

# James/Kilmer

Condominium Association Newsletter

Editor: Diana Cardenas



## City of Chicago Life Safety Requirements for Buildings

**Richard Vicens, JK Association Property Manager**

In the last year, much attention has been focused on life safety provisions and whether both James House and Kilmer House are in compliance with City mandated life safety requirements. All of this was brought into sharp focus with the James House Unit 904 fire on December 21, 2011, and the subsequent fatal fire at 3130 North Lake Shore Drive. **I want to reassure you that both James and Kilmer buildings are in complete compliance with all of the requirements.** A Life Safety Evaluation (LSE) has been filed with the City for both buildings even though Kilmer House is exempt, since it does not exceed the height at which

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point the requirements are mandatory.

It is interesting to take a look at how the present ordinances mandating the safety requirements came about. After 9-11, Chicago was the first City to put into place a “High Rise Ordinance”. It became part of the Building Code and is identified as “Chapter 13-78/High Rise Buildings-Emergency Procedure”. Within the ordinance, four categories of high rise buildings were defined:

- Category 1: Buildings over 780ft above grade;
- Category 2: Buildings over 540ft above grade;
- Category 3: Buildings over 275ft above grade; and
- Category 4: Buildings over 80ft above grade.

James House is 398ft above grade and therefore, a Category 3 building. Kilmer House is less than 80ft above grade and therefore, exempt. By way of comparison, Willis Tower is 1,451ft; Trump Tower is 1,362ft; AON Building is 1,136ft and Hancock is 1,128ft. You can obtain information about almost any building in the world by going to [www.emporis.com](http://www.emporis.com).

The initial thrust of the ordinance was to make all pre-1975 high rise buildings install sprinklers in a phased manner beginning in 2005. It became apparent that the financial burden on residential buildings would be prohibitive, not to mention the fact that, in most cases, piping would have to be run exposed in hallways and in the units themselves. Residential buildings were then exempted from the sprinkler requirement provided they would meet other City mandated requirements. Office buildings still had to install sprinklers in a phased program between 2005 and 2017.

On October 18, 2003, a fire broke out in the Cook County Administration building at 69 West Washington. The building did not have sprinklers. Occupants went into one of the stairwells only to find out that once in they could not get out since all stairwell doors were locked to prevent re-entry (a security measure). Six of those individuals then went up in the stairwell to somewhere around the 22<sup>nd</sup> floor (10 floors above the fire) where they perished. After that, City Ordinance 13-196-209 was enacted which, among other things, mandated that all stairwell doors be unlocked to allow for re-entry.

The “High Rise Ordinance” mandated the installation of a two-way communication system between the lobby “Command Post” and to communication boxes every five floors in both stairwells. The Battalion Chief uses a telephone type handset to communicate with firemen in the stairwells. Firemen in the stairwells must plug a headset into a communication box to communicate with the Battalion Chief. This requirement came about after the high loss of

firefighters and other personnel whose radios did not work in the World Trade Center stairwells and therefore, could not be told to evacuate. In the case of the James House December 21 fire, the Battalion Chief was using this system, thinking he was communicating with the residential hallway speakers. Therefore, no announcements were heard by residents.

Additionally, a one-way voice communication was mandated to enable “Command Post” personnel to make announcements to single floors and the entire building, if desired. The system operates through a hand-held push to talk microphone.

*With respect to these two communication systems, City Ordinance prohibits anyone other than Fire Department personnel to use these systems during a fire emergency, real or perceived.*

An “Elevator Recall” system is required. Each elevator lobby has two cross-connected smoke detectors. Cross connecting means that a signal is sent once both detectors sense a certain density of smoke. When both detectors are activated, the system is activated and sends all elevators in that bank to the first floor. Thus, activation at a service elevator lobby does not return the passenger elevators to the first floor unless there is so much smoke that the passenger lobby detectors are activated as well. A system such as ours was NOT in place at 3130 N. Lakeshore Drive when the fatal January fire occurred.

There are many other requirements under the “High Rise Ordinance” and I am outlining the major components. In addition to the ordinances mandating certain safety requirements, City Ordinance 13-196-206 established a requirement that all non-exempt buildings have a “Life Safety Evaluation” performed by a qualified engineer or architect. A building must receive a passing score in three categories:

- Fire Safety,
- Means of Egress and
- General Safety.

Once a building receives a passing score, the evaluation document is filed with the City along with a plethora of additional material such as Floor plans, Fire Pump Test Results, Lobby Fire Alarm panel Test results and so forth. Once the City receives the evaluation, an inspector is sent out to verify the findings. A concurrent review takes place by the Fire Department and, if everything is in order, the City sends a letter stating that the evaluation has been approved. The claim is that the entire process, from filing to approval, will take no more than 30 days. However, there are 718 non-exempt residential buildings in the City.

**James Kilmer Status:**

1. Both James House and Kilmer House are in TOTAL compliance with ALL City life safety requirements.

2. Life Safety Evaluations for both buildings were filed with the City on May 4, 2012.
3. An evaluation was filed for Kilmer House even though not required.
4. The City LSE website is not listing either building as having filed. I spoke with Hal Hutchinson of the Buildings Department on Friday, June 15, and he told me that although 1560 is not showing as having filed on the website, he knows that we have filed and that we have passed. The website was supposed to have been updated on 5/12--but this was not done. I think we could expect an updated website early next week. In the meantime, please note it is old and outdated information.
5. An email was sent to the City asking for the inspection, which is part of the overall process.
6. The Board voted to enforce the requirement that all units have operable smoke detectors and door closers as required by the City and we are continuing our compliance inspections.

## Property Manager's Corner

**Richard Vicens, JK Association Property Manager**

### **Lateral Pipe Project**

The Infrastructure Committee voted to hire a mechanical engineering firm to develop a new set of specifications, rebid the work, and oversee the project. Requests for Proposals were sent to 8 qualified firms and after being interviewed by the IC together with other firms, the IC committee recommended and the Board approved hiring Fox Valley Engineering to provide these services. Fox Valley is presently developing the specifications and it is anticipated the bids will be solicited on or around June 25. In addition to the engineering firm, a Project Manager will be hired to provide day-to-day management of the process. Depending on City permit requirements, the replacement project would start early October. There will be a great deal of specific information available in the next several weeks.

### **James House Façade**

The James House façade work is scheduled to be completed by late July when the northwest corner of James House will be finished. East side painting and balcony work is underway and should all be completed by July 25, 2012. It is important to understand that when an announcement is given that a particular tier is to be worked on, that area essentially becomes a construction zone and various types of work will be going on until the drops are completely finished. We do not get involved in the "Means and Methods" of the contractor. It is up to the contractor to schedule and complete the work.

### **Windows Project**

The Penthouse windows are scheduled to be installed in mid to late-July and we are awaiting a

definite delivery date for the windows. Ground floor windows will be replaced after the penthouse is finished.

All operable window sashes in Tiers 12 and 15 need to be replaced because some of the windows did not meet specifications. The replacements will be done starting mid-July.

### **James House Roof and Deck**

Once the penthouse windows are installed, the James House roof will be replaced starting on or about August 6. This will be an eight-week project finishing up on October 5. This schedule has not changed. The north mast climber has been left in place so that the roofing contractor can use it to remove existing roofing materials and bring the new material to the roof. The roof deck project will be done in 2013.

### **James House Metal Sheathing**

The Board approved awarding this contract to Tuschall Engineering. This project will be coordinated with the landscape project and can be done either before or after the ground floor windows are installed. All of the metal sheathing around the base of James House will be replaced.

### **Kilmer House Facade**

All residential drops have been completed and any remaining residential work will be that in the east side first floor terraces. Work underway now includes the north façade and the drops for the front and rear entrances. Kilmer should be complete by June 29, 2012.

### **James House Landscaping**

The final date for the last planting for the planned landscaping is October 15. Therefore, the schedule for the landscaping is to begin soil removal on August 15 and then begin planting on September 3 with a completion date set for the end of September. The work will require that a section of fence be removed on LaSalle Street to access the mailbox area planting. Additionally, the front entrance planters need to be repositioned and we are awaiting information from Jacobs Ryan for placement information in accordance with structural drawings.

### **General**

This is a great deal of work and activity and has been very disruptive to everyone. It also has been very difficult to plan and coordinate. The good news is that this will soon be over.



## Upcoming Meetings and Events

### ■ Board of Directors Board Meeting

June 26<sup>th</sup> Board Meeting – Cancelled.

### ■ Next scheduled Board Meeting:

July 24<sup>th</sup>, 7 p.m., Penthouse

Note: Agenda posted Friday before Board Meeting.

## SPECIAL NOTICES

### Pool Users Cooperation

We are receiving complaints that some North Pool users are coming into James House without adequately drying off and allowing water to drip from their person or clothing onto the lobby and elevator floors. Please be considerate of your neighbors and take measures so that this does not happen, as it can cause someone to unexpectedly slip and fall and it also creates extra work for the maintenance staff. Many Thanks.

### Balcony and Windows Issues

We have a concrete and Windows progress meeting every Wednesday at 9:00 am. If you have anything that you think needs attention, please let me know before the close of business on Tuesdays. Email is preferred.

### James House Railing Repair, Painting, and Membranes

**Whenever a notice is given that a certain tier is to be worked on, *this area should be considered a construction site until all of the work on the tier has been completed.* There may be times when it seems as though no work is being done. There are curing times, drying times and inspection work that must be included. We are not in a position to give a running tally of floors washed, painted or otherwise semi-completed. When your tier or adjacent tier work starts, you should take appropriate measures to secure your belongings so that the work can proceed unimpeded. In this way the project can be completed as quickly as possible. Also, please know *when your tier is completed, you will be notified as well.***

## James House Passenger Elevators

On July 9, 2012, Otis Elevator will begin replacing the door operators on passenger cars 1-3. Each car will be taken out of service for approximately one week for the replacement project and all of the work will be completed by Friday July 27. This work is necessary to improve the operation of the cars.

## Treasurer's Report

**Betty Latson, Treasurer, JK Association Board of Directors**

On May 1<sup>st</sup>, 2012, the James Kilmer Board approved the Kilmer Direct Charge in the total amount of \$316,502. The Kilmer Direct Charge reimburses the Association for the Kilmer exterior limited common element capital expenditures begun in 2011 and completed in 2012. In preparation for the Kilmer Direct Charge, the Finance Committee and Management held a question and answer session on April 24<sup>th</sup>, 2012 to discuss the background behind the Kilmer Direct Charge and to answer questions.

Several weeks ago each Kilmer Unit Owner received a letter disclosing the unit's Direct Charge along with payment options. Each Kilmer unit owner was required to complete the Direct Charge Commitment Form committing to a payment option of either a lump sum cash payment or an installment plan of 12-months, 24-months, or 36-months, and to return the completed commitment form to the Management office by June 15<sup>th</sup>, 2012. Unit owners who have not responded will automatically be placed in the 36-month installment plan. Payments related to the Kilmer Direct Charge will appear in the invoices mailed to unit owners in July 2012, with *payments due on August 1, 2012*.

Through the first five months of 2012, the JK Association has performed slightly below budget. Total revenue was reported at \$1.93 million including James Direct Charge revenue, and \$1.75 million excluding the James Direct Charge revenue. Revenues were \$17,000 higher than budget due primarily to higher garage income.

Operating expenses were \$1.42 million and \$21,000 above budget due primarily to uninsured losses and building interior repairs related to the HVAC pipe leaks. A warmer winter and the benefit of the new James unit owner windows substantially reduced the Association's utility expenses and helped to offset some of the Association's operating expenses. The provision for capital reserves was \$400,000. As a result, the Association reported deficit revenues over expenses of \$77,185 compared to a budgeted deficit of \$72,855.

At April 30, 2012, the Association reported an operating fund of \$267,286, a capital fund reserve of \$6,186,358, and a loan balance of \$2,421,765.

## Pet Committee Update

### **Carol Abrioux, JK Association Pet Committee Chair**

During the busy month of May, many new residents, both owners and renters, have moved into James and Kilmer. The Pet Committee would like to welcome you and remind you that anyone owning a dog or cat must register your pet with the J/K management office, pay the appropriate fee and follow all the J/K pet rules.

Also, we would still like to add a few owners to our committee. If you are interested in joining the committee, please let the Office know, giving us your unit number, phone, and email contacts and whether or not you own a dog or cat.

## Balcony Use and Etiquette

### **Richard Vicens, JK Association Property Manager**

With the soon to be completed balcony restoration and membrane application, it is important to be aware of some of the rules and regulations regarding them:

- 1) No signs, placards, decorative wall hangings may be exhibited, affixed or exposed on any part of the outside of a unit.
- 2) Balcony floors may not be covered with carpeting, tile, wooden decks (except for accessibility), stone, paint, or any other material.
- 3) Drilling holes into any part of a balcony or patio floor, ceiling, walls, window frames or railings is strictly prohibited, as is the application of any adhesive.
- 4) Rugs, linens, clothing, blankets, mops or similar objects may not be hung from or shaken at a balcony.
- 5) All items on a balcony including planters must be inside the railing.
- 6) Water used for such things as plants or washing balcony furniture must not be allowed to flow over the edge of a balcony.
- 7) Since furniture, flower pots, and like objects can be blown off balconies, residents must take steps to secure such objects.
- 8) Audio equipment and musical instruments must be kept at a reasonable volume so that neighbors are not disturbed.
- 9) Enjoy your grilling but please be in attendance at all times.

The complete list of Balcony and Patio Rules is part of the Association's Rules and Regulations, if you would like to view rules pertaining to this subject or the complete Rules and Regulations, please visit the JK Website under the Documents Section or obtain a hard copy from the Management Office.

## Neighborhood and Ald. Reilly's 42nd Ward Update

**Judy Barnes, JK Association Board of Directors**

### **YOUR IDENTITY – SHRED IT AND FORGET IT!**

Identity theft is the fastest growing crime in the US. Last year alone, more than 9.9 million Americans were victims of identity theft, a crime that cost them roughly \$5 billion. You can protect your identity by destroying sensitive documents.

The Chicago Department of Business Affairs and Consumer Protection (DBACP), and other agencies will be hosting another 'Shred It and Forget It' event, providing a temporary site for the public to shred up to 10 boxes of personal documents **FREE** of charge.

### **Shredder Day 2012**

**Saturday, June 23, 2012**

**9:00am - 2:00pm**

**United Center Parking Lot E**

**Wood St. between Madison St. and Warren Blvd.**

For more information, please visit [chicagoshreds.com](http://chicagoshreds.com).

### **VEHICLE STICKER AND RESIDENTIAL PERMIT PARKING REMINDERS**

It's time to buy your 2012-2013 Chicago Vehicle Stickers! The 2011-2012 vehicle stickers expire on June 30, 2012. The City Clerk's Office provides a 15-day grace period before vehicle sticker enforcement begins on July 16th.

Stickers are now available for purchase on the Chicago City Clerk's [website](#) and at various **neighborhood locations**.

Residents can check to see if their address falls in a residential parking zone by going to <https://webapps.cityofchicago.org/StickerOnlineWeb/pageflows/geolookup/GeoLookupController.jpf>.

### **CLOSURES AND CONSTRUCTION UPDATES**

#### **Clark Street Resurfacing Project**

On Monday, June 11<sup>th</sup>, the Chicago Department of Transportation (CDOT) will begin surface repairs to Clark Street, between North Avenue and Chicago Avenue. The project is part of the 2012 Arterial Resurfacing Project listing receiving funding as part of the American Recovery and Reinvestment Act (ARRA) Federal Stimulus Program, and is expected to be completed by August 15th, weather conditions permitting.

The concrete removal of the curbs, gutters and sidewalks will occur between June 11th and June 26th (weather conditions permitting), and the existing street asphalt will be removed shortly thereafter.

The pavement removal, and subsequent installation, will be done at night due to heavy traffic that occurs during the daytime hours. That said, there will be no jack hammering utilized during this phase of the construction, although residents may experience construction truck idling during this time period.

In an effort to expedite the repairs, parking will be restricted along Clark Street during the progression of the project. CDOT will be restricting parking at one side of the street at a time so as to maintain a limited amount of on-street parking.

### **LASALLE STREET RESURFACING PROJECT**

On Wednesday, June 13th the Chicago Department of Transportation (CDOT) will begin surface repairs to LaSalle Street, between Kinzie Street and Division Street. The project is part of the 2012 Arterial Resurfacing Project listing receiving funding as part of the American Recovery and Reinvestment Act (ARRA) Federal Stimulus Program, and is expected to be completed by mid-September, weather conditions permitting.

The resurfacing initiative will involve the removal of the existing pavement and installation of a new street surface; the installation of new pavement markings; replacement of the existing curb and gutters with modern infrastructure, and the replacement of the sidewalk at select locations.

On June 11th, CDOT will begin preliminary curb and gutter work on the east side of LaSalle Street, between Division and Kinzie Street in order to expedite the project and enhance pedestrian safety. This will therefore allow the west side of LaSalle as well as the west side of Clark Street (a concurrent resurfacing initiative) to remain open at this time.

The remaining concrete removal of the curbs, gutters and sidewalks will occur between June 13th and June 29th (weather conditions permitting), and the existing street asphalt will be removed shortly thereafter.

The pavement removal, and subsequent installation, will be done at night due to heavy traffic that occurs during the daytime hours. That said, there will be no jack hammering utilized during this phase of the construction, although residents may experience construction truck idling during this time period.

### **DEARBORN STREET WATER MAIN INSTALLATION**

Beginning in mid-June and lasting until late August, the City of Chicago's Department of Water Management will begin work on the installation of a new water main on Dearborn Street, between Chicago Avenue and Division Street.

The project will install 2,659 feet of 8-inch water main at this location, and will replace the current infrastructure that dates back to the late 19th Century. The new water main installation will result in a dramatic increase in the availability of water for fire protection and domestic use.

During the project, parking will be restricted at areas where work is being conducted; however, upon completion of the project the street will be fully restored to allow for normal traffic patterns to occur.

### **DEARBORN PARKWAY/NORTH AVENUE WATER MAIN PROJECT**

Beginning in mid-June and lasting until late August, the City of Chicago's Department of Water Management will begin work on the installation of a new water main at several locations in the Gold Coast neighborhood.

The project will install approximately 700 feet of a 12-inch water main as well as 2,659 feet of 8-inch water main at the project locations. The newly installed water mains will result in a dramatic increase in the availability of water for fire protection and domestic use.

During the project, parking will be restricted at areas where work is being conducted; however, upon completion of the project the street will be fully restored to allow for normal traffic patterns to occur.

The locations that will experience the new water main installations are as follows:

- Dearborn Parkway, between North Avenue and Burton Place
- Dearborn Parkway, between Burton Place and Division Street
- North Avenue, between Clark Street and Dearborn Parkway

## Website Update

**Ron Miller, JK Association Website Committee Chairperson**

### **JamesKilmerCondo.org . . . A Handy Reference Every Day**

Your association website - [JamesKilmerCondo.org](http://JamesKilmerCondo.org) - contains handy reference information. Have you visited lately? We encourage you to visit and explore. From committee information, James/Kilmer board meeting minutes, bulletins, downloadable documents and forms, you can give feedback to the management office, and request maintenance department services, and much more . . . and all available 24/7. As a reminder, the Maintenance and FAQ sections have information that should be reviewed periodically. We encourage you to visit your official James/Kilmer website and explore its features. Website feedback and suggestions are always welcome. Website Committee meetings are held quarterly and are open to all. To contact your webmaster, Ron Miller, [webmaster@JamesKilmerCondo.org](mailto:webmaster@JamesKilmerCondo.org)

