

Logic, reason, and common sense are your best tools for synthesizing reality and understanding what to do about it. Be wary of relying on anything else. — Ray Dalio

## Chicago mayor proposes conversion of empty LaSalle St. office buildings

BY JIM TALAMONTI  
*The Center Square*

Mayor Brandon Johnson has unveiled a plan to turn under-utilized downtown office space into mixed-income housing.

Under the plan, four office buildings in the Loop would be repurposed, hoping to revitalizing the city's central business district.

"Collectively, these four projects are a full-blown march into an inclusive and vibrant future for our downtown," Johnson said.

The mayor said the more than \$528 million total in taxpayer funds will be formally proposed to the city council this spring. He added that the initiative includes more than just converting under-utilized office buildings into apartments.

The funds would come from Tax Increment Financing [TIF],

which is property tax money collected from neighboring properties which is designed to be spent within the taxing district.

"In addition to affordable housing, we look forward to developing a new hotel, activating empty retail spaces and supporting an improved public plaza," Johnson said.

According to Stone Real Estate, the Loop's retail vacancy rate increased from 28% in 2022 to 30% in 2023.

Johnson's proposal was initially introduced by his predecessor, Lori Lightfoot. Johnson said the public-private initiative would convert Loop office space into more than 1,000 units of mixed-income housing. According to Johnson's plan, more than 300 homes would be affordable to residents earning an average 60% of the area's median income.

The city must respond to

changes in how people work and shop downtown, he said.

"But like many cities, we are in the process of recovering from the impact of the pandemic, resulting in vacancies, particularly our storefronts and our offices," Johnson said.

Chicago Dept. of Planning and Development Cmsr. Ciere Boatright said four office building projects will repurpose about 40 floors of vacant and under-utilized space.

"Most importantly, it would resonate within the homes of more than 300 households that would be able to live within the corridors at rents they can afford," Boatright said.

Two of the buildings involved are located on LaSalle St., which has been a key part of the city's business community for decades.

**LASALLE ST.** see p. 12



Boats anchored on Lake Michigan near Ohio Street Beach on May 28, 2018.

## Chicago group honored by Coast Guard for waterway safety

BY STEVEN DAHLMAN  
*Loop North News*

For the second time, the U.S. Coast Guard has singled out the organization working to keep the Chicago River and Lake Michigan safe for boaters.

The Chicago Harbor Safety Committee was presented with the Distinguished Harbor Safety Committee Award at a national conference of harbor safety committees held this year at Navy Pier.

According to a spokesperson for the Chicago Harbor Safety Committee, the award recognizes their "continual efforts to in-

crease safety and security in the port," including emergency planning exercises, public outreach to recreational boaters, and development of online training materials for novice boaters.

"Once again Chicago enjoys this great honor, but it is only due to the unique agency, public and industry partnerships we nurture on a continuous basis," said Capt. Mike McElroy, President of the Chicago Harbor Safety Committee. "Our port is truly a unicorn and one of a kind with its challenges, but Chicagoans like challenges and we work together in

**COAST GUARD** see p. 12

## Public hearing April 18 on Halsted Landing

*Halsted Landing + Halsted Pointe + Bally's Casino may inundate area*

A public meeting with the Chicago Plan Commission [CPC] will be held 10 a.m. Thursday, April 18, in the Council Chambers, 2nd floor of City Hall, 121 N. LaSalle St. to review Onni Group plans for a proposed amendment to the existing Planned Development (PD1399) and Waterways Planned Development at 700 W. Chicago Ave. and at 901 N. Halsted.

The developers want permits for the construction of a massive multi-building planned development at Chicago and Halsted, with a maximum height of 650 feet, consisting of 2,451 dwelling units, 1,950 car parking spaces, 2,451 bike parking spaces, 280 hotel rooms, commercial and retail uses with accessory and incidental uses.

Omnis Group is seeking 3.1 Floor Area Ratio [FAR] bonus which - if taken - means the maximum overall FAR of the planned

development will be 8.1.

The riverfront proposal consists of 1.99 acres of open space and amenities, including a variety of terraced landscape features, outdoor seating, potential water taxi stop, amphitheater, a 16-foot multi-use trail, and access points at Halsted St., Jefferson St., and Chicago Ave.

The project will add seven giant buildings and over 60,000 square-feet of commercial space,

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## Lawson House now open, started moving in tenants in January

It's been two years of hard work, but now some 400 affordable micro apartments are open in the Gold Coast in the former Lawson House YMCA, 30 W. Chicago.

The Lawson House first started moving in some 200 new residents back in January.

The 24-story art deco building was once the largest Single-Room-Occupancy [SRO] building in the city, with 583 apartments. After \$128 million in new work, the site will now offer 406 micro apartments for low-income renters, 175 fewer units than it previously provided

The new version of the stately old building will offer on-site social services along with ground-floor retail space for lease.

Most rooms are 145-160 square feet with a kitchenette and a bathroom, something the previous apartments did not have. Each unit is furnished with a twin bed, clothing drawers, chairs and a kitchen table. One-fourth of the rooms are fully accessible with removable kitchen base cabinets, accessible showers and visual fire alarms.

There is also onsite laundry, a gym, storage and a residential lounge on each floor, and the 19th floor rooftop is being converted into a terrace to be used as a program space for social service organizations as well as common shared space.

The April 1 ribbon cutting was attended by Mayor Brandon Johnson, as well as officials from

the Chicago Dept. of Housing and Chicago Housing Authority.

The Lawson House skyscraper was built in 1931, designed by Perkins, Chatten & Hammond. Original construction costs were a reported \$2.75 million.

It was named for newspaperman Victor Lawson, one of the YMCA's largest donors until his death in 1925. The YMCA used the new building to provide affordable housing and community services during the Great Depression, including family programs that were copied in other cities, and the building became the headquarters of the YMCA of Metropolitan Chicago.

In 2014, the building was sold

**LAWSON** see p. 12

## Zoning application turned in for Old Town Canvas

Efforts to build a new 44-story high-rise in Old Town continue to slog along with developer Fern Hill submitting their zoning application last week for the mixed-use development dubbed 'Old Town Canvas' at 1610 N. LaSalle Dr.

Set to rise at the northwest corner of W. North Ave. and LaSalle, the project has received a lot of pushback from area neighbors over all the new density it will bring to the bustling community.

Developer Nick Anderson of Fern Hill has been working to seal the development deal for almost three years. As first proposed, the wider building would have risen only 35-stories. The project, done in partnership with the Moody Bible Institute [MBI], would replace an existing Walgreens and an adjoining parking lot.

The project also includes redeveloping two gas station sites and the Moody Church auditorium. Combined, the 4.5 acres of space would all be rezoned to B3-5. With the zoning application now filed, the process can begin with Fern Hill consulting with mul-

iple city departments. The tower will be the first phase of the development. The building's design recently narrowed while growing in height from 395 to 494 feet tall, to accommodate a 42-foot tower setback.

The lower portion of the project will face Wells St. and North Ave. and house a Walgreens store that exists at the site now. During the construction, that drug store will relocate to the former Treasure Island site further north on Well St.

One of the major concerns for the community is the lack of parking onsite. There will be a 450-vehicle parking garage but 300 spaces will be reserved for MBI, while the 500-unit building will provide only 150 for building residents.

The demand for vehicle services and inbound traffic is compounded by carless residents in high density buildings who demand high levels of carshare service and delivery vehicles [UPS, Amazon, FedEx, Doordash, etc.]. The over-dependence on shared

**CANVAS** see p. 12



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# Who can resurrect our city from urban mayhem?



By Thomas J. O'Gorman

In early May, 1940, the world stood on the threshold of catastrophe.

After the Great War of 1918 most European leaders were still attempting economic recovery. With large portions of their youth resting in early graves, no one had much stomach for challenging the madness of Adolph Hitler with armed military intervention.

However, Britain did send 300,000 troops to protect France and prevent Hitler's invasion of Belgium and the Netherlands. Ultimately to prevent a German invasion of Britain.

But Hitler was convinced he had the upper military hand. And British statesmen controlling the dialogue of diplomacy thought reasoning with the Fuhrer was still an option for Britain. Even after the continental invasions began.

But leadership began to disintegrate in the British Parliament with the Conservative Party joining forces with the Labor Party turning on the aging Prime Minister Neville Chamberlain, blaming him for being unprepared, avoiding the realities of Hitler's threats and failing to make ready for a war they knew had already arrived on their doorstep.

Britain had few options but to try to save their government, as well as rescue their troops now stranded on the beaches of France. There were few options available to save themselves.

In Parliament the Conservative Party and Labor Party announced they could no longer support the failed policies and efforts of Chamberlain's government. They demanded a new Prime Minister. Names quickly surfaced. But none seemed adequate for the task.

However one name that kept appearing was that of Winston Churchill. Though an aristocratic military ancestor saved Britain from the French in the 17th century, Winston Churchill had few contemporary allies in British politics who trusted him in May 1940. His record for reckless dramas and unbridled confrontation filled many seasoned politicians with fear and anguish.

But to people of wisdom and intelligence only such a response could unleash the power necessary to unite the people of Britain and stop the terror of the German military.

Despite their mistrust of Churchill, his personality and firm resolve became just the thing their British Island needed to stop Nazi aggression.

Churchill was asked by King George VI to become the new Prime Minister. He told the King he was honored to form a government for him, but he could not meet with him in the afternoons at 4 p.m. Because it was his nap time.

He might not have been popular for his everyday bearing, but no one in Europe could equal his fury, truth or commitment to stop the Germans. Soon his words rallied the nation to his side. And soon Britain's fighting forces

were retrieved from France in a thousand boats of fishermen and yachtsmen using ships of all sizes, restoring a sense of confidence. All by a politician "unwanted" by most people.

In the very darkest of times, Churchill was able to lift the people of Britain to a sense of hope and invigorating courage for what laid ahead.

I recommend watching "The Darkest Hour," with Gary Oldman as Churchill, telling the story of those days in May. If you're tired of movies read "The Splendid and the Vile," by Eric Larson, from which the film was made.

I bring this up now because of the dangerous perils that surround Chicago in a similar capacity today.

In many ways Chicago's urban history comes from a whole new era of urban planning and organization in our nation. While we lacked many of the growing pains of urban America that other major cities faced, our late start hatches us in a later era of American life. Other cities have 200 years on us.

Chicago was truly created out of the heartland of America on the shores of the world's most beautiful inland lake.

Anywhere else Lake Michigan would be considered a sea. Robust, dream tossing and powerful. Lifting life from its shores. Creating new expressions of commercial life and success. Adding to the drama of daily life. Changing the way we live and work and eat.

It's no accident that architecture flourished in Chicago like nowhere else. Commerce exploded in fresh ways of mercantile possibilities. Chicago reset the clocks of the nation as the capitol of the American heartland.

So how we deal with the complexity of everyday living should flow from the same organized intelligence as the solutions to meatpacking. Railroad. Controlling the power of nature in our water ways. Splitting the atom beneath the bleachers at the Univ. of Chicago.

At the moment the success of

Chicago's past is being strangled by the confusion and vapid idealism of the empty age in which we live.

Apparently the values of the past that brought Chicago urban strength and neighborhood courage is being dissolved by false constructs of cheap resolution.



Winston Churchill

We watch a growing sense of entitlement sideline the real needs of the City with the result that to gain office the mayor had to ransom the things that count for the rest of us in his campaign. Now all hijacked by the internal politics of the Chicago Teachers Union that controls him.

The nation watches sadly our "second city" inferiority complex so laden with selfishness that permits our Art Institute to cling to art work stolen by Nazis. Homicides now occur at a phenomenal rate. Daytime armed robberies unfold without fear in even the most fashionable locales. And now that Mayor Johnson's Chief of Staff, Richard Guidice, a 33 year City Hall veteran, departs his post after less than a year. Yes, Chicago's civic government is floundering.

Too many Chicagoans are now asking themselves questions cloaked in a fresh new urban fear that would have been unthinkable in the Daley years, the Byrne administration, the era of Harold Washington or the reign of Rahm Emanuel.

Continuity and intelligence have always had the power to shine a mirror on the effectiveness of life-giving, healthy living

in Chicago. Taking a deep, intrusive analysis of the wisdom and emotion that guide us. And the sacrifice of the living of others.

Nowhere is that more true than with the city's political leadership that, once, seemed to re-invent American politics. But political betrayal and social upheaval always demand a moral response that is just and deeply valued.

Is it not haunting that we stand on the edge of urban mayhem not unlike the precipice the world faced in May 1940? When the cost of human life and human rights demanded more than ever moral balance and physical defense.

Life insists that the ultimate challenges to quality and livability are not without sacrifice. Each of us must stretch ourselves to shield the vulnerable and the wounded in achieving a moral value that brings life.

Perhaps there is a rescuer out there to lift us from the crime and death and stupidity that has been unraveling America's most brilliant city. Ironically the times, today, have never been more ripe for resurrection.

Could you not use a strategic dose of hope? Something to lift our vision beyond the hopelessness of human struggle and refine our sight by love.

Perhaps there is a heroic citizen, our version of Winston Churchill, whose brilliance is unafraid of the truth to risk offending the shabby intellects of Chicago's latest brand of socialist politicians. Let's hope so. How much political Lollapalooza can anyone take?

**HIGH-RISE:** Low income high-rise housing on LaSalle St.? Didn't we already try that? The city of Chicago demolished the

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# Ascension outsources local hospital jobs: St. Francis, St. Joseph hospitals among those affected

**Fitch revises Ascension's outlook to negative amid multi-billion losses**

BY BOB ZULEY

Ascension will begin outsourcing hospitalist functions in its hospitals on June 1 to an Atlanta staffing company owned by a Canadian private equity firm. The move will initially apply to more than 110 doctors and other providers at all of its Chicago-area hospitals.

A hospitalist is a practitioner of hospital medicine including physicians and non-physician clinicians who engage in clinical care, teaching, research, and or leadership in the field of general hospital medicine.

Ascension, one of the nation's largest private healthcare systems in the U.S., has over 140,000 employees and 140 hospitals including 15 in Illinois. These include

St. Joseph Hospital at 2900 N. Lake Shore Dr., as well as St. Francis Hospital, 355 Ridge Ave., Evanston, whose emergency room services many of Chicago's Far North neighborhoods.

Many trauma cases from the North Side are transported to St. Francis in Evanston, one of three nearby Level I Trauma Centers. The other two are Advocate Illinois Masonic Medical Center in Lakeview and Northwestern Memorial Hospital in Streeterville.

Ascension also operates St. Mary Hospital, St. Elizabeth Hospital, and Resurrection Hospital in Chicago.

They also operate 40 senior living facilities across the U.S. as well as a pharmacy system known as AscensionRx.

Beginning June 1, doctors, nurse practitioners, and physician

assistants previously employed by Ascension will be required to reapply for their jobs for SCP Health, according to Crain's Chicago Business which broke the story last week.

Crain's reported that hospitalists learned of the development

companies and puts patient safety at risk.

SCP Health allows non-physician providers to care for patients without direct supervision and most physicians under it will take a pay cut of between \$15,000 and \$25,000.

**SCP Health allows non-physician providers to care for patients without direct supervision and most physicians under it will take a pay cut of between \$15,000 and \$25,000.**

Some physicians have refused to sign new labor agreements with SCP Health and have retained attorneys to negotiate better contractual terms, according to Crain's.

Ascension has struggled recently, reporting a full-year operating loss of \$3 billion on revenue of \$28.35 billion as Becker's Hospital Review reported in Sept. 2023.

Also in Sept. 2023, Fitch Ratings revised Ascension's outlook to negative citing the \$3B loss incurred in FY23 following

operating losses of \$905 million in FY22 (as calculated by Fitch).

A 2021 report published by the Mayo Clinic found that outsourcing hospitalist staff can save health systems money and run more efficiently but they also warned of significant risks.

These include loss of quality of care and patient records becoming more vulnerable to leaks.

The study also warned that savings may not end up as significant as hospitals initially believe, pointing to "hidden, sometimes ballooning costs."

SCP Health, originally Schumacher Clinical Partners, was begun by Dr. William "Kip" Schumacher, M.D., in Atlanta in 1994. In 2015, SCP Health took an undisclosed investment from the Canadian, global private-equity firm Onex Partners, giving it a majority stake.

## Illinois moves to outlaw AI-generated child porn

BY CWBCHICAGO

Illinois Attorney General Kwame Raoul is introducing legislation that will broaden the state's child pornography laws to include videos and images created by artificial intelligence [AI].

"Now more than ever, we must address the challenges of AI-generated images and videos in child pornography," Raoul said April 2 during a hearing in Springfield. "We must hold predators accountable so survivors can receive justice to support their healing."

Emerging technology allows people to use images of real children to create computer-generated videos and photos. In those cases, the real children experience "reputational, emotional, and privacy injuries," Raoul's office said.

"Even when the technology does not use images of real children, the resulting child pornography nonetheless perpetuates abusive and predatory behavior," the statement continued.

The technology necessary to create AI images and videos is widely available for little or no cost, officials said during the hearing. Users can easily edit and create everyday imagery using the software, but it is also susceptible to abuse.

"Disgustingly, this technology is being used to create explicit images depicting children," Rep. Jennifer Gong-Gershowitz [17th], sponsor of the bill, said. She called the proposal "a vital piece of legislation that will help bring our existing sex offender laws up to speed with this rapidly evolving technology."

The law passed out of the House's Judiciary-Criminal Committee unanimously on Tuesday. The law now moves to the full House for consideration.



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# Rogers Park apartment dwellers face hefty rent hikes



## The Home Front

by Don DeBat

Apartment renters in the Rogers Park neighborhood should brace themselves for hefty spring and summer rent increases as a result of the lofty property-tax reassessment numbers recently released by Cook County Assessor Fritz Kaegi.

On March 18, Assessor Kaegi said 2024 assessed values of large multifamily apartment properties grew to \$213.04 million (before appeals), up a whopping 46% from \$145.63 million in 2023.

Rogers Park Township is bounded roughly by Lake Michigan on the east, Howard St. on the north, Ridge Ave. on the west, and Devon Ave. on the south. It includes about 800 commercial apartment buildings containing

more than four units.

Experts say financially squeezed owners of both walk-ups and large, high-rise apartment buildings in Rogers Park likely will receive hefty property tax increases if they do not appeal the assessment hikes.

In Rogers Park, large multifamily apartments drove a significant increase in assessed value in the township, Kaegi said.

The value of other classes of residential property also grew, although at a slightly lower rate. The total assessed value in Rogers Park Township grew 32%, Kaegi said.

The Assessor's estimate of the 2024 median market value of a single-family home in Rogers Park is \$431,000, up 18% from 2021. The median market value of a condominium is \$182,000, up 25% from 2021.

The Rogers Park reassessment, which was published in this newspaper on March 27, is the first of eight City of Chicago townships scheduled to be reevaluated by the Assessor's Office, which reassesses one-third of Cook County every year. Chicago was last reassessed in 2021.

Appeals for Rogers Park Township can be filed until April 17. Appeal dates for the other Chicago townships—West Chicago, Lake View, Hyde Park, Lake, Jefferson, North Chicago and South Chicago—have not yet been set.

"I encourage property owners to review their reassessment notice to ensure their property characteristics and market value

reflect their home," said Kaegi. "It is important to understand that assessments in Chicago reflect changes in market value over the last three years."

When a property is reassessed, the owner is mailed a reassessment notice, which reflects the Assessor's estimated fair market value based on sales of similar properties in the neighborhood. The notice also contains important information such as the property's physical characteristics, neighborhood code, and past assessments.

**"Your tax bill can be reduced by hundreds of dollars if you have the proper exemptions applied to it,"**  
**Michael Griffin said.**

An increase in a property's assessment does not cause the same increase in the property owner's taxes, Kaegi noted. However, it can have a major impact on the taxes that a homeowner pays.

Owners can appeal their assessment if the property characteristics listed on an assessment notice are incorrect, or if the estimated market value of a property is significantly more than what it could sell for in the current real estate market, Kaegi said.

After a township undergoes reassessment, the Assessor releases a valuation report that provides details on residential, commercial, and multifamily reassessments. For the valuation report on Rogers Park Township, visit: [www.cookcountyassessor.com/valuation-reports](http://www.cookcountyassessor.com/valuation-reports).

Michael Griffin, a Chicago real estate tax appeal attorney, advised that homeowners also should review their property exemptions outlined on the second installment of their real estate tax bill, which will be mailed later this year.

"Your tax bill can be reduced by hundreds of dollars if you have the proper exemptions applied to it," Griffin said.

Now, before the second installment is mailed, the homeowner can check online for the proper exemptions. All a property owner has to do is visit the Cook County Assessor's website: [www.cook-countyassessor.com](http://www.cook-countyassessor.com).

Then, they are asked to type in their PIN (property identification number), and acknowledge that they are not a robot. When the property data pops up, just click on exemptions to learn the exemption history of the property.

### How tax exemptions work

"The property-tax bill is determined by four factors: the assessment, the equalization factor, or 'multiplier,' the tax rate, and the exemptions," explained Griffin.

The Homeowner's exemption recently was increased to \$10,000 from \$7,000, and the Senior Exemption was hiked to \$8,000 from \$5,000. Those exemption amounts are deducted from assessment valuations on the tax bill.

Also, more seniors can qualify for the Senior Freeze because the Illinois Legislature recently increased the maximum annual income to receive the freeze to less than \$65,000 from less than \$55,000.

Other exemptions are designated for: Persons with Disabilities, Veterans with Disabilities, Returning Veterans, Long-time Homeowners and Home Improvement.

Predictions for future property tax increases really center on two wild cards—the tax rate and the state equalization factor, which can't be challenged by taxpayers.

The 2022 tax rate in Chicago slipped slightly to 6.697% per \$100 of assessed valuation from 6.723% a year earlier.

The equalization factor, or "multiplier," is established each year for Cook County to bring property tax assessments in line with other parts of Illinois. The factor is determined by the Illinois Department of Revenue.

And, the 2022 state equalization factor, designed to make assessments uniform statewide, declined to 2.9237% per \$100 of assessed valuation from 3.0027% a year earlier.

The main engine that drives up property-tax bills is the amount of money spent by local government. For example, homeowners who read their 2022 tax bills will see the continued increased spending for schools and police, firefighter and teacher pensions.

Property owners who think

## Rogers Park Township Assessed Values

The total assessed real estate values in Rogers Park Township grew 32%, according to the Cook County Assessor's 2024 reassessment.

### Homes and condominiums

Residential assessments are based on recent sale prices of similar properties. The Assessor's total 2024 adjusted Residential Class 2 (homes) assessed value in Rogers Park grew to \$621.42 million (before appeals), up 26% from \$494.21 million in 2023. The 2024 median market value of a single-family home in Rogers Park is estimated at \$431,000, up 18% from 2021. The median market value of a condo is \$182,000, an increase of 25% from 2021.

### Rental apartment properties

Rogers Park's commercial properties include about 800 apartment buildings each containing more than four units. Assessed values of Large Multifamily Class 3 apartment properties were assessed at \$213.04 million before appeals, up 46% from \$145.63 million in 2023.

they are over-assessed should appeal now, Griffin advises.

Visit the assessor's website: [www.cookcountyassessor.com](http://www.cookcountyassessor.com), or call 312-443-7550 to find comparable properties or start the appeal process. In February, the Assessor started the 2024 appeal process where the entire City of Chicago will be reassessed. The deadline for filing an appeal for Rogers Park Township is April 17.

A taxpayer can file with the Cook County Board of Review (312-603-5542) or [www.cook-countyboardofreview.com](http://www.cook-countyboardofreview.com) and later with the Illinois Property Tax Appeals Board (217-785-6076), or [www.ptab.illinois.gov](http://www.ptab.illinois.gov). Or, call Michael Griffin, an expert tax-assessment lawyer, at 312-943-1789.

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).

## Fact check on syphilis infections

One of our readers corrected the record on a letter we published on April 3.

In that letter, the writer mistakenly claims that government doctors injected Black men [Tuskegee Airmen] with syphilis to watch the disease's progression.

In reality, 399 of the 600 participants - who were already infected with syphilis - were not told that they had syphilis and were not given penicillin, so government doctors could watch the disease's progression if left untreated.

That was the scandal, not that they were injected with a disease, which they weren't.

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# City holds 9-hour Clean and Affordable Buildings Ordinance hearing over your cooktop

On April 3 the Chicago City Council held a 9-hour hearing on the Clean and Affordable Buildings Ordinance [CABO]. The CABO legislation aims to set indoor carbon emissions standards for appliances used in newly constructed buildings, and demands the installation of electronic vehicle charging stations.

So far 14 aldermen and the Mayor's office have all come out in favor of the legislation, including North Side aldermen in the 1st, 33rd, 40th, 43rd, 47th, 48th and 49th wards. They believe carbon emissions are the problem, and they know you're creating much too much of it.

Has your alderman peeked in your kitchen windows and seen your \$15,000 Garland Dual Oven range? Or perhaps they've looked over your backyard fence and seen that \$56,000 Bakers Pride Forno Classico wood-fired pizza oven on the patio, next to the \$1,500 Weber Green Egg meat smoker and your \$6,000 Blaze Professional LUX 44-Inch Natural gas grill?

Ya, they'd like you to get rid of them all. This will help them save the world from CO<sub>2</sub>, an element that has existed on earth for over 5 billion years and is a critical daily need to sustain all organic plant life on earth.

Ald. Maria Hadden [49th] first introduced CABO on Jan. 24. Hadden says this legislation has a specific focus on preventing future emissions in Chicago and is a small step in the right direction. "We are working to both lower overall carbon emissions for the City as well as alleviate health risks that have led to higher rates of asthma and cancer for residents."

The proposal, Section 14N-C2-C202 and sections C600 through C605 of the Municipal Code would amend the order and take effect 12-months after being enacted, and apply to all new buildings of 10,000 square feet or more. The act will ban the use of combustible energy sources like natural gas, wood or propane for heating, cooling, cooking or washing.

The proposal would also mandate that electric vehicle charging infrastructure must be installed in those same buildings.

This regulation would also affect older buildings that add 10,000 square feet of new space, or even existing buildings that gets rehabbed.

"We heard testimony from our City departments of Environment, Buildings, Health and the Deputy Mayor of Labor, from the utility companies, ComEd and People's Gas, from advocacy groups like the Citizens Utility Board, and from Labor Unions including Local 130, Local 597, Local 150 and Local 18007," said Hadden in her weekly newsletter.

"Now that the subject matter hearing is complete, we will have further discussions with stakeholder groups, do further research, and work to finalize legislation to bring before committee for vote," said Hadden. "I'm aiming for sometime this summer."

## Gas grades out tops as affordable, reliable energy source

BY KEVIN KILLOUGH  
Bentley Media Group

A new study has recently been published that finds that natural gas is the most effective energy source meeting growing energy demands affordably and reliably, while balancing environmental and human impact.

The "Grading the Grid" study by Northwoods Univ. and the Mackinac Center for Public Policy in Michigan, a pro-free market nonprofit, rates natural gas, coal, petroleum, nuclear, hydroelectric, wind, solar and geothermal generation sources on their reliability, environmental and human impact, cost, innovation and market feasibility.

Natural gas got an "A" grade, followed by nuclear, which got a "B+." Wind and solar energy came in last, each receiving "F" grades, according to the study. Natural gas, the study explains, is best suited to integrate with the intermittency inherent with wind and solar power, which only produce electricity under the weather conditions.

"Gas provides a reliable, affordable, and increasingly clean source of energy in both tradi-

tional and 'carbon-constrained' applications," the study stated.

The study rated nuclear energy as the "best of all worlds" for its safety, abundance and reliability, as well as its ability to deliver electricity without carbon emissions. The main challenges nuclear faces, according to the report, is its upfront costs and concerns about storage of nuclear waste.

Coal rated high in the study for abundance, affordability and reliability, but it lost points for its high levels of pollutant emissions and carbon dioxide.

Hydroelectric received a "B-" grade. While it produces reliable energy without carbon emissions, the expansive nature of hydroelectric facilities make permitting new developments in the U.S. unlikely, which limits its potential to meet more demand.

Wind and solar don't produce carbon dioxide emissions by themselves, but the study rates renewable energy low for other environmental and human impacts.

Because wind and solar energy require large amounts of land to produce the same amount of energy as other forms, they study explains, there are environmental impacts from the space they take

up, which includes harming birds and other wildlife.

The study also calls into question the ability of renewable energy to reduce emissions. Since they require backup from reliable sources, which is often natural gas, they aren't drivers of major reductions.

While the fuel for wind and solar is free, the study states there are other costs associated with addressing their inherent intermittency, which make them the most expensive forms of energy of those the study examined, and the least reliable.

The study concludes that policies pursuing a rapid transition away from conventional, reliable sources will have a negative impact on human health and the well-being of an energy-abundant society.

"Advocates for wind and solar hold them up as essential to environmental and climate health. However, rushing a systemwide transition to these untested and unreliable energy options puts human lives and the North American economy at risk," the study concludes.

Still, those who currently have gas stoves may not want to rush out to replace them just yet, as gas is far more reliable than America's aging, unsecured and exposed electric grid.

To run a modern economy on electricity requires a robust grid that will not fail during periods of high demand in the summer and winter months and weather fronts with high winds. If the electrical grid fails, so too will the heat and cooling, and ones ability to cook food. One can still cook with a gas range during a blackout, while an electric range or stovetop is dead if the electricity fails. Just last week nearly 180,000 homes in Eastern Wisconsin lost power after an April 2 storm knocked power out for multiple days.

Many Chicago buildings also have radiators and fuel-fired boilers that heat multiple apartments in larger buildings. Most older boiler systems would also still work during an electrical outage or grid failure.

A steam boiler is a vessel that harnesses the power of steam to provide heat or generate energy. The basic components include a furnace, water storage, and controls. It operates by heating water to produce steam, which then passes through pipes or tubes to perform various tasks. The efficient combustion of fuel and the ability to recover heat in boilers contribute to substantial cost savings over time. Steam boilers boast high energy efficiency, making them a cost-effective choice for

large buildings and industries.

If the electricity goes out, gas heating may also be at risk if your home uses a forced-air furnace or heat pump. Those systems will shut down with no electricity, as the heat pump and furnace fan are driven by electricity. And while certainly not advisable, during a sudden loss of power or grid failure, in an emergency, one can still heat a home with a gas range, or wood-burning fireplace.

And remember, if you have a phone app that runs your home's heating and cooling systems, it too becomes vulnerable in an electrical grid outage. Make sure you have a manual override to any digital system.

## Recent real estate sale shows North Side's appeal still strong

In a move that underscores the evolving dynamics of the North Side real estate market, investor David Gassman has successfully divested a substantial portion of his apartment portfolio.

Gassman started to assemble his portfolio in the early 1980s, a collection of investments that included over 300 residential units in 17 buildings. The properties were sold to a diverse group of eight buyers for a total of \$72.4 million, averaging out at more than \$241,000 per unit.

The largest transaction within this sale was a \$23.5 million sale of a three-building, 125-unit collection in Rogers Park, acquired by affiliates of Chicago-based Slater Realty & Investment at \$188,000 per unit. Other notable sales include properties on N. Wolcott Ave. that sold for \$7.5 million, and another on W. North Shore Ave. that sold for \$7 million.

The sales were brokered by Essex Realty Group, and may be proof of healthy investor interest in well-located properties on Chicago's North Side, even with today's high interest rates. "You had high-quality properties in great locations, and I think the city has made it challenging to add new rental units," Kate Varde, a principal of Essex told Supernews.com. "The rental market's as full as I've seen it. Occupancies are high, and as a result, investors have an appetite for well-located properties in Chicago."

Despite the broader market challenges, the North Side of Chicago still has strong rental demand, that appears to still attract investors.

This North Side's resilience is due in part to high occupancy rates and healthy profit margins for landlords. The enduring appeal of the North Side contrasts sharply with the oversupply issues plaguing other markets nationwide where an apartment building boom has led to declining rents and occupancy rates.



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# Police Beat...

## Bally's lite

Some of Chicago's newest visitors have set up dice games outside two of the city's major shelters, according to separate CPD reports.

Police arrested three men and a woman on March 21 after seeing them "wagering an unknown amount of green paper [United States currency]" on the roll of dice outside the shelter at 1308 N. Elston, across from the Salt Shed.

"We didn't know it was illegal," the woman allegedly told the officers. "We play all the time."

On March 13, Chicago cops arrested three male migrants for operating a dice game outside the Standard Club shelter, located at 320 S. Plymouth.

## Woman charged with using credit cards stolen from fitness center, while awaiting trial for burglary, ID theft

Prosecutors say a woman awaiting trial for three cases involving burglary, identity theft, and credit card fraud in the suburbs committed similar crimes in the city, using debit and credit cards stolen from fitness center locker rooms.

Back on Jan. 16, a 48-year-old woman reported that someone broke into her locker and took her purse at a Rogers Park fitness club in the 7500 block of N. Clark, according to police records.

That same day, 42-year-old Carmella Jackson used the victim's cards to make purchases at a Subway restaurant, a Jewel-Osco, and two other fitness clubs, prosecutors alleged in criminal complaints.

Then, on Feb. 7, a 26-year-old woman reported that someone removed the lock from her locker and took her wallet at a club in the 5100 block of S. Pulaski, according to Jackson's arrest report.

Prosecutors said Jackson used the woman's credit card the same day at a Jewel-Osco.

Chicago police identified Jackson by sending pictures of a suspect to other law enforcement agencies. After learning Jackson's identity,

they arrested her at the Bridgeview courthouse when she showed up for a hearing in her pending suburban cases, according to her arrest report.

Judge Charles Beach released her with a daily curfew.

The suburban matters involve three separate cases, each alleging burglary, ID theft, and misuse of credit cards at Kohl's or Target stores in 2022, court records show.

## Man shoplifted from Target six times while awaiting trial for shoplifting from Target a dozen times

One month ago, we reported on Renard Smith, an accused serial shoplifter who told police he was "surprised" that Target stores kept track of the dozens of times he allegedly stole from them. Well, Smith has been arrested again. Prosecutors say he shoplifted from Target five more times.



Renard Smith

Smith, 53, was arrested for shoplifting three times in February, according to Chicago police records. But Target security officers had been keeping track of his previous thefts, and prosecutors filed charges against Smith in those cases, CPD reports say.

Chicago police arrested Smith in February for allegedly shoplifting \$66 worth of merchandise from the Target store at 3204 N. Clark. While he was in custody, agents from that store and the company's 2650 N. Clark location filed complaints against him in 13 other retail thefts, according to court records.

The stores accused him of stealing electronics, clothing, computers, and men's underwear during 14 separate incidents between Jan. 18 and Feb. 13. Judge Ankur Srivastava sent him home to await trial.

But he got arrested again on Feb. 26 after a security officer at the 2650 N. Clark location saw him shoplift 10 Secret deodorants worth \$99.67, a CPD arrest report said.

CPD officers wrote in his arrest report that Smith said he knew the thefts were on video, but he "thought he had gotten away cleanly...and was surprised to know Target had records of his thefts as they never tried to stop him."

Judge Kelly McCarthy sent him home to await trial again.

Since then, prosecutors say, he has repeatedly stolen from the Target store at 4728 W. Irving Park Rd.

Target security called CPD to the store on March 26 after they recognized Smith as he loaded product into a duffel bag in the deodorant aisle, his latest arrest report said. The store's agents detained Smith as he walked out with the bag and handed him over to the cops, according to the report.

Smith told the officers that he "had stolen from Target previously" and that he stole deodorant because he needed money for his drug addiction, the report said.

In addition to the theft that day, he is also charged with stealing from the store on March 21, 23, and 24. Prosecutors filed one new felony retail theft charge and five new misdemeanor re-

tail theft counts against him. He also faces charges for not registering as a sex offender.

Judge Charles Beach detained Smith for violating pretrial release in his already-pending cases.

## Four armed robberies in under an hour on North Side

Four armed robberies reported in under an hour on April 1 may have been committed by the same crew, based on initial information from the victims. One of the holdups was caught on camera.

Chicago police have warned about more than a dozen active armed robbery patterns that detectives have identified in recent weeks. Whether April 1's crimes align with one of these patterns or if the robbers are part of a new team remains unclear.

However, based on a video posted online of one robbery, they don't seem to lack experience. They operate smoothly and quickly and know exactly what they want, suggesting they're seasoned holdup artists.

Cameras were rolling around 6:15 a.m. as a man walked near the intersection of Glenwood and Early in Edgewater.

He didn't notice a small black SUV had just pulled to a stop ahead of him. The people inside that car—a driver and at least one accomplice—were waiting to spring their trap.

As he passed them on the sidewalk, the passenger jumped out and bolted to the sidewalk with a gun extended in front of him. The robbery quickly unfolds.

The audio is low, but the robber appears to demand the man's iCloud password, but the victim says he doesn't have it. As the robber returns to the car, he stops, points the gun at the man again and demands the phone password.

After the man reveals the code, the robber replies, "It better be."

Another robbery was reported shortly after that near the 900 block of W. Margate Terrace in Uptown. The same scenario unfolded there: the getaway driver stayed in the car while a gunman emerged to rob a man.

Two earlier robberies in West Rogers Park, near the 6100 block of N. Campbell and the 6500 block of N. Bell, may also be linked. Those occurred just after 6 a.m.

Robbery reports are up 1% city-wide, according to CPD's latest data. However, the April 1 robberies occurred in two police districts that are faring much worse than the overall city. Robberies are up 65% this year in the Rogers Park 24th District, which extends from the city limits to Peterson Ave. and the river to Lake Michigan. Just south of there, in the Lincoln 20th District, robberies are up 58%. Lincoln District officers patrol Peterson to Lawrence Ave. between the lake and the river.

CPD's reports show that robberies are at their highest level in at least five years in both districts and the city overall.

## Bullet flew through Lakeview apartment window during possible road rage altercation

A bullet flew through an apartment window as a gunman in a vehicle fired shots at another car April 1 in Lakeview, officials said. No injuries were reported in the incident, which a local alderman said may have been fueled by road rage.

It happened just after 7 p.m. near the intersection of Lincoln and Grace, a busy intersection occupied on one corner by a popular Trader Joe's grocery store.

Witnesses reported that one vehicle appeared to be chasing another eastbound on Grace St. Reports varied on whether both vehicles' occupants fired shots or just one.

Ald. Matt Martin [47th] confirmed that police found shell casings at the scene as well as a bullet inside a near-

by apartment. According to a police report, the apartment is on the corner of Hermitage and Grace.

"Currently available information suggests that this shooting may have been road rage-related, involving a black Maserati SUV and a silver SUV," Martin said in a Facebook post. He did not say how officials concluded that the shooting involved road rage.

One witness reported that the driver of the Maserati was wearing a balaclava-style face mask as he sped from the area after the shooting.

No arrests have been made.

"I understand the uncertainty and fear that events like this bring to our community. I appreciate CPD's swift response and am thankful that no one appears to have been injured physically," Martin said.

Area Three detectives are collecting video footage to assist with their investigation. They can be reached at 312-744-8261. The case number is JH-209339.

## Migrant carried Taser 'because there is a lot of crazy people' in downtown Chicago



Mugshots Henry Delgado Morio, left, and Ricardo Alba Mejia

Last week a Venezuelan migrant allegedly told police he carried a Taser because there are "a lot of crazy people" in the Loop. Another man allegedly told police he had a gun to protect himself from Venezuelans.

Henry Delgado Morio is a 34-year-old Venezuelan who Chicago police arrested for allegedly possessing a Taser at the Harold Washington Library L station.

Cops first approached him around 3 p.m. March 19 to see if he had a license to sell sodas (\$1) and containers of food (\$6) on CTA property. He did not, although he explored that possibility, only to learn that the license costs \$120, according to his arrest report.

During a pat-down search, police said, officers discovered he had a purple Taser. Morio explained he had the device "because there is a lot of crazy people in the immediate area," the report said.

According to the report, he later explained, "I heard people were getting stabbed around here. I didn't know it was illegal to carry a Taser." In fact, Morio lives at the Standard Club shelter, and another migrant was stabbed outside the facility on the day before he got arrested.

He is charged with felony aggravated unlawful use of a weapon and obstruction of identification.

And then there is Ricardo Alba-Mejia, a 28-year-old Colombian native arrested by police on March 22 after a man told police he had a weapon and made a threatening gun-like gesture with his finger.

Cops allegedly found a loaded .25-caliber handgun in Alba-Mejia's pants pocket. According to his arrest report, he told the officers he bought the gun less than a month earlier and "used it for protection from the Venezuelans."

He faces charges of misdemeanor assault and felony aggravated unlawful use of a weapon.

## Restaurant burglar got cash, TV, and a pistol the owner kept under the counter

A Rogers Park man who burglarized a restaurant near the Howard CTA station got away with a bit of cash, some electronics, and, jarringly, a pistol that the restaurant's owner kept under the counter, prosecutors said.

Chicago police were able to recover the weapon and arrest the burglar after the restaurant's owner spotted



Brandon McQuinn

him standing on the sidewalk while an evidence technician processed the burglary scene. A witness flagged down a patrol car Sunday morning after seeing someone breaking through the back door of a restaurant in the 7600 block of N. Paulina, according to an arrest report the officers filed.

After confirming a break-in, the officers contacted the owner, who reviewed surveillance video and provided them with a description of the burglar. According to the report, he told them he saw the burglar take cash from a register, three tablets, a TV and its mount, a phone, a knife, and a loaded pistol.

The report said the owner went to the restaurant to meet with police and then stepped outside to make a phone call, only to discover the burglar standing outside next to a shopping cart filled with the burglary proceeds.

Officers quickly arrested the man, identified as 31-year-old Brandon McQuinn. As McQuinn struggled to avoid arrest, the restaurant owner's firearm fell to the ground at his feet, according to the arrest report.

Prosecutors charged McQuinn with burglary, possessing a stolen firearm, possessing a controlled substance, and three counts of misdemeanor resisting. Judge William Fahy released him on electronic monitoring.

## Armed men robbed eight businesses in 45 minutes

A group of armed men needed just 45 minutes to rob eight businesses from the Loop to Lakeview on April 4, Chicago police said in a community alert.

The crew entered the businesses between 5:30 a.m. and 6:15 a.m., displaying handguns and taking money from the registers, according to the alert. They escaped each scene in a silver Nissan sedan.

Robberies were reported at Dunkin', 1519 W. Madison, at 5:30 a.m.; Starbucks, 40 N. Clinton, at 5:45 a.m.; Dunkin', 229 W. Jackson, at 5:49 a.m.; 7-Eleven, 560 W. Gresham, at 5:55 a.m.; Dunkin', 901 W. Washington, at 5:57 a.m.; Dunkin', 500 W. Roosevelt, at 6 a.m., and at the Circle K and Subway, 3601 N. Western Ave., at 6:15 a.m.

CPD described the group as four Black men of unknown ages wearing medical gloves, face coverings, blue jeans, and hoodies. According to police, one of them wore a maroon winter jacket.

Area Three detectives are handling the investigation. Their number is 312-744-8263.

## 16-year-old shot while walking in West Ridge

A 16-year-old boy is in serious condition after someone shot him in the Arcadia Terrace neighborhood on April 3, Chicago police said.

In an initial statement, CPD said the boy was walking in the 5700 block of N. California "when shots were fired." A friend of the victim dropped him off at Swedish Covenant Hospital, according to CPD. He suffered at least two gunshot wounds.

Investigators were still trying to determine exactly where the shooting occurred. Several 911 callers reported gunfire in the general area and two cars speeding from the area.

Police also responded to the 2800 block of W. Berwyn after a woman reported that a bullet had flown through her son's bedroom window. He was not injured, but CPD

**POLICE BEAT** see p. 10

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# Man used \$28 walkie-talkie to broadcast on Chicago police radio channel

BY CWBCHICAGO

A man is facing a misdemeanor charge after a Chicago police sergeant allegedly caught him broadcasting bogus information on one of CPD's radio channels last week.

Most radio frequencies used by the police department have been encrypted, meaning they cannot be heard or transmitted without special equipment, for well over a year. However, a handful of frequencies, known as "citywide" channels, remain unencrypted.

Dontre Ervin, 31, is accused of using an inexpensive walkie-talkie and a headset to transmit on one of those channels, "Citywide 1," which is used by some specialized units, like cops who patrol the CTA.

Officers began hearing unauthorized broadcasts on the channel late last week, according to a law enforcement source. While cops in the field could hear the transmissions, their dispatchers could not.

Around 9:24 a.m. March 25, the "rogue radio" user returned to the air, broadcasting false information about vehicles fleeing from the area of State and Roosevelt in the Loop, according to Ervin's



(Inset) Mugshot of Dontre Ervin.

arrest report.

The report said that a sergeant assigned to CPD's mass transit unit spotted Ervin on the corner of State and Roosevelt, talking on a black headset attached to his sweater. At one point, the sergeant said he could see and hear Ervin speaking with two CTA workers as their conversation transmitted on Citywide 1.

The sergeant detained Ervin and confiscated the radio, which retails for as little as \$28 online.

He is charged with interfering with emergency communications. Judge Charles Beach released him from custody the next day.

Former Mayor Lori Lightfoot cited unauthorized radio trans-

missions as one of the reasons she pushed city departments to encrypt police radios during her term.

Many suburban police agencies have used encryption for years, and converting to encrypted networks is becoming increasingly common. The city of Chicago allows Broadcastify, a company that provides online access to radio frequencies nationwide, to stream the transmissions on a 30-minute delay. Most cities, however, provide no public access at all.

During the 2023 mayoral campaign, current Mayor Brandon Johnson said he would give the media real-time access to CPD's

radio activities. He further said that violence prevention groups also needed access to do their work. However, no changes have been made to the city's encryption policy since he took office nearly a year ago.

*During the 2023 mayoral campaign, current Mayor Brandon Johnson said he would give the media real-time access to CPD's radio activities. He further said that violence prevention groups also needed access to do their work. However, no changes have been made to the city's encryption policy since he took office nearly a year ago.*

In January, Rep. La Shawn Ford [8th] introduced legislation that, if passed and signed into law, would force local governments to provide "by license or otherwise" access to encrypted police radio transmissions to FCC-licensed broadcasters and to publishers that meet the state's legal definition of a newspaper by Jan. 1, 2025.

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# River North restaurant says TikToker lied about being assaulted

Owners of the prominent River North restaurant, The Hubbard Inn, 110 W. Hubbard St., have filed a lawsuit against TikToker Julia Reel, accusing her of defamation.

The suit, filed March 18 in Cook County Circuit Court, alleges that Reel lied about being assaulted by the restaurant's staff in a viral video, allegedly causing significant damage to the business. The owners are seeking at least \$30,000 in damages.

In her post, Reel specifically mentions Hubbard Inn, and claims that she was physically assaulted by a security staff member, whom she claimed was "grabbing, manhandling," and "dragging" her out of the bathroom and into the hallway, "not even giving [her

and her friend] a chance to walk out on our own," and who also "shoved" and "pushed" her down stairs, sending her "flying down the rest of the staircase," at which point she "slammed her head on the ground."

However, according to the Hubbard Inn, security footage contradicts her claims. Hubbard Inn says they reached out to Reel multiple times, asking her to take the post down, and invited her to view security camera footage of the incident. They say that Reel never responded.

Despite this evidence, Reel allegedly refused to retract her story.

The suit alleges that on the evening of March 9, and into the morning of March 10, Reel and

her friend visited Hubbard Inn, and became verbally abusive toward the restaurant's staff in the second-floor bathroom. That's when restaurant staff members brought security to escort Reel and her friend from the premises. The restaurant claims "this was done professionally, safely, and in a calm manner."

The fallout from the viral video led to event cancellations and negative reviews for the Hubbard Inn. The restaurant owners argue that they had no choice but to take legal action after their attempts to resolve the issue with Reel directly were ignored.

Reel is represented in the action by attorney Kevin R. Malloy, of the firm of Forde & O'Meara, of Chicago.

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# North Center woman charged with hit-and-run that left teen critically injured

BY CWBCHICAGO

A North Center woman who allegedly struck a teenage boy while driving on the North Side last year has been charged with failing to report an accident involving injury.

Violeta Capeles, 63, turned herself in to Chicago police and was released from the station after being processed, according to court records.

Capeles was driving her 2003 Toyota Highlander when she struck the 17-year-old in the 3900 block of N. Lincoln, officials said. She was driving south on Lincoln Ave. when she struck the teen in the roadway around 10:20 p.m. May 7, a CPD crash report said.

It said the boy was taken to



(Inset) Mugshot of Violeta Capeles.

Advocate Illinois Masonic Medical Center in critical condition. He suffered a skull fracture, broken ribs, and a broken hand, prosecutors said in a felony criminal complaint.

A witness provided police

with a picture clearly showing the Highlander's license plate number, according to the report, which said the vehicle was registered to Capeles.

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**MAYHEM** from p. 2

high-rise Robert Taylor Homes in 2007 and replaced them with a mixed-income development. On the North Side we had the high-rise Cabrini Green development. Those came down too. The CHA began tearing them down in 1995. Do we really need to learn this lesson all over again? Somebody pull a copy of the CHA's Plan for Transformation out of the library and drop it off at the 5th floor of City Hall.

**SERVICE CLUB:** The Service Club 2024 Spring Luncheon is set for May 17 at the Ritz Carlton Hotel, 10:45 a.m to 1:00 p.m. Tickets going fast.

**GAB:** Former Congresswoman **Gabby Giffords** will be the guest speaker April 17 at the City Club of Chicago. Today she leads Giffords, the gun violence prevention organization she co-founded. Gabby was shot in the head by a gunman who killed six people and injured 12 others.

**NYET:** The City of Chicago says there will be no "street dining" on Clark St. in River North for 2024. Too many complaints. Too much street congestion. Casino doesn't want it. Meanwhile Mayor **Brandon Johnson** is dealing with a revolution over ShotSpotter, and is standing in support of our City Council flag burning enthusiasts, like Ald. **Sigcho-Lopez**. The City Council is looking more like the Duma.

**MORE CLOSURE:** Branko's Sandwich Shop across the street from DePaul Univ. has closed. Beloved. Delicious. And now no more. Fine treats since 1976.

**HONORED:** On Thursday, April 25, **Candace Jordan** will be honored by WINGS, the largest agency in the Midwest that supports survivors of domestic violence, at BLOSSOM!, a new fundraiser for the organization. The fashion show will be held at 21c Museum Hotel Chicago and produced by ZZAZZ Productions with designs by **Elda de la Rosa**.



Brian Mulrone



Dina Torrisi Martin



Yinam Cohen



Ilia Malinin

**Nigel Barker** (judge on "America's Next Top Model") will emcee the event that includes a live performance by **Elaine Dame**.

**TROUBLES:** HIG Capital took back the keys to a Gold Coast apartment building - 21 East Chestnut St. - even as its former co-owners, the Cacciatore Chicago real estate family, refuse to go down without a fight. They took over the 163-unit property in

foreclosure last August. Meanwhile Jos. Cacciatore & Co. Real Estate sued in an attempt to maintain an ownership stake. The family firm alleges the foreclosure was caused entirely by their former co-owners, **Yitzy Klor** and

**Saul Kupperwasser** of Strategic Properties of North America. Seems there is a \$50 million default. Klor and Kupperwasser also had troubles at 200 N. Dearborn St. The firm's buyout of the 310-unit property has been stalled for about two years.

**MY BLOCK:** The Israeli Consulate hosted a breakfast for the young leaders of My Block, My Hood, My City, a non-profit dedicated to expanding horizons for Chicago's youth. Consul General **Yinam Cohen** personally met with the youth, exploring not only the organization's mission but also the aspirations and dreams of these promising individuals.

**SCIENCE:** The Museum of

Science and Industry has announced the hiring of **Dina Torrisi Martin** as the Museum's new Vice President, General Counsel. Dina will serve as the primary internal legal counsel for the Museum.

**BOOK BEAT:** If you have access to AM radio please dial into the **Rick Kogan** WGN Radio show on Sunday, April 21, at 6:00 p.m. I will be on his classic Sunday show with **Neal Samors**, my co-author of "Memories of Growing up in Chicago," our new book about generations of Chicagoans who's lives were shaped by our city's unique character.

**NEVER ENDING:** The Illinois Supreme Court has agreed to hear an appeal from actor **Jussie Smollett** after an appellate court upheld his conviction for lying to police about being the victim of a hate crime in a staged attack. Jussie, just go away. Enough already.

**THREE CHEERS:** Stop by Roger Park's oldest bike shop, Robert's Cycle, 7054 N. Clark St., which now has a popular electronic bike and scooter repair department thanks to **David Ross**, who has over 10 years of experience working on e-bikes and e-scooters despite only limited use of technology, after growing up in his Amish community. Ross' electrical repairs have attracted more customers to Robert's Cycle, which will celebrate their 90th year in business in 2025. His work has earned him customers throughout the region. He is a staple of Rogers Park, where he is often seen riding an e-bike along with his senior dog.

**AT LONG LAST:** Former Justice **Eileen O'Neill Burke** declared victory with a majority of primary voters electing her to be the Democratic nominee for Cook County State's Attorney. But people want to know why Third World nations can count tens of millions of ballots in one day, but in Chicago it takes us two weeks to count 500,000 ballots. Is this why Americans are losing faith in elections?

**THE LAST OF GACY:** WGN's radio lawyer **Karen Conti's** recent book launch party at Newberry Plaza, MC'd by WVON/former FOX reporter **Darlene Hill**, was a great success.

**CANADIAN FUNERAL:** If you want to be uplifted watch the incredible reports from former Canadian Prime Minister **Brian Mulrone's** state funeral in Montreal. From the grandeur of the liturgical elegance, to hockey great **Wayne Gretzky's** eulogy to the tenors singing "Danny Boy," PM Mulrone bid farewell to Canada. **Rose O'Neill** and this reporter would often see him and his wife,

**Mila**, in Palm Beach during the winter. He'd never miss the Ireland Fund Dinner at the Breakers. He was always gracious, friendly and full of Irish tunes.

**BRITISH MUSEUM:** Following the details of a great internal scandal and purge, **Nicholas Cullinan** will now lead the venerable world-class depository of the world's most astounding treasure. Colossal shakeup at the London-based museum. All this following the resignation of former director **Hartwig Fischer**, who stepped down in the wake of a massive theft from the museum collection, which the institution alleges was committed by its former curator. Cullinan is currently the director of the National Portrait Gallery, and in his new role he will also have to address wide-ranging challenges related to calls for the return of the Parthenon Marble to Greece, as well as governance problems.

**WHO'S WHERE:** **Lindy Fleming McGuire** and husband, **Chris**, daughters, **Brooke** and **Eleanor** and Grandpa **Bill McGuire** at Minnesota Twins Spring Training in Fort Meyers, FL...

**Stephanie Reese Emrich** overjoyed being accepted into the Ed.D program at Roosevelt Univ., into the field of Interdisciplinary Leadership study... **Tim Ryan** and **Lovey** just returned from a quick escape to Mexico on the Riviera Maya and now onto Boca Grande, FL... noted Dublin barrister **Bernard Dunleavy** reaches out to Trinity College alum showing fantastic toast to 'Ireland' by **Mick O'Dea** - newest Vice-President - at the Burke Club meeting of the Hist...

**Paul Hanson** in FL for a wedding with daughter **Holly O'Connell**, her husband, **Nelius**, and son, **Liam O'Connell**... **Mr. Mike** and **Karen Zupko** dined at the Tortoise Club... **Inigo Philbrick**, art dealer who pleaded guilty to a \$86 million fraud, has been freed from prison after serving nearly four years of his seven-year sentence... Cabaret Queen **Denise Tomasello** will appear at Park West, 322 W. Armitage, Saturday, June 8 at 7:30 p.m... **Joey Majumdar** returning to normal following the fabulous Vanity Fair Oscar Party in Hollywood... final report for St. Patrick's Irish Fellowship Dinner, more than

1500 Irish eaters were present, a Chicago record... **Takara Beathea-Gudell** had lovely **Ms. Paula Gee** wearing her fabulous Vicki Vestn... The **Spurlocks** made it to Crosby's Kitchen for cornbread before seeing at Jersey Boys at the Mercury Theater... Congrats to all the **Kleins, Lambs, Lucas** and **O'Neills** on the birth of **Jack O'Neill Klein**... **Flavia** and **Chris Magellan** and family just returned from Washington, D.C... **Kendal Kost**, veteran of Lula's Cafe in Logan Square, celebrates with staff after being nominated to the exalted James Beard list for hospitality... **BJ Murray** joins his sister, **Ellen Murray**, toasting in New York before the 4.3 earthquake... Gibson's carrot cake is an elegant birthday cake without any fear of running short for **Ken Norgan** and friend.

**ARS GRATIA ARTIS:** **Barbara P. Jones**, who spent a lifetime helping with the aesthetics and finances of the John David Mooney Foundation, died recently in Urbana. Her death robs the American art scene of a wise

and noble renaissance woman of impeccable taste and artistic ability. She assisted in incalculable ways both professionally and personally to Chicago sculptor **John David Mooney**. It was she who kept track of all things. And ensured nothing of purpose was lost or forgotten. I found her a great and sturdy friend. Even a collector of my own work. And a generous hostess in the gallery she administered here in



Elaine Dame

Chicago. She helped to make Chicago an art and artist's metropolis. What a lovely life she led.

**WORLD CHAMPIONSHIP:** When young **Ilia Malinin** of the USA won his first world figure skating title with six historic quadruple jumps, tears welled in my eyes. Parents who skated years ago for Uzbekistan now watch their Yankee son do what few can accomplish. Such good news for America.

**The inherent vice of capitalism is the unequal sharing of blessings. The inherent virtue of Socialism is the equal sharing of miseries. - Winston Churchill**

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# Homeowner exemptions slash tax bills, so why do so many fail to apply?

BY MARIA PAPPAS

Homeowners can reduce their property tax bills by hundreds or even thousands of dollars a year by taking advantage of the Homeowner Exemption.

Exemptions are tax breaks. To qualify for the Homeowner Exemption, first-time applicants must have occupied the residence as of Jan. 1 of the tax year in question. Homeowner Exemptions are automatically renewed each year for properties that were not sold to new owners in the past year.

Taxpayers whose primary residence is a single-family home, townhouse, condominium, co-op or apartment building (up to six units) are eligible. Some people own more than one home, but they can only claim their primary residence for their Homeowner Exemption.

To check the exemptions you are receiving, visit [cookcountytreasurer.com](http://cookcountytreasurer.com) and click on the purple box labeled Your Property Tax Overview. You can search using your address or 14-digit Property Index Number (PIN).

If you use your address to search, simply enter your house number and street name.

Do not include north, south, east or west. A picture of your property should appear so you know you've found the right place. The results should display a grid about exemptions.

Thousands of Cook County residents fail to take advantage of Homeowner Exemptions every year. Many first-time homebuyers are unaware they are entitled to the tax break. Perhaps a Realtor, attorney, mortgage broker or other professional told them about exemptions when they bought their home. But many buyers forget about the Homeowner Exemption by the time they are eligible to apply the first time.

The good news is they can receive refunds for missed Homeowner Exemptions typically going back four years. Refund applications typically take four to six weeks to process.

You can translate [cookcountytreasurer.com](http://cookcountytreasurer.com) into 133 different languages to get information about Homeowner Exemptions. You can also call our office at 312-443-5100. Our phone system serves customers in English, Spanish and Polish. The website also offers brochures that explain Homeowner Exemptions in 28 languages.



Maria Pappas

## Letter to the Editor

### Not sad at all

In a recent column Thomas J. O'Gorman writes that he is "sad also that former Ald. Ed Burke who spent his whole life in public service to the people of Chicago has withdrawn from the legal profession following his personal legal difficulties."

Perhaps O'Gorman should read the multiple indictments that he is charged with. The indictments roar with brazen financial wrongdoings and selfish and at times angry not to mention clearly unlawful and stupid behavior from a corrupt old politician.

Hopefully he soon will be assigned to the same place where his buddy in crime Eddie Vrdolyak was sent. The federal prison in Minnesota has a good medical program.

Today Burke must also be angry that

in the recent Illinois primary his long-time nemesis Chuy Garcia beat Burke's ally R. Lopez by a landslide to so easily be re-elected congressman. Although the election was predicted to be close Garcia crushed Lopez by 40 points, 70% to 30%. Lopez's closeness to Burke was one factor in the outcome. Garcia and his candidates for office consistently defeat Burke's candidates. Ask the voters in Garcia's congressional district if they are "sad also" about the abrupt and humiliating end of Ed Burke's career.

Fred Case  
Lakeview

## One family's journey through the deadliest aviation accident in American history

On May 25, 1979, American Airlines Flight 191 tragically crashed near O'Hare Airport in what remains the deadliest aviation accident to have occurred in the United States. Three siblings from a West Ridge family lost their parents. Kim Jockl, Melody Smith, and Jim Borchers tell the story of losing their parents in their book *Safe Landing*, published in May of 2022.

In collaboration with the Chicago Public Library, guests can meet the authors of *Safe Landing* as they share their story, 6 p.m. Wednesday April 10, At the Budlong Woods Library, 5630 N. Lincoln Ave. The event is free to the public.

On the afternoon of the crash, the Mc-

Donnell Douglas DC-10 operating this flight was taking off from runway 32R at O'Hare International when its left engine detached from the wing, causing a loss of control. The aircraft crashed less than one mile from the end of the runway.

The authors will share in their 40+ year journey of grieving with sudden loss, coming together as a family, and then working to honor all 273 lives lost that day.

The Federal Aviation Administration elected to suspend the DC-10's type certificate on June 6, 1979. This ruling grounded all US-based DC-10s and banned foreign DC-10s from US airspace. The grounding period lasted just over a month.

# Chevron seeks to take Chicago's climate change 'disinformation' suit to federal court

BY JONATHAN BILYK  
*Cook County Record*

Oil and gas companies targeted by City Hall in a sprawling lawsuit over alleged "disinformation" and climate change have moved to get the case out of Cook County court and into federal court, saying the case represents a dangerous attempt by Chicago to use the lawsuit to impose its left-wing policy goals on the entire nation.

On March 27, oil and gas company Chevron filed a notice in Chicago federal court, seeking to transfer proceedings.

In their petition, the oil and gas companies assert the case belongs in federal court, because the lawsuit launched by the administration of Mayor Brandon Johnson amounts to an illegal attempt to use state courts to force energy companies which operate globally and are regulated by federal law to comply with the political demands of Chicago's left-wing majority, and then pay large sums of money in the process for their alleged past transgressions.

"The scope of (Chicago's) theory is breathtaking — it seeks to regulate the sale of oil and gas anywhere in the world, including all past and otherwise lawful sales, including sales to the federal government," the energy companies said in their petition.

"Because Plaintiff challenges the extraction, sale, and consumption of fossil fuels over the past several decades, the Complaint necessarily calls into question longstanding decisions by the federal government regarding, among other things, national security, national energy policy, environmental protection, the maintenance of a national strategic petroleum reserve program, development of energy resources on the United States' outer continental shelf lands, mineral extraction on federal lands (which has produced billions of dollars in revenue for the federal government), and the negotiation of international agreements bearing on the development and use of fossil fuels and the appropriate response

to the problem of global climate change."

"Likewise, [the case] implicates numerous actions that have been taken under the direction and supervision of the federal government, including by Defendants, aimed at ensuring the Nation's national defense and energy and economic security."

They note that despite the protestations to the contrary from the Johnson administration and those supporting the legal action, oil and gas remain essential to both national defense and the health and well-being of Americans and others throughout the world.

"... For vital security and economic reasons, every Administration since that of Franklin D. Roosevelt has taken active steps to increase U.S. oil production," the energy companies wrote. "While the alleged risks of global climate change have increased focus on alternative sources of energy, petroleum remains the backbone of United States energy policy. Now, however, Plaintiff asks the court to find that this same petroleum production and use contributes to, among other things, an unlawful 'public nuisance' under Illinois state law."

The city filed its lawsuit in February in Cook County Circuit Court.

In that complaint, the city and its lawyers claim carbon dioxide emissions generated by automobiles, power plants, factories and other basic sources of modern life using so-called "fossil fuels" have allegedly contributed to local and global climate change. The lawsuit claims that climate change has in turn led to more frequent bad weather events, such as floods, droughts and severe storms, among other alleged harms, costing the city big money to address.

The Chicago lawsuit asserts this makes the use of oil and gas a "public nuisance," by allegedly also contributing to racial and social "inequities" for the city's low income and minority communities.

The lawsuit also particularly takes aim at what it calls "disinformation" from the oil companies, which the city says has misled consumers into continuing to use

the products for decades after the energy companies allegedly knew of the supposed harms caused by the use of their fuels.

"This successful climate deception campaign had the purpose and effect of inflating and sustaining the market for fossil fuels, which - in turn - drove up greenhouse gas emissions, accelerated global warming, and brought about devastating climate change impacts to the city of Chicago," the city wrote in its lawsuit.

The city's lawsuit largely copies a path blazed by other local government lawsuits against the same energy companies, as well as by earlier litigation against tobacco companies, pharmaceutical companies and others who have supplied many of the products common to American life.

The city is joined in the action by trial lawyers from the firms of DiCello Levitt LLP, of Chicago, and Sher Edling LLP, of San Francisco.

The Sher Edling firm has also served as counsel on dozens of virtually identical

climate-related lawsuits against the oil and gas industry throughout the country.

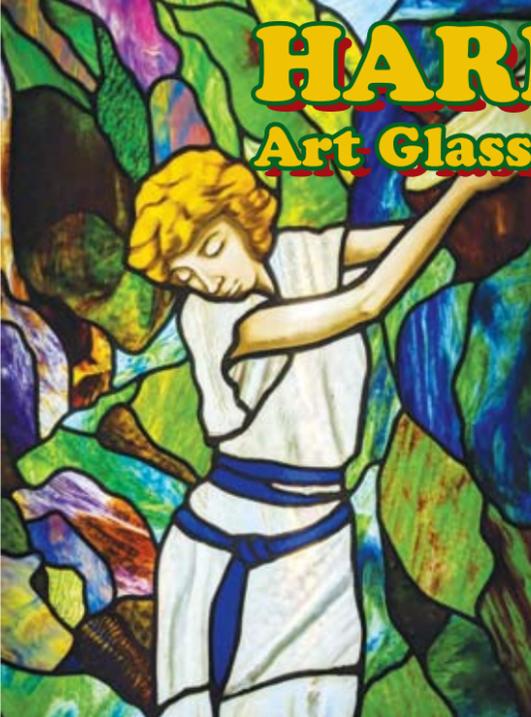
Published reports indicate Sher Edling has received millions of dollars in funding from a dark money group backed by billionaires, known as the Collective Action Fund for Accountability, Resilience and Adaptation." That funding has drawn scrutiny from members of Congress, who note the backing funds the firm's lawsuits

COURT see p. 10

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**POLICE BEAT** *from p. 6*

did collect a bullet fragment from his room.

**Twelve years for man who carjacked driver while wearing an ankle monitor for auto theft**

A man has been sentenced to 12 years in prison after pleading guilty to carjacking a driver on the North Side while on an ankle monitor for possessing a stolen car. Julius Willis, 20, was also on juvenile parole for armed robbery at the time of those crimes.

Willis was charged with possessing a stolen motor vehicle on Feb. 6, 2023, and Judge Kelly McCarthy sent him home with an ankle monitor and a nighttime curfew after he posted a \$500 bail deposit.

"Good luck to you, sir," McCarthy told Willis. "Don't pick up any new cases, alright?"



Julius Willis

Surveillance videos showed Willis walking across the street and opening the driver's door while pointing a gun at him around 8:20 p.m. March 27, prosecutors said. He allegedly pressed the gun against the driver's body, grabbed his coat, and demanded his money. The victim handed over the cash and got out of the car.

Willis pushed him out of the way and drove off with the car.

About four hours later, Willis was in the car's front passenger seat when the vehicle sped away from Illinois State Police troopers at more

**INSIDE PUBLICATIONS**

than 100 mph, according to prosecutors. Troopers stopped the vehicle and removed the driver. They said Willis slid behind the wheel and tried to drive away with the car again.

Now, Willis has pleaded guilty to aggravated vehicular hijacking while armed with a weapon and possessing a stolen motor vehicle. Judge Charles Burns sentenced him to nine years for the carjacking and three consecutive years for the stolen motor vehicle charge, according to court records.

His sentence will be reduced by 50% for good behavior. He is currently scheduled to be paroled on Nov. 22, 2028.

Prosecutors said Willis had several juvenile adjudications: 2022 for unlawful use of a weapon, 2020 for illegal use of a credit card, and 2019 for theft. He had also received a 1-1/2 year sentence for armed robbery with a firearm as a juvenile. That's the case he was on parole for at the time of the car theft and hijacking.

"I didn't even take it yet," Malik Smith, 24, allegedly told the officers. "I almost took it."

Officers who arrested Smith on the corner of



Malik Smith

Grand, outside the Grand Red Line CTA station entrance, according to Smith's arrest report.

They saw Smith crouched down, using a power tool to cut through the bike's lock and chain, the report said. He put the tool down as the officers approached him with their guns drawn.

Smith told the cops "several times" that he was trying to steal the bike, according to the report. The officers' report said the "chain/lock" was partially cut, but the bike remained "semi-secure."

Prosecutors charged Smith with possession of burglary tools, a felony. Judge William Fahy released him to await trial.

— *Compiled by CWBChicago.com*

**Lakeview Township Real Estate For Sale**

**Real Estate For Sale**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR GSR MORTGAGE LOAN TRUST 2007-AR1 Plaintiff,

-v- WILLIAM J. PLATT, AS TRUSTEE OF THE WILLIAM J. PLATT LIVING TRUST DATED MARCH 19, 1998, WILLIAM J. PLATT, RITA E. PLATT, RITA E. PLATT, AS TRUSTEE OF THE RITA E. PLATT LIVING TRUST DATED MARCH 19, 1998, NORTHBROOK BANK & TRUST COMPANY, N.A., FIRST BANK, UNITED STATES OF AMERICA, DAVID FLEMING, BYLINE BANK, UNKNOWN OWNERS AND NONRECORD CLAIMANTS Defendants

2020 CH 01651 3814 N JANSSEN AVE 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 February 6, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 8, 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 3814 N JANSSEN AVE, CHICAGO, IL 60613 Property Index No. 14-20-106-032-0000

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/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

**Real Estate For Sale**

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

identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

**Real Estate For Sale**

identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION

One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

You can also visit The Judicial Sales Corporation at www.tjisc.com for a 7 day status report of pending sales.

CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300

E-Mail: pleadings@il.cslegal.com Attorney File No. 14-20-00169 Attorney ARDC No. 00468002

Attorney Code: 21762 Case Number: 2020 CH 01651 TJSC#: 44-284

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 # 2020 CH 01651 **13241758**

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**North Township Real Estate For Sale**

**Real Estate For Sale**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION SIERRA PACIFIC MORTGAGE COMPANY, INC. Plaintiff,

-v- ERIK CASTRO, ILLINOIS DEPARTMENT OF REVENUE, KINGSBURY LARRABEE, LLC, RIVER VILLAGE POINTE CONDOMINIUM ASSOCIATION Defendants

2022 CH 12416 845 North Kingsbury Street, Unit 513 CHICAGO, IL 60610 NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on November 8, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 23, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 845 North Kingsbury Street, Unit 513, CHICAGO, IL 60610 Property Index No. 17-04-322-023-1064 AND 17-04-322-023-1115

The real estate is improved with a single family residence. The judgment amount was \$327,653.82. 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 without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, contact CHAD LEWIS, ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC. Plaintiff's Attorneys, 205 N. MICHIGAN SUITE 810, CHICAGO, IL, 60601 (561) 241-6901. Please refer to file number 22-051759. THE JUDICIAL SALES CORPORATION

One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

**Real Estate For Sale**

You can also visit The Judicial Sales Corporation at www.tjisc.com for a 7 day status report of pending sales.

CHAD LEWIS ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC

205 N. MICHIGAN SUITE 810 CHICAGO IL, 60601 561-241-6901

E-Mail: ILMAIL@RASLG.COM Attorney File No. 22-051759 Attorney ARDC No. 6306439

Attorney Code: 65582 Case Number: 2022 CH 12416 TJSC#: 43-4135

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 12416 **13241935**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION HUNTINGTON NATIONAL BANK S/B/M TO TCF NATIONAL BANK Plaintiff,

-v- JOANNA L. WEISS AKA JOANNE L. WEISS AKA JOANNE LEE WEISS, JOANNE L. WEISS, AS TRUSTEE OF THE JOANNA L. WEISS REVOCABLE TRUST DATED JANUARY 8, 2002, 850 DEWITT PLACE CONDOMINIUM ASSOCIATION Defendants

23 CH 00079 850 N DEWITT PL. APT 18H 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 February 15, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 8, 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 850 N DEWITT PL. APT 18H, CHICAGO, IL 60611 Property Index No. 17-03-227-022-1170

The real estate is improved with a residential condominium. The judgment amount was \$196,891.15. 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 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).

**Real Estate For Sale**

interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 1669837. 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.tjisc.com for a 7 day status report of pending sales.

HEAVNER, BEYERS & MIHLAR, LLC 601 E. William St. DECATUR IL, 62523 217-422-1719

Fax #: 217-422-1754 E-Mail: CookPleadings@hsbatl.com Attorney File No. 1669837

Attorney Code: 40387 Case Number: 23 CH 00079 TJSC#: 44-376

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 00079 **13241832**

101010 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CITIZENS BANK, N.A. Plaintiff,

-v- 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 April 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 1810 N LINCOLN PARK W UNIT 2, CHICAGO, IL 60614 Property Index No. 14-33-407-050-1002

**Real Estate For Sale**

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 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, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION

One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

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CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300

E-Mail: pleadings@il.cslegal.com Attorney File No. 14-22-06892 Attorney ARDC No. 00468002

Attorney Code: 21762 Case Number: 2022 CH 11725 TJSC#: 44-742

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 **13241160**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION WELLS FARGO BANK, N.A. Plaintiff,

-v- STANDARD FINANCIAL MORTGAGE CORPORATION, THE UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN OWNERS AND NONRECORD CLAIMANTS, STREETERVILLE CENTER CONDOMINIUM ASSOCIATION, UNKNOWN HEIRS AND LEGATEES OF CLAUDIA IANNELLI, AKA CLAUDIA M. IANNELLI, DECEASED, THOMAS QUINN, AS SPECIAL REPRESENTATIVE TO CLAUDIA IANNELLI, AKA, CLAUDIA M. IANNELLI,

**Real Estate For Sale**

DECEASED Defendants 2023 CH 01989 233 EAST ERIE STREET, #1406 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 March 18, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on April 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 233 EAST ERIE STREET, #1406, CHICAGO, IL 60611 Property Index No. 17-10-203-027-1056

The real estate is improved with a residential condominium. The judgment amount was \$186,032.89.

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 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 identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, contact MANLEY DEAS KOCHALSKI LLC Plaintiff's Attorneys, ONE EAST WACKER, SUITE 1250, CHICAGO, IL, 60601 (312) 651-6700. Please refer to file number 23-003269.

**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.tjisc.com for a 7 day status report of pending sales.

MANLEY DEAS KOCHALSKI LLC ONE EAST WACKER, SUITE 1250 CHICAGO, IL, 60601

E-Mail: AMP@manleydeas.com Attorney File No. 23-003269 Attorney Code: 48928 Case Number: 2023 CH 01989 TJSC#: 44-751

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 01989 **13241380**

030303 -----

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

-v- AMB MORTGAGE GROUP, INC.; THE MICHAELS TERRACE CONDOMINIUM ASSOCIATION; UNKNOWN HEIRS AND LEGATEES OF JENNIFER A. BARTOSZ AKA JENNIFER BARTOSZ; ANDREW BARTOSZ; AMIR MOHABIT AS SPECIAL REPRESENTATIVE FOR JENNIFER A. BARTOSZ; UNKNOWN OWNERS AND NONRECORD CLAIMANTS; Defendants,

22 CH 4143 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, April 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. 17-04-215-072-1023. Commonly known as 1309 N. WELLS ST., UNIT 706, CHICAGO, IL 60610.

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) 453-69

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## Miscellaneous, cont.

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## Notice of Public Sale

Honore Storage intends to enforce its lien on certain self-service Storage Spaces in default listed below on the 24th of April, 2024 at 12:00 p.m. at 3215 West Lawrence Ave, Chicago, IL 60625 at [www.storage-treasures.com](http://www.storage-treasures.com) with the sale to conclude no earlier than 12:00 p.m. S108 Magali Collazo 653 Alain Haz 403 Felipe Andres Sandi This public sale will result in the goods being sold to the highest bidder. The winning bidder must pay by cash at the time he/she is declared the winning bidder. Certain terms and conditions apply; see the Manager for additional details.

## Notice of Public Sale

Honore Storage intends to enforce its lien on certain self-service Storage Spaces in default listed below on the 24th of April, 2024 at 12:00 p.m. at 5147 North Clark St, Chicago, IL 60640 at [www.storage-treasures.com](http://www.storage-treasures.com) with the sale to conclude no earlier than 12:00 p.m. 439 Shatavia Reese 501 Esther Saks This public sale will result in the goods being sold to the highest bidder. The winning bidder must pay by cash at the time he/she is declared the winning bidder. Certain terms and conditions apply; see the Manager for additional details.

## Notice of Public Sale

East Bank Storage located at 730 West Lake Street, Chicago, IL, 312-876-2000, is opening lockers: 2130E- Borden, Evan 3135F- Casey, Kathleen (Bear Nescessities) 8201SM- Hodges Ronan, Kamia 8154LG- Lanigan, Katie 7620X- O'Brien, Patricia 3355B- Pfeiffer, Lisa 5340X- Rahman, Zulhairay 5430A- Ring, Maddie 7870U- Tolbert, Johnny for public sale. This sale is to be held on Tuesday, April 30, 2024 at 2:00PM. Cash payments only.

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## Horticultural therapy for older adults

The North East Levy Center Village, 2019 W. Lawrence Ave., will be holding their next virtual meeting 9 a.m. Wednesday, April 24. Alicia Green, a certified horticultural therapist at the Chicago Botanic Garden, will be the guest speaker, presenting on "Horticultural Therapy—Helpful Hints/Ideas for Older Adults & Gardening."

The meeting will be offered on zoom by using meeting ID 872 9248 0983, and passcode 912552.

To register for the meeting email Sean Dolan at [sean.dolan@cityofchicago.org](mailto:sean.dolan@cityofchicago.org).

The Levy Center Village is a collaborative volunteer network that aims to increase the accessibility of resources for older adults in Lincoln Square, Ravenswood, Uptown, and the greater North Side.

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## Free dental clinic for homeless women April 26

Sarah's Circle Daytime Support Center is hosting a free dental clinic for homeless women 9 a.m to 4:30 p.m. Friday, April 26, at 4838 N. Sheridan Rd.

Dental services to be provided include teeth cleaning, cavity filling, and tooth extractions.

Services will be provided for free on a first come first serve basis to any homeless woman over the age of 18. Doors will open at 8:15 a.m.

Women who are facing the risk of a homeless crisis may call 773-728-1991. Sarah's Circle promises a safe space, with food, showers, laundry, comfort and programs for women in need.

**LASALLE ST.** *from p. 1*

The other two buildings are on Monroe St., also in the Loop.

The LaSalle Corridor Revitalization project offers “tax assistance” to developers who convert office space into affordable housing.

The projects include:

• **111 W. Monroe St.**

Planned for 14 floors within a pair of adjacent buildings, including a 1911 high-rise, the \$202.8 million Prime Group Inc. and Capri Investor LLC project would create 345 units, 105 of which would be affordable through \$40 million in TIF assistance. Other proposed funding sources include 4% low-income housing tax credits, tax exempt bonds, a federal loan, and historic tax credits. A potential City Landmark designation would also make the project eligible for a property tax incentive that would also support a planned, 228-room hotel.

• **208 S. LaSalle St.**

Planned for four floors within a 100-year-old City Landmark, the \$122.7 million Prime Group Inc. project would create 226 units, of which 68 would be affordable through \$26.2 million in TIF assistance. Other proposed funding sources include 4% low-income housing tax credits, tax exempt bonds and a federal loan. City review and underwriting resulted in the project’s TIF request being reduced by \$6.8 million from the original submission.

• **30 N. LaSalle St.**

Planned for 14 floors within a 1975 a

high-rise, the \$130.2 million Golub & Co. LLC and American General Life Insurance project would create 349 units, 105 of which would be affordable through \$57 million in TIF assistance. City review and underwriting resulted in the project’s TIF request being reduced by \$5 million from the original submission.

• **79 W. Monroe St.**

Planned for the 1913 Bell Federal building by Campari Group, the \$64.2 million project would repurpose eight floors as 117 residences, 41 of which would be affordable through \$28 million in TIF assistance. Key architectural features would be retained and restored through a formal City of Chicago landmark designation, including the iconic “Weather Bell” sign. Other anticipated funding sources include federal historic tax credits.

Two other short-listed adaptive reuse proposals for 135 S. LaSalle St. (Riverside Investment & Development and AmTrust RE) and 105 W. Adams St. (Celadon Partners and Blackwood Group) continue to be evaluated by DPD and DOH for City support.

The affordable units within each project would be reserved for tenants earning an average of 60% of the Area Median Income [AMI], or approximately \$53,000 for a two-person household.

Totaling more than 1.3 million square feet of space, the city claims that the projects would reduce a record 5 million square feet of vacant commercial space along the LaSalle corridor in the Loop by more than 25%.

apartments which will be allocated for Chicago Low-Income Housing Trust Fund rental subsidies; 100 to be rented through Chicago Housing Authority housing vouchers, and 100 will be rented through federal rental assistance under the U.S. Dept. of Housing and Urban Development.

Lawson tenants with any of these subsidies reportedly will not spend more than 30% of their income on rent.

**LAWSON** *from p. 1*

to developer Peter Holsten for \$1 with an agreement to keep the building as affordable housing for at least 50 years. The renovation was completed by Holsten Real Estate Development Corporation and Holsten Human Capital Development.

A total of 322 apartments will be rented out using taxpayer subsidies, including 122

**Community meeting May 7 over Fern Hill proposal**

Ald. Brian Hopkins [2nd] is hosting a public meeting 6 p.m. Tuesday, May 7, in the Latin School Auditorium, 59 W. North Blvd. to discuss the future fate of 1600 N. LaSalle, the site where developer Fern Hill hopes to erect a 44-story, 500-unit residential high rise.

The 2nd Ward is co-hosting the in-person meeting along with the Old Town Triangle and Old Town Merchants and Residents associations, seeking community feedback on the most recent iteration of the proposal for property.

Fern Hill recently filed their planned development application (see adjacent story), and this filing enables there to be further review by city departments. But Ald. Hopkins

has not said whether or not he plans to support the proposal at this time.

Residents who register to attend will receive an email with an information packet prior to the meeting. A Zoom livestream link will also be shared via email for registrants who cannot attend in person. To register visit <https://docs.google.com/forms/d/e/1FAlpQLSc4ueMmcwfU2HukGL6LLORjauqod57LwAhPK4wjhPYpmHV0pg/viewform>.

Active participation via Zoom will not be offered, and the livestream will be the only virtual component.

For more information on registering for the meeting, write to [office@aldermanhopkins.com](mailto:office@aldermanhopkins.com).

**CANVAS** *from p. 1*

cars and inbound delivery can easily overwhelm a community with all of the problematic double parked cars and trucks clogging area streets.

The larger overall plan combines the Pip-

**HEARING** *from p. 1*

which will all sit on a relatively small plot of land on the river’s edge just south of Goose Island and The Wild Mile.

Prior to seeking the added density, community concerns had already been expressed about the collective impact of an extremely high density residential development on this site, and on neighboring sites, in comparison to the planned infrastructure and open space improvements needed to support such a gigantic increase in density.

One of the goals of the North Branch Framework Plan is to provide riverfront open space in proportion to the density of the coming development. Add in the future development of Halsted Pointe and Bally’s Casinos and once done, the area may end up as the single most densely packed part of Chicago.

With all the new dwelling units, new residents and their visitors, and the supporting vehicles, and new commercial uses, the traffic increases in this area will be simply stupendous.

There are also concerns on exactly how bikers will circulate through an area of such intense density.

The site will be packed with pedestrians, while bikers will be navigating ramps and level changes while also trying to avoid collisions with pedestrians. A new elevated ramp is being built for a future bridge over

er’s Alley building, the existing Walgreens and MBI parking lot, the shell and BP gas stations, and Moody Church itself into one large Planned Development. No construction timeline has yet been announced for the \$200-\$300 million project.

the river across to Halsted Pointe to the north.

Planners are concerned about what can be done to mitigate future conflicts between pedestrians and bicyclists who may ignore pedestrian right-of-ways on site, and flaunt accepted rules of the road.

Coordination between bike, car, truck, delivery, boat, train, emergency and pedestrian traffic all circulating within the whole district - including that created by the adding a new high density Bally’s Casino site to the south and Halsted Pointe to the north - means that once all three projects are done, the areas will be under constant stress. Without careful planning over the limited space, the area could max out and seize up at critical mass, creating unintended hazards should an emergency occur, particularly in the planned new waterfront park.

One can only imagine the chaos that could take place should there be a mass shooting, explosion, or fire at any of the three sites.

A link to live stream the meeting will also be added to CPC’s website on April 18. Residents who wish to provide input on this project are encouraged to attend the public CPC meeting.

The development would occur over three phases, with the first phase being at Halsted and the river, on the western side of the site.

**COAST GUARD** *from p. 1*

committee to find solutions.”

The Chicago committee previously received the award in 2013. In 2019, the committee was named Harbor Safety Committee of the Year by the Coast Guard out of about 30 harbor safety committees nationwide.

The 19th Biennial National Harbor Safety Committee Conference on March 21-22 brought together representatives of harbor safety committees across the United States, along with the U.S. Coast Guard, U.S. Army Corps of Engineers, U.S. Dept. of Transportation Maritime Admin., and National Oceanic and Atmospheric Admin.

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