

We're glad you're here!

James/Kilmer Condominium Association

www.jameskilmercondo.org

1555 & 1560 North Sandburg Terrace

Chicago, IL 60610

Dear Resident:

Welcome to your new home and to the Sandburg Village Community.

In an effort to familiarize you with your new surroundings, the James/Kilmer Condominium Association is pleased to share with you information on our association's amenities, the Carl Sandburg Village Homeowners Association (HOA) services, as well as area services and merchants.

Additional information can be found in the James/Kilmer Association Reference Guide / Rules and Regulations located on our website.

This information will serve as a guide to helping you enjoy your new home and become a part of the James/Kilmer neighborhood. Please do not hesitate to let the Management Office know if you have any questions.

- *The James/Kilmer Condominium Association*

Amenities at a glance.....

Management Office:

- Contact Number: (312) 654-1560
- Located on the lobby level of James House (northwest side of building)
- Hours: Monday-Friday 9 a.m.-6:00 p.m.
Saturday and Sunday Closed
- After Hours: Contact the James House Doorman at (312)654-1560 ext. 6, or the Kilmer House Doorman at (312) 654-2079.

Doorstaff Stations:

- James House: (312) 654-1560 ext. 6
- Kilmer House: (312) 654-2079

Receiving Room:

The Receiving Room is located on the lobby level of James House, just inside of the rear service entrance (northwest side of the building)

- Contact Number: (312) 654-1560 ext. 5
- Hours: Monday-Friday 7 a.m.-7 p.m.
- Saturday 9 a.m. -1 p.m.
- Sunday Closed
- You may have packages delivered to your unit
- There are some restrictions on size, weight and value of items which will be accepted.
- Please check with Management for more information.

Mail:

- James House: Mailboxes are located at the rear center area of the lobby
- Kilmer House: Mailboxes are located on the north wall of the inner lobby
- Mail and packages not fitting the boxes normally are delivered to the Receiving Room
- Zip code 60610 mail is processed through the Fort Dearborn Postal Station located at 540 North Dearborn (312) 644-3919

Bicycle Rooms

Three secured bike rooms are located in the garage. Bike Room 1 is located across from the garage office, next to the entrance ramp. Bike Rooms 2 and 3 are located at the northeast areas of the garage main level.

- See Management for a space (at a small fee)
- There may be a waiting list for a space

Cable Service

Basic extended cable service is provided as part of each unit's assessment. If your TV is cable-ready, just connect the main service cable from the wall plate to the back of your TV. The main service wall plate is located in the living room. Some units have additional wall plates in bedroom, etc.

Contact RCN, our cable provider, at 1-312-955-2500:

- If your TV is not cable-ready; you will need a cable box (First analog box is free, additional are available at small fee)
- You want additional services, at a cost, such as digital cable, premium channels or pay-per-view, which require a different type of service and cable box
- You need to report any problems with the cable reception in your unit

Fitness Room

Located on the lobby level of James House near the freight elevator area. For owners and residents over the age of 18 only.

- Memberships available through the Management Office (for a small fee)
- Variety of fitness equipment and dumbbells
- Weight scale and drinking fountain available
- Antibacterial wipes dispenser
- 3 cable TVs to watch during workouts
- Temperature controlled

Garage:

Accessible from the basement level (G1) of both James & Kilmer Houses.

Contact Number: (312) 787-5436

Available Services:

- Monthly parking rates and bank automatic payment plans
- Limited motorcycle parking
- 24-hour attendant service, tire air compressor with gauge and jumper cable service
- Attendant or self-car wash available
- Guest discounted parking coupons are available from the Garage Office

Hospitality Room:

The two Hospitality Rooms are located on the penthouse level of James House (button "PH" on the elevator)

- Monthly Board, Committee and other Association meetings may take place in these rooms. See postings by elevators for dates and times.
- Available for private parties (for a fee) by contacting the Management Office.
- Facilities for up to 75 people/includes a kitchen and restrooms.

Laundry Rooms

Located on the 2nd floor of James House (take freight elevators) and the 6th floor of Kilmer House.

- Automated card system for washers and dryers eliminates the need for coins

Laundry Rooms, cont.

- Debit cards can be purchased from the vending machine in the laundry room .
- Money can be added to the debit card at the vending machine as needed.
- Instructions are posted in the laundry rooms or available from the Management Office.

Storage Lockers

Each unit may use one storage locker. The locker number normally is the same as that of the unit.

- Locker Rooms are accessed by use of a key fob.
- James House lockers are located in the basement/garage level (G1) and on the 2nd Floor.
- Kilmer House lockers are located on the 3rd, 4th, and 5th floors opposite the passenger elevator.
- Residents must provide their own locks.

Trash Chute Rooms

- James House has two trash chute rooms on each floor (one on the north side and one on the south side).
- Kilmer House has one trash chute room per floor located near the freight elevator.
- All trash must be inserted in the trash chute. Bulky items are to be neatly stacked in the chute room and will be collected by maintenance each day.
- No hot embers from a grill or lit smoking materials should ever be put in the trash chute.
- All animal waste and kitty litter must be double bagged to ensure against breakage.

JK Recycling Program

JK participates in Single Stream Recycling (SSR) as it is the preferred recycling method by the City of Chicago because it is the most effective and efficient method whereby a greater variety of recyclables can be deposited and all can be put into one bag/bin and not separated by type.

- The recycle bins are located in the James Basement (between the elevator banks) and in the JK Garage (near the garage office).

Important things to remember:

- Recycle material in blue bags must be brought to recycle containers and NOT dropped in chutes.
- Use the blue bags (we have ample supply) or recyclable paper bags to deposit recyclable materials in recycle bins. Also recyclables can

Recycling Program, cont.

be deposited into the recycle bins without bagging.

- Detailed information is available in the Management Office.

Sandburg Village Homeowners Association (HOA)

Contact Information: (312) 440-3615

- Responsible for the maintenance and security of the village's common areas between the associations
- Maintains and operates the village swimming pools, tennis courts and two hospitality rooms
- Located on the mall level at 1355 N. Sandburg Terrace in Room 103 of Dickinson House

Sandburg Village Play/Tot Lot

Located at corner of Clark and Goethe

Sandburg Village Swimming Pools

The Village has two large swimming pools, which are operated generally from Memorial Day through Labor Day for pool members and their paid guests.

- The North Pool is located on the terrace level, behind Kilmer House.
- The South Pool is located on the terrace levels of the 1200 block of Sandburg Terrace next to Eliot House.
- Membership applications are available in the JK Management Office or the HOA office.

Sandburg Village Tennis Courts

The tennis courts are operated from late spring through early fall for tennis club members and their guests. The tennis courts are located on the roof of the Faulkner House garage at 70 W. Burton Place.

- An access key fob can be obtained through the HOA office.
- Membership applications are available in the JK Management Office or the HOA office.
- Membership applications are processed through the HOA office.

Village Hospitality Rooms

Two Hospitality rooms are available for rent to all Sandburg Village residents. One hospitality room is located in Eliot House and one is located in Alcott House. Use of these rooms is arranged by the HOA office.

Welcome to the Neighborhood

(Visit <http://oldtownchicago.org/directory/> for a complete listing of area businesses & organizations)

CTA Transportation

Visit www.transitchicago.com or call 312.836.7000 for routes, fares, and schedules

Buses

- #22 Clark (on Clark Street)
- #36 Broadway (on Clark Street)
- #72 North (on North Avenue)
- #156 LaSalle (on LaSalle Street)

Trains

- Red Line (at Clark and Division)
- Purple/Brown Lines (at Sedgwick and North)

Dry Cleaners

- Crystal Cleaners – 1556 N. LaSalle
- Sandburg Cleaners – 1355 N. Sandburg Terrace
- Sheen Cleaners – 1542 N. Clark

Education

- Chicago Historical Society – Clark & North
- Chicago Public Library – 310 W. Division
- Early Learning Foundation – 1455 N. Sandburg
- The Latin School – Clark & North
- Lincoln Park Preparatory – 108 W. Germania Pl.
- Newberry Library – 60 W. Walton (at Clark)

Florists

- A New Leaf – 1645 & 1818 N. Wells
- Green – 1718 N. Wells

Groceries / Pharmacies

- Jewel and Osco – at Clark and Division
- Plum Market – 1639 N. Wells
- Potash Supermarket – 1525 North Clark
- Treasure Island Supermarket – 1639 North Wells
- Walgreens – 1601 N. Wells

Hardware Stores

- Potash Ace Hardware – 1525 N. Clark Street, lower level
- Tiptre True Value – 229 W. North Avenue

Liquor / Wine

- Galleria Wine/Liquors – 1559 N. Wells
- Potash Wine/Liquors – 1525 N. Clark, lower level

Live Theater / Comedy Clubs

- A Red Orchid Theater – 1531 N. Wells
- Second City – 1616 N. Wells
- Zanie's – 1548 N. Wells

Recreation / Fitness

- A Women's Gym – 1248 N. Wells
- Fitness Formula Club – 1235 N. LaSalle
- Lincoln Park (Park, Zoo and Conservatory) - from North Ave. to Diversey on Cannon and Stetson Drives
- North Avenue Beach
- XSport Fitness – 230 W. North

Retail

- Arch Apothecary (beauty/skincare) – 1359 N. Wells
- Adelaide (women's) – 1704 N. Wells
- Fleet Feet Sports (athletic) – 1620 N. Wells
- The Fudge Pot (candy/sweets) -1532 N. Wells
- Greer (cards, stationery, gifts) – 1657 N. Wells
- Judy Maxwell (art/gifts/furnishings)- 1363 N. Wells
- Paws-a-Tively (pet grooming/supplies) – 109 W. North
- Pier One (home furnishings)- 1350 N. Wells Street
- Sarah Jane (women's) – 1343 N. Wells
- The Spice House – 1512 N. Wells
- UpDown Cigar - 1550 N. Wells
- Village Cycle Center (bikes/repairs) – 1337 N. Wells

Restaurants/Fast Food

- Adobo Grill (Mexican) – 1610 N. Wells
- Bistrot Margot (French) - 1437 N. Wells
- Chipotle – North and Wells
- Dave & Busters (Food, Bar, Games) – 1024 N. Clark
- Einstein Brother's Bagels - 1549 N. Wells
- La Fournette (French Bakery) – 1547 N. Wells
- Elly's Pancake House (Diner) – 101 W. North
- Kamehachi (Japanese/Sushi) – 1531 N. Wells
- McDonald's – North and Wells
- O'Brien's (Steak/Seafood/Sandwiches) – 1528 N. Wells
- Old Jerusalem (Middle Eastern) – 1411 N. Wells
- Tiparo's Thai & Sushi – 1540 N. Clark
- Topo Gigio (Italian) – 1516 N. Wells
- Twin Anchors (Ribs) – 1655 N. Sedgwick

Miscellaneous

- Global Posting & Shipping -108 Germania Pl.
- Sandburg Shoe & Leather Crafters (repairs)- 115 W. North Avenue
- Shell Gas – LaSalle St. & North Avenue
- Wells Automotive – 1337 N. Wells