

# Sherman Garden Cooperative Apartments

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

## MARCH 2022 NEWSLETTER

---



*This photo, by George Gonzalez (1866) seems to evoke the feeling of winter cold and the hope of spring warmth at the same time.*



### ASSOCIATION NEWS

By Allen Feuerstein (1856), SGAA President

Spring is nearly here, and lots of good news is happening. I hope everyone is excited about breaking out. The Association has a few things coming up.

First, I want to thank Councilmember Clare Kelly for speaking to our community on February 12. She shared more than fifteen things that are happening in our ward and several important issues that she is very concerned

about. Please read Morris Phibbs' minutes attached to this newsletter.

On March 16th there will be a **"Meet the Candidates Meeting."** I want to thank all the people who have agreed to be on the ballot and also the Nomination Committee. Included in this newsletter is a section that provides the nominees' answers to questions presented by the nominating committee. Please read them over and join us for the Meet the Candidate Meetings. Flyers and emails will be sent out soon.

The association is planning an April Spring Get together, about which more info will be coming soon.

The full SGAA board met March 9<sup>th</sup> and discussed a variety of issues, including 1. updating the SGA by-laws, 2. planning a community activity in April, 3. adding additional features to our private Facebook page, thanks to new owner George Gonzales (1866), 4. monitoring the trustee election progress, 5. organizing a workshop to help sign up for the Senior Property Tax Exemption and the Senior Tax Freeze, 6. implementing a few possible community clubs like The Saints Volunteer Organization, movie club, and knitting club, etc. These are ideas we are exploring and will hopefully implement now that we are out of Covid restrictions.

**Street Cleaning has started.** Last year we implemented a Street Cleaning Warning Committee, consisting of Tim Mahoney, Joe Kramer, and myself. If you want to volunteer to help, please let me know. I will be out of town for 3 months, so our committee could use a few volunteers. In addition to putting out red warning signs, we check for parked cars in the evening prior to street cleaning days and then try to contact owners. We only do this as a courtesy when we are available, so do not assume that we are going to remind you. We try to keep track of license plate numbers and owners, and amazingly, Joe Kramer is able to memorize all of the cars! I am asking that if we save you from a \$75 ticket, you will consider making a small financial donation to the association. The city sends out email and text messages to remind you of the dates and location. If you would like to be on the distribution lists, all you have to do is sign up at [City of Evanston \(govdelivery.com\)](https://www.cityofevanston.gov/delivery) or call 311.

Special thanks to our SGAA secretary, Morris Phibbs, who spends hours writing up our minutes. He has taken the lead on the tax exemptions and freeze options. See his article on page -3-. He also submitted an article in the last newsletter that compiles a list of Northwestern University links to all their amazing public activities. And thanks to our Treasurer, Julie Lamberti, who keeps track of SGAA finances and has been editing and updating the SGA By-Laws. And all our Building Coordinators have been so helpful in welcoming new owners and monitoring their buildings.

The SGAA board made up of Officers and Building Coordinators is working hard to help make Sherman Garden a special place. We ask that you endeavor to get involved, join our general meetings, and go to the community events.

###



## FROM THE TRUSTEES

Daylight saving time is just around the corner. This year, it begins at 2 a.m. Sunday, March 13, which means later

sunsets, longer-seeming days, and the biannual hassle of changing the time on old-school clocks.

## TRUSTEES

Tim Mahoney has resigned as trustee, due to a work-related health issue and the need to spend more time with his mother in southern Wisconsin. We thank him for his service!

We have asked Barbara Pearson to step up early and serve the remaining seven weeks of Tim's term. This means that all four candidates will have a seat on the board of Trustees come May 1st. There will be two 3-year terms created by the vacancies of Charles Fisher (Louise Keely appointed with an end of term 5/1/22) and Keith Johnson. There will be one 2-year term created by the resignation of Tim Mahoney (Barbara Pearson appointed with an end of term 5/1/22), and one 1-year term, created by the resignation of Josephine Bostic (Diane Petersmarck appointed with an end of term 5/1/22).

## WATER MAIN REPLACEMENT PROJECT

You will probably all have seen notices or emails about the City of Evanston water main rehabilitation project.

We did too and were worried about our water source. In response to our questions, Sat Nagar, Senior Project Manager responded that although Emerson Street will be torn up for several weeks in April and May, our water supply will not be affected. Driving, walking and parking headaches, yes. The water turned off, no.

## PARKING GARAGE RESEARCH CONTINUES

We are gathering information – a LOT of information. We want to finish that process and organize it in an understandable way so that you can clearly see what choices we have if we decide to move forward with the land swap deal. So, please forgive us for not being forthcoming with more information in this newsletter – there are just too many questions still open. We are including all four trustee candidates in our deliberations going forward.

## STAIRWELL RE-PAINTING

Delayed by Covid, this is a project long over-due. A more detailed description of the project will be coming to you in a separate email.

## FOR SALE

1860 - 3SE - \$82,000  
2BR/1B/Balcony  
Listing Agent: Susan Cooney  
Coldwell Banker Realty  
Telephone No: 847/866-8200  
MLS#: 11330937

1860 - 1SE - \$144,000  
2BR/1B/Balcony  
Listing Agents: Colin Hebson and Chaya Benhiyoun  
Dream Town Realty  
Telephone No: 312/242-1000  
MLS#: 11333013

1862 - 1NE - \$99,000  
2BR/1.5B  
Listing Agent: Joe Gerber  
Engel and Voelkers  
Telephone No: 847/441-5730  
MLS#: 11271069

1864 - 5NE - \$79,000  
2BR/1B/Balcony  
Listing Agent: Allyn Rawling  
@Properties  
Telephone No: 847/763-0200  
MLS#: 11232506

###

# COOK COUNTY AND CITY OF EVANSTON SENIOR PROPERTY TAX EXEMPTIONS - APPLY NOW!

Morris Phibbs (1862)

As you may know or recall from the presentation made to us in the SGAA January Zoom meeting with Mitzi Gibbs (Evanston Property Tax Assessment Reviewer), Evanston Senior Citizens can take advantage of two Cook County property tax exemption programs.

**1) Senior Citizen Property Tax Exemption (Senior Exemption).** The only requirement for this exemption is that you were 65 or older during 2021 (the applicable tax year). If you are a new SGA resident or have never applied for this exemption, you must complete and submit your application now to request the 2021 property tax exemption. Your Cook County property tax, which is based on the square footage of your apartment, is included in your monthly SGA assessment paid to Heil & Heil, who then pays your property tax on your behalf. At the end of the tax year, Heil & Heil issues refund checks and mails them to the qualified SGA residents who have applied for the exemption. Because of the cooperative nature of our Sherman Garden Apartments Trust, **there are five separate Property Index Numbers (PIN) that you must apply for:**

- 11-18-114-002-0000
- 11-18-114-004-0000
- 11-18-114-006-0000
- 11-18-114-007-0000
- 11-18-114-008-0000

**2) Senior Freeze Exemption.** To qualify for this exemption, your total taxable household income must have been \$65,000 or less for tax year 2020; your apartment is your principal place of residence on January 1, 2020 and January 1, 2021; you own the property; and you are the person liable for payment of the 2020 and 2021 property taxes. Normally this exemption requires an annual application, but in response to COVID-19, the Cook County Assessor's Office will automatically renew existing Senior Freeze Exemptions. **If this is the first time you qualify for this exemption because of changes in your age or your income, you must complete and submit your application.**

The application form and instructions for both the Senior Exemption and the Senior Freeze Exemption are available online at

<https://www.cookcountyassessor.com/senior-citizen-exemption>.

Once you have accessed this "Senior Exemption" page, you may choose to apply online if you are applying only for the Senior Freeze. But if you are applying for the Senior Exemption, you will need to download the form to complete by hand or by typing. If you choose to complete the form by hand, you may download and print it as is. But if you want to complete the form by typing, you may use the "Convert PDF to Word" tool by clicking on that option in the right-hand column of the document. This will allow you to type all five PINs into the Word document (this is not possible if you attempt to apply online). If you filled in your application by hand, be sure to make a copy for your records. If you filled out your application by typing into the converted Word document, simply print out the completed form. Mail your completed application per the instructions. You may also hand-deliver it to Mitzi Gibbs at the Morton Civic Center, 2100 Ridge Avenue. Mitzi will then deliver all appropriate documents to Cook County.

If you do not have internet or do not have a printer, I will be happy to help you. If you do not have email, you may call me at 708.336.0963, and if you do not have a printer, I will be happy to provide you with the instructions and forms. Evanston seniors are encouraged to call the Property Tax Assessment Review Office at 847-448-8168 with questions or for assistance completing and submitting the application forms.

###

## KITCHEN FAN MAGIC

Margit Joelo (1860)



We are supposed to clean out kitchen fans once a year. And I hate it. In the past, I have spent half an afternoon cleaning the fan - carefully, bit by bit - so as not to damage the plastic parts and trying not to get water into the electronics. After all, they don't make these fans anymore, and so far, I have heard of no replacements. It hasn't been easy wiping the greasy gunk off of the small parts. Often one has to spend quite a bit of time getting into the crevices and carefully scrubbing each little part - tedium ad nauseum.

This year, I had an idea and decided to try something different. I'm sure many of you have seen the commercial for Dawn's new POWERWASH Dish Spray. It is supposed to enable you to wash greasy dishes and cookware as you go. Spray! Wipe! Done! It's not dishwashing liquid. It's foam. And it works!

First, I sprayed the non-electronic parts and let them sit for 5 or 10 minutes. I wiped and VOILA! The grease was gone! I'd tried this on dishes but was amazed at how well it worked on the fan. Yes, I had to get into some of the crevices and wipe a few spots twice, but it was so easy. Then I rinsed and let air dry.

Now it was time for the part with the motor, which has always terrified me. God forbid the fan should stop working! I sprayed some of the POWERWASH onto a soft sponge and dabbed it all over. Because it's a foam, I didn't have to worry about soap dripping into the motor. I waited a few minutes. It was a LITTLE more work because this part has more small areas one needs to get to. I had to wipe twice, but the grease came off like magic. Once done, I wiped it with a damp (not dripping) sponge and VOILA! I was done.

So for those of you who cringe at the drudgery of cleaning your fans, get some Dawn POWERWASH, and your life will change - at least for a few minutes.

###



Lisa Noble (1856)

During the pandemic Lisa Kaya and Kurt Noble of 1856 started their own podcast/vlog called Amazing Individuals. They talk to individuals with intellectual disabilities and the people that support them. To date they have over 700 downloads and close to 798 views. In June they are going to be honored with being able to have press passes and host their show at the 2022 Special Olympics USA Games. You can check out their show on Spotify and Apple Podcasts and you can also view their vlog on YouTube.

###

## ADVERTISEMENT



Sunset in the Garden" acrylic on canvas size 30" x 40" and the price is \$450. Contact Joyce O'Callahan (1860) 847-863-2293.

## ADVERTISEMENT



Nice 7-person Dining Room Table and Chair Set with Leaf. Asking \$300 or best offer. Please contact Lisa Noble via email at [lnoble4653@gmail.com](mailto:lnoble4653@gmail.com).

## ATTACHED TO THIS NEWSLETTER

- 1) General Meeting Minutes from February 12th, with attachments provided by Councilmember Kelly.
- 2) Trustee answers to a questionnaire prepared by the Nominating Committee. ***Don't forget the Meet the Candidates meeting on March 16th.***

###

**Sherman Garden Trustees**

Diane Petersmarck      Term ends May 2022  
Keith Johnson          Term ends May 2022  
Louise Keely            Term ends May 2022  
John Coughlin          Term ends May 2023  
Barbara Pearson        Term ends May 2022

**Sherman Garden Association**

President, Allen Feuerstein, 1860  
Vice-President, Joyce O'Callahan, 1860  
Secretary, Morris Phibbs, 1862  
Treasurer, Julie Lamberti, 1860  
Building Coordinators:1856 – Sherre Brutzkus, Lisa Noble  
1860 – Norman Weston, Tim Mahoney  
1862 – Jack Stern  
1864 – Sarah Vanderwicken, Rosa Alanis  
1866 –Pat Rolfs, Walter Henebry

Sherman Garden Apartments is managed by

**Heil, Heil, Smart & Golee**

5215 Old Orchard Road, Suite 300  
Skokie, IL 60077 847.866.7400

[hsd@hsg.net](mailto:hsd@hsg.net)

Property Manager: Gregg Rithmiller

**Building Engineers**

Rafael Del Rio, Oscar Huazano  
Boiler Room Phone: 847.864.6887

**SGA Newsletter** is edited by Cindee Bath. It is written by  
Roving Reporters from the SGA Community. Produced by  
Diane Petersmarck.

**Submissions are welcome.**

**Sherman Garden Apartments Association  
General Meeting Minutes**

**February 16, 2022  
7:30pm via Zoom**

**Conversation with Clare Kelly  
1st Ward Councilmember**

**Don Schollenberger  
Trustee Election History and Process**

**MEETING ATTENDEES**

**Guest Speaker**

Clare Kelly, City of Evanston First Ward Councilmember

**SGAA Board**

Allen Feuerstein, president; Joyce O'Callaghan, vice president; Julie Lamberti, treasurer; Morris Phibbs, secretary

**SGA Trustees**

John Coughlin, Keith Johnson, Louise Keeley, Tim Mahoney, Diane Petersmarck

**Residents**

Azael Alanis, Madeline Binder, Michael, Marcia Bosits, Sherri Brutzkus, John Coughlin, Jim Edgren, Allen Feuerstein, Liesbeth Fickes, Robert Fickes, Cherie Fisher, Teri Frigo, George Gonzalez, Walter Henebry, Jeanie Henry, Margit Joelo, Keith Johnson, Diane Keely, Louise Keely, Sue Lafferty, Julie Lamberti, Tim Mahoney, Lisa Kaya Noble, Joyce O'Callaghan, Phil Osborne, Martha Parsons, Diane Petersmarck, Morris Phibbs, Rosemary Powers, Olga Ryskin, Pat Rolfs, Don Schollenberger, Michael Stephens, Stern Jack, Sarah Vanderwicken, Anastasia Wehrenberg, Norman Weston, Susan Wolan.

---

**PROGRAM**

**Allen Feuerstein** called the meeting to order at 7:30pm, welcomed all attendees, and introduced guest speaker **Clare Kelly**, City of Evanston Ward 1 Councilmember.

Clare expressed her appreciation for being invited and indicated that she will address her efforts to bring new and returning retail to downtown, including local, regional, and national institutions. She indicated that she is working with a specialist to enhance downtown and is exploring ways to address the issue of panhandlers, including the possibility of engaging trained social workers, encouraging the homeless themselves to participate in ways to improve the situation and explore the implementation of a street workers' project.

There is interest in creating a pedestrian street on Orrington heading south from Church St. Public programming could Saturday noon-midnight events, which would also include the use of Fountain Square. Discussions are ongoing to determine which streets, including Orrington, should be blocked off.

COMMENT: Downtown is lacking in businesses compared to Wilmette and cited parking issues. Free two-hour parking might attract additional downtown commerce.

COMMENT: Parking tickets are a problem that discourages visits to downtown. This results in diminished taxable business income. Perhaps a survey should be done about parking in the 1<sup>st</sup> ward.

Clare continued, saying that a convenience store is not being considered for the downtown area. She stated that affordable housing is a top topic. She is working to increase the number of affordable units, throughout the city, including Section 8. She stated that the amount of affordable housing units in Evanston is currently only 5%; she wants to exceed 10%.

COMMENT: An affordable fair housing group is working with large non-profits with the goal of providing additional affordable housing. Hospitals deal with a high proportion of the needs of the homeless. Perhaps input should be solicited from affordable housing tenants as to how they are treated. Clare noted that she meets frequently with residents to field input and complaints, but there should be a way to strengthen their voices. She also suggested that there should be affordable housing synchronicity in the PILOT task force (discussed below).

COMMENT: Snow clearance of sidewalks needs to be improved, especially for the mobility-challenged, and suggested that more people with disabilities should be involved. Clare indicated that she would put this at the top of her agenda.

A new PILOT task force is being explored and is making its way through city finance and various city committees. In brief, the goal of the PILOT program is to find ways that not-for-profit organizations can contribute to the city in lieu of payment of taxes from which they are exempt. Clare is working nationally with other cities. Over one-third of Evanston property is tax-exempt, which means that residents must pay more than their fair share. She cited Boston as having the most successful PILOT program. The goal is to design a reasonable system through which these organizations (e.g., hospitals and universities, etc.) can make voluntary benefits contributions to the citizens. Evanston is one of the highest property-taxed cities in the country, so she hopes to get this program out of committee within the next two months.

**Clare provided a detailed document about PILOT, which is appended to this newsletter.**

Clare related that she continuously watches city expenditures on things that do not really help citizens. She founded the budget committee and is working to get a handle on finance, benefits, etc. This is the first year in a very long time the levy has not been raised, and she is working toward possible future reductions.

She cited that Evanston's black population has dropped from 15% to 12%, due in part to the high cost of living in Evanston.

She is working to increase the beauty of the 1<sup>st</sup> ward, including improved architecture.

Concerning project developers, she strongly feels that the community must be involved before developers draw up schematics and zoning requests, etc. She always takes residents to all her meetings with developers and works for enhanced transparency.

COMMENT: There is a perception that the proposed property swap and construction of the parking structure is not incorporating enough input from the SGA residents and that the Trustees are not being transparent with the negotiations. "The project should not be almost a done deal by the time it comes

to the agreements,” Clare suggested taking a vote of some kind to indicate how the project is viewed by the residents. Trustee Diane Petersmarck offered a summary of what has been done so far and mentioned an early survey that garnered overwhelmingly positive responses. “We are still in a research stage—still investigating alternatives. Possibly trustees should issue a report on everything they are looking at and progress status.” SGA certificate holders **Eric Mullendore** (an architect) and **Louise Keeley** (an economist) are working with the Trustees to examine the design, construction, and finance issues, including taxes, capital gains, and potential impact on assessments. It was suggested that a report from the Trustees should be shared with Clare.

QUESTION: Can you review the latest downtown developments, such as the movie theater and Northlight Theater?

Clare used screen share to show a chart of projects that are in various stages of development. **She summarized some of the many projects, about which details are provided in the appended chart**

- Climbing Gym at Urban Outfitters.
- Northlight is moving forward with plans to open west of the site of the former Little Mexican Café.
- New 10-floor office tower at 1732-40 Orrington. She is pushing a covenant that they will not sell off anything that would become tax-exempt and she wants the building to include restaurants and other exciting attributes.
- Varsity Theater. Adaptive reuse of the former Varsity Theater building (1710-16) Sherman to include 35 apartments and ground-floor retail space.
- Bookman’s Alley, including a 1<sup>st</sup> ward book club about Evanston history.
- A new 18-story building is proposed for 1621 Chicago Avenue, about which she has serious issues. Walchirk Apartment building at 2300 Noyes is on hold for now.
- Link 2.0 is the new building that is proposed for our existing parking lot.

Allen thanked Clare for her informative presentation and conversation.

### **2022 ELECTION OF NEW SGA TRUSTEES**

Allen introduced long-time SGA certificate holder and former Trustee **Don Schollenberger**, who was asked to make a brief presentation about the current Trustee election procedure and how it has developed over the years.

Don thanked and acknowledged the members of the Trustee Nominating Committee for their excellent work in assembling a slate of four candidates, who will stand for election to three positions that will be vacated on May 1, 2022. The committee was comprised of **Don Schollenberger (chair), Norm Weston, Catherine Marsh, Cherie Fisher, and Louise Keeley.**

For the first forty years, SGA trustees were not elected. The 1986-89 the current configuration of designed and implemented. There are to be five Trustees who serve a maximum of two three-year terms and are elected by the SGA certificate holders. A past Trustee may run for additional terms after they have not served for a term.

Don explained that of the five current Trustees, three will retire as of May 1, 2022: Diane Petersmarck and Keith Johnson have completed their full terms. Charles Fisher resigned as of February 1, and the remaining three months of his term will be filled by Louise Keeley. Don thanked the retiring Trustees for

their years of service. John Coughlin and Tim Mahoney will continue in their positions.

Don then announced the slate of four candidates from whom three will be elected. He noted that one of the three positions will be one year term, which will be filled by the candidate who receives the lowest number of votes from the top three candidates. He noted that the canvassing for nominations was rigorous and that individuals from all five buildings were talked to. No candidate was a “shoe-in,” and he assured us that “We can’t go wrong with any of these candidates, all of whom are very well qualified.” The candidates are:

- Marcia Bosits
- Jim Edgren
- Louise Keeley
- Barbara Pearson

Don explained that if any other SGA certificate holders would like to be added to the ballot, they just obtain signatures from twenty-five SGA certificate holders who endorse their candidacy. (The petition was to be delivered to Don by February 21, 2022.)

The Nominating Committee provided a series of relevant questions to each of the candidates, whose responses are published in this newsletter. The candidates will be introduced during the March 16 general meeting, at which time questions may be asked from the audience.

Don offered to host small gatherings for further discussion of the Trustee Election Process and its history.

**Morris Phibbs** then provided a summary of the election calendar:

- |                |  |
|----------------|--|
| March 10, 2022 | Candidate profiles are published in the March issue of the <i>SGAA Newsletter</i> .  |
| March 16, 2022 | General Association Meeting (“Meet the Candidates”) 7:30 pm via Zoom   |
| March 18, 2022 | (or thereabout). The Nominating Committee sends the roster of candidates to Heil & Heil, who prepares and distributes the official ballots to SGA certificate holders. |
| April 1, 2022  | (or thereabout). Heil & Heil distribute the ballots and voting instructions to all SGA certificate holders.  |
| May 1, 2022    | Trustee Election Day. Ballots are due by 12:00noon. They may be returned to Heil & Heil or slipped through the mail slot in the office door (1856, first floor).       |

**PLEASE READ CAREFULLY THE VOTING INSTRUCTIONS THAT WILL BE INCLUDED WITH THE BALLOT.**

Ballots are tallied by the SGAA Secretary, one Trustee, and Greg Rithmiller from Heil & Heil. Results will be announced as quickly as possible.

Allen acknowledged and thanked new owner **George Gonzalez** (1866) for his expert assistance in redesigning and enhancing the SGA Facebook site, which will include a “Market Place” and will help achieve that SGAA’s ongoing goal to increase community involvement in special events.

**Diane Petersmarck** reassured us that the trustees will NOT commit SGA to anything that will cause harm

and promised that developments WILL be brought to the residents. Their biggest concerns are financial. **Keith Johnson** provided additional contextualization for how the Trustees' composition and responsibilities have developed. Prior to the institution of the new guidelines referred to by Don, all five Trustees were not SGA residents; rather, they were "outside experts." As time wore on, it became a self-perpetuating board. Keith complimented how Don organized the restructuring, which provides a continuously evolving group that works in and reflects changing times and circumstances.

Allen adjourned the meeting at 9:00 pm.

Prepared and submitted by  
Morris Phibbs  
SGAA Secretary

DRAFT

**Evanston Ward 1 Building Projects (February 2022)**

**Clare Kelly Presentation**

Project Name/ Address	Description	Variances/Site Development Allowances requested	Status
1732-40 Orrington Ave (PD)	New 10-story office tower with ground floor retail and enclosed parking. Includes Rezoning zoning lot from D2 to D3	1) FAR of 7.0 where 4.5 is permitted and up to 8.0 can be requested; 2) a ziggurat setback of 6.4 ft. to 11 ft. where a minimum of 40 ft. is required at the building height of 32 ft. along Orrington Avenue; 3) a height of 149.5 ft. where 85 ft. is allowed and up to 170 ft. can be requested; and 4) 35 on-site parking stalls where a minimum of 211 is required.	Scheduled for Land Use Commission (formally Plan Commission 1/26/22 7p @Zoom)
Varsity Theater – 1710-16 Sherman Ave	Adaptive reuse project of the former Varsity Theater building to add 35 apartment units and retain ground floor commercial space.	Major Variation requested allow 3 on-site parking stalls where a minimum of 28 are required.	Community Meeting was held on 1/13/22
Link 2.0 – 816 Garrett St (PD)	New 10-story multifamily structure with 200 dwelling units and 71 enclosed parking spaces; connecting to existing Link building for a total of 441 DUs and 241 parking spaces. Existing Link building is considered Parcel 1 of PD. Proposed Link 2.0 building is considered Parcel 2 of PD.	Amendment to existing Planned Development Ord. 12-O-21 (Major Adjustment) and 37-O-17 (original Planned Development approval) to adjust Parcel 1 Parcel 2: Suggest Rezoning from existing R5 to C1a (to match Parcel 1, for reduced setbacks and setbacks abutting residential, for increased height and density) 1) Propose 190 DUs including 10 affordable units. 5% bonuses provide 10 bonus DUs for a total of 200 DUs. Maximum permitted DUs are 101.6 (C1a) + 40.6 (PD Allowance) = 142 plus bonus units. 2) Interior side yard setback (west) – 15 ft. setback required when abutting a residential district. Propose 0 ft. setback at closest point. 3) Building height: 67 ft. (C1a) + 30 ft. (PD) – 97 ft. max. Propose building height of 103’ to top of highest habitable floor. 4) 71 spaces provided where 163 new parking spaces required. 5) Loading: one short loading berth in front yard with 2 ft. setback to front property line and not screened where 2 short screened loading berths not located in the frontyard are required. 6)	Zoning Analysis Reviewed. Community Meeting 2/10/22 @7:00pm @Zoom

		<p>Parking drive-aisle: 24 ft. required for 2-way 90 degree drive aisle and 22 ft. is proposed at closest point 7) 10 ft. landscape strip required along all property boundary lines that immediately abut residential. Revise to show landscape buffer in all areas possible. Site Development Allowance required due to loading berth location.</p>	
--	--	---	--

PD=Planned Development

Evanston's Payment in Lieu of Tax (PILOT) Program Task Force will examine the relationship between the City and its tax-exempt institutions, specifically the major educational and medical institutions. The Task Force will assess the impact and the reduction of local revenue from the numerous large tax exempt establishments and the impact on the cost of living for residents. The goal of the task force is to develop a proposal to help offset some of the financial burden to residents. The task force will work collaboratively with the largest tax exempt establishments to establish a framework of consistent and reasonable annual PILOT/contribution goals and voluntary annual payments from the City's major tax-exempt institutions to the City to help compensate for their consumption of essential City services (e.g. fire/EMS protection, street maintenance, snow removal, etc.).

Property tax revenue represents a critical portion of the City's operating budget. These funds help to maintain essential service levels (e.g. police, fire, EMS, services, snow removal and much more). These services are provided to both taxable and tax-exempt properties, yet it is the taxable property owners alone who bear the cost of funding these services which subsequently impacts the cost of living in Evanston. While the benefits offered by these numerous institutions are often remarkable, this added financial stress on our local budget gets passed on to the residents. The proposed Task Force will strengthen the partnership between Evanston and its nonprofit institutions by working collaboratively with them to make recommendations for an equitable and consistent PILOT program.

The Evanston PILOT Task Force will refer to successful municipal PILOT programs nationwide as reference, most notably Boston which represents the leading established PILOT program in the nation. Over two hundred municipalities in at least 28 states have implemented PILOT programs. Most of these local PILOT programs recommend a combination of both financial and other community benefits in the annual contributions from their large tax exempt entities to meet the agreed upon PILOT goals. For example, in Boston, tax exempt institutions may meet up to 50% of their (agreed upon) PILOT financial obligation by demonstrating other community benefits that uniquely benefit the host city as approved by the task force.

Common core principles of a fair and balanced PILOT program in other cities include:

- Transparency and consistency in the PILOT Program.
- PILOT Program remains voluntary.
- PILOT contributions should be based on the value of real estate.
- Community benefits that uniquely benefit the host city should be recognized and qualify as PILOT credit.
- A PILOT Program should be phased in.

Laws have been crafted to allow nonprofits to gain property tax exemptions on land used for their charitable missions. Northwestern University (NU) which was established to serve the former Northwest Territory was granted tax exempt status in 1851 by the Illinois General Assembly in order to encourage and protect the development of this university. NU from the

time of its inception, which included a class of 5 students, has grown to over 21,000 students and subsequently the municipal services it needs have grown exponentially. While NU and other Evanston local tax exempt institutions attract people from across the world and bring professional, cultural and educational benefits to Evanston, it is the Evanston taxpayers who bear the burden of providing the tax subsidy. As these tax-exempt institutions continue to expand Evanston taxpayers are forced to provide the necessary revenue to meet the growing City service needs as Evanston relies primarily on property tax revenue to meet the budgetary goals of our City.

The Evanston PILOT Program Task Force will provide understanding and transparency to the cost to residents of subsidizing these establishments. The Task Force will develop, in cooperation and collaboration with representatives from Evanston's large tax exempt establishments, a consistent approach and plan to help offset this burden to the Evanston residents. The Task Force will complete the assessment and proposal within two years.

The Task Force will include:

- 2-4 Council Members
- City of Evanston Staff Policy Coordinator
- Representative/liaison from City of Evanston Equity and Empowerment Commission
- Representative/liaison from City of Evanston Finance and Budget Committee

The following Evanston community members will be invited to participate as members of the Task Force:

- 3-4 Representatives from largest tax exempt establishments in Evanston (NU, Hospitals)
- 1-2 representatives from small/medium tax exempt Evanston establishments
- 2 long term Evanston residents.
- 2 Local grassroots organization representatives
- Local tax/land use policy and/ or legal expert
- Resident representative from the 2000 Fair Share Referendum\_\_

## Statement from Marcia Bosits: Sherman Gardens Trustee Candidate

I've been a proud Sherman Gardens resident for over twenty years. Like many of you, I chose this complex because of its location, affordability, and sense of community. I expect to remain here after I retire this summer, and am vested in keeping our co-op a comfortable, fiscally sound, and well-maintained property. The job of trustee is demanding. Even with good intentions and sensible processes, not all residents will agree with every decision. My goal, however, is to promote transparency and accountability as a trustee. It's critical to survey owners about important issues without assuming we know what they want. Even if response rates are inconsistent, that process is important and should happen before final decisions are made. I believe that residents who are kept informed are more satisfied with their governance.

During my years as a professor at Northwestern, I've chaired a large department, run small committees, and managed a graduate division. I've learned to listen to diverse views, reach consensus, draft policies, organize meetings, consider financial ramifications, and make hard decisions when necessary. Those skills should be useful as a trustee. Email is my preferred means of communication because there's a record of the conversation. I've had to check my Northwestern email dozens of times per day at busy academic times, so monitoring and replying to Sherman Gardens' emails would not be problematic.

We have a special community here and, as trustee, I hope to be part of keeping it friendly, respectful to all individuals, well-serviced, and efficient in addressing future needs.

Louise Keely - 1866

I have over 25 years of experience as a consultant and advisor to business leaders globally on their most critical strategic and financial issues. My educational background is in economics, and I have a B.Sc., M.Sc., and Ph.D. in economics and econometrics.

I am currently a partner at Ernst and Young, in our strategy and operations practice, where I am an advisor on data and analytics and strategy for senior leaders at global, Fortune 100 consumer businesses. I have extensive experience with financial analysis and modeling and spreadsheets. My consulting and business leadership background include large project management, team leadership and facilitation, communications, and making difficult decisions with others that require balancing competing or even conflicting priorities.

I have lived at SGA for 4 years. My history with SGA goes back to 2010 when my parents, Diane and Charlie Keely, moved here. My mom still lives in another unit here. Today I live at SGA with my two teenage sons, Stuart and Alastair, and my partner Paul.

Over the past 20 years I have lived as an owner-resident in 3 different condo/coop developments, including SGA, and served on the board of both previous condos. I also have served on the boards of several non-profit organizations, serving on their finance and development committees.

If elected as a trustee for SGA, there are 3 areas where I plan to focus and contribute:

- 1. Ensure the fiscal soundness and security of the trust.** An immediate issue, of course, is the potential parking garage transactions. In addition, we will need to do a new review of capital expenses that are required, and should continually monitor operating expenses.
- 2. Improve and sustain a safe, comfortable, and beautiful environment and experience for our resident owners.** For example, we have an opportunity to upgrade our common areas, and this is part of our capital spend plan. We have an architecturally distinctive development in a prime downtown location, and we should make the most of it for our residents.
- 3. Contribute to and participate in a functional and professionally run trustee team.** This depends in part on the internal interactions of the trustee group and assigning responsibilities based on skills, experience, and interests of the trustees. In addition, trustees can leverage and involve the input of others including our resident association, our management company, our maintenance staff, and others with relevant expertise among our resident owners.

If elected a trustee, my duties as trustee to the trust and the SGA community will be a priority. While I have a full life with my career, family, and personal interests, I have served on non-profit boards previously alongside these other responsibilities. I know how to balance multiple priorities. Moreover, I am gaining first hand experience now as a trustee, as I was asked and agreed to take over the duration of Charles Fisher's term when he resigned recently.

Barbara Pearson  
1864 Sherman Ave. #5SW

I arrived at Sherman Gardens in 2012 after retiring from as a classical voice teacher at the Royal Conservatory in Den Haag, Netherlands. Shortly after moving here I was asked to be the building coordinator for 1864. Soon after the trustees invited me to fill in for the last few months of a trustee who was leaving Sherman Gardens.

I was an elected trustee for the following six years. During my tenure I spent four years as liaison between John's Plumbing and residents of the 1862-1866 and the planning and construction of our parking lot.

The ongoing negotiations with Focus to purchase our SG parking lot and building a new one next to SG is a high priority. Fortunately we have two trustees who will remain on the board and are fully updated and able to share information with the three new trustees moving forward.

Jim Edgren

1866 6NE

Owner since 2017

1) Why a trustee? For 12 years, I lived in a 112 unit condo building that had a board dominated by one person. That board made multiple bad decisions no matter how many new persons were elected. I love this community and would like to be of service to the residents.

2) Priority. I retired in 2017 to work on my new home and can move my few obligations to accommodate trustee issues and meetings.

3) Long range plans. My career in counseling led to the creation of multiple programs that provided opportunity for people to access the services they needed. By planning with others, these programs were able to grow from \$5,000 to \$150,000 in revenue. I had to submit attendance information, monthly billing, on Excel spreadsheets every month.

As a union leader for 400 members in 20 sites, I had to negotiate 3 year contracts multiple times.

4) Sherman Gardens needs and residents needs. With 50 years experience of working on buildings and homes part time, I know many things that can go wrong. The cost of a simple repair may seem high; but the expense of neglect can be much higher. I have always tried to live within a budget.

5) Opinions and consensus. For many years, I was representative for a volunteer organization at the local, state, national and world level. This involved working with other cultures, languages, and beliefs; these people taught me so much about how the world really works.

The last 10 years of my career I served as a liaison to the Federal Court of Northern Illinois, advising on mental health, substance use, and violent risk issues. This involved meeting with defendants, probation officers, public defenders, prosecutors, and judges; all working together to reach consensus on the best situations for all.

6) Computers, emails, phone calls. My computer skills are basic, but solid, with 20 years experience. In my work, I had to prioritize answering all my emails and phone calls to get to the most important. As a counselor, I have been practicing anonymity and confidentiality for 40 years.

7) The purpose of moving here was to become more active in the Evanston community. My high school was here and my graduate degree was at National Louis on Sheridan. Zoom meetings have been part of my life since April 2020 and I look forward to more activities in person. I did help out with recent holiday parties.

8) Experience to be trustee. All my life people have asked me to get involved, to help out. Strangers come up to me in stores and ask about where something is. Maybe I appear to know something. I currently gathering information on electric cars and how to charge them for future planning.