

May all your troubles last  
as long as your New Year's resolutions.

—Joey Adams

**FREE**

# SKYLINE

AN INSIDE PUBLICATIONS NEWSPAPER

VOL. 119, NO. 52

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

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May this New Year bring love, luck, prosperity, and peace to your home.

## Illinois Supreme Court says some Chicago streets not 'intended' for cyclists

**High court says cyclists  
are merely 'permitted'  
users, Chicago not liable  
for pothole injuries**

BY DILPREET RAJU  
*Capitol News Illinois*

It's official. The highest court in the state says not all Chicago streets are for bicycles.

Bicyclists are nearly always "permitted" users of the road — but are only "intended" users of the road when bike lanes or signage are present, the Illinois Supreme Court ruled last week.

That distinction means the city of Chicago is not liable for damages sustained by a bicyclist who was injured after he hit a pothole on a city street that had no such signage.

In June 2019, Clark Alave was biking on the North Side when he hit a pothole in a crosswalk and fell off his bicycle, resulting in fractured teeth, cuts on his face and other bodily injuries, court records state.

Alave filed a complaint for negligence against the city, alleging it neglected its duty to maintain the crosswalk, resulting in the pothole that ended up injuring him.

Alave's complaint argued the city owed him a reasonable duty of care. A state appellate court agreed and sided with Alave, but in a unanimous decision published Dec. 14, the Illinois Supreme Court reversed that decision and sided with the city.

The case pertained to a section of the Tort Immunity Act, which states local public entities have

a duty to maintain property in a safe condition for "people whom the entity intended and permitted to use the property." The act also notes a public entity "shall not be liable for injury" unless it received notice of an unsafe condition in enough time to remedy it prior to the injury.

Ultimately, the case came down to whether bikers are always "intended" users of roadways, particularly without the immediate presence of bike lanes, or whether they are simply "permitted" users.

The court cited a 4-3 decision from 1998 in the case of *Boub v. Township of Wayne*, which held, "Bicyclists are permitted, but not intended, users of the roads, in the

**INTENDED** see p. 16



Rendering supplied by Google of what the Thompson Center will look like after a renovation that will start early next year.

## Google shares first look of Thompson Center redesign

BY STEVEN DAHLMAN  
*Loop North News*

Google says its renovation of the James R. Thompson Center will "bring the design into the 21st century while maintaining its iconic form."

The tech giant has made public renderings of their vision of the 38-year-old building they will renovate and then purchase. Construction will start "early next year," says Google, starting with fencing going up around the perimeter of the building.

The postmodern-style building was designed by Chicago architect Helmut Jahn, whose architectural firm, Jahn Architecture, is working with Google on the renovation.

Google is keeping the 17-story atrium and CTA stations, and adding more food and beverage retail space, along with "seasonal activations" of the plaza.

The new Thompson Center, says Google, will be "more sustainable," operating entirely on carbon-free energy by 2030.

## Lawsuit settled, updated Navy Pier Marina design heads back to City Hall

BY STEVEN DAHLMAN  
*Loop North News*

Now with angled docks, a breakwater, and resolution of a seven-year dispute with the City of Chicago, construction will likely resume on an all-transient marina on the north side of Navy Pier.

The project is "back on track," according to Randy Podolsky, developer and manager of Navy Pier Marina.

Podolsky says updated designs were re-submitted to various agencies — including Chicago Dept. of Transportation [CDOT] — on Dec. 11, and he expects feedback by the end of the year. Construction, he says, should begin next year, with the marina opening in the late spring or early summer of 2025.

NPM Venture LLC had approval from the Chicago City Council in 2016, almost all of the city, state, and federal permits it needed, and was planning to have the marina ready for the 2021 boating season. However, a "harbor permit," needed to construct any structure within 40 feet of a Chicago harbor, was denied by CDOT.

CDOT Cmsr. Gia Biagi said she denied the permit because the marina posed "unacceptable security risks" due to its proximity to the Jardine Water Treatment Plant, though not detailing those risks, according to NPM



Rendering, updated in November, of a new marina planned for the north side of Navy Pier.

Venture. The plant, located just north of Navy Pier, supplies water to consumers in the northern, downtown, and western parts of Chicago and many surrounding suburbs.

In 2021, NPM Venture asked a Chancery Court judge to order Biagi to issue the permit so the marina could be built. A settlement, announced on November 13, 2023, allowed NPM to submit revised plans — and CDOT, says Podolsky, "has to act reasonably and per their ordinance when reviewing."

The public marina, intended as a Navy Pier amenity, will accommodate, along 7,000 feet of mooring, as many as 150 boats, up to 100 feet in length.

Boaters will pay by the hour, day, or week. According to NPM Venture, the marina will generate for the city \$11 million in taxes each year.

Podolsky says it will be Lake Michigan's only dedicated transient marina. The first slip of the marina will be reserved for first responders.

The north side of Navy Pier, with its driveways and garages, has always been underutilized, he says.

"This will bring life to the north side of Navy Pier," Podolsky told members of Chicago Harbor Safety Committee on Dec. 12.

Podolsky says the area sees thousands of boats every summer, but the lack of a functioning marina has prevented many tourists from enjoying Navy Pier.

"Every day that I wake up, since 1983, I say, Why can't I take my boat to Navy Pier," asked Podolsky. "Why can't I stop for lunch? Why can't I go to dinner? Why can't I spend a few nights? And it gnawed at me for 40-some years."

## Nothing says 'Happy New Year!' like \$30 million in your purse

Cook County Treasurer Maria Pappas is sending more than \$30.5 million in automatic refunds beginning this week to about 9,000 property owners who overpaid their First Installment taxes last year.

About 48% of the refunds will be deposited directly into property owners' accounts over the next three months. Visit [cook-countytreasurer.com](http://cook-countytreasurer.com) to see if you have an automatic refund coming. Select the purple box labeled "Your Property Tax Overview" and enter your address or 14-digit Property Index Number (PIN).

"This service is a huge convenience for homeowners who have overpaid their property taxes," Pappas said today. "Most will not have to file an application, fill out any forms or deal with any paperwork. They will get their money automatically."

A breakdown of automatic refunds shows:

- About 1,900 homeowners who paid their property taxes online will see a total of \$13.1 million electronically deposited to their bank accounts
- About 4,000 homeowners

who paid their taxes through a bank/mortgage escrow account will be mailed refund checks totaling \$8 million

- About 2,900 homeowners who paid taxes totaling \$9.3 million in cash or by check will receive an electronic refund or will be mailed a refund application to ensure the proper party receives the refund.

Most of the refunds will go to homeowners receiving property tax exemptions, which are applied to the Second Installment tax bill and reduce the total taxes due. The exemptions include: Homeowner, Senior Citizen, Senior Freeze and Disabled Persons. Second Installment 2022 property tax bills were due on Dec. 1, 2023.

Since launching the automatic refund program in 2018, Pappas has refunded about \$121.2 million to more than 155,015 property owners without the need for applications.

Property taxes are due in two annual installments. Taxpayers receiving automatic refunds paid First Installment amounts that exceeded the total due for the year.

# Christmas a most fragile human experience, that ends on New Years when we start all over again



By Thomas J. O'Gorman

Soon I'll be taking down my Christmas tree.

This year I added my collection of great artist ornaments to the branches. All the finger-sized puppets I have bought at the world's great art museums over the decades. From Pablo Picasso and Andy Warhol to Gustav Klimt and Diego Rodriguez de Silva y Velazquez.

They fit in well with the handmade St. Brigid crosses and woven stars all made 50 years ago from grass pulled from the River Shannon in Ireland. What great reminders they all are to me of the many curious places I have lived.

All going back in their boxes soon enough, our favorite artists sitting in the dark one more year.

There's even some Austrian ornaments from the Christmas I spent in Vienna with the Mednicks. What a glorious trip. Replete with the Vienna Boys Choir at Christmas Mass and a fabulous coffee at the Sacher Hotel with rich slices of famed Sacher torte. Sacher was, of course, Prince Mettrich's pastry chef.

Christmas is a most fragile human experience. It certainly was in our household. And it leaves quicker than it arrives.

Our family traditions are most robust, but never shallow. Top of the line. Christmas Eve always dominated the scene. From 4th grade on Midnight Mass was the liturgic central point. My cousins and I sang at Midnight Mass.

The famed Harry Stephens was our choirmaster. No one ever had to tell us we were privileged to sing in his choir. We never got out of Mass until 2:30 a.m. But even as little squirt sopranos, we knew that we were top of the line.

We'd get back to Grandma's and she'd have superb Italian Beef sandwiches ready for us.

That would keep us 'til breakfast, when my mother would unleash the Irish sausages. Homemade by a local Irish butcher.

My grandparents hosted a family gift-giving early on Christmas Day. All generations would be present.

Our dinner would be early, like 4 p.m. After our cousins, a group of Irish Christian Brothers, were collected at Leo High School on 79th St.

We loved the erudite European character that the brothers added to our Christmas. They taught high school and drew on the panoply of high curriculum that had their educational noses well-pointed in the air.

Cocktails were lavish and inventive with Brandy Alexanders usually the winning beverage of choice.

Dinner was usually served at two dinning tables of 12 -15 each.

Children munched beside their elders. Good manners were the least expected. Courtesy would be abided. Platters and large serving trays made quick work of first platings. Grace was usually simple, but devote. After that the hilarity ensued.

But most of all the food, traditional, well-seasoned and well-cooked was a gathering of favorite meals from the fine Irish farm from which my grandmother sprang. Dishes were often remembered by the clergy uncle for whom a dish excelled.

Creamed onions being one and butter roasted turkey being another.

Our grandmother would always recount her traveling to the uncle to stay for a month while his regular cook was out ill. She would detail the turkey's rubdown with butter from our farm and fresh rosemary from the farm's garden. And she specified the thickness of the heavy cream used in the baking of the onions.

She recalled her uncle's catalogue of compliments about how succulent the bird from our farm was. How crisp the skin and how sweet the rosemary made it all. That would have been when she was 16, sometime in the early 1890s.

Food has that ability to mesmerize.

I recall the mashed turnips with parsley and green onions, the tart fresh cranberry sauce. Potatoes, always buttery and creamy, perfect with giblet gravy. No hogging the stuffing, or getting away without eating your vegetables.

Memories of our uncle, Father Tom Crowe, licking his lips and wiping his mouth, sipping some locally-brewed beer, giving the juicy turkey a sweeter taste.

The O'Gorman family are all great cooks. We cherish the product of all our efforts, the arrival at a fine home-cooked meal. We cheer on all those who love the procedure of cooking and the details of making things explode with flavor. Such effort appears to glue us together and keeps the dining chairs occupied. Who would be foolish enough to leave one vacant?

And then Christmas week is

over. Much too quickly. It's onto New Years Day, and a new dinner to plan. We hear the German's like pork and sauerkraut to bring luck in the New Year...

So here's to my cousins one and all. For gently de-boning that fish. For stuffing the breast of veal. For making that sauce so smooth and filled with haunted flavor. Here's for not taking the easy way out on Christmas night, but instead taking the proper time to make that old-fashioned Irish tea cake as it recalibrates the years and reminds us of childhoods past.

And thanks for helping to keep the pathway back to the past an abiding family tradition. Especially now, at the threshold of a new year.

My advice is this: Help clear the table and wash the dishes. Your mom and grandmother are busy planning the New Year's feast. And you're allowed to stay up late on New Year's Eve, at any age.

May you live as long as you want and never want as long as you live.

**PAY UP:** Workers will see an increase of \$1 per hour from \$13 to \$14 on Jan 1. The minimum wage for tipped workers will rise to \$8.40 per hour and youth workers working fewer than 650 hours per calendar year will see their hourly wage increase to \$12 per hour. And you still need to tip, just do it.

**BIG RE-DO:** Google, the new owner of the James R. Thompson Center, displayed plans for its new offices, including a new glass facade that changes the look of the often-disparaged Loop centerpiece. Google worked with the architectural firm JAHN, which under the eye of architect **Helmut Jahn** originally designed the Thompson Center. Google plans to maintain the center's iconic 17-story atrium but will replace the facade with a new glass exterior. The **DuBuffett** sculpture is being readied to depart to other Illinois land.

**TRY THE BUS:** Western Brown

Line riders want better lighting, weather protection and bike access. So more than \$20 million in upgrades are coming to the popular stop, and city officials want to hear from commuters on how the transit hub can be improved.

**YASSOU!:** Cook County Treasurer **Maria Pappas** is again hosting a Vasilopita Celebration this January with **His Eminence Metropolitan Nathanael** of Chicago and **Emmanuel Koubarakis**, Consul General of Greece. If you know, you know.

**POP UP:** Proprietor **Sandy Chen** and her team at Le Sud,

in the heart of the Roscoe Village, are holding a holiday pop up featuring special dinner dishes and brunch menu with bottomless boozy beverages. Tis the season, the restaurant is decked out with festive decor through Jan. 14.

**IN DANGER:** The call has gone

out for nominations for Preservation Chicago's 2024 Chicago 7 Most Endangered List. Are you worried about a great vintage building in your neighborhood? Let them know for consideration for the 2024 list.

To be eligible it must be historic, in danger, in Chicago, and too special to lose. Call **Ward Miller**, executive director of Preservation Chicago at 312-443-1000, or email info@preservationchicago.org.

**HERDING CATS:** The Illinois Chamber of Commerce announced the addition of **Keith Wheeler** as Senior Legislative Affairs Advisor. **Lou Sandoval**, President and CEO of the Chamber said Wheeler

**ENDS** see p. 8



Sandy Chen

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INSIDE is published every Wednesday by Inside Publications  
6221 N. Clark St., rear  
Chicago, IL 60660  
(773) 465-9700  
E: [insidepublicationschicago@gmail.com](mailto:insidepublicationschicago@gmail.com)



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# Heartland Alliance shutter affordable housing division, selling off portfolio

## Town Hall Police Station senior housing property up for sale

After years of owning and managing affordable housing in Chicago, a dire financial situation is forcing Heartland Alliance out of the affordable housing business. They now plan to sell off their 14 properties.

The closing of the affordable housing division was done hoping to keep Heartland Alliance's other divisions afloat, financially stable and able to function.

Hints of their troubles surfaced

this summer, when the properties were placed into receivership due to Heartland Housing's inability to properly maintain the properties and pay their bills.

The City of Chicago took Heartland Housing to court to force it to turn over control of its buildings to a receiver. On May 11, the city of Chicago filed a motion in Cook County Circuit Court to appoint a receiver for Heartland Housing's 14 affordable housing properties across the city, and a judge granted the motion four days later.

In June, an email to the Chicago

Dept. of Housing, Earl Chase, executive director of Heartland Housing, said that his agency was parting ways with Heartland Alliance, the organization's sole financial backer.

Like many things that involve government funding, the system of subsidized housing in the US is filled with corruption, fraud, waste, greed and misaligned priorities at every step in the process. The government helps finance the construction of these properties with incredibly generous Low Income Housing Tax Credit that mostly benefit the

super wealthy, which then guarantees the properties are filled for 15 years at above market-rate rents, that are then subsidized by the federal government.

The graft in the industry drives up the per-square-foot costs of affordable housing to levels higher than building luxury housing. Some projects can cost over \$600 per square foot to build.

The nonprofits that build and operate these properties are usually led by the politically connected insiders who get sweetheart deals, and reap large profits off their deals. The nonprofits will then have a property management arm that siphons off even more profits through fees and housing rent subsidies.

Meanwhile, due to basic human nature, with rent revenue guaranteed and the tenants having little or none of their own resources at risk, there is little incentive for residents and management to

properly maintain the properties, so they fall into disrepair.

Last week, Heartland Housing announced it had laid off 65 employees and was seeking to sell all of its Chicago properties, which contain 1178 units of affordable housing, including approximately 1000 units in Chicago. That portfolio includes 1201 W. Leland, 137 studio apartments and one-person households. The building is on the National Register of Historic Places.

Also 907 W. Argyle, the San Miguel Apartments, with 71 apartments; 3600 N. Halsted, The Town Hall Apartments, 79 studio and one-bedroom apartments, for residents aged 55 years and older. This is the adaptive reuse of Lake View's Town Hall Police Station, and 5700 N. Sheridan, Hollywood House, 197 studio and one-bedroom apartments, for residents aged 62 years and older.

## CTA to meet with community over new spaces under Red Line Tracks

By removing a century-old embankment wall between the Lawrence and Bryn Mawr stations, CTA has created a large swath of new open spaces for public use, and they are hosting a series of community meetings to seek ideas on what should go in these new spaces.

The first community meetings will be held Jan. 10-11, 2024.

With more than one mile of new, open space under newly built CTA Red and Purple Line elevated tracks coming on line, the CTA has announced a community engagement process with Edgewater and Uptown neighborhood residents to help determine how to use those areas.

The wall demolition began earlier this year and more than 80% of that structure has been removed. The remaining wall will be removed by early 2024.

This space has become available as part of the \$2.1 billion Red and Purple Modernization [RPM] project now under way.

The CTA announced last April that they would remove the 100-year-old embankment as part of the RPM project, creating an opportunity for new, open space underneath the train tracks between Lawrence and Ardmore avenues.

This is a first in CTA history – never has the agency had the opportunity to remove more than a mile of embankment and create such a large swath of new open space.

On Dec. 19 the CTA announced it will hold the first of a series of public meetings on Jan. 10 and 11, 2024. CTA has brought on Site Design Group, a Chicago-based landscape architecture, urban design and architecture firm to guide the development of a Lawrence-to-Bryn Mawr block-by-block plan for the space under the CTA tracks.

"The RPM is already transforming our community, and we look forward to completion of the project with modern, accessible Red Line stations," said Ald. Leni Mana-Hoppenworth [48th]. Using the spaces "underneath the tracks in our neighborhood is a once-in-a-lifetime opportunity, and I look forward to working with our neighbors and the CTA on this endeavor."

There will be 10 blocks under

the new elevated track structure that could include amenities such as additional neighborhood parking and open-air community space. The CTA is inviting local residents, customers, elected officials and community groups including the Uptown United/Uptown Chamber of Commerce and Edgewater Chamber of Commerce for input.

CTA will hold three sets of community meetings starting in January through summer 2024 to collect the public's ideas, formulate concepts for each block and determine how to roll out the development with partner agencies and organizations in the community.

### Public meetings series #1:

CTA and Site Design will present an overview of how the process will work and timeline and will share constraints (i.e. what can't be done) and examples from other cities. Residents will be asked to provide ideas for each block. Residents are welcome to attend one or both meetings.

For blocks between Foster and Ardmore: A meeting will be held on Tuesday, Jan. 10, 5:30 p.m. to 7:30 p.m., at Saint Ita Catholic Church, 5500 N. Broadway. Reg-

ister in advance at <https://www.eventbrite.com/e/lawrence-to-bryn-mawr-under-l-activation-environmenting-new-community-spaces-tickets-777818906287>.

For blocks between Foster and Lawrence: A meeting will be held on Wednesday, Jan. 11, 5:30 p.m. to 7:30 p.m., at Truman College, 1145 W. Wilson Ave. Register in advance at <https://www.eventbrite.com/e/lawrence-to-bryn-mawr-under-l-activation-environmenting-new-community-spaces-tickets-777823610357>.

### Public meetings series #2

This series of meetings responds to feedback received from the first round of meetings. CTA and Site Design will provide block-by-block concepts for each of the 10 blocks based on feedback from the first meetings and solicit input from the community on those concepts. These meetings are expected to be held in spring 2024.

Public meetings series #3 are the final activation public meetings. CTA and Site Design will share the final concepts and a proposed framework for how the effort will roll out. These meetings are expected to be held in summer 2024.



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**Letters to the Editor**

**Butler was a reliable storyteller, great friend**



Pat Butler pictured at the "State of Uptown" luncheon at Furama Restaurant in Uptown, April 2, 2013. Photo by Andy Pierce

I wanted to share some thoughts about the recently departed local writer and historian, Patrick Butler.

I met Butler in the 1990s, when we were both reporters for Lerner Newspapers. He was only slightly older than I am now. Yet he was already a font of knowledge and a known institution.

He was somewhat of a tall, shadowy, no-nonsense figure who rushed in, filed his stories and ducked back out. He was always on the move. When he wasn't on the move, he sat crouched over his desk and bent into a crippling shape as he cradled a desk phone handset that was attached to a cord while he typed on a bulky computer workstation or wrote in a "Reporter's Notebook."

Over time, I came to learn Butler was a rarity -- a veteran neighborhood news reporter. He covered his beats on foot and on public transportation. He never drove a car. His being a beat reporter and not driving became even more of a herculean effort when the brain trust at Lerner moved all of its newspaper offices to suburban Lincolnwood (on Lincoln Ave. north of Touhy Ave.). I shudder to think of the amount of time he spent schlepping to Lincolnwood and back to file his stories rather than having the once-convenient office on

Belmont just west "L" tracks. Also, Butler used old-school phrases in print; my favorite of which was when he wrote about a crime suspect, he would add they were "not unknown to police" if the person was known by the authorities to be a repeat offenders or a career crime "artist."

He was a classic, gregarious "Chicago guy" who never met a stranger. He could find common ground and have an enjoyable conversation or insightful interview with people from all walks of life, from custodian to president and from royalty to go-go dancer. He covered cops and courts. He covered anything and everything about our neighborhoods. He wrote about new business enterprises and the last gasps of many great Chicago institutions and landmarks.

As a fellow reporter and editor, I always knew Butler would deliver. If he promised a story of a certain length at a certain time, it would be filed regardless of any circumstance. Or, there would be a story of equal or greater importance to fill its place.

I owe a great debt of gratitude to him for his example and friendship. He also changed the course of my professional life when he called me in the fall of 2001 and read to me a Sun-Times classified ad that said the City of Chicago Department of Buildings was

hiring an editor. "That's weird. You should go for it, Pat," I said. He said: "No, I think you should. You're a perfect fit."

He was right. I was hired to help write and edit building code and that led to a great career and many other opportunities for me. That one phone call and concern for or interest in me opened up an entire world where I've met some of my best friends and partners in all four corners of Chicago. I've benefitted from the impact of that chain of events in each day of my life since then.

Thanks to his family, I've had the opportunity to think a lot about Butler over recent weeks as I visited with him and his partner Kathy Hills at Ascension Living Nazarethville Place in Des Plaines. What impresses me most about him, and what I want people to know, is that he was always positive, upbeat and curious. He wasn't the type of person to say that things used to be better or "I liked it the way it used to be." I didn't hear him talk about "the good old days." Sure, he had stories from the past, but he was also very interested in today and tomorrow.

He saw tremendous changes and transitions in Chicago, yet he always asked what was new and what was next. He was sincerely and profoundly interested in people and their lives. He could be depended on to tell your story -- and his -- truthfully and succinctly.

I guess the short description is that he was a reliable storyteller. And fun. He had a laugh that was the closest thing to hyperventilating I've ever heard. All of us liked to help make him laugh to that point. "I really got Butler going today!" I would say. It was a badge of honor to make him merry with a story or a joke.

Patrick Butler was a veteran neighborhood news reporter and was perhaps our last living link between what that meant in Chicago over the previous 50 years and what it means now.

*Andy Pierce, friend and fellow reporter*

**Who's in charge in City Hall?**

Every child that enters a school in Chicago must provide proof of immunization.

Every child. But our recent migrants arrivals do not?

German Measles. Chicken Pox. Rubella. Tuberculosis.

All are making a comeback now in Chicago.

Candidates campaign. Once elected, they must govern.

Mayor Brandon Johnson loves the attention and the perks. He doesn't like the responsibility and the criticism. Goodness, he can't even handle the questions.

When asked by Chicago media, Mayor Johnson blamed the migrants. "They came sick," Johnson whined.

But Mayor Johnson never accepts responsibility for his (in) actions.

When asked why medical volunteers were not allowed to assist and treat migrants, Mayor Johnson questioned their medical credentials. Mayor Johnson stated that his administration was administering aid to migrants. What health professional refuses to call for an ambulance for a sick and unconscious child until it is too late?

Just about every big city mayor and state governor are now sending their migrants to Chicago.

But Brandon only criticizes one governor. The one in a wheelchair.

Mayor Johnson calls for collaboration but then demonized the governor of Texas. Mayor Johnson called the governor "raggedly and evil."

But question the mayor of Chicago and he gets argumentative.

Didn't we get our fill of this childish behavior and belligerence with the last three Chicago Mayors?

And this mayor loves to play the race card. He takes every opportunity to remind us that he is Black... and so is his wife... and so are his children.

He is quickly becoming a pariah. He will be on everyone's "Do Not Invite List." He will have to leave Chicago when his term is over.


He thinks if he keeps throwing tantrums that he will get a prime time speaking slot at this summer's Democratic National Convention.

He will not. And neither will Lori Lightfoot. And neither will Rahm Emanuel.

*Mike Sullivan Avondale*

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# It's the law: Landlords and buildings must power EVs



## The Home Front

by Don DeBat

The sun truly is setting on the muscle-car era. Sadly, GM literally just stopped building the Camaro.

Chicago's home and apartment developers—and literally the entire Illinois housing industry—now are weighing in on the hefty future costs of a new state law that requires landlords, home and condominium builders to install conduit for electric vehicle [EV] charging stations into all new residential buildings.

Never mind the nasty, out-of-control electric fires some EVs are creating in garage stalls, that's a story for another day.

Senate Bill 40 was approved earlier this year by the Illinois Legislature. Starting on Jan. 1, 2024, the law requires new single-family homes and all newly constructed condo and rental apartment buildings with parking spaces to provide conduit that allows EV charging, if needed.

The law also requires every newly constructed single-family home to include at least one dedicated parking stall for juicing up an EV. Charging stations, manu-

factured by ChargePoint, Blink, and Shell, can cost upwards of \$400 (not including a new automated fire extinguishing system over the EV).

The law does not require the installation of a charging station, but would ensure that the home's electrical panel can handle the high-voltage load.

While the most affordable electric vehicles can charge off of a standard 110-volt outlet, that would take many hours, or days. That's why the installation of a more costly 220-volt power supply to the garage is highly recommended. This would rapidly charge an electric vehicle requiring 180 volts. Tesla owners would need a more costly 240-volt charger.

During the fall 2023 veto session, lobbyists amended the measure to require only charging station capabilities for each available parking space. This means the developer is required to just install the conduit—not the complete charging station—for each parking space.

"We have to put in a conduit, or pipe, from the breaker box to one location in the garage," explained Illinois home builder Dean Graven. "We are not required to install something that would cost thousands of dollars, versus just a conduit system."

However, for developers of multi-unit condo and apartment towers, the costs could go into the tens of thousands, upping

per-square-foot construction costs, sale prices and rents.

As always, that cost will land at the feet of the future owners and renters.

The law also requires landlords to install electric vehicle charging stations into new residential buildings upon a tenant's request. However, landlords are allowed to charge a security deposit to cover the costs of restoring the property to its original condition once a tenant moves out.

With EVs gradually creeping into every corner of American life, it is not surprising that charging stations—like McDonald's—are beginning to pop up everywhere. So we're going to need more electric power plants.

Last year, Starbucks announced a partnership with Volvo USA to install EV charging stations in some of the coffee chain's parking lots. Now, 50 ChargePoint fast charges are online at 15 Starbucks locations along a 1,350-mile route between Denver and Seattle.

Whole Foods, at Peterson and Cicero avenues in Chicago's Sauganash neighborhood, has EV charging stations in its parking lot. It won't be long before every gas station and fast-food joint in the U.S. has EV chargers.

If you are planning to sell your fire-breathing, restored 1960s or 1970s muscle car to the Volo Antique Auto Museum, and go electric, you may save some bucks when gasoline prices rise back to

\$4 or \$5 a gallon.

But watch out for the bait and switch. With state and federal governments banking billions in fuel taxes, your EV charge will someday soon also come at a high price.

In 2019, the Illinois Legislature approved a \$45-billion transportation bill that doubled the state gas tax to help pay for improvements to infrastructure. Tack on the ever-rising motor-fuel taxes for Cook County and Chicago, and our automotive future is filled with exhaust fumes.

However, while EVs may or may not eventually save the planet, while burning down your garage, they are not cheap. EV license plate renewal fees for owners in Illinois cost \$251 a year. That's \$100 more than a standard internal combustion engine vehicle.

The State of Illinois, which has a goal of getting a million EVs on the road by 2030, is offering an incentive of \$4,000 for drivers who buy EVs. Last year, the state budgeted \$20 million for about 5,000 electric vehicles.

Unfortunately, only \$12 million in budget incentives are available in Illinois in 2024. There currently are more than 88,000 EVs registered in Illinois.

Other states are more generous. Colorado is offering a \$7,500 incentive in 2024, with no budget cap.

California, which spends a whopping \$215 million a year on

EV incentives, is handing individual drivers \$12,000.

It should be noted that Norway, attempting to lead the way with EVs, offered plentiful rebates, tax credits and perks such as EV drivers not having to pay for tolls or parking. A plan which backfired. Practically every single dime from those incentives went to well-off citizens who purchased an EV or two for the tax credits and rebates. Those drivers leave the EV at home as they continue to drive their gas-fueled cars.

As the automotive industry makes the gradual shift toward EVs, the Illinois Dept. of Transportation says it is considering taxing EV charging stations in an effort to offset the projected revenue loss from motor fuel sales. There is no such thing as a free lunch or free charge.

This Christmas you may want to ask Santa for that lump of coal, to help you fire up the boiler on your home electric generator.

That or oil up the wheels on our bikes.

*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).*

## Migrant situation at Inn of Chicago and illegal sale of pre-prepared food

BY ALD. BRIAN HOPKINS [2ND]

As many people know, the migrant crisis in Chicago continues to pose a tremendous challenge. The Streeterville neighborhood in particular hosts the largest migrant shelter in the city, The Inn of Chicago site, at 162 E. Ohio St. in the 42nd Ward.

Since this site opened, I have provided two updates on my office's actions in response to major quality-of-life concerns stemming from its operation. (As a reminder, the Lightfoot Administration did not consult me, nor any community group when considering the selection of this site as a migrant shelter in 2022.)

The authority to designate and adjust the operations of any given shelter in Chicago remains in the hands of the Mayor. This is not to say aldermen are without influence: indeed, I have repeatedly expressed (both

publicly and privately) the well-founded concerns of impacted neighborhoods to the previous mayor as the siting decision was made, and the present mayor as the situation continues.

I remain opposed to the continued operation of the site. My office has heard from hundreds of residents regarding significant quality of life concerns stemming from activity at that location, and I have witnessed many of them myself. These issues include, but are not limited to, narcotics sales, prostitution, consumption of alcohol on the public way, theft from local businesses, unlicensed street vendors, aggressive panhandling, and loitering on the public way to the point of blocking passage of pedestrians. Additionally, there have been reports of poor conditions in the building itself.

Among many, a noteworthy concern of mine is the unlicensed and illegal sale of pre-prepared food items (and in some cases even alcohol) on the public way. It is my understanding that individuals are preparing food in a non-commercial kitchen and soliciting it to individuals in the shelter.

This practice is entirely inappropriate as unpermitted / unlicensed food sales pose a significant public health risk as non-commercial kitchens are not held to the rigorous inspection and safety standards that traditionally licensed institutions are held to.

The exposure to foodborne illness like E. coli or Salmonella is not limited to the in-

dividual consuming contaminated food. It can spread easily and in an environment like the Inn of Chicago, it could lead to an outbreak that extends beyond the confines of the shelter.

The unlicensed business activity harms local businesses who are not mobile and have to compete with vendors who do not abide by municipal ordinance.

The seemingly harmless practice of selling homemade food items is anything but harmless. My office has been in communication with multiple city departments and we are eager to secure a concrete plan of enforcement to prevent this illegal activity from becoming a public health disaster.

### Commentary

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# Police Beat...

**Man who did 'Nazi march' and threatened to burn a rabbi in gas oven gets 30-month prison sentence**

A Chicago man who claimed to be a Nazi while committing a string of anti-Semitic hate crimes on the North Side has been sentenced to 30 months in prison, according to court records.

Prosecutors said Jay Bollyn, 70, claimed to be a Nazi and threatened to burn a rabbi in a gas oven. He also yelled "Heil Hitler" while doing a "Nazi march" outside a Jewish



Jay Bollyn

high school during a string of incidents last December, officials said.

On Dec. 19, Bollyn pleaded guilty to a single hate crime charge in exchange for the sentence from Judge Shelley Sutker-Dermer, the records show. Prosecutors dropped two additional hate crime counts.

The incident began around 11 a.m. Dec. 11, 2022, outside Bais Yaakov High School of Chicago, 5800 N. Kimball, where parent-teacher conferences were underway.

Bollyn, who was near a fence outside the school, asked a witness if they were Jewish and made anti-Semitic comments, Assistant State's Attorney Rhianna Biernat said during an initial court hearing last year. School staff members saw the interaction escalate into a verbal altercation, so they notified a rabbi about what they saw.

The rabbi, who also serves as head of security for other private Jewish schools, stepped outside to intervene.

Bollyn redirected his anti-Semitic rant toward the rabbi and threatened to burn the rabbi in a gas oven, Biernat said. He allegedly lunged toward the rabbi and then claimed to be a Nazi, going so far as to show off his "Nazi haircut."

When the Chicago police showed up, Bollyn was allegedly marching like a Nazi after shouting "Heil Hitler." The officers took him into custody.

Bollyn was on probation for filing a false complaint at the time of the hate crime and had been convicted of five other misdemeanors in 2022.

His prison sentence will be reduced to 15 months for good behavior. It will be reduced by another 374 days for credits he earned since being arrested.

**Intruder attacked, robbed woman inside Gold Coast hotel room, second person robbed nearby**

Police are investigating after a woman reported that she was attacked and robbed by a man who followed her into her Gold Coast hotel room on Dec. 16. It happened a couple of hours after a man was robbed a couple of blocks away.

The woman, whose age was unavailable, told police that an unknown man followed her into her hotel room in the 1300 block of N. State around 3:20 a.m. A Chicago police spokesperson said the victim struggled with the man, who pulled out a gun and punched her in the head.

He took the woman's valuables

and fled the scene. An officer at the scene broadcast a description of the man to other units in the area: a slim Black man standing about 6'-1" tall and wearing a green hoodie, jeans, and black, white, and red Nike shoes.

Earlier, around 3:20 a.m., a 25-year-old man was robbed near a high-rise residence in the 1100 block of N. Dearborn. The robber approached the victim in an alley, implied he had a gun, and demanded his property, the police spokesperson said.

After getting the victim's valuables, the robber fled south in the alley. The victim described him as a Black man with a goatee wearing a black coat over a gray top.

**Three teens beat, robbed, and carjacked a man inside Loop parking garage**

Four teenage boys beat, robbed, and carjacked a man inside a Loop parking garage on Dec. 15, Chicago police said. Charges have been filed.

The attack began as the victim, 52, was getting into his 2023 Audi Q5 in a parking garage on the 200 block of N. LaSalle around 5:12 p.m.

A group of assailants struck the victim in the face with an object, causing him to fall to the ground, a CPD spokesperson said. They continued to hit him in the face and body while he was down.

After robbing him of his valuables and keys, they drove away with his car.

Several people reported seeing the stolen Audi driving recklessly along Clark Street in Lincoln Park and elsewhere before police caught up with it around 6:30 p.m. Officers arrested the four occupants outside Fifth Third Arena, 1801 W. Jackson.

Prosecutors filed vehicular hijacking charges against the four boys. Two are 15 years old, and the others are 14 and 16, according to the police spokesperson.

No other information is available about the group because they are all juveniles.

**Migrants sold shoplifted merchandise outside Loop shelter**

Two Venezuelan migrants have been charged with trying to sell shoplifted merchandise outside a downtown Chicago shelter. And three other migrants were recently arrested together after a sharp-eyed CTA employee noticed they boarded a bus with \$2,000 worth of merchandise that still had shoplifting sensors attached.

A CPD surveillance camera operator sent patrol cars to the 300 block of S. Plymouth after they saw two male migrants selling merchandise on Dec. 11, according to the men's arrest reports.

Officers detained Yonathon Cubillan, 27, and Charlie Rodriguez, 22, after noticing that their merchandise still had price tags attached from Burlington and Five Below, the reports said. Both retailers have locations near the Standard Club migrant shelter at 320 S. Plymouth.

Burlington confirmed that the items with their tags attached had been shoplifted. A loss prevention officer at the store told police that Rodriguez is a known shoplifter, the reports said.

Both men were charged with misdemeanor theft and cited for soliciting without a license.

It is the second time Rodriguez has been arrested for a shoplifting-related crime since arriving in our fair city. On Oct. 14, he was charged with shoplifting a pair of \$250 Dolce & Gabbana pants from Nordstrom, 55 W. Grand. Prosecutors dropped the case last month.

In a separate incident, three Venezuelan migrants were arrested in the Loop on Dec. 8 after a suspicious CTA bus driver called the police on them.

**One charged after crew steals purses worth \$210,380 from River North Louis Vuitton store**

Prosecutors say a Chicago man was among ten people who swiped \$210,000 worth of handbags and purses during a 26-second raid on a Louis Vuitton store in River North last month.

Michael Bibbs, 18, was arrested Monday at the Cook County jail. He has been residing there since Chicago police allegedly caught him with a stolen machine gun three days after the shoplifting mob targeted the Louis Vuitton shop inside Nordstrom, 55 E. Grand, on Nov. 13.

Shortly before 8 o'clock that evening, the flash mob donned face masks and hoodies, then made their way up an escalator to the Louis Vuitton section, a Chicago police case report said.

The crew didn't say a word or display any weapons as they ripped about 45 purses from the display shelves. According to the report, each bag retailed for between \$3,000 and \$11,000. Store managers determined merchandise worth \$210,380 was taken during the theft, which lasted 26 seconds from start to finish, the report said.

All the thieves appeared to wear gloves during the raid, but they left pieces of razor wire behind, possibly a tool they planned to use if they encountered security cords.

After gathering the purses, all ten thieves bolted back down the escalator and headed east on Grand Ave., the report continued.

The theft was caught on store vid-



Michael Bibbs (inset) and a frame from store security footage.

eo, which was posted to Twitter last month by Chicago Critter.

Bibbs is charged with theft of \$100,000 to \$500,000 in connection with the Louis Vuitton heist. Should he be released in the pending gun case, he will be placed on electronic monitoring for the theft charge, Judge Maryam Ahamad said during a first appearance hearing Dec. 19.

While only 18, Bibbs has already developed a significant felony resume. Prosecutors say he was convicted of possessing a stolen motor vehicle last year and was adjudicated delinquent for aggravated unlawful use of a weapon and aggravated unlawful use of a weapon by a felon when he was a juvenile.

On Nov. 16, Chicago police allegedly saw Bibbs driving a stolen Jeep Cherokee the wrong way and then watched as he crashed into another

motorist and a home in the 5800 block of S. Morgan.

He ran from the wreckage, but CPD officers found him hiding in some bushes near a set of railroad tracks, according to his arrest report.

The cops found a 9-mm handgun equipped to fire automatically like a machine gun on the Jeep's driver's seat and another 9-mm handgun with an extended ammo magazine on the driver's floorboard, prosecutors alleged last week. Police said the machine gun had been reported stolen in Wisconsin.

Bibbs is charged with possessing a machine gun, aggravated unlawful use of a weapon, possessing a stolen motor vehicle, and aggravated fleeing in that case. Judge Charles Beach ordered him to be jailed as a public safety threat on Nov. 17.

**Video shows Chicago man attacking woman with a log on the Magnificent Mile**



The attacker hoists a large log onto his shoulder after striking a woman with it on the Magnificent Mile on Nov. 13.

A city of Chicago surveillance camera was rolling last month when a woman was critically injured by a man who hurled a log, striking her in the head directly in front of the Burberry store on Michigan Ave.

Last week, the city released the footage to this reporter in response to a Freedom of Information Act request.

The woman, a 23-year-old flight attendant who was enjoying a layover with a co-worker, remained unresponsive for days. Officials have not provided any updates about her condition.

Prosecutors have charged Bruce Diamond, a 52-year-old man who has

an extensive history with police in Chicago and elsewhere. At the time of the Mag Mile attack, he had been AWOL for more than two years from a misdemeanor battery case in which he was accused of battering someone inside a store in the Loop.

Officials said the attack was random.

As the city's video from Nov. 13 begins, people are going about their day in the 600 block of N. Michigan. It's shortly after 2 p.m. as a small group of shoppers heads north past the Burberry store.

Heading south on the same sidewalk is a man, allegedly Diamond. Gripped under his right arm is a long,

white log. Prosecutors said he had just stolen it from a nearby Starbucks.

Directly in front of the Burberry entrance, the man hoists the log above his shoulder and hurls it directly at the woman. It strikes her in the head, knocking her unconscious. She immediately falls to the ground.

As bystanders stop to help the woman, the man picks up the log and raises it over his shoulder, seeming to threaten three passersby. They turn on their heels and run.

The attacker continues walking south, takes one step into Ontario St., then walks back toward the fallen victim. At the same time, a Chicago police officer walks into view. He orders the man to drop the log and then places him in custody.

Diamond remains in the Cook County jail. He was due in court on Dec. 21. Last month, prosecutors said he has had 21 convictions in Ohio since 2011. In one of those cases, he was accused of throwing a rock at a Cincinnati Fire Dept. ambulance in the city's Government Square, according to a contemporaneous report by the Cincinnati Enquirer.

lifted from TJ Maxx at 11 N. State; and eleven hats worth \$246 stolen from Vans at 500 N. Michigan, according to the arrest reports.

They are each charged with two felony counts of retail theft and one misdemeanor count of retail theft.

The arrests are the second for Ascanio and Rodriguez, according to CPD records.

Ascanio was charged with misdemeanor retail theft on Oct. 20 after a Nordstrom Rack employee accused her of stealing a bottle of Hugo Boss perfume and a yellow ring from the

company's Loop location. The case is still pending.

Rodriguez was arrested on Oct. 2, 13 days after he arrived in Chicago, when a Macy's employee accused him of stealing a backpack and headband from the State St. store. Prosecutors dropped the case on Nov. 17.

— Compiled by CWBChicago.com

# City issues seizure notices for mayor's motorcade after failing to pay red light, speed cam tickets

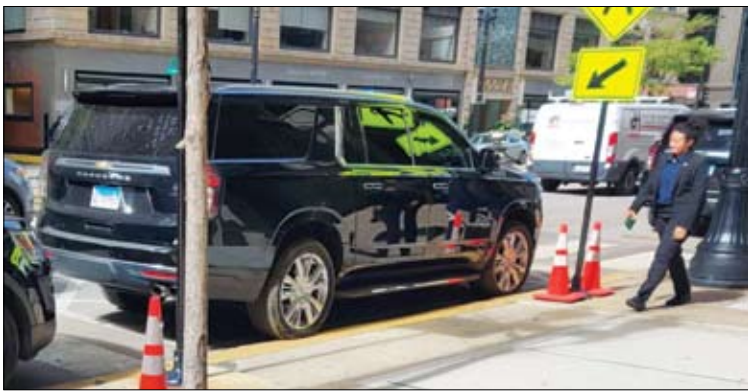
BY CWBCHICAGO

The city of Chicago has issued seizure orders for two SUVs that shuttle Mayor Brandon Johnson around town because no one has paid a growing pile of speeding and red light camera tickets issued to the vehicles.

Four SUVs dedicated to Johnson have collected 21 citations and one warning since he became mayor seven months ago. As of Dec. 20, the unpaid fines and penalties total \$2,130.

Johnson's motorcade has picked up tickets at a dizzying pace. In fact, his SUVs have been tagged speeding and running red lights more often in seven months than former mayors Rahm Emanuel, Lori Lightfoot, and Cook County Board President Toni Preckwinkle received within four-year terms.

Johnson's SUVs owed the city \$855 for 11 moving violations when we first reported on his motorcade's driving habits on Oct. 18. The debt ballooned to



A member of Chicago Mayor Brandon Johnson's security detail walks toward one of his motorcade SUVs outside City Hall in October.

\$1,725 by Nov. 30. Now, the debt is \$2,130... and growing.

Since Nov. 30, the city has issued seizure orders against two of the four mayoral SUVs. Three seizure orders have been issued for one of the SUVs for non-payment of three speed camera tickets. The city issued three more seizure notices against another car for failing to pay two speeding tickets and a red light violation.

Only two of the 21 tickets John-

son's cars have received since he was sworn in have been paid.

We've repeatedly asked the mayor's office about his motorcade's speeding and red light running habits. We've asked who's supposed to pay the bills and when they will pay up. We've asked why the mayor needs to fly through school and park zones at more than 50 mph.

They have not replied.

In a piece of old business, one ticket issued to the SUVs during

former Mayor Lightfoot's term remains unpaid. With penalties added, that bill has swelled to \$244. We're not including that in the fines and penalties accrued by Johnson. The unpaid ticket issued to Lightfoot has not resulted in a seizure order.

When Rahm Emanuel's red light and speeding tickets were revealed during his administration, the former Obama chief of staff paid the fines out of his own pocket. He later transferred responsibility for payment to whichever Chicago police officer was driving at the time of the violation. Needless to say, the number of citations issued to Emanuel's cars dropped dramatically after his drivers became responsible for the bills.

Preckwinkle also promised that tickets issued to her county-operated SUVs would be paid after we raised the issue with her. We later discovered that her tickets were subsequently protested and frequently dismissed.

# State regulators once again flex muscle in rejecting utilities' grid plans, lessening rate hikes

Decisions continue shift at Illinois Commerce Commission toward tighter regulation of utilities

BY ANDREW ADAMS  
Capitol News Illinois

On Dec. 14, the Illinois Commerce Commission curtailed proposed rate hikes and rejected grid plans from two major electric utilities, mirroring a series of bombshell decisions rendered last month that cut increases for Illinois' four largest gas utilities.

The ICC rejected the pair of plans from Commonwealth Edison and Ameren Illinois that were meant to illustrate how the companies would comply with the state's landmark climate legislation, the Climate and Equitable Jobs Act.

Those plans would have laid out how the utilities plan to integrate with new renewable energy resources and meet decarbonization requirements while ensuring electric rates remain affordable for low-income communities.

In rejecting the plans, regulators limited the companies' proposed rate increases, meaning that next year's impending increases will be significantly smaller than the utilities' requests.

There was no mention of demanding ComEd refund the money they billed to their customers, and received as a result of the corrupt deals they negotiated with state regulators.

ICC Chair Doug Scott said the plans had "significant shortcomings" and failed to meet the minimum standards set out by CEJA, including by failing to adequately address how the plans would benefit low-income communities. He also said the planning process lacked transparency among other criticisms.

The companies now have three months to file updated plans,

which will begin a new review process at the ICC.

Consumer and environmental advocates praised the ICC's decisions, saying they represent a continued, overdue shift toward tighter utility oversight.

"This is not business as usual," said Brad Klein, an attorney for the Environmental Law and Policy Center who argued in both cases. "This is really a very significant change in Illinois."

Klein also said the commission "sent a strong message" to utilities and other stakeholders that they would all be held accountable to the goals laid out in CEJA.

Other advocacy groups, such as Illinois PIRG, the Union of Concerned Scientists and AARP Illinois, also commended the decisions.

Sarah Moskowitz, head of the consumer advocacy group Citizens Utility Board, said she is "quite pleased" with Thursday's outcome.

CUB focused much of its arguments against the two cases on lowering the utilities' proposed return on equity, or profit rate.

While both companies requested a 10.5% return, the ICC approved an 8.905% return for ComEd and an 8.72% return for Ameren.

While pleased, Moskowitz noted she was also surprised by the

ICC's recent decision making.

"I've never seen this kind of action from the commission before," Moskowitz said.

While the profit rates for the two companies are now set, pending any potential appeals, key factors for rate-setting remain subject to change, based on the companies' replacement grid plans.

"Billions of dollars continue to be on the line," Moskowitz said.

Commissioner and former Illinois AFL-CIO President Michael Carrigan dissented in the decision — a rarity for the agency that mostly rules unanimously.

In a written dissent, Carrigan said while he did not believe the

REGULATORS see p. 10

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## New Year's Eve Fireworks Spectacular on Chicago Riverwalk

A large fireworks show will ring in the New Year, launched from six downtown bridges from Franklin St. to Columbus Dr. City of Chicago's Dept. of Cultural Affairs and Special Events [DCASE] announced the return of the New Year's Eve fireworks spectacular on the Chicago River to ring in 2024.

In partnership with ART on THE MART, the New Year's Eve celebrations will include a custom projection highlighting ART on THE MART beginning 7:30 p.m. Sunday, Dec. 31. The evening will culminate with a fireworks display from six bridges along the river beginning at midnight, coinciding with the grand Navy Pier fireworks display on the lakefront.

The fireworks show can be best viewed along the Chicago River from Upper Wacker Dr. from McClurg Ct. to Franklin Street. Bridge closures will be in place at Franklin St., LaSalle St., Clark St., Dearborn St., State Street and Columbus Dr. beginning Sunday, Dec. 31, from 11:45 p.m. until 12:15 a.m.

The Wabash and Michigan Ave. bridges will remain open. Public transportation is recommended for the best experience. ART on THE MART, which is celebrating its fifth anniversary in 2023, will present a new program of the "Best of ART on THE MART."

The Riverwalk will be closed beginning at 11 p.m., with only a section from Wells St. to Orleans St. open until 12:15 a.m. for spectators to enjoy the full audio/visual projection program for the ART on THE MART show. Projections will begin at 7:30 p.m. and repeat until 11:55 p.m. before displaying a countdown to the New Year. Following the fireworks, a special New Year message will be displayed until 12:15 a.m. Note: The Chicago River will be closed to boat traffic from Franklin to Columbus from 11:30 p.m. to 12:15 a.m.

For more information, visit Chicago.gov/NYE and follow on Facebook at ChicagoDCASE, on Twitter @ChicagoDCASE and Instagram @ChicagoDCASE.

## ENDS from p. 2

will join their Government Affairs team on Jan. 1.

**WEST WINGING IT:** No one's ever accused a Beverly neighborhood O'Malley of being slow. They're usually the brightest bulb in the box. They come from a huge family of cousins, everyone a champ.

The descendants of a long line of aunts and uncles, a steady flow of doctors, lawyers, teachers and fashion models who always get the joke. Well, they certainly did at the President's White House Christmas Party. **Patrick, Maeve, Lucy and Courtney O'Malley** were working unscripted on the shared soil of 1600 Pennsylvania Ave.

They drew more than their fair share of laughs, making their way around the Presidential Family home. Good buddy **President Joe Biden** went out of his way to ensure that Papa **Mark O'Malley** gathered his Chicago troops in D.C.

They're not just funny, they're hilariously off-putting. Tasteful, ironic and intellectual. Thank God for good schools. They're the only team you need around you when rubbing elbows with the comics of the senate. They're brothers and sisters who know their punchlines and aren't afraid to use them in three languages. Book for 2024 now.

**PUPPET STRINGS:** Chicago at the 6th Chicago International Puppet Theater Festival runs Jan. 18-28, at theaters all over town, featuring **Mo Willems'** popular children stories about a monster who tries to be scary, Manual Cinema's monster hit Leonardo!, Rough House's late-night cabaret, **Michael Montenegro** and Theatre Y's Youth Ensemble tackle gun violence, and a toy theater travelogue by **Matthew Gawryk**, who has been working as a lighting and scenic designer for 25 years. His designs have been seen on stages across Chicago including Metropolis Performing Arts Center, Lookingglass Theater, and Red Orchid Theater where he taught theater design. He has traveled with the band Mucca Pazza and Hubbard Street Dance. Also **Dan Kerr-Hobert**, an ensemble member of The Neo-Futurists Theater and a long-time collaborator with **Blair Thomas & Co.** Look them up and go.

**BROADWAY BOUND:** Great

## INSIDE PUBLICATIONS

commotion in the talented household of **Linda and Richard Robin**, a distinguished Broadway producer who will be lifting the curtain on his latest production, "A Sign of the Times," in New York off-Broadway with all the fanfare and panoply that can be mustered on Feb 22, 2024.



John Bouvier Kennedy Schlossberg

**BEVERLY HILLS TALK:** **Irene Michaels** chatting in the Polo Lounge at the beautiful Beverly Hills Hotel with **Carol Connors**. A brilliant songwriter who has been Oscar nominated twice and wrote the theme song "Gonna Fly Now" aka the theme for "Rocky." Michaels is adding another award to her collection, The Get Out Magazine Awards 2023. She's grateful to everyone who voted for her and special thanks to **Eileen Shapiro**.

**WHO'S WHERE:** That was quite a stir that **John Bouvier Kennedy Schlossberg** caused exiting La Scarole after the Blackhawk game just before Christmas, as no one at the Grand Ave. trattoria seemed to grasp who he was in real life, alas boss **Joey Mondelli** was not on the scene... what a ferocious Lake Forest dinner party **Myra and John Reilly** pulled off in their elegant manse to celebrate **Bobbi Panter's** birthday just hours after the hosts returned from a week in Paris, do I smell ducks roasting in green olives? Lucky **Bobbi Panter** and **Matt Arnoux**, joined pals **Whynnis Mackie, M. Susan Sullivan, Philip Emigh, Ann Schwarz Sherrill, Lakesha Rose, Jim Rose, Bruce P. Hass** for a glorious night... **Marius Morkvenus** and **Hector Gustavo Gutierrez** are back to the States wearing the ultimate travel hats from Viet Nam... those bright **Kellerman Smith** eyes on the twins and their sister signal a powerful dynamic for hope and effective living, the true Chicago perspective for rich living.

**KNOLLWOOD GIVING:** For 24 years **Sherry Lea Fox** has instigated an incredible afternoon at Knollwood Golf Club, singing, dancing and giving back. She has the vibrancy of spirit and a take on life which provides her with an elegance of action surrounding her guests in the harmonies of revival. You know, that joyous spirit



Bobbi Panter, Matt Arnoux with friends including John and Myra Reilly, Whynnis Mackie, M. Susan Sullivan, Philip Emigh, Ann Schwarz Sherrill, Bruce P. Hass, Lakesha Rose and Jim Rose.



Sherry Lea Fox at the microphone.



White House Christmas Party Patrick, Maeve, Lucy, Courtney and Mark O'Malley.

that reconnects our plugs and finds those who are hurting, encouraging others to step up and lift others to hope. Of course the crowd is delighted when Sherry Lea sets out to entertain. She is of course a true one-woman show, filled with the delights that only friendship and big heart can satisfy.

**WOMEN AND CHILDREN FIRST:** It was such a big event in the 1956 world of our childhood that my parents let us stay home from school to see it. The arrival of the Swedish Liner SS Stockholm to the Port of New York following its tragic collision with the stately Italian luxury liner SS Andrea Doria.

Many passengers perished in the crash.

The Andrea Doria was struck mid-ship and began to sink ASAP. Because the Swedish vessel was rigged for ice sailing it was less vulnerable.

What we didn't know at first was that a group of young Chicago stu-

dent priests were returning home on the beautiful Andrea Doria, after some years of Roman study. Curiously, over my lifetime, I worked or studied with some of them. The past Vicar General, **Bishop Raymond E. Goedert**, 96. A holy man. An expert on Church Law. A man of simple tastes and old-fashioned pieties. He lived at the Cardinal's house on State Pkwy. And never drank.

He didn't speak much of his "personal" Titanic experience. But he did have a thousand terrified Italians sinking in the cold waters of the Atlantic off Nantucket. And he stood as he was rowed to the Stockholm giving absolution, "forgiveness," to all who regretted their sins.

He was the the soft-spoken voice of the Deity saying "be at peace." They would all watch the Andrea Doria fall beneath the surf, plunging into the sea's bottom. Carrying away the dead, their mistakes, and their repentance.

Bishop Goddert spent his whole life dishing out forgiveness. That always feels good. Especially when the salty waters of your sinking are near at hand.

Always do sober what you said you'd do drunk. That will teach you to keep your mouth shut.

— Ernest Hemingway

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# Border sales a boost for Illinois marijuana retailers near Wisconsin; a drag for those by Missouri

BY CHRIS CASACCHIA  
MJBizdaily.com

Marijuana sales along the Illinois state line is a key revenue generator for retail operators near Wisconsin, and is a drag of retailers located near Missouri.

Less than half a mile south of the Wisconsin border in Illinois, the Sunnyside Cannabis Dispensary bustles with activity. Cars with license plates from Wisconsin, Minnesota and other pot-banning states slide in and out of the shop's expansive parking lot, re-

ports Stateliness News. The store is an easy hop off I-90. Sunnyside is the pot-user's last chance to legally buy adult-use marijuana products until Montana, more than 900 miles away down I-90.

Data compiled by New York-based wholesale technology platform LeafLink — as well as information gathered from state agencies, quarterly reports and interviews with several cannabis companies — bear that out.

LeafLink analyzed hundreds of ZIP codes at the request of MJBizDaily and found strong links that when new recreational

markets open, retailers near borders stock up on inventory significantly more than operators located elsewhere in a state.

Data from the past three years revealed wholesale marijuana products purchased by border stores jumped 140% after the launch of adult-use sales, while retailers located in more interior areas increased purchases by about 80%.

"The growth when a state launches adult-use sales at a border store in terms of purchasing activity is around double the growth of the remainder of the

state," said LeafLink Strategy Analyst Ben Burstein.

Of course, numerous factors are at play — perhaps none more impactful than the marijuana policies of neighboring states.

That's why Illinois retailers near Wisconsin, where marijuana possession is illegal, are still attracting Wisconsinites nearly four years after the launch of recreational sales.

Like the small Illinois city of Metropolis, dispensaries likewise hug the Illinois boundaries with Indiana, Iowa and Kentucky, where pot sales are outlawed.

The contrasting statutes between states create some law enforcement concerns in areas where marijuana is outlawed — when residents legally use marijuana just across the border or bring it back home.

But many elected officials in those states say the larger problem is the loss of potential revenue from an industry that could bring visitors, jobs and tax dollars.

There also are retail sales-tax implications, a big reason why St. Louis-area operators are see-

**BORDER** see p. 10

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3C3242 (Sherrod, Sven)  
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for public sale of miscellaneous items.  
This sale is to be held on Thursday,  
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How wonderful it is that nobody need wait a single moment before starting to improve the world.  
— Anne Frank

## REGULATORS from p. 7

plans were compliant with the state's climate law, he thought that the commission could have modified, rather than rejected, the plans to bring them into compliance.

"Based on comments made from the bench, we can say at this time that we are very disappointed with the outcome as described," a ComEd spokesperson said in a statement released after the ICC announced its decision but before it issued its final order.

Ameren's Matthew Tomc, the head of the company's regulatory affairs, was also "disappointed" by the decision and pushed back against the ICC's characterization of the company's grid plan.

"Ameren Illinois' plan was the result of a transparent two-year regulatory process with significant input from stakeholders, including the ICC's own expert staff," he said in a statement. "It meets the statutory requirements of the state's Climate and Equitable Jobs Act."

Tomc went on to say that Ameren's now-rejected plan advanced the state's clean energy goals.

Representatives from both companies said they will review the full decision.

## Peoples Gas' failed request

In addition to the electric cases, the commission also revisited a gas rate case brought by Chicago's Peoples Gas on

Dec. 14.

Earlier this month, the company requested clarification to part of the ICC's November decision limiting their rate increase and placing a controversial infrastructure program on hold pending an ICC investigation.

The company claimed the decision hampered their ability to conduct emergency repairs and requested the ICC increase the record rate increase it granted last month.

But the commission rejected this request, instead finding it was procedurally improper and that the company has an "enduring responsibility" outlined in law to maintain system safety, according to the commission's ruling.

The company is "likely" to request a formal rehearing in the case, according to Peoples Gas spokesman David Schwartz.

The now-rejected request was met with strong interest from Chicago-area unions and other groups. Illinois AFL-CIO President Tim Drea, a group of Chicago city council members, as well as representatives of several area businesses, sent letters to the commissioners sharing concerns about the proceeding.

Scott said these types of tactics and letters "frustrate the efforts of commissioners and commission staff to perform our duties." Instead, Scott said, concerned groups should offer public comment online or in meetings.

## BORDER from p. 9

ing an influx of shoppers from southern Illinois, where cannabis taxes are at least three times higher than in Missouri. Illinois is one of the highest tax states in the nation.

The February launch of adult-use sales in Missouri has caused ripple effects throughout the Midwest.

Missouri holds the rare distinction of bordering eight states, with only Illinois offering recreational marijuana sales.

Missouri's 6% retail tax on recreational marijuana purchases is also among the low-

est in the nation, drawing Illinois consumers across the Mississippi River in droves to buy much cheaper weed.

All in, cannabis sales taxes in neighboring Illinois eclipse 30%, second only to Washington state. And in Chicago, sales taxes can easily top 40%.

Demand is booming in western Missouri, too.

In April, Missouri retailers near the border of Kansas, where marijuana possession is also illegal, said they were seeing foot traffic increase ninefold after expanding into recreational sales.

The rush of new customers, coupled with

cultivation-capacity lags, has led to big spikes in wholesale prices and inventory shortages throughout the supply chain.

Retailers, for their part, are trying to keep pace.

To meet consumer demand, wholesale purchases per store in the Kansas City, Missouri market increased from \$97,000 in the quarter before the launch of recreational sales to \$491,000 in the quarter after, a whopping 406% jump, according to LeafLink data.

In the St. Louis market, which borders southwestern Illinois, wholesale purchases per store increased nearly 57%, to \$610,000, after adult-use sales began.

"The demand's been bigger than anyone expected," Burstein said.

In marijuana retail, particularly near state borders, it's a zero-sum game.

The sales boom in the St. Louis market, which has more than 70 stores, has deflated business on the Illinois side of the border, where retailers have lost millions of dollars in sales since Missouri's adult-use launch, according to quarterly reports and earnings calls.

Top executives at New York-based multistate operator Ascend Wellness Holdings, which has two shops near the Missouri border, cited revenue declines at its southern Illinois stores in recent earnings, saying it has led to suppressed margins that are expected to linger for much of the year.

Florida-based MSO Jushi Holdings, which also operates two Illinois stores near the Missouri border, reported an 8.8% year-over-year revenue decline to \$66.4 million in its second quarter, partially attributing the slide to adult-use sales in Missouri.

In an Aug. 11 second-quarter earnings call, Jushi CEO James Cacioppo said total Illinois sales declined 20% from the first quarter and 40% year-over-year.

"I think we under-anticipated the pricing power initially out of the gate that retailers were going to have in Missouri," said Jushi Chief Strategy Director Trent Woloveck.

"The impact was a little bit greater than we had thought due to that pricing for flower, vapes and infused products."

In response, Jushi has implemented several initiatives, including adding new promotions and diversifying product SKUs (stock-keeping units) to ease the impact of declines sales in Illinois.

Market dynamics in northern Illinois, particularly along the Wisconsin border, are a different story.

Wisconsin is among 10 states without a medical or recreational marijuana program.

Illinois counties bordering Wisconsin – including Lake, McHenry, Jo Daviess and Winnebago – accounted for 15.4% (\$239.7 million) of the nearly \$1.6 billion in cannabis sales last year in the state, according to a fiscal analysis requested by pro marijuana-legalization lawmakers in Wisconsin.

The Wisconsin Legislative Fiscal Bureau report, which was released in March, cited annual statistics from the Illinois Dept. of Financial and Professional Regulation.

Moreover, the report estimated about 7.8% of marijuana sales in Illinois in 2022, roughly \$36.1 million, were generated by out-of-state residents traveling from Wisconsin.

Under Illinois law, out-of-state residents can only purchase recreational cannabis.

Two of Chicago-based multistate operator Cresco Labs' 10 stores in Illinois are located near the Wisconsin border: a Sunnyside outlet in South Beloit at the border and one in Rockford, about a 30-minute drive away.

The South Beloit store often draws up to 1,000 daily visitors, according to Cresco's national retail president, Cory Rothschild - traffic on par with the nation's busiest marijuana retailers in highly populated areas.

It's all the more impressive, considering that South Beloit has a population of roughly 8,000 and is more than 40 miles from Madison, the nearest city and Wisconsin's state capital.

"It's an extremely high-volume retail location," Rothschild told MJBizDaily.

"South Beloit and Rockford as well are probably (among the) top dispensaries in the country."

### Lakeview Township Real Estate For Sale

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EHRHART, WAVELAND COMMONS CONDOMINIUM ASSOCIATION, ILLINOIS DEPARTMENT OF REVENUE Defendants 2022 CH 08263 1648 W WAVELAND AVENUE, 3E 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 June 15, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 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 1648 W WAVELAND AVENUE, 3E, CHICAGO, IL 60613 Property Index No. 14-19-223-055-1005 The real estate is improved with a single family residence. The judgment amount was \$316,566.45. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale 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.)</p>	<h4 style="text-align: center;">Real Estate For Sale</h4> <p>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 &amp; PARTNERS, PLLC Plaintiff's Attorneys, 205 N. MICHIGAN SUITE 810, CHICAGO, IL, 60601 (561) 241-6901. Please refer to file number 22-059115. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales. CHAD LEWIS ROBERTSON ANSCHUTZ SCHNEID CRANE &amp; PARTNERS, PLLC 205 N. MICHIGAN SUITE 810 CHICAGO IL, 60601 561-241-6901 E-Mail: ILMAIL@RASLGM.COM Attorney File No. 22-059115 Attorney ARDC No. 6306439 Attorney Code. 65582 Case Number: 2022 CH 08263 TJSC#: 43-4382 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 08263 <b>13234685</b></p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION SPECIALIZED LOAN SERVICING LLC Plaintiff,</p> <p>-v- PATRICIA NAJDUK A/K/A PATTI NAJDUK, EL LAGO CONDOMINIUM ASSOCIATION, UNKNOWN HEIRS AND LEGATEES OF PATRICIA M BRUCE A/K/A PATRICIA MARGARET BRUCE, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, PATRICIA NAJDUK, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF PATRICIA MARGARET BRUCE, UNKNOWN HEIRS AND LEGATEES OF KATHERINE P SANTOS Defendants 2023 CH 00643 6157 NORTH SHERIDAN ROAD #19A CHICAGO, IL 60660 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on November 13, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 18, 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 6157 NORTH SHERIDAN ROAD #19A, CHICAGO, IL 60660 Property Index No. 14-05-211-024-1185 The real estate is improved with a high rise condominium. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or</p>	<h4 style="text-align: center;">Real Estate For Sale</h4> <p>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. MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiff's Attorneys, One North Dearborn Street, Suite 1200, Chicago, IL, 60602. Tel No. (312) 346-9088. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales. MCCALLA RAYMER LEIBERT PIERCE, LLC One North Dearborn Street, Suite 1200 Chicago IL, 60602 312-346-9088 E-Mail: pleadings@mccalla.com Attorney File No. 22-134911L Attorney Code. 61256 Case Number: 2023 CH 00643 TJSC#: 43-4170 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 00643 <b>13234464</b></p> <p>131313 -----</p> <p style="text-align: center;"><b>Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700</b></p>
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### North Township Real Estate For Sale

<h4 style="text-align: center;">Real Estate For Sale</h4> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST; Plaintiff, vs. AARON SCOTT; 1209 NORTH STATE STREET CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS AND NONRECORD CLAIMANTS; Defendants, 23 CH 5112 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Monday, January 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. 17-03-112-041-1011. Commonly known as 1209 North State Parkway, Unit 11, 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 &amp; Associates, P.A., 1771 West Diehl Road, Naperville, Illinois 60563. (630) 453-6925. 149-192472 ADC INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com <b>13235195</b></p> <p>272727 ----- 202020 -----</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION Wabash Superior 1 LLC, a Delaware LLC Plaintiff(s) vs. Symmetry Tower/Chicago Project Owner, LLC, et. al Defendant(s)</p>	<h4 style="text-align: center;">Real Estate For Sale</h4> <p>Case Number: 2019 CH 06588 Sheriff No.: 240001 Pursuant to a Judgment made and entered by said Court in the above entitled cause, Thomas J. Dart, Sheriff of Cook County, Illinois, will on January 30, 2024, at 1:00 P.M., in Room LL06 of the Richard J. Daley Center, 50 West Washington Street, Chicago, Illinois, sell at public auction the following described premises and real estate mentioned in said Judgment: Legal Description: PIN(s): 17-10-101-008; 17-10-101-009; 17-10-101-010; 17-10-101-011; and 17-10-101-012 Common Address: 739 N. Wabash Ave./42 E. Superior Street; 44-46 E. Superior Street, Chicago, Illinois 60611. Improvements: non-residential property consisting of a three-car garage with storage above on Wabash (739 N. Wabash); a small parking lot on Wabash (737 N. Wabash); a three-flat with restaurant space (42 East Superior); multi-level (3) commercial space (44 East Superior) and multi-level mixed use space (46 East Superior) Sale shall be under the following terms: payment of not less than ten percent (10%) of the amount of the successful and highest bid to be paid to the Sheriff by cashier's check or certified funds at the sale; and the full remaining balance to be paid to the Sheriff by cashier's check or certified funds within twenty-four (24) hours after sale. Sale shall be subject to general taxes, special assessments. Premises will NOT be open for inspection. For information: Jamie L. Burns, Leventfeld Pearlstein, LLC, 120 S. Riverside Plaza, Suite 1800, Chicago, IL 60606 This is an attempt to collect a debt, pursuant to the Fair Debt Collection Practices Act and any information obtained will be used for that purpose. Law Firm Information: Leventfeld Pearlstein, LLC Address: 120 S. Riverside Plaza, Suite 1800, Chicago, IL 60606 Phone: 312-346-8380 <b>13234689</b></p> <p>202020 ----- 131313 -----</p> <p style="text-align: center;"><b>Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700</b></p>
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### Rogers Park Township Real Estate For Sale

#### Real Estate For Sale

272727 -----  
202020 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FIFTH THIRD BANK, NATIONAL ASSOCIATION; Plaintiff, vs. NAYELI ESPINOZA; FARWELL ESTATES CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS AND NONRECORD CLAIMANTS; Defendants,  
22 CH 5725  
NOTICE OF SALE  
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Tuesday, January 16, 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. 11-32-123-016-1014; 11-32-123-016-1030.  
Commonly known as 6836 N. Lakewood Avenue, Unit G and parking space G-4, Chicago, IL 60626.  
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., (630) 453-6925. 6722-185633  
INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com  
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131313 -----

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LEGAL NOTICE

LEGAL NOTICE

COOK COUNTY REAL PROPERTY ASSESSMENTS FOR 2023

This publication constitutes official notice of the changes in assessment to all owners of real property in North Chicago Township...

It is the duty of the Assessor to appraise all taxable real property in Cook County at its fair cash value as of January 1, 2023.

The Assessor does not determine property taxes. Property taxes are determined by the spending needs and requests of municipalities...

In Cook County, real property is classified according to its use. The classification system is used to determine the percentage of the fair cash value...

Changes in assessment for land and improvements are listed separately. The dimensions of the land are also listed:

- A - Acres
B - Back Lot
N - Irregular Lot
S - Square Feet

Cook County uses a Permanent Index Number (P.I.N) system as a means to identify individual real estate parcels.

Note:

Blocks are defined as follows:

- Blocks 100 to 199 are located in the N.W. Quarter
Blocks 200 to 299 are located in the N.E. Quarter
Blocks 300 to 399 are located in the S.W. Quarter
Blocks 400 to 499 are located in the S.E. Quarter

The next three digits in the series identify the specific parcel or lot. The last four, (where applicable), identify individual condominium units...

Whenever possible, the assessment list will be listed by the street name and the street or house number of the parcel.

If you have any questions regarding the assessment of real property you should visit the Office of the Assessor of Cook County...

FRITZ KAEGI ASSESSOR OF COOK COUNTY TOWNSHIP OF NORTH CHICAGO

Table with columns: AREA, BLK., SIZE, LAND, IMP. Lists various areas and property details.

Main table with columns: NO., SIZE, LAND, IMP. Lists property details including owner names, addresses, and lot numbers.

Table with columns: NO., SIZE, LAND, IMP. Continuation of property details from the main table.

continued on next page

LEGAL NOTICE

continued from previous page

Table with columns: NO., SIZE, LAND, IMP, and property details. It lists numerous parcels with their respective owners, addresses, and assessment information.

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LEGAL NOTICE

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Table with columns: NO., SIZE, LAND, IMP, and property details. The table is split into two main sections, each with 15 columns. The first section lists various properties with their respective details. The second section continues the list, including properties like '1501 KINGSBURY REAL ES' and 'KINZIE ST W'.

continued on next page

For additional assessment information, please visit our website at www.cookcountyassessor.com

INSIDE PUBLICATIONS  
LEGAL NOTICE

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Table with 16 columns: NO., SIZE, LAND, IMP, and owner details. The table is split into two main sections, each with 8 columns. The first section lists properties with owner names like MICHELE A BALDWIN, ERIC RUSSELL APT19AB, etc. The second section lists properties with owner names like CHRISTOPHER HOWARD, DIANNE M GHAETER, etc. The table includes various property details such as parcel numbers, sizes, and owner names.

continued on next page



# Annual LeadingAge meeting significantly shaped by contributions from The Admiral at the Lake

In its continuing effort to be a forward-thinking thought leader in the senior living sphere, The Admiral at the Lake was a prominent contributor to LeadingAge's Annual Meeting held in early November in Chicago.

Seven leaders from the organization attended the meeting, and residents made significant contributions as well.

The Admiral strives to provide residents with engaging opportunities and events, and the LeadingAge Annual Meeting was no exception. Residents assisted with the creation of trade show graphics; established the Artist Loft, where residents created multimedia works on-site; and served as greeters for the Expo.

Additionally, residents facilitated a site visit to The Admiral and toured guests through the community, focusing on six key areas: Resident experience, diversity, equity, inclusion, access and belonging, employee experience, leadership alignment, operational subject matter experts; and how we advance the organization.

"We were thrilled by the invitation from LeadingAge to be a contributor to the annual meeting and conference," shared CEO Nadia Geigler. "Whether through the Artist Loft experience our residents led, providing session speakers on the topic of cultural IQ, or the networking and education

site visits we hosted in our community, the common thread throughout was full engagement by The Admiral community. We were so grateful to build deeper connections with our peers and to learn from one another about the best practices among not-for-profit providers in our field."

Geigler and other members of The Admiral leadership team spoke on a panel regarding the importance of a strong culture at the community as well as their strategic plan for the future.

A true highlight of the event was a performance of a commissioned poem written by Cin Salach, the daughter of The Admiral residents Mary and Mick Salach, which focused on messaging in honor of caregivers. This moving performance was shared in advance of the keynote presentation with an audience of more than 5,000.

"The Admiral's engagement with the annual meeting exemplifies the passionate, purposeful and inquisitive culture the community and its residents embody," says Geiger. "This commitment to excellence has been recognized by Newsweek in its recently released list of "America's Best Continuing Care Retirement Communities.""

The Admiral at the Lake was awarded seventh place out of more than 2,000 communities. This recognition is based on resident surveys and feedback, "so it's a distinct



A highlight of the LeadingAge's Annual Meeting was a performance of a commissioned poem written by Cin Salach, which focused on messaging in honor of caregivers. This moving performance was shared in advance of the keynote presentation with an audience of more than 5,000.

honor for the community," said Geigler.

After The Admiral's recent decision to disaffiliate with the Kendal system and pursue new opportunities for growth and

innovation, the community continues to show all the ways they are committed to the senior living industry as a whole and invested in its shared successes.

## INTENDED from p. 1

absence of specific markings, signage."

Though there was no signage indicating bicyclists could ride on W. Leland Ave. where the accident occurred, the plaintiff's legal team argued the presence of a Divvy bikeshare station "about 100 feet away from the pothole" was an indication of the City's

intended use of the street for bicycles.

An appellate court agreed with the assertion, but the Supreme Court rejected it. This ruling leaves bus, truck and car drivers, and pedestrians now wondering about those pesky electronic scooters, and how they can be legislated to comply with the rules of the road.

Justice David K. Overstreet authored last

week's opinion, with the other six justices concurring. Overstreet wrote that because bicyclists could ride on the sidewalk adjacent to the Divvy station, riding on the pothole-ridden street was not a "necessity" for Alave.

[It should be noted that adults and children who are 12 years and older are not permitted to ride their bicycles on the sidewalk in Chicago. Is illegal unless the sidewalk is marked as a bike path, or you are going to a nearby bike station or road. If you are caught illegally riding your bike on the sidewalk, you could face a fine ranging from \$50 to \$200.]

The opinion cites the Chicago Municipal Code, which grants bicyclists the right to ride on city streets but specifically states, "This does not mean that the City intended bicyclists to use every roadway in the city that motorists are intended to use."

In April, a pair of biking activist organizations, the government-funded Active Transportation Alliance and Ride Illinois [RI], filed amicus briefs in support of the plaintiff. The Illinois Trial Lawyers Assoc. also filed a brief in support of Alave.

Dave Simmons, RI executive director, said he and other activists have been "frustrated" with the 1998 decision and now the 2023 decision. He said that while people shouldn't be able to sue municipalities on a whim, some regulations would benefit everyone.

"There should be some responsibility, and the fact that bicycles are permitted – and not intended users – of the road just thwarts our efforts to make biking, in turn walking, something that more people can use to get around or enjoy," Simmons said.

***The opinion cites the Chicago Municipal Code, which grants bicyclists the right to ride on city streets but specifically states, "This does not mean that the City intended bicyclists to use every roadway in the city that motorists are intended to use."***

During the oral arguments before the Supreme Court in September, Stephen Collins, counsel for the city, referenced the Boub decision.

In that decision, he said, the court "recognized the tremendous cost to municipalities that would be associated with making all roadways in a reasonably safe condition for bicycling."

"In my view, that would just be prohibitively expensive," he said.

Justice Lisa Holder White asked Collins if bikers in permitted but not intended areas are "biking at their own risk."

"That's right," Collins said.



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