



1560 N Sandburg Terrace  
Chicago, IL 60610

P: 312.654.1560  
F: 312.654.2082  
jameskilmercondo.org

## Condo Questionnaire Information

**Legal Name of Condo Association:** Carl Sandburg Village Condominium Association #7

**Utilities included in monthly assessments:** Basic cable, 50 Mbps High Speed Internet, water, heat and air conditioning.

**Amenities:**

- 1) 24-hour Door Staff
- 2) Pool: FFC for pricing and schedule information: 312.640.1235
- 3) Tennis Courts: Contact Homeowner's Association (HOA) for pricing and schedule information: 312.440.3616 ex. 200
- 4) Fitness Center: \$85 per year (June 1 – May 31); Pro-rated for new members only
- 5) 3 Bike Rooms: \$35 per year/per bike
- 6) 2 Hospitality Rooms available for rental
- 7) Package Delivery

**Stories in the building:** James: 43 (no 13th floor), Kilmer: 6

**Total units:** James House: 520; Kilmer House: 96; Total: 616

**Year the building was built:** 1969

**Year building was converted to condos:** 1980

**Percentage of owner occupancy:** Approximately 73.8%

**Name of Management Company:** Community Specialists, 312.337.8691 [www.communityspecialists.net](http://www.communityspecialists.net)

**Parking:**

Rented parking is available for a monthly fee. The James/Kilmer Parking Garage is managed by SP+ Parking. For questions about parking, please contact Rich Mullins, Garage Manager at 312.787.5436. Total number of parking spaces: 493

**Number of Elevators in building:**

James House: 5 (3 passenger and 2 freight)  
Kilmer House: 2 (1 passenger and 1 freight)

**Pets:**

J/K welcomes dogs and cats of 40 pounds or less, with a limit of one dog, or one dog and one cat, or two cats per residential unit owned. The registration fees are as follows: \$75 for dogs and \$35 for cats. Pet Rules can be obtained at [www.jameskilmercondo.org/documents-forms/](http://www.jameskilmercondo.org/documents-forms/).

**Insurance Information:**

Certificates of insurance or any other insurance information may be obtained, under the Association's legal name *Carl Sandburg Village Association #7*, from Rosenthal Bros/ BKS Partners at (847) 940-4300, via fax (847) 940-4315, or on the website [www.condocertificate.com](http://www.condocertificate.com).