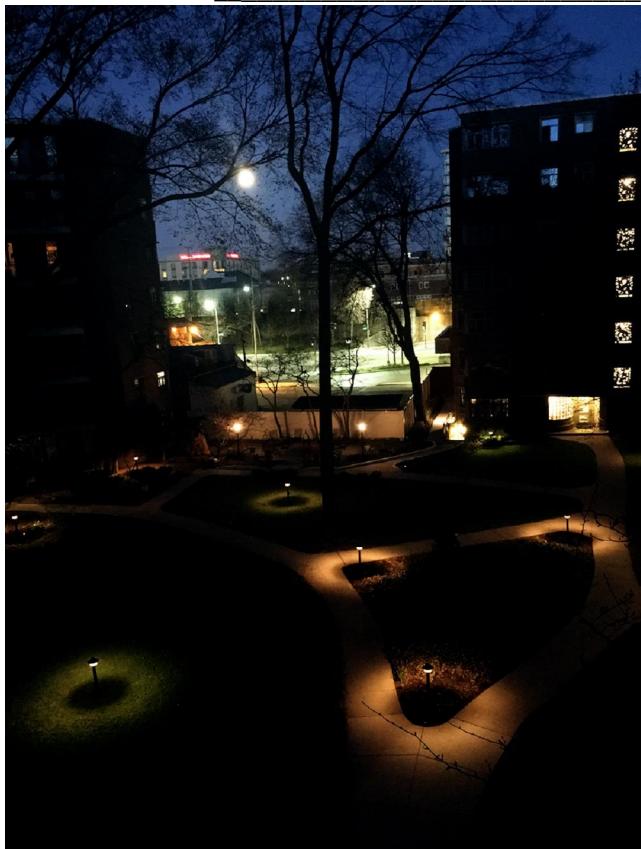


Sherman Garden Cooperative Apartments

A monthly publication for residents of Sherman Garden Apartments, 1856-66 Sherman Avenue, Evanston, IL

MAY 2018 NEWSLETTER



Our courtyard is beautiful at 5:00 am with the moon setting as a backdrop.
Photo by Phil Osborne (1856)



By Sue Lafferty, SGAA President (1856)

JUDY FISKE ON APRIL 18 – Judy is our 1st Ward Alderman. She gave an excellent presentation, and we had a large turnout. See article below for details.

FUTURE MEETINGS/EVENTS

- May 16, Wednesday, 7:30 pm – 1860 Meeting Room
Officer Will Arzuaga, Evanston Police Officer of the Year 2017, will speak to us about several topics:
 - * Maintaining personal safety
 - * Carjackings in Evanston
 - * Bike laws in our area
 - * Gun laws

- * When to call the police
- * He will answer any questions we have

- July 4, Wednesday, Patio – 4th of July picnic – a potluck event and everyone is invited! Details later.

PATIO FURNITURE IS OUT! Last year some residents met informally on the patio around 4-5 pm to chat and visit. A frequently-changing number of people from different buildings came and left as desired. Everyone is welcome, so please join in!! This is a great opportunity to get to know other residents and enjoy our lovely patio.

REMEMBERING ETHEL BOLTAG

Long-time resident Ethel Boltax, who died recently at age 94, is fondly remembered as a very cheerful neighbor who cherished her close family ties. Large Sabbath dinners, hosted Friday nights by her sister, were always a great joy. Her next-door neighbor, Diane Keely, especially remembers hearing Ethel laughing while she was on the phone and the sounds of classical music while the elevator was coming up to the seventh floor.

WELCOME NEW OWNERS

1862 - 1SE
Rachel Rosenberg, Alan Rosenberg and Teresa Tonon
Phone: 847.212.4597
Email: rachelalysse.rosenberg@gmail.com

1856 – 4SW
Mary Jo Huck
Phone: 773.469.4256
Email: m.huck@att.net

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TRUSTEE REPORT

It is shaping up to be a busy and productive summer here at SGA. Rafael and Oscar are hard at work greening up our lawn and the gardening group (new volunteers welcome) has had their first meeting and work has begun.

CONCRETE WORK

Among the projects planned for this summer is the replacement of the 1862 back staircase (on Emerson). This has been put out for bid and we should be able to give you information on timing very soon.

811 EMERSON

The construction is ongoing and while we are very aware of the life disruption it is causing the residents on the Emerson side of our buildings, it can be rather fascinating to watch the progress. The picture below was taken by Cherie Fisher (1864 4NW) who has a "birds-eye" view.



RULES

We are in the process of rewriting the Rules & Regulations (see current at <https://shermangardenevanston.com/rules-regulations/>).

While engaging in this discussion, we thought a couple of reminders of existing rules that will not be changed might be in order.

Under the heading INSURANCE, please note that each certificate holder is required to maintain at minimum a basic liability policy. If you cause damage to a neighbor's unit in any way, you will be required to pay for repairs and, if you do not have insurance, you will be fined by the Trust.

Under the heading KEYS and LOCK OUT please remember that staff must have a copy of your keys for emergency purposes – and they can also let you in your unit if you get locked out during working hours (7:00 am - 3:30 pm). After working hours, you can call a Trustee to go down to the boiler room and get your keys, but you will be subject to a \$50 fine for that service. And, no, the Trustee does not get the money.

PERLMAN ADDITION

If you were at the meeting with Judy Fiske on April 18, you know that the Housing Authority of Cook County wants to add more senior housing by building an addition onto the south end of their lot. The Trustees

had a meeting with Rich Monocchio from the CHAA, Will James of Camiros (the developer), and the architect for the project Juan Moreno.

Mr. Monocchio explained that they want to provide more affordable (non-subsidized) housing in addition to their present subsidized apartments. They are looking to serve those who are "in between" being able to afford rents in Evanston and being unable to afford one without help. The market age range would be 55 and above. The current thinking is to have 80 units (10 on each of the top 8 floors) of between 700 and 900 square feet. The second and third floors would be the parking garage. All plans are still tentative at this point.

The architect presented slides of his vision of the building, which would be brick to blend in with the neighborhood. There would be 5' of landscaping on the Emerson side with an approximately 20x30' green space at the corner. He had an interesting concept of using various colors of reddish/brown brick to add contrast and interest to the building in a vertical fashion (this is hard to explain). It looked nicely innovative while still being conservative.

We talked about ideas for the 1st-floor space. Suggestions included a dry cleaner, a community center, some sort of non-profit service center, a library branch, and a fitness center. They seem to be very open to ideas and are not fixated on retail.

This is still very much a work in progress, and the planning is almost certain to take a year or more. We were pleased with the conversation and are very encouraged that this will be good for Evanston.

UNITS FOR SALE

1860 7SE - \$104,000

2BR/1B/Balcony

Listing Agent: Linda Hoffmann, @Properties

847.763.0200

MLS #09920990

1856 5SC - \$115,000

2BR/ 1.5 B

Listing Agent: Charles Costa, @Properties

Telephone: 773.432.0200

MLS #09930599

SGAA MEETING WITH ALDERMAN JUDY FISKE

Minutes by SGAA Secretary, Anastasia Wehrenberg (1864)

At SGAA's invitation, Alderman Judy Fiske spoke to residents about First Ward news on April 18. Sue Lafferty, Association President, opened the meeting by welcoming everyone and introducing Alderman Fiske. The Secretary's minutes follow.

Judy started the meeting by thanking us for the invitation to speak and by saying that Sherman Gardens is one of her favorite places. She then mentioned that there is a lot going on in the First Ward.

First, she explained that the Housing Authority has contacted her regarding 1900 Sherman (Perlman Apartments). They are looking to build 70 units of affordable housing in a building (of the same height as Perlman) in the parking lot that's directly across Emerson from SGA. They would replace the parking lot with a parking garage in the building and the entrance would be from Sherman Avenue like it is today. She told the developers to speak to the Sherman Gardens Trustees about their plans and gather our feedback. Additionally, she mentioned that she wants a setback from the road and also wants to keep some green space. She talked briefly about the city's DAPR (Design and Product Review) and the Plan Commission and how the developmental process works in Evanston.

Fiske mentioned that the Northlight Theater proposal was turned down as was the 601 Davis development. Judy is part of a new team of three who are taking a fresh look at the Downtown Plan from 2009 and trying to get it codified. The team has talked to different groups to see what is working and what is not working in the downtown area. The next step is to do a walk-around with architects to look at the area. This effort to re-codify Evanston's Downtown Plan is a response to the numerous proposals submitted to the City for very tall buildings that seek zoning variances.

She also told us that:

- The sale of the library parking lot has been approved and a new office building will be built. While Northwestern will be the largest tenant in that building, they will never be able to own the building and thus take it off the tax books.
- The old Whole Foods on Chicago across from Jewel will become a Binny's Beverage Depot.

- Prairie Moon will be moving into the old Dave's Italian Kitchen location on Chicago.
- The TIF (tax increment financing) set up many years ago for a condo project at 708 Church Street is about to expire with a few million dollars in the fund. It's been decided to use that money for the Fountain Square updates.

Someone asked about traffic issues because so many streets are now down to one lane in each direction. She mentioned that the updates were done with federal funds and because of that IDOT regulations needed to be followed. Another resident asked about the Foster and Noyes CTA stops and if they were endangered. She said that yes, they are and have always been. However, many businesses have been started around those stops, so she will always be fighting for them.

Sue then thanked Judy for coming and the meeting was adjourned.

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A picture of the daffodils that bloomed despite the cold in front of 1862-64.
Photo by Claire Seidenbecker (1864)

CUTTING SGA ELECTRICITY COSTS

By Linda Young (1864)

There are many unique aspects to Sherman Gardens that we know well. One is the fact that we have consolidated utility accounts for the entire complex, rather than individual meters for each unit. This deeply impacts our practices in using energy, for both residents and management.



Due to this bill and meter function, our electricity rate varies hourly based on the time of day. Not too many people know that this rate structure is used for commercial and industrial accounts, as well as large

residential buildings without unit meters (like Sherman Gardens). In the past few years, this variable rate became available to single family homes and condos, and you may have heard it referred to as real time pricing.

The variable rate operates by charging higher prices during the times when there is great demand for electricity – especially during the day when factories, offices, schools, and other big users are requiring large amounts of electricity. When that demand drops off during the evening, the rate also decreases, allowing electric accounts with variable pricing to realize great savings. This is especially impactful during the hot summer days when there is great demand for air conditioning.

So what does this mean for Sherman Gardens? We can collectively reduce costs if, on a voluntary basis, we try to concentrate more electricity use in the evening hours. This does not apply to appliances like refrigerators, which run continuously. Since June, July, and August have the largest electricity bills for Sherman Gardens, we have an opportunity to collectively reduce costs. If residents run their air conditioner at night, and turn it off some time during the day on a voluntary basis, it will help reduce our electricity bill greatly. Using curtains and shades and turning off the AC even a few hours a day should make a difference if enough people are willing to give it a try.

Editor's Note: Sherre Brutzkus (1856) now starts her dish-washer just before she heads to bed—what a great idea!

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WARMER WEATHER INVITES US . . .

By Diane Keely (1856)

TO THE DOWNTOWN FARMERS MARKET

We welcome the return of locally produced foods, plants, baked goods, cheese, meat, and other products on Saturday morning May 5! You can count on seeing SGA neighbors at this popular outdoor market at University Place and Maple Avenue. The fresh-air market is back for 2018 with nine new vendors and at height-of-season will include nearly 60 stations.

TO EVANSTON'S BEACHES

Promising lots of summer fun, the City's five public swimming beaches are set to open on Saturday May 26. Beach tokens (season's passes) are available on weekdays now through June 8 at a discounted price (\$26 for Evanston and Skokie residents, \$42 for nonresidents)

at the Parks, Recreation, and Community Services Office in the Civic Center. Tokens can also be purchased at the Farmers Market on Saturdays May 5-June 2. And daily beach admission can be purchased at beach entrances.

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PLANT HANGER BRACKETS FOR BALCONIES

By Kate Poole (1866)

Are there gardeners among us at SGA dreaming of hanging beautiful spring flower baskets out on our railings? For the past few years there haven't been enough brackets for everyone who wanted them. But this past summer, the brackets were found for sale at the Evanston Home Depot garden center on Oakton near McCormick. The hangers, shown below, were located at the far back left corner of the northernmost garden center building, on the third shelf from the floor. They're fairly easy to put together, especially after reading the directions. Each set of two costs about \$10.00.



Here are the Vigoro metal plant hanger brackets used for our SGA balcony railings.

GREENING DEWEY ELEMENTARY

By Cherie LeBlanc Fisher (1864)

When our daughter Olivia started kindergarten at Dewey Elementary last fall, our family embarked on the big new adventure of public schooling in Evanston. We have so far been very impressed with the teachers and administration and hope that other Sherman Gardens kids are having as wonderful an experience as Olivia.

Then, in January, I learned that the school district that includes Dewey uses 10,000 Styrofoam trays a week to serve hot lunch. As an avid environmentalist, this really horrified me. Styrofoam is one of those substances that has no redeeming qualities when it comes to the environment. It basically never breaks down naturally so all of those lunch trays will look exactly the same in 1,000 years even though they've been buried in a landfill all that time.

I also discovered that Dewey had no parent-led Green Team as other Evanston schools do. So, with coaching from the experienced Green Team parents at other schools, I've been working with the school principal, teachers, other parents and the PTA to encourage recycling and plan pro-environmental activities at Dewey.

We started small. Throughout April, kids read earth-friendly tips each day with the morning announcements. We organized an Earth Day planting event for Dewey families at the Evanston Ecology Center. We also set up a recycling station in the school to collect batteries, books, crayons, dried-up markers, and thin plastic bags and other plastic film (like the packaging that paper towels come in).

Each of those items can be taken somewhere local for recycling. The Evanston Ecology Center accepts plastic bags and plastic film for a company called Trex that makes plastic decking and benches. Batteries can also be left at the Ecology Center for recycling. Crayola will recycle dried markers of any type and any brand (and they even pay for shipping). A non-profit in Glen Ellyn called SCARCE accepts donated school supplies and provides them for free to teachers; they will take the books and crayons.

Next up at Dewey...we will be collecting shoes for donation and recycling at a Fun Run fundraising event on May 18. At the end of the school year, we'll facilitate a school supply exchange during locker and classroom clean-out time. Any leftover supplies will go to SCARCE. Many, many other possible ideas are under discussion for the next school year so stay tuned.



P.S. Long story short on the Styrofoam trays is that parents from a few Evanston public schools have been lobbying the District to switch to a recyclable or compostable alternative. As of now, the District has

agreed to try out different trays next year that are made of the same recycled and recyclable stuff as cardboard egg cartons.

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TAI CHI CHIH FOR ADULTS

By Blain Laden (1864)

I enjoyed Walt Henebry's article on healthy physical activity. As we age with or without exercise, our bodies stiffen. They are meant to move to stay in good shape. In my advanced age, I still stretch and exercise daily.

I was a professional dancer but that is too demanding now. In the past 18 years, I've been drawn to a meditative form of Tai Chi called Tai Chi Chih. It concentrates on moving from your core, which helps with balance. The effortless moves also reduce stress. The National Institutes of Health (NIH) did a study on this form of Tai Chi on seniors and found, done regularly, many health benefits such as reducing blood pressure, helping the immune system and organ functioning, in addition to flexibility.

I would consider starting a class here at Sherman Gardens if a few of you are interested. Call me at 847.630.0675. It would be fun to meet in the courtyard in nice weather.

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By Jeanie Henry (1862)

EXPLORING NORTHWESTERN

If you have some time on your hands, a great place to visit is the Deering Library on NU's campus. Check the hours you can visit from Monday to Saturday. Enjoy a pleasant walk on campus too.

BARGAINS

It's a good time to buy mattresses, interior paint, and baby products. Look for discounts on vacuums, mops, small kitchen appliances. They're often included in Memorial Day specials.

NEW ON THE STREET

On May 1 a new barbershop, Reese's, will open at the corner of Foster and Maple. It's so close you can stop there on your way from the el or the parking lot.

EATS

- Good news: remodeling of the coffee shop on Church and Sherman has started – I'll be watching for their opening.
- Prairie Moon is moving to the space formerly occupied by Dave's Italian Kitchen across from Whole Foods. Great food and close by.
- Binny's has confirmed they will move to the former Whole Foods location south on Chicago Avenue.
- Kilwins is coming to Sherman, just south of Starbucks. This is a national ice cream and candy place that will open in fall 2018.
- I recently went to Found for dinner. The wonderful food was impressive, served family style for sharing: 3 salads, 2 entrees, and 2 desserts. A little expensive for dinner, I plan to check out their lunch offerings.
- Target offers bananas for 15 cents each – a better price than Trader Joe's.

RUMMAGE SALES

- Unitarian Church -Evanston: Fri May 4, 9am-5pm / Sat May 5, 9am-12 noon. 1330 Ridge Avenue / 847.864.1330 / CASH only
- First Presbyterian Church - Lake Forest: Spring Sale- Sat May 5, 7am-3pm. 700 N Sheridan Road / 847.234.6250 /CASH, checks with ID, or credit cards
- Winnetka Congregational Church: Spring Sale - Thu May 10, 7am-3pm. Winnetka Community House, 620 Lincoln / 847.446.0575 / CASH, checks over \$25, credit cards over \$50 / NO ATM
- St. Norbert Parish - Northbrook: Fri May 18, 5-9pm / Sat May 19, 8 am-2pm / Sun May 20, 8-11am. 1817 Walters / 847.272.7090 / CASH only

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Q: How many cats can you have? Can they go out on balconies and/or in the hallways?

A: First, here is the relevant information from the Rules & Regulations under PETS. "*Residents may not keep dogs in apartments. The only animals allowed are cats (no more than two), birds (no more than two), fish or other animals that can be kept in a small aquarium or terrarium. Residents are responsible for sanitation and care associated with pets, and for noise control thereof.*" We know it can be tempting to have more than two cats, but this is just not allowed. As a courtesy to your neighbors, please do not place used litter in the hallway garbage bins, even if it is bagged. Cats are to remain in

your unit unless in a carrier. Other residents have spoken of allergic reactions - if your cat is let out in the hallway, cat hair and dander can be tracked into the elevator and other public areas of the building.

As far as the balcony, that is your choice, but the balcony floor finish is semi-permeable, so it is not recommended. Unit owners are responsible for maintenance of their balcony floors.

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Sherman Garden Trustees

John Coughlin	Term ends May 2019
Keith Johnson	Term ends May 2019
Marcia Bosits	Term ends May 2020
Barbara Pearson	Term ends May 2020
Diane Petersmarck	Term ends May 2021

Sherman Garden Association

President, Sue Lafferty, 1856
Vice-President, Diane Keely, 1866
Secretary, Anastasia Wehrenberg, 1864
Treasurer, Jeanie Henry, 1862
Building Coordinators:
1856 – Sherre Brutzkus
1860 – Jean Whitmore, Joan Taylor
1862 – Jack Stern
1864 – Sarah Vanderwicken
1866 – Kate Poole, Pat Rolfs

Sherman Garden Apartments is managed by
Heil, Heil, Smart & Golee
5215 Old Orchard Road, Suite 300
Skokie, IL 60077 847.866.7400
hsd@hhsg.net
Property Manager: Gregg Rithmiller

Building Engineers

Rafael Del Rio, Oscar Huazano
Boiler Room Phone: 847.864.6887

SGA Newsletter is edited by Diane Keely. It is written by Jeanie Henry, Roving Reporter Cherie Fisher, Diane Keely, and Walter Henebry along with various other residents (submissions welcome) and produced by Diane Petersmarck.