

James/Kilmer

Condorminium Association Newsletter

Editors: Judy Barnes and Diana Cardenas



FIRE INCIDENT INFORMATION & SYSTEM UPDATE

Richard Vicens, JK Association Property Manager

At approximately 11:01 am on Wednesday, December 21, the Chicago Fire Department (CFD) received an alarm that there was a fire at James House. First equipment was dispatched at 11:02 am and arrived at the scene at 11:06 am. It was determined that the fire was somewhere on the 9th floor and eventually CFD found that Unit 904 was fully engulfed in flames. Before CFD arrived, maintenance personnel were trying to determine if anyone needed help on the 9th floor; however, eventually they had to retreat from the floor. CFD reported the fire officially "Cleared" at 12:47 pm. The initial fire notification to all staff was transmitted over our two-way radio system and the message also indicated that the Fireman's Return system had been activated and that all elevators had been returned to the first floor. The call to 911 was made by our door person and there was a massive response by over 25 pieces of apparatus and vehicles. The residents were renters and were not home when the fire occurred. They were not smokers and the unit had a smoke detector.

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Upcoming Meetings and Events

- **February 2012 Board Meeting**

February 28th, 7 p.m.,
Penthouse

- **Finance Meeting**

February 13th, 7 p.m.,
Penthouse

RCN SPECIAL NOTICE

A menu of special services and equipment that RCN will be offering as part of their proposal is being developed and RCN will update all of the James Kilmer account. You may call RCN beginning Monday, February 6 to request services at 800-955-2500.

Additionally RCN will be holding information sessions in James House lobby from 4 pm to 8 pm on Wednesday, February 22 and on Wednesday, March 7. These sessions will allow you to understand the range of services being offered and to order any additional services you may be interested in having.

Elevators

As previously mentioned all elevators in James House are on a “Fireman’s Return” system which takes the cars out of service and returns them to the first floor when activated. The system is activated when both of the dual smoke detectors at any elevator lobby detect smoke. The idea is to prevent the use of elevators by residents during a fire and also to allow responding CFD personnel to commandeer the elevators and put them on manual service in order to approach the fire floor.

Fire Department elevator-use keys are located in each first floor elevator lobby in high mounted red boxes. The code requires that there be a key for each elevator plus a spare. These keys were in place with 3 (2 elevator plus spare) at the freight lobby and 4 (3 elevator plus spare) at the passenger lobby. In addition to this, there is a box at the lobby desk with keys.

System Fire Communication

James House has a code-mandated fire communication system that allows announcements to be made on a floor-by-floor basis, by zones and to the entire building. The control panel also has a system to allow personnel at the fire command center in the lobby to communicate with firemen in either of the stairwells. Keeping in mind that the Fire Department takes full control of this system upon their arrival, none of us knew until the fire was out that the Battalion Commander thought he was making announcements to individual floors but instead used the stairwell system and therefore NO announcements were made to resident floor areas. This was a common complaint from residents. Additionally, water from the hoses knocked out 22 communication modules and these have all been replaced. The system has since been tested and found to be fully operational. The next regularly scheduled test will be in June.

Cause

The “Fire Report” states that the “Area of Origin”, “Heat Source”, “Item First Ignited”, “Cause of Ignition” and “Factor Contributing to Ignition” are all undetermined. I was present with the investigators from the CPD Arson and Bomb Squad and from the Bureau of Alcohol, Tobacco and Firearms (BATF). Based on what I saw and heard, the fire started in the first closet outside the entrance to the bedroom. It appeared that clothing or other materials fell against an

incandescent light bulb and eventually reached ignition point.

Damage

Unit 904 was a total loss except maybe for the kitchen, depending on the insurance adjusters ruling. Fifteen (15) units received water damage and all owners were notified. Both stairwells had quite a bit of water and water at the second floor landing outside the laundry room was 2 inches deep. The water reached the first floor and management and maintenance staff manned squeegees along with the firemen. Additionally, the water went down to the lower level and maintenance personnel were able to keep the water from entering the storage areas. The pressure from the outside fire hose connection to the south building Siamese connection blew a hole in the piping inside the building and caused a flood in the boiler room.

Office Telephones

When no messages were transmitted to the floors, residents began to call the office and send emails. We were overwhelmed by the volume. The phone system is such that if someone pushes a number for an extension and the line is busy, the system does not hunt for the next available line and the caller simply can't get through. We received many complaints about this.

Steps Taken or Underway

- 1) Although already on the website, "EMERGENCY" is now specifically listed on the left menu of the home page. You will find information there regarding different types of emergencies.
- 2) Battalion Chiefs received instructions on how to operate the Fire Control Panel the day after the fire.
- 3) The Siamese piping has been repaired.
- 4) The water-damaged Fire Control Panel modules were replaced and a full-system test has been performed.
- 5) The Fire Control Panel is being modified to increase volume and to have a warble tone capability to let residents know that messages are to follow. A voice message alone may not be heard by residents inside their units.
- 6) The office telephone system is being replaced, since it is not suitable for this type of Management Operation.
- 7) An "all-call system" will be subscribed to in order to contact all residents or blocks of residents via telephone at the same time through a vendor server.
- 8) Replacement carpeting has been ordered for the 9th floor.
- 9) Sheetrock removed for drying purposes on floors 6, 7 and 8 has been replaced.
- 10) The stairwells have been cleaned; however, we are working with the Admiral Insurance adjuster to see if we can include painting the first 10 floors of both stairwells.
- 11) A survey of all Units has been completed to determine if each unit has a proper operating door closer and if there is a properly installed, operable smoke detector. ***Both of these items are mandated by City Ordinance.*** The data is being tabulated.

- 12) An “Emergency Information” package is being prepared for distribution to all units. There is a conflict between CFD and Red Cross recommendations for actions during fires and we are resolving these issues.

Insurance Issues

We continue to receive requests from owners, who received water damage, asking for insurance information from Unit 904’s owner and tenant. Once again, please be reminded that you cannot subrogate against others for damage caused to your unit unless you can prove negligence. This is not allowed by the JK Declaration. You may wish to review the controlling sections of this document located on the website, www.jameskilmercondo.org. You must look to your own insurance to cover damage you may have received during this incident. We do not give out information about other owner/resident insurance coverage.

Life Safety Certification

A recent “Chicago Tribune” article, discussing a high rise fire in which a person was killed, inaccurately characterized James House and Kilmer House as not being in compliance with City Life Safety requirements. The fact is that our buildings have been in compliance and we are presently installing speakers on top of each elevator which is the last step in the overall requirements that need to be completed by December 31, 2012.

Property Manager’s Corner

Richard Vicens, JK Association Property Manager

RCN Bulk Services

The Board selected RCN as the provider of bulk TV services at the December 6, 2011 Board meeting. In agreeing to provide the basic bulk services, RCN will also put forth a menu of reduced price ancillary services for residents. RCN honored the reduced bulk rate beginning on January 1, 2012, based on a “Letter of Intent” from this office. RCN will make the reduced price menu of services and equipment available effective Monday, February 6. All of the James Kilmer accounts will updated by then and you will be able to order special services and equipment. Please see the Special Notice regarding RCN (page 2).

Lateral Pipe Project

As a result of a recent emergency repair of a lateral pipe break, the contractor expressed concern over the possibility that there could be a problem with the common element vertical piping to which the lateral pipes are attached. A decision was made to gather samples of the

vertical piping and send the sections out for metallurgical testing to determine the remaining useful life of the pipes. These samples are at the laboratory now and we should have a full report by February 15. Visually, the pipes appear to be in very good shape. Once the condition of the vertical piping is known and assuming that everything will be in order, the lateral pipe replacement project would begin. A good date for planning purposes would be to start in Mid-April.

Windows Project

The final installation of the residential windows took place on December 12. Since then, the contractor has been focusing on punch list work. All of the pedestrian protection has been removed from the east and west sides of James house and from LaSalle Street. The north mast climber will remain for the contractor, Softer Lite, to bring the penthouse replacement windows up to the roof in mid-to-late March. Once the windows are on the roof and the installation is completed on the north end of the building, the mast climber will be used by a roofing contractor to bring existing roofing materials to the ground and to deliver new materials to the roof.

James House Roof and Deck

In mid-to-late April, work will begin on the replacement of the James House roof and the installation of a new deck with associated windscreen and parapet railing. At this time, bids are being solicited for the replacement of the roof. The next step will be to receive bids for the deck, wind screen and railing work. It is anticipated that all of this work would be completed by the end of August.

Façade Projects

The James House and Kilmer House façade/balcony projects are set to resume in mid to late March, weather permitting.

Laundry Room Renovations

Both James and Kilmer laundry rooms are now operational. There are still items to be dealt with at both locations and these are in the process of being addressed. In the next week or two, both locations will have debit card capability. Once the system is installed, you may use your debit card or continue to use the traditional laundry card to use the machines.



Finance/Treasurer's Report

Betty Latson, Treasurer, JK Association Board of Directors

On January 24, 2012, the Board approved the 2012 James Kilmer Operating Budget calling for a 1.86% increase to total Unit Owner assessments. Total Unit Owner assessments include the sum of the JK operating assessments, the JK capital reserve assessments, and the HOA assessments. ***JK Unit Owners will see the assessment increase in their March billing statement. The March billing statement will incorporate the 1.86% increase as well as a one time catch up amount for the incremental amount that should have appeared in the January and February 2012 monthly assessment statements.***

The Finance Committee has scheduled a meeting on February 13 to review the 2010 draft Cost Allocation Study. The Cost Allocation Study allocates revenues and expenditures to each of our buildings. The information provides a historical perspective of the relationship between assessment contributions from each building compared to the operating costs and capital expenditures attributable to each building. Also at this February meeting, the Finance Committee will be finalizing the remaining details for the Kilmer Direct Charge. The Kilmer Direct Charge will reimburse the Association for the Kilmer exterior limited common element capital expenditures begun in 2011 and completed in 2012.

Once the remaining Kilmer Direct Charge details are finalized, the Board will vote to levy the Kilmer Direct Charge. The vote will most likely occur in March. Each Kilmer Unit Owner will then receive a letter disclosing the Direct Charge along with payment instructions. Limited financing may also be provided--though details are still being worked out. Kilmer Unit Owners will have a minimum of 60 days after the levy of the Direct Charge before the charge is due and payable. A Kilmer town hall meeting is also being planned to answer any questions Kilmer owners may have. We will keep Kilmer Unit Owners informed of our progress on the upcoming Kilmer Direct Charge. It is important to note that the contemplated Kilmer Direct Charge will not include direct charges associated with the HVAC pipe replacement project cost. It is expected that the Direct Charge for the HVAC pipe replacement project for both James and Kilmer will occur this summer.

Regarding the JK Association's 2011 financial performance, we are pleased to report positive preliminary results for 2011. The preliminary financials do not reflect year end audit adjustments. There is the possibility that after the year end adjustments, the Association may, in fact, post deficit revenues over expenses for 2011.

Thus far for 2011, our Association reported total revenue of \$6.2 million including James direct charge revenue, and \$5.3 million excluding the James direct charge revenue. Revenues were \$72,000 higher than budget primarily from higher garage income, legal reimbursements, transfer fee income, and construction fee income.

Operating expenses were \$3.9 million, which were \$64,000 higher than budget due primarily to higher uninsured losses and building interior repairs related to the HVAC pipe leaks as well

as higher elevator repairs. Lower than budget utility expenses offset some of the higher repair costs. The provision for capital reserves was \$1,330,000. As a result, the Association is currently reporting excess revenues over expenses of \$7,930.

President's Corner

Nancy Slattery, President, JK Association Board of Directors

On January 18, James and Kilmer celebrated Winterfest 2012. It was a lovely evening filled with fun, laughter and delightful refreshments. I hope you all had a chance to stop by and enjoy this party. Many residents that I spoke to commented on how nice it was to catch up with neighbors that they hadn't seen in a while. They also mentioned how nice it was to do something positive for the Association. I know that the Association has been through a lot the past couple of years and Winterfest was a wonderful reminder of what a great 'neighborhood' we live in. I'd like to thank Dorsey and Betsy Ruley for bringing this event to fruition. Also thank you to the residents who helped them make this event such a success, including:

- Carol Abrioux
- Laverne Maidak
- Mary McCarthy
- Suzy Ridenhour
- Winnie Romano

At the January 24 JK Board Meeting, one of the agenda items was to identify and name the 2012 Committee Chair for the existing committees that support the board and serve the Association. The Committee Chairs are as follows:

- Finance Committee - Chair, Betty Latson
- Infrastructure Committee – Co-Chairs - Duane Hickling and Jim Ehrlich; Board liaison – Nancy Slattery
- Garage Committee - Chair, Barbara Grodzins
- Pet Committee - Chair, Carol Abrioux; Board liaison – Barbara Grodzins
- Website Committee - Chair, Ron Miller; Board liaison – David Beck
- Social Committee - Co-Chairs, Dorsey Ruley and Barbara Fiacchino
- Employee Holiday Fund – Chair, Judy Barnes
- Garage Holiday Fund – Chair, Barbara Grodzins
- Communications Coordinator – TBD

After several years of serving as Chair of Communications, Judy Barnes has decided to step down because of other professional and personal projects. We are on the search for someone who would like to step up and fill this position. If you or anyone you know might be interested, please let me know. This position largely comprises of being the JK Newsletter Editor.

I'd like to thank Judy for her tireless efforts and for elevating the JK Newsletter to what it is today. The quality and care that Judy has put into this valuable piece of communication is quite remarkable.

The committees that I have mentioned are an important part of the governance of our Association. Each committee is responsible for gathering information and understanding the issues of our Association. They are responsible to the board in working with the property management to generate ideas, performing investigation and due diligence, reviewing alternative options, and then making recommendations to the board.

I have asked that we post a list of all the working committees and ask if there are any volunteers who would like to join a committee. Committee members are not restricted to board members. Any owner in the association can be a committee member. Anyone who has an interest or expertise in a certain area is encouraged to contact the committee chair and let them know that they would like to join the committee.

I highly recommend that if you have an interest, get involved. Also, please note that all current members must re-state their interest in continuing on a committee. Membership does not continue from year to year.

A list of all committees is on our website at
<http://www.jameskilmercondo.org/committees.html>

To JK Owners and Residents

It has been my pleasure to serve as Editor of the JK Newsletters for over 3 years. Due to additional professional and personal projects I am undertaking, this will be the final newsletter I will be editing.

Thank you for all your feedback, suggestions and appreciation you have provided me in keeping you abreast of important JK Association information.

*Best regards,
Judy Barnes, JK Board Director*

Garage Committee Update

Barbara Grodzins, JK Board of Directors and Garage Committee Chair

The Garage made important positive contributions to the 2011 JK Operating Budget by generating greater income than the 2011 Garage Budgeted amount.

Eddie Main has done an exceptional job of recruiting outside parkers--both from Germania Place events and monthly day parkers from the Latin School, as well as other local businesses.

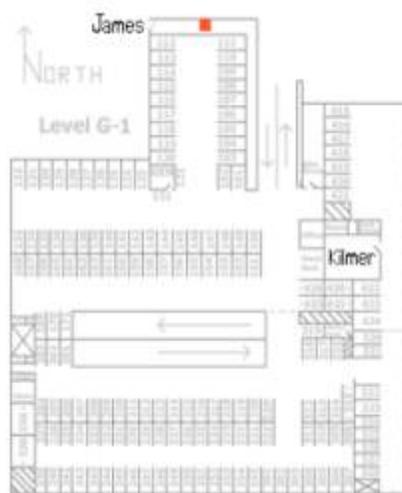
The Garage Employees were very appreciative of the Holiday checks they received from the contributions from JK parkers and residents. They thank everyone for them.

Engineer's Corner

Kurt Kruger, JK Association Chief Engineer

RECYCLING

A new City Code went into effect 01/01/12 requiring recycling of electronic equipment. In response to this change we have set out a box to collect electronic equipment for recycling. It is located in the garage on the north wall by the entrance to James House (see diagram). Given the great immediate response, the container is full and another has been ordered.



Our JK Single Source Recycling (SSR) continues to be well utilized. Please remember that cardboard boxes need to be broken down. Also we do battery recycling (the containers are in James House basement across from the SSR containers – and for Kilmer, the containers are near the SSR containers in the garage outside the office). Just remember to tape the battery ends or put in a separate plastic bag so they do not accidentally ignite if there is any residual power in them and the ends touch.

WINDOW WASHING

The next window washing date is scheduled for Tuesday, March 6th. Our contractor, A1, starts at Kilmer and by Wednesday or Thursday should be starting James House. Please remember all schedules are dependant on weather.

Please follow instructions for your building as noted in the bulletins, which will be posted closer to the start date. Management Office kindly requests that all window washing issues be reported to Diana at 312.654.1560 x 1 *before* the end of the week that A1 is here-- so that A1 can address them *before* they leave the premises.

A REMINDER FOR RESIDENTS ON NEW WINDOW CARE AND MAINTENANCE

Interior window glass can be cleaned with any standard non-abrasive glass cleaner. Lubricate the moving parts with Silicone Spray (Black Magic Silicone can be found in any auto parts store).

Every Month – Operate sash several times to keep the balances lubricated and prevent sticking. Inspect for broken or missing hardware and weather stripping.

Every Three Months - Vacuum the window frame sill to remove debris, dirt or foreign matter which may have accumulated.

Every Six Months – Clean the window frame, sill and jambs with a mild soap solution to remove any buildup of dirt, sludge, or grime, which may interfere with operation.

SLIDING GLASS DOORS

Every Three Months – Vacuum the door frame sill to remove debris, dirt or foreign matter and inspect for broken or missing parts and weather stripping.

Every Six Months – Clean the door frame, sill, and jambs with a mild soap solution to remove any buildup of dirt, sludge, or grime, which may interfere with the roller system.

SPECIAL NOTICE

Window Installation Issues

Softer Lite is presently working on window punch list items and it is important that you bring any issues or concerns you may have to the attention of Diana at the Management Office. Management will notify Judy York at Softer Lite.

Pet Committee Update

Carol Abrioux, JK Association Pet Committee Chair

All residents of the J/K Condominium were provided with copies of the new Pet Rules several months ago. One of the most important changes was that owners may have one dog weighing 40 pounds or less and one cat. Cat owners may have two cats. If you need an additional copy of the rules, you may obtain one from the J/K Management Office.

In addition to the rules, there is some general information and some policies that apply to all pet owners.

In order to ensure that the buildings remain “pet friendly”, it is incumbent on pet owners to ensure a “people friendly” atmosphere. That means that each pet owner must be considerate of other residents regarding issues of pet noise, odor and sanitation and be sensitive to the safety and personal phobias of their neighbors.

Equally important, all residents must realize that by living in a building that allows pets, they must tolerate reasonable evidence of those pets.

If an identifiable pet is causing a problem or is in violation of pet rules, the JK Management Office and the JK Board have the right to take steps with that pet’s owner to solve the problem. If you observe a violation of the pet rules, please report it to the Management Office—and your name will be kept anonymous. You will need to be able to identify the pet by name or the owner or the unit number. The Management Office has a list of all registered pets that include the pet’s name, breed, color and the owner. Solutions range from warnings,

appearance before the board, fines (see the pet rules for details) and possible removal of the pet from the building.

If a pet has an accident soiling a common area, it should be reported *immediately* to the Management Office or Maintenance Department. Maintenance has the proper cleaning materials for our carpets. Do *not* use your own cleaning materials on the carpets, but you certainly should pick up any solid waste, and blot liquid with paper towels as well as reporting the incident.

To prevent stains, odors, and messes immediately outside the service entrances, *you must get your dog to the dog runs before allowing it to urinate or defecate. Cameras are installed to detect violators.* The designated dog runs are along LaSalle Street behind the Sandburg buildings and the north pool. Plastic pickup bags are provided at the service entrances and in the dog runs. You are obliged by law to clean up after your pet in the dog runs or elsewhere. But it is also the *right* thing for a pet owner to do. Also, pet waste attracts rats.

Rental/Leasing Requirements at JK

Judy Barnes, JK Board and Editor and Richard Vicens, JK Property Manager

It is critical that owners who are currently renting their units, as well as current and potential renters, understand the leasing requirements/processes at JK.

The JK Board of Directors, at their August 23, 2011 meeting, approved and adopted a uniform lease for investor units in James and Kilmer. The lease is attached and part of the August Board meeting minutes on our JK Website and copies are also available in the Management Office. This uniform lease is sanctioned by the Apartment Building Owners and Managers Association (ABOMA). There will be NO exceptions to the use of this uniform JK standard lease.

Move In Process

No elevator will be reserved for moving in, until all appropriate paperwork, fees (please see Leasing Fee information below), mandatory insurance evidence (required for tenants and unit owners) have been completed and approved by the Management Office. The new owners and renters will also be given a copy of the JK Rules and Regulations (including pet rules), and must sign a form that they have read, understand and will comply with our JK Rules. These items and additional information forms will be enclosed with the welcome packet once all items have been submitted to office. Management would like to meet with new tenants/owners directly to go over welcome packet and any questions they may have *before* move in.

Leasing Fees

\$250 fee is applicable for owners who are renting units. This fee is only charged for new leases, not on renewals of existing leases. Renters will be charged \$350 to cover all move in charges. If a current owner/renter is moving to a different unit within JK, there is a \$250 fee.

(please see 2012 Fee Schedule on the website for additional information) These fees have been approved as part of the 2012 JK Budget.

Please be sure that as an owner renting a unit, you have a local agent (as it is NOT the management office or maintenance department responsibility) to handle any/all unit preparation, showing, cleaning, contractor-needed work or repairs—except for those basic building services for which the building is generally responsible. The building management office is NOT your surrogate landlord, which is why it is essential that you have an external local agent to handle your tenant's contractor needs that are above and beyond the basic building services for which the building is responsible.

If you have any questions or concerns regarding the Unit Owner/Tenant move in process or would like any related forms or information, please contact the Management Office.

Website Update

Ron Miller, JK Association Website Committee Chairperson

Your association website - JamesKilmerCondo.org - is a handy reference. While website content is available at the management office during office hours, your website is available 24/7 worldwide. And you can reach me for feedback and additional website suggestions/ideas at: webmaster@JamesKilmerCondo.org.

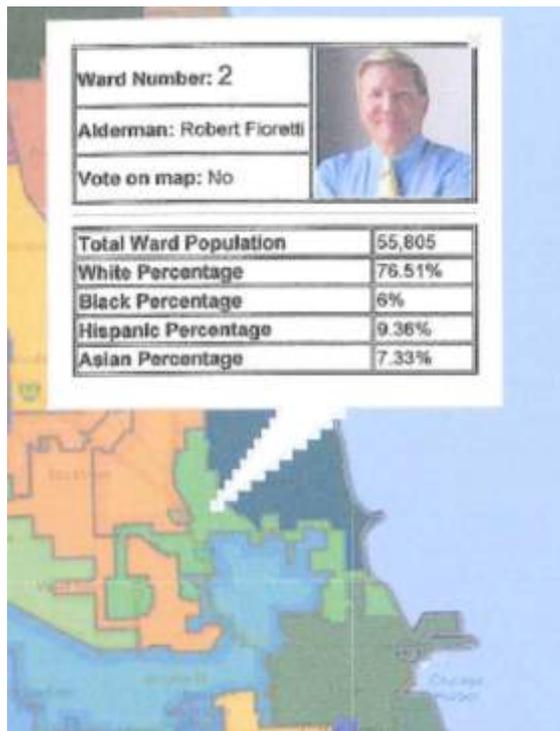
The JK Website is a handy resource for information about James and Kilmer Houses, as well as Association amenities, facilities, forms, documents *etc.* *Also, please take a look at the newest [EMERGENCY information link located on the navigation menu](#).* The website also makes it easy for you to submit a maintenance request online, order HVAC filters, submit suggestions, review seasonal maintenance tips, and find information about our facilities, and more. Have you visited lately?

Neighborhood and Ald. Reilly's 42nd Ward Update

Judy Barnes, JK Board of Directors and Editor

City Council Approved Ward Re-Map

On Thursday, January 19, 2012, the City Council adopted new ward boundaries for Chicago's 50 wards. Per the U.S. Supreme Court, all electoral jurisdiction boundaries must be adjusted every ten years following the Census, to ensure each district in a political jurisdiction is roughly equal in population. Per the 2010 Census results, the population of a Chicago ward should be roughly 55,000 people. Here in the 42nd Ward, we have a Census count of over 80,000 people.



Because downtown Chicago's 42nd Ward is over-populated by 26,000 people - dramatic, painful changes to our ward boundaries were inevitable. Knowing this, Alderman Reilly worked very long hours and did his best to keep as many of our downtown neighborhoods as whole as possible. But unfortunately, a large portion of the Gold Coast and roughly 1/3rd of the Streeterville population (including our JK Association and all the Sandburg Associations) were removed from the new 42nd Ward. Not many people are aware that the bulk of the 42nd Ward's population density is located in the north and eastern portions of the ward (in the Gold Coast and Streeterville). The south and western areas of the 42nd Ward are far less populous and also abutted wards that could not absorb more population. As such, the options were very limited in crafting a map that preserved as many traditional downtown community area boundaries as possible.

Thus, our JK Association along with other Gold Coast and Streeterville populations have become part of Ward 2 with Alderman Robert Fioretti, who incidentally voted "No" on the ward re-mapping. There will be a transition period as the re-mapping will not be fully effective until 2015.

Residents Urged to Subscribe and receive OEMC's Emergency Notifications and Community Resources from ChiTEXT

The City of Chicago's Office of Emergency Management and Communications (OEMC) reminds residents to subscribe to *Notify Chicago*, as well as utilize 3-1-1's ChiTEXT Short Message Service (SMS) as an information resource in locating towed vehicles and other City of Chicago community resources.

Sign-up for *Notify Chicago* and receive extreme weather alerts, traffic disruptions and health alerts via text message on cell phones and/or voicemail to your home or office phone. The subscription can be completed in a matter of minutes by visiting www.notifychicago.org.

ChiTEXT is another communications resource allowing users to request information regarding community resources, such as: location of government agencies, contact information, location search for Aldermanic Ward offices, police beat, district information and vehicle services that include the location of a towed or relocated vehicle. Simply text the word "Chicago" to "311311". A response to your inquiry is transmitted directly to your phone via a text message from the City of Chicago. Get information on the go-24 hours a day, 7 days a week and 365 day a year with ChiTEXT.

Reilly Landmarks Historic Wrigley Building

Last Thursday at the Commission on Chicago Landmarks, Alderman Reilly gave his enthusiastic support to designate the Wrigley Building as a historic landmark in addition to the new ownership's Class L application, historic tax credits which will help finance the renovation and upgrade of this important building.

This architectural gem was designed in two phases between 1921 and 1924 by the architectural firm of Graham, Anderson, Probst & White using the shape of the Giralda tower of Seville's Cathedral combined with French Renaissance details. The building was the longtime headquarters for the Wrigley Company, the world largest producer of chewing gum and a world-famous Chicago company.

The 425-foot south tower was completed in April 1921 and the north tower was completed in May 1924. Walkways between the towers were added at the ground level and the third floor. In 1931, another walkway was added at the fourteenth floor to connect to offices of a bank in accordance with a Chicago statute at the time concerning bank branch offices. The building is a celebrated iconic structure with an impressive Neo-Classical white terra cotta exterior, soaring clock tower and prominent location where North Michigan Avenue crosses the Chicago River. There are few more grandiose examples of this 1920's terra cotta ornamentation in the United States.

2011 JK EMPLOYEE HOLIDAY FUND

By Judy Barnes JK Board and Employee Holiday Fund Chair

Once again this year, residents and owners were generous in their contributions to the 2011 Employee Holiday Fund, showing their appreciation for the hard work and support our employees provide in keeping our building (our homes) clean and well maintained. We had an increase over last year--both in the number of contributors as well as the dollar amounts--thus resulting in larger employee holiday bonuses in spite the current depressed economy. This generosity speaks louder than words in saying 'thank you' to our employees, who were greatly appreciative of the holiday bonuses.

Thank you all again!

JK Employee Holiday Fund Committee