

How the Proposed Tolono TIF II Could Affect Property Taxes Across Unit 7

By Casey Wilson
Many residents outside of Tolono may assume that the proposed Tolono TIF II (Tax Increment Financing district) would only affect Tolono itself. In reality, its financial impact could extend well beyond village limits—particularly to other towns that feed into Unit 7 schools.

within the district for up to 23 years. As property values rise, the additional tax revenue—the “increment”—is diverted away from schools and other taxing bodies and instead used for development within the TIF area.

Here’s where this matters to surrounding communities. Unit 7 schools serve students from multiple towns, not just Tolono. When a large portion

of potential growth in school funding is diverted into a TIF, Unit 7 still has the same obligations: educating students, maintaining buildings, and paying staff. Those costs don’t go away simply because revenue is redirected.

Illinois’ Property Tax Extension Limitation Law (commonly called tax caps) further complicates the issue. Tax caps limit how much total tax

revenue a district like Unit 7 can collect each year, regardless of rising costs. When new growth is locked inside a TIF, the district can’t fully benefit from it. Over time, that can shift the tax burden away from new development and onto existing taxpayers—many of whom live in neighboring towns.

In short, when growth occurs inside a TIF, the benefits

are concentrated, but the financial strain is shared. Communities outside Tolono that rely on Unit 7 schools could see indirect pressure on their property taxes or reductions in school resources, despite having no vote in the creation of the TIF.

This isn’t an argument against growth. Development was already happening in this area before the proposed TIF

II. The question is whether growth should come at the expense of long-term school funding and neighboring communities, or whether there are alternatives that allow development while still supporting the shared services we all rely on.

These are regional impacts that deserve regional discussion—and transparency—before decisions are finalized.

From My Amish Home: My Mind is so Scattered

By Millie Otto
“For the grace of God that bringeth salvation to all men. Teaching us that, denying ungodliness and worldly lusts, we should live soberly, righteously, and godly, in this present world; Looking for that blessed hope, and the glorious appearing of the great God and our Savior Jesus Christ: Who gave himself for us, that he might redeem us from all iniquity, and purify unto himself a peculiar people, zealous of good works. These things speak, and exhort, and rebuke with all authority. Let no man despise thee.” Titus 2:11,12,13,14,15

What a dreary afternoon it is, gray, misty, not really cold, only it seems to me, it is cooling off, but the temperature is

56 degrees. That’s warm, isn’t it? But the wind makes it seem colder. I guess maybe the lingering memory of yesterday’s beautifully sunny day makes it seem cold. But we can’t expect it to be this mild very long. I guess I would not mind so much, but it is kind of unusual.

I did some laundry this morning, thinking it will be a nice day or at least somewhat sunny. I was so wrong, much to my dismay. I even washed carpets.

A little after noon, I became aware that the walks are wet. Oh my! Yes, it was misting. Some of the things were dry. But not the towels and certainly not the carpets.

Oh well, it is what it is. I just hung the stuff up inside. But, of course, it isn’t cold enough

for the furnace to run very much. So, the stuff just hangs there, not being excited about getting dry.

Oh dear, my mind is so scattered. My kitchen is a mess, dirty dishes are helter-skelter on the counter, at least my coffee is hot.

My mom didn’t have a very good morning. She didn’t eat breakfast, so while I was doing laundry, I fixed her some eggs and toast. And yes, those dishes add to the clutter.

I hated to leave her by herself while I took Erwin to work, but Rachel could come over and check on her.

Louise and Barb came to clean her house then Barb stayed with her while I went to get Erwin. She is better but not really herself. She did not have a good weekend,

causing us some anxious moments. Makes me wonder what is in store for us as caregivers.

This is now way early Friday morning as I finish typing. Our mom was ready for bed quite early last night, so I called Rachel. She and Lloyd came over and sang a few songs for her. I don’t know what was that a good idea or not. Well, yes it was. We really did enjoy it, but at eleven o’clock she yelled for me. I stumbled over in a half-asleep daze. Oh my! She was up, dressed and wanted me to put up her hair. She had her coffee made and was fixing her toast for breakfast! Sigh...

We have had our last holiday now until Good Friday and Easter, so maybe we can get back into some semblance

of a normal routine.

Except, what is normal here, caring for someone on the edge of dementia. It has to be miserable for my mom. I wish there was something, like a pill to erase that form of sickness.

We had a real rainstorm after we were in bed last night. We got one inch of rain in just a little bit. The rainfall rate before I went to bed was one half inch per hour.

We had our Otto family Christmas this past Saturday. We gathered at daughter Jane and Milton Yoders. It was good to see everyone again, although not all the grandchildren were there. But we still had an enjoyable day, delicious food, way too many snacks in the afternoon.

In closing—May we always

be big enough to admit our mistakes, smart enough to profit from them and strong enough to correct them.

How about we have an omelet this week.

Baked Egg Omelet
6 slices of bread
6 slices of cheese
Place bread in a greased 9x13 baking pan. Top bread with the cheese.

2 cups milk
7 eggs
1/2 tsp. salt
a bit of mustard
dash of pepper
Blend in blender and pour over bread. Bake at 350* until done, 30-40 minutes.

Fried sausage or bacon crumbles or chopped ham can also be added.

From My Amish Kitchen: Quick Supper Ideas

By Doris Yoder
This finds us on a very foggy morning. I am hoping for a nice sunshiny day as laundry is on the line needing to dry.

This is my first column of the year. The holidays are past although we still have my family Christmas planned for this weekend.

I am ready to do some extra cleaning, sewing, and hopefully some crafts. I will also need to work on yearend bookwork.

I need to do food for graduation January 24th. I think

January will be over before we know what happened.

Try these simple one-dish meals for quick suppers.

CHICKEN POT PIE
1 lb. pkg. frozen mixed veggies, cooked
1 pt. cooked, cut-up chicken
2 cans cream of chicken soup

Mix all together and put in 3 qt. baking pan, then add:
2 c. Bisquick
2 eggs
1 c. milk

Mix all together and put on top of veggies, Bake at 350° till

golden brown.

BROCCOLI CASSEROLE
2 chicken breasts, cooked & boned
3 T. butter
1 t. minced onion
1 can cream of chicken soup
½ c. milk
½ c. rice

1 bag frozen broccoli
½ lb. Velveeta
Mix everything together in casserole dish. Bake at 350° for 40 minutes.

Grilled Chicken Club Pizza
11" x 17" pizza crust
3/4 c. Ranch dressing

3 boneless, skinless chicken breasts

½ lb. fried bacon
1/3 c. Italian dressing
1/4 c. Parmesan cheese
2/3 c. sour cream
mozzarella cheese

Cut chicken breasts into cubes and cook in Italian dressing until browned. Mix sour cream and Ranch dressing; spread on slightly pre-baked crust, cover with Parmesan cheese, chicken and bacon. Bake at 400° until done and top with mozzarella cheese.

YUMASETTI
1 lb. hamburger
1 chopped onion
1/4 lb. noodles
½ t. salt
1 can tomato soup
1/4 lb. grated Velveeta
½ can condensed milk
1/8 t. pepper

Cook noodles and drain. Fry hamburger with onion. Mix rest of ingredients together and add to noodles and hamburger. Bake at 375 for 35-40 min.

Hamburger Helper
1 lb. ground beef

chopped onions
2 c. hot water
1½ c. macaroni
1 tsp. salt
pepper to taste
1½ tsp. chili powder
11/4 tsp. celery seed
Velveeta cheese

1 cream of mushroom soup
Brown ground beef and onions in pan. Add hot water and seasonings. When water boils, stir in macaroni. Simmer until macaroni is soft. Stir occasionally. Add about ½ lb. cheese and mushroom soup. Serve: when cheese is melted.

Frigid Temperatures Threaten Millions Across U.S.

10 Cold-Weather Safety Tips to Help Keep You and Your Family Safe

Winter is here with its cold temperatures and frigid wind chills causing many of us to shiver just thinking about the weather.

The forecast is calling for cold Arctic air to hit much of the U.S. from the Midwest to the Northeast and these frigid conditions could keep their grip on the weather into next month.

This weather can be dangerous, bringing an increased threat of frostbite and hypothermia. The American Red

Cross offers 10 steps people can follow to help them stay safe. And don’t forget your pets visit here to get information on keeping them safe in cold weather.

Stay warm — If your home becomes too cold, go to a public library, shopping mall or warming center

Heat safely — Use care with space heaters and fireplaces to prevent fires. Keep anything that could catch fire at least 3 feet from the heat. Find more information on how to heat your home safely here.

Skip the candles — Use battery-powered lights and

flashlights instead of candles to prevent fires.

Carbon monoxide is deadly — If you start to feel sick, dizzy or weak, get to fresh air right away. To prevent carbon monoxide poisoning, never use an oven to heat your home. Only use generators, grills and camp stoves outdoors and away from windows.

Look out for others — Check with loved ones and neighbors to see if they need help. You could save a life just by sending a text, making a call or knocking on their door

Walk (and Drive) Like It’s Icy—Because It Is — Be careful walking on snow or ice.

Stay off the roads if you can during severe weather. If you have to go out during a winter storm, use public transportation if possible. If you must drive, slow down, increase following distance, and keep an emergency kit in your vehicle.

Layer like a pro — Wear layers of loose clothing, a coat, hat, mittens and water-resistant boots. Use a scarf to cover your face and mouth.

Don’t overdo it — Avoid overexertion when shoveling snow, and if possible, work with a partner and take frequent breaks.

Watch for Frostbite and Hypothermia — Stay warm to

avoid frostbite and hypothermia. Your nose, ears, cheeks, chin, fingers and toes are often the first areas affected. Signs of frostbite include pain, numbness or a change in skin color. Signs of hypothermia, which can be deadly, often include shivering, confusion, drowsiness and slurred speech. Act fast and get out of the cold immediately if you see signs of hypothermia or frostbite. Get emergency medical care right away

Check out our apps — Download the free Red Cross First Aid app so you’ll know what to do if emergency help is delayed and the free Emergency app for weather alerts, open Red Cross shelter locations and safety steps for different emergencies. Choose whether you want to view the content in English or Spanish with an easy-to-find language selector. Find these and all of the Red Cross apps in smartphone app stores by searching for the American Red Cross or going to redcross.org/apps.

HOW TO SAFELY HEAT YOUR HOME According to the National Fire Protection Association (NFPA), space heaters are most often respon-

sible for home heating fires. Follow these tips on how to safely heat your home:

If you must use a space heater, never leave it unattended. Place it on a level, hard and nonflammable surface, such as a ceramic tile floor. Don’t place it on rugs and carpets, or near bedding and drapes.

Plug space heater power cords directly into outlets — never into an extension cord. Turn the space heater off every time you leave the room or go to sleep.

Keep children, pets and anything that can burn at least three feet away from heating equipment.

Never use a cooking range or oven to heat your home.

Never leave a fire burning in the fireplace unattended. Make sure any embers in the fireplace are extinguished before going to bed or leaving home. Use a glass or metal fire screen to keep embers in the fireplace.

Have furnaces, chimneys, fireplaces, wood and coal stoves inspected annually by a professional and cleaned if necessary.

PUBLIC NOTICE

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
Champaign COUNTY, ILLINOIS
Lakeview Loan Servicing, LLC
PLAINTIFF

Vs.
Eugene Gerard Josephitis
DEFENDANTS
No. 2025FC000036
NOTICE OF SHERIFF’S SALE
OF REAL ESTATE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on November 3, 2025, Champaign County Sheriff’s Office Illinois of Champaign County will sell the mortgaged real estate described below to the highest bidder in an online auction, located at <https://champaigncountysheriff-il.roup.com/>. Bidding will begin on 03/02/2026 10:00 AM CST and will remain open until at least 03/04/2026 10:00 AM CST. If any bidding occurs in the final moments of the auction, the end of the auction will be extended automatically for successive fixed periods of time (the “anti-snipe time”) to give all bidders the opportunity to submit their highest bid. The auction will end after no bidding occurs during the anti-snipe time.

The notice of sale relates to the following described mortgaged real estate:

Legal Description: LOT 16 IN SUNSET SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK “K” AT PAGE 25, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.
PIN: 43-20-14-153-006

Improved with a Single Family COMMONLY KNOWN AS: 1703 W William St. Champaign, IL, 61821
Sale Terms: The winning bidder must pay the full bid amount within 24 hours of the auction’s end. Accepted payment methods include certified or cashier’s check. Personal checks are not accepted.

The subject property is subject to 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. The property will NOT be open for inspection.

If the property is a condominium and the foreclosure takes place after 1/1/2007, purchasers other than the mortgagees will be required to pay any assessment and legal fees due under 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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee’s attorney.

Upon payment in full of the amount bid, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a Deed to the real estate after Confirmation of the sale. The successful purchaser has the sole responsibility/expense of evicting any tenants or other individuals presently in possession of the subject premises. 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.

For information: Examine the court file or contact Plaintiff’s attorney: Codilis & Associates, P.C. 15W030 North Frontage Rd, Suite 100, Burr Ridge, Illinois, 60527 (630) 568-4080
Please refer to file number 14-25-01606

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.
6095-959694
published 01/28, 02/04, 02/11/2026

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