on November 25, 2024, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate:

P.I.N. 14-06-226-031-1001. Commonly known as 6060 N. RIDGE AVE., UNIT 1A, CHICAGO, IL 60660.

The real estate is: 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: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information.

For information call Sales Department at Plaintiff's Attorney, Law Offices of Ira T. Nevel, 175 North Franklin Street, Suite 201, Chicago, Illinois 60606. (312) 357-1125. 24-00457 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com **13253855**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION

NewRez LLC dba Shellpoint Mortgage Servicing Plaintiff,

-v.- KRISTEN M KOZLOWSKI; 3950 NORTH LAKE SHORE DRIVE CONDOMINIUM Defendants.

24 CH 00470 3950 NORTH LAKE SHORE DRIVE APT 1426, CHICAGO, IL 60613

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of foreclosure and Sale entered in the above cause on 8/8/2024, an agent of Auction.com LLC will at 12:00 PM on 11/27/2024 located at 100 N LaSalle St, 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 3950 NORTH LAKE SHORE DRIVE APT 1426, CHICAGO, IL 60613 Property Index No. 14-21-101-034-1561

The real estate is improved with a Condominium. The judgment amount was \$167,076.67

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/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 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).

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For information, contact Plaintiff's attorney: McCalla Raymer Leibert Pierce, LLC (312) 346-9088 please refer to file number 22-096451L. Auction.com LLC

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You can also visit www.auction.com. Attorney File No. 22-096451L

Case Number: 24 CH 00470 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.

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CENTURY from p. 3

fans stormed the field when gates opened at 7:30 a.m.

The Grateful Dead celebrated their 50-year history with a three-day "Fare The Well" concert series over the 2015 Independence Day weekend. Soldier Field was the location of Jerry Garcia's last public performance before he died in 1995.

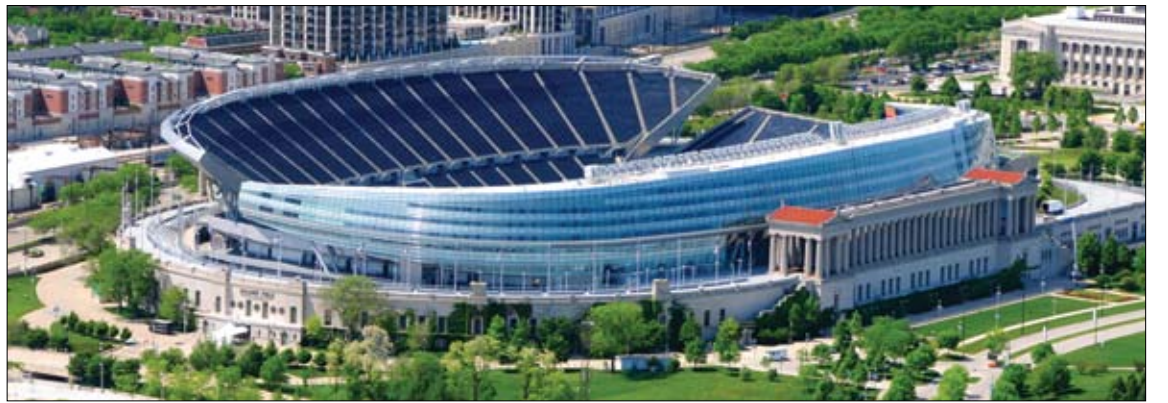
This concert legacy continues, to which fans of Beyoncé, BTS, Ed Sheeran, and Taylor Swift can attest.

The US women's national soccer team played Nigeria at Soldier Field on June 24, 1999. After a worrying early goal from Nigeria only 73 seconds into the match, the US roared to life and scored a record six goals in the first half, ending the match 7-1.

The USWNT would go on to clinch the World Cup victory in an intense final versus China.

Today, Soldier Field still sees soccer play as the home to Major League Soccer's Chicago Fire FC.

In 2000, Chicago Mayor Richard M. Daley announced that Soldier Field would be completely renovated and expanded as part of Chicago's Lakefront Improvement Plan. As part of a nearly \$400 million reconstruction project, the majority of Soldier Field was demolished with the excep-



In 2000, Chicago Mayor Richard M. Daley announced that Soldier Field would be completely renovated and expanded as part of Chicago's Lakefront Improvement Plan. As part of a nearly \$400 million reconstruction project, the majority of Soldier Field was demolished.

tion of the exterior.

The new Soldier Field broke ground on Jan. 19, 2002. In just 20 months, the shortest construction time for a modern day stadium on record, the Project was completed. It included the restoration of the existing colonnades and the shell of Soldier Field; the construction of the 61,500 seat state-of-the-art facility for athletic, artistic, and cultural events; an enlarged concourse, two video-boards, 8,000 club seats and 133 luxury suites; construction of a new 2,500 space underground parking structure.

To preserve Soldier Field, the classic colonnades were saved intact as a lasting monument to its glorious past and a 250-foot granite-wall sculpture serves as a memorial to the men and women who served in the armed forces.

On September 29, 2003 Soldier Field officially reopened for National Football League games with the Chicago Bears playing against the Green Bay Packers.

The 2002-2003 redevelopment of Soldier Field was controversial. The new stadium reduced seating from to 66,944, making it the smallest stadium in the NFL. Soldier Field also lost its National Historic Landmark Status in the process.

The comparisons to a spaceship began immediately, and they endure.

Barry Rozner of the Daily Herald wrote: "It remains inexcusable that the Bears and Mayor Daley conspired to desecrate a war memorial by dropping a spaceship inside the colonnades, and then stuck the public with a \$430 million bill."

Innovative landscaping and engineering brought Soldier Field back to its original purpose of being a "stadium in a park."

The stadium itself functions as a greenroof for 2,500 underground parking spaces—one of the first greenroof projects to utilize geo-foam so extensively.

2020s

While today Soldier Field is synonymous with Da Bears, they only began calling the stadium home in 1971. Soldier Field was announced as "Chicago's new playground" in 1924, and it has a century-long history of rallies, rock concerts, soccer, and ski jumps.

No matter the event, here's to another century of play.

Contributing on this story are Caroline Hugh, Peter T. Alter, Angela Hoover, Heidi Samuelson, Esther D. Wang and the Illinois Sports Facilities Authority

Images courtesy Chicago History Museum, and Chicagology.com

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two or three units at a time.

However, commercial lofts are possible in the area and eligible for TIF funding for affordable housing.

"Every cost seems to be going up," Waguespack said. "They now estimate \$750,000 for one affordable unit. They claim this is because construction costs keep going up. That's ridiculous to have that price per unit."

Indeed, for \$750,000 - or less - one could buy an existing 3-flat in many Chicago neighborhoods.

According to Sam Lounsberry in The Real Deal newsletter, two nearly vacant Goose Island and Lincoln Park loft offices across from one another - at 811 W.

MARSHALL from p. 1

The architect of the historic Blackstone Hotel, the South Shore Cultural Center, the former Edgewater Beach Hotel and its giant pink sister building the Edgewater Beach Apartments, Marshall was Chicago's celebrity architect of the Roaring 20s. He was known as much for his extravagance as he was for his elegant classical Beaux Arts designs.

Known for his "Great Gatsby" lifestyle, Marshall's social circle was filled with celebrities. He hosted lavish parties at his Wilmette studio/home overlooking Lake Michigan, with guests including Rudolph Valentino, the Ziegfeld Follies, Ethel Barrymore, Houdini, Fred and Adele Astaire, and Charlie Chaplin.

While his portfolio extended from grand hotels and residences to theaters from New York to Los Angeles, his focus was on the city of Chicago. With six theaters in Chicago and several across the country, his love of theater and theatrics was often reflected in his hotel designs and even in his own Wilmette mansion which boasted a stage

and a fantastical array of themed rooms, a swimming pool in the midst of a giant tropical garden and it was there that he entertained society elite, Hollywood celebrities and high-powered politicians. He even had the visit of the Prince of Wales, future King of England, and of President Hoover.



Benjamin Marshall

deur of the Drake Hotel, the delightful pink fantasy of the Spanish Colonial Revival Edgewater Beach Apartments, the neoclassical Parisian splendor of the residential high-rise at 1550 N. State Pkwy., the Second Empire panache of the Blackstone Hotel on S. Michigan Ave., and the Medi-

INSIDE PUBLICATIONS

Evergreen St. and 1415 Dayton St. - have just been purchased by the Chicago-based firm Honore Projects, a full-service real-estate firm. (Peerless Development partnered with Honoree on the Dayton St. purchase.)

Both properties went for \$67 per square foot, a substantial reduction from pre-COVID values. While plans have not yet been solidified for the Dayton St. property, Honore will be moving forward quickly with renovating the Evergreen site.

"Beyond the Loop, there were a lot of turn-of-the-[20th] Century loft buildings. They offer high ceilings, concrete," explained Susan Tjarksen, a multi-family development expert and managing director at Cushman & Wakefield. "They're very

sturdy, no sound penetrates, they have bell columns and are architecturally appealing. Timber [loft] buildings can be lovely and rustic."

Tjarksen adds that a conversion can be faster to market, faster to renovate than to build from scratch. And there is often cost savings. "Sometimes it's cheaper, sometimes it's not. When you open the walls, you don't know what you're going to find."

She cautions, however, that conversions may not be very efficient. "The main driver is light. In residential, you need so much light per square foot." She added that much depends on how many units you can get without a big hole in the middle - and the ability to handle utilities. "Can you actually store sufficient electricity for the bathrooms and kitchens?"

While she knows of a few additional office to residential conversions in River North or on Michigan Ave., she notes these are newer, smaller boutique office buildings that offer better light and efficiency and not the classic buildings in the LaSalle corridor.

"Good urban development has all uses in it. Work and play is more than a slogan. People want their lives to work. There are great opportunities with renovation or conversion," Tjarksen said.

"Office-to-residential conversions make sense downtown," Waguespack said. "The real benefit downtown is to get more bodies downtown, the [LaSalle corridor] really needs people downtown."

terranean Revival elegance of the South Shore Cultural Center.

From the north end of Lake Shore Dr. to S. Michigan Ave., his work embodies a diverse range of styles, each a testament to his versatility and artistic vision. His dedication to urban planning paralleled Burnham's vision for lakefront conservation, fundamentally shaping new urban Chicago.

Marshall became a full-fledged partner

AUTHORITY from p. 1

ances; forgive default interest, overdue interest and fees; convert smaller (\$500,000 or less) loans into grants; subordinate the city's mortgages to new senior loans; approve modifications and subordinations required by the US Dept. of Housing and Urban Development; and approve new general partners and managing members for existing borrowers and grantees.

The commissioner can also now purchase other lenders' affordable housing loans and sell or donate the city's affordable housing loans and grants.

If an existing city council ordinance specified an interest rate, maturity date or principal amount for a city loan to a particular affordable housing development, the

commissioner now has a six-month window between ordinance passage and loan closing to modify those terms (although principal amount increases are capped at \$75,000).

The commissioner can exercise all of these new administrative powers without having to submit specific legislative requests to the city council, a process that could otherwise take several months and cost projects time and money. Furthermore, limited partners and investor members simply exiting deals as part of these authorized restructurings are now no longer required to provide the city with economic disclosure statements, a requirement that sometimes proved to be a sticking point in the past.

LATHROP from p. 1

vacant. Yet that year alone HUD sent the agency \$7.9 million for the site - meaning the CHA effectively received \$6.6 million to operate and maintain homes that were boarded up and tagged with gang graffiti.

This long-delayed third phase will focus on the Lathrop South campus (south of Diversey) and will address all remaining vacant buildings on the site.

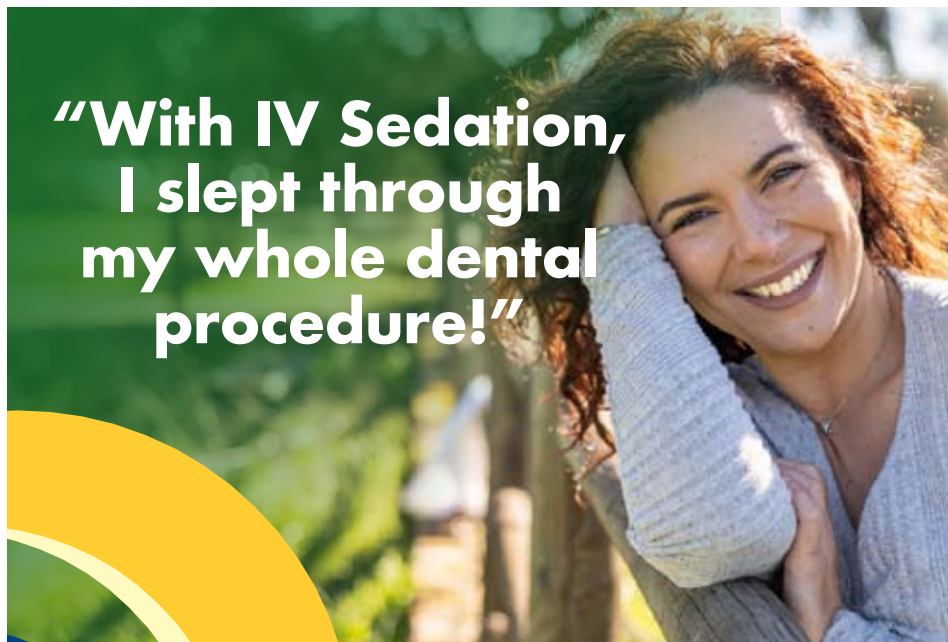
The signature Lathrop powerhouse on the riverfront will be structurally repaired, the smokestack will be repointed and rebuilt, and the interior will be built out as a 'grey box' that can be built out by a future tenant once they are identified.

Other amenities will include landscaped courtyards and off-street parking.

Related Midwest and Bickerdike Redevelopment Corporation were selected by the CHA in 2010 to be the master developer for the Lathrop Homes redevelopment.

So far, 487 mixed-income units have been developed, as well as 11 acres of green space, including the two-acre "Great Lawn" and public access to the Chicago Riverfront. As part of the CHA's plan, once complete, Lathrop Homes will have 1,116 units of mixed-income housing and approximately 75,000 square feet of retail/commercial space.

Construction and rehabilitation will commence after the closing of the financing which is expected to occur in the first quarter of 2025, and be completed by late 2026.



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