

# 2800 THE VIEW



## Newsletter

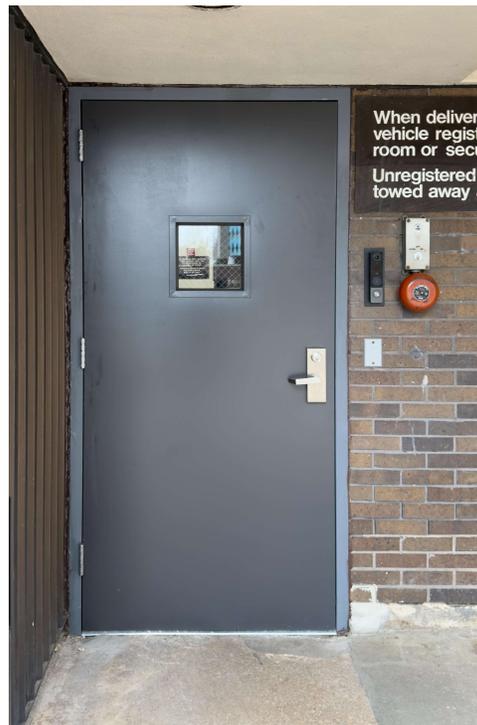
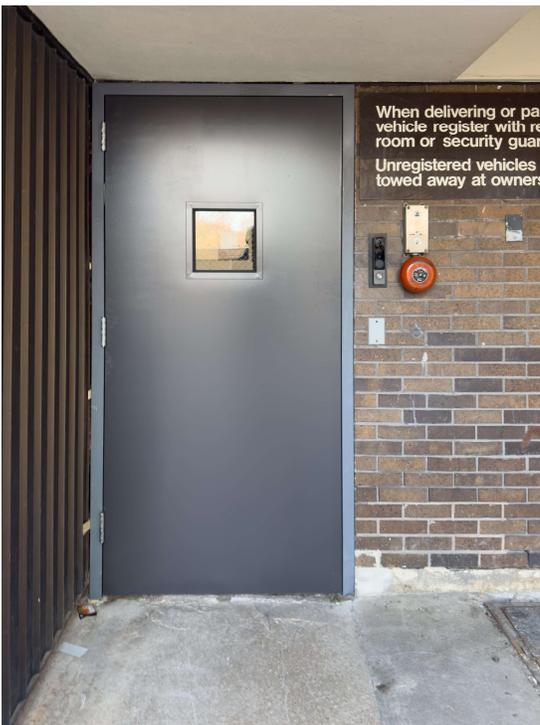
2026, Volume 254: Week ending February 27<sup>th</sup>.  
This week's update of what's happening around the building.

# Since 1969



## Original

The same door has graced the dock for 57 years. It's previously been renovated, repaired and repainted...over and over and over again.



## Out with the old, in with the new

Chances are we've gotten the most bang for our buck out of the old door. This week, a new one was installed.



### **The same but different**

And to the untrained eye, it looks just like the previous door. But there's a big difference.



### **Just plain better**

The good news is that there have been advancements in how doors seal the opening and keep the outside from coming in. This new door should help with the wind-tunnel effect we've been struggling with for the last couple of years. Little things can make a big difference. And in the world of building maintenance, that means everything.

## The aftermath...



### Annual deep dive

Every year, we rod-out the drains and clean the exhaust fans on the 42<sup>nd</sup> floor. This year, it left a bit of a mess.



### Refresh

So it was time for a fresh coat of paint and a good cleaning. Now with the addition last year of the new stove and larger, industrial-sized fridge, it's once again a wonderful place from which to stage a special event. Party on!

# 2800 Elevator Project Update



## This week's project status

Car 3 – Start Date 1/12/26

Week: 2.27.26

ITEMS IN RED ARE COMPLETE

1. Clean entire hoistway and remove all electrical covers
2. Secure elevator and disassemble existing machine
3. Remove existing machine from site and hoist new machine to penthouse
4. Install new bedplate, machine and controller
5. Pipe and wire new machine and controller and start up on temp operation
6. Install new hoist cables
7. Demo existing hoistway equipment, install new roller guides and cartop handrails
8. Install new hoistway door components
9. Install new hoistway door components (continued)
10. Install new hoistway door components (continued)
11. Install new electrical duct from top to bottom of hoistway
12. Remove existing hoistway wiring, pull new hoistway wiring
13. Pull new hoistway wiring (continued), hang new traveling cable
14. Demo existing cab interior and install new
15. Install new COPs, pipe and wire cartop, Install new car door components and operator
16. Install new selector, car toe guard and miscellaneous components
17. Make final hoistway wiring connections, install hall fixtures and wire controller
18. Final adjusting and City Inspection.

# 2800 Facade Project 2.5 Update

## 2800 NORTH LAKE SHORE DRIVE FACADE REPAIR PROJECT UPDATE



### WORK SCHEDULED FOR WEEK OF 3/2–3/6:

#### DROP S1:

- MOBILIZATION OF EQUIPMENT
- INSPECTION OF FAÇADE
- CONCRETE DEMOLITION/REMOVAL – LOUDEST WORK
- CAVITY PREPARATION / FORMWORK INSTALLATION
- PLACEMENT OF CONCRETE REPAIR MATERIAL
- REMOVAL OF FORMS
- CONCRETE CRACK REPAIRS
- SEALANT REPLACEMENT / INSTALLATION
- PREPARATION OF SURFACES TO RECEIVE NEW COATINGS
- APPLICATION OF CONCRETE COATING
- FINAL INSPECTION / PUNCHLIST WORK / SHIFT STAGE TO NEXT DROP

#### DROP S3:

- MOBILIZATION OF EQUIPMENT
- INSPECTION OF FAÇADE
- CONCRETE DEMOLITION/REMOVAL – LOUDEST WORK
- CAVITY PREPARATION / FORMWORK INSTALLATION
- PLACEMENT OF CONCRETE REPAIR MATERIAL
- REMOVAL OF FORMS
- CONCRETE CRACK REPAIRS
- SEALANT REPLACEMENT / INSTALLATION
- PREPARATION OF SURFACES TO RECEIVE NEW COATINGS
- APPLICATION OF CONCRETE COATING
- FINAL INSPECTION / PUNCHLIST WORK / SHIFT STAGE TO NEXT DROP

Any work in **BOLD** is scheduled for this week.

This schedule is subject to change due to weather/wind and unforeseen circumstances.

The final frontier!

Above is the plan for this week's work on the **2800 Facade Project 2.5**. It shows which tiers (16 and 14) are active for the week of **3/2/2026-3/6/2026** and what work is being done on each. As always, this schedule could change based on weather/wind or the whim of the construction Gods.

We're hoping to wrap up the entire 2026 portion of this work by June. Fingers crossed! But, of course, with Mother Nature's attitude and gremlins, anything could happen between now and then. Stay tuned...of course.

Work is daily, Monday to Friday, 8:00am - 4:00pm.

As always, if you have any questions, please give us a shout...

Thanks.

# Convector Replacement Meetings

## SAVE MONEY WITH YOUR NEIGHBORS ORDER BY MARCH 16TH

Don't Miss The Extended Bulk Pricing Opportunity



Because of the incredible initial response from your neighbors, the equipment manufacturer has agreed to extend the bulk pricing equipment discount deadline through March 16th to accommodate the high volume of interest.

### SO, WHY PARTICIPATE NOW?

#### Capitalize on Your Community's Savings:

Historically, participation in these building-wide programs is at its highest during the initial phase, which is when the most significant bulk discounts are available to the community.

#### Lock-In Discounted Equipment Pricing:

The manufacturer has agreed to reward early adopters of the replacement program with discounts that may not be available on future equipment orders. By ordering now, you lock-in the biggest savings possible.

#### Modern, Engineered Technology:

Every replacement includes an **engineered IEC unit** and a **Wi-Fi-enabled thermostat** designed specifically for the building's high-rise hydronic system.

#### Proactive Risk Management:

Replacing equipment installed in 1969 addresses aging units that are well beyond their intended service life, **reducing the risk of leaks and unplanned failures.**

#### Coordinated Professional Installation:

All work is completed in close coordination with **building management** and includes standard mechanical access and restoration.

**IF YOU'VE BEEN ON THE FENCE,  
NOW'S THE TIME TO ACT.**

### 3 WAYS TO GET STARTED:

#### 1 SIGN UP ONLINE:

Visit [www.tschvac.com/2800lsd](http://www.tschvac.com/2800lsd) and enter your suite number to get the process started.

#### 2 JOIN US IN THE COMMUNITY ROOM (43rd FLOOR):

Meet Joe Coyle, our Residential Equipment Specialist, to **get your technical questions answered** in person.

- Monday, March 9th: 3 PM – 7 PM
- Thursday, March 12th: 3 PM – 7 PM

#### 3 CONTACT US DIRECTLY:

CALL: 847-640-0505  
EMAIL: [2800lsd@tschvac.com](mailto:2800lsd@tschvac.com)



**TEMPERATURE  
SERVICE**  
company®

#### Need Help or Prefer to Talk to Someone?

PHONE: 847-640-0505  
EMAIL: [2800lsd@tschvac.com](mailto:2800lsd@tschvac.com)

**24/7 Emergency Service Available**

HOURS:  
M-F 7:30 AM – 4 PM

**Have you got something to say?**

**2800 Party Room 43<sup>rd</sup> Floor  
6 pm – 7 pm-ish**

**2800**  
**Mingle**  
**Mondays**

---

**GRAB YOUR FAVORITE DRINK AND JOIN US!**

**WE'RE ALL ABOUT CASUAL CONVERSATION, GOOD  
COMPANY, AND RELAXATION.  
NO FRILLS - NO AGENDA  
JUST AN HOUR OR SO OF NEW AND OLD FRIENDS**

**SPONSORED BY THE 2800 SOCIAL COMMISSION**

---

# What's New

## Board Meeting

The board meeting will be held on March 10, 2026, at 6:00 PM on the 43rd floor.

## Hallway Paint Touch-Up

Beginning Monday, March 2nd at 9:00 AM, our staff will be performing **paint touch-ups in the hallways**. Please be mindful while walking through the corridors and **avoid touching the walls** to prevent smudging or damaging the fresh paint.

# Helpful Reminders

## No Pet Reminder

Pursuant to the Association's Governing Documents, 2800 is a no-pet building. Please remember this means no pets are allowed on our property or in the units. Guests of residents should be advised that pets are not allowed. We appreciate your cooperation. Violators may be subject to a fine.

## 2800 is a No Smoking Building

In July 2021, the owners of 2800 voted to make 2800 a **non-smoking** building. Please remember this means no one is allowed to smoke on our property or in your unit. We appreciate your cooperation. Violators may be subject to a fine.

## Noise

Please be reminded that loud intrusive sounds that disturb neighbors in other units are not allowed at any time (weekday 9-5 construction excluded), and that percussive noises—hard surfaces knocking, bumping, scraping on other hard surfaces—travel very far in the building. Please remember to close doors softly, place cushions on the legs of tables, and place rugs, etc., on bare floors to avoid echoing in surrounding units. **If you are experiencing a noise issue, please call the front desk to report it while it is happening. This is an important part of our resolution process.**

## Service Elevator

**Move- In/ Move- Out:** Monday – Friday: 9AM-1PM or 1PM-5PM. Moves will not be permitted on Saturdays and Sundays. The Move In fee and Move Out fee are \$300 each.

**Deliveries:** Monday – Friday: 8AM-5PM and Saturdays: 8AM-1PM.

### **In-unit Construction Deliveries**

Monday – Friday: 9AM-1PM or 1PM-5PM. Construction deliveries are not allowed on weekdays after 5PM or anytime on the weekends. A reservation is necessary if more than 2 trips are required during a single day. If a reservation is required, there will be a \$150 charge.

As a friendly reminder, please make sure the Association has the proper permission to enter list for cleaning personnel, guests, family, etc. during this busy time of year so there are no issues with access. Your list can be accessed via BuildingLink using the Front Desk Instruction tab. Permissions can be added or deleted directly by you or can be given to the Office via call, email or in person.

### **Food and Grocery Deliveries**

Please be reminded that residents need to pick up their deliveries in the lobby or have the vendor bring the delivery to your unit. Association employees, security personnel, and front desk staff are not to bring any deliveries to an individual unit under any circumstances.

### **Television / Internet Outages**

In the event you are experiencing an interruption of either television or internet service, please take the following actions:

- Report the outage to RCN at 800-427- 8686 and report the outage to the Office at (773) 528-8660 or info@2800lsd.com.

This will enable us to monitor the outage and escalate the service request if the outage impacts multiple units. If an outage occurs when the Office is closed, please report the outage to the Front Desk at (773) 929-2800.

### **Building Phone Numbers**

Receiving Room: 773-929-1580  
Front Desk: 773-929-2800

Management Office: 773-528-8660  
Garage: 773-472-4700

### **Community Specialists Assessment Mailing Address**

2800 North Lakeshore Drive Condominium Association  
C/O Community Specialists  
PO Box 560  
Wheaton, IL 60187-05

# So You're In The Know

## In-Unit Construction

Here are a few guidelines if you are planning to remodel:

- Contact the Office to get a remodeling packet.
- Once documents are submitted, the building's Chief Engineer & Management will review and approve.
- Pre-approved, in-unit construction may be performed on weekdays between 9:00 AM-5:00 PM.
- Work is prohibited on weekends and holidays.

These units have received Board approval for construction:

305	312
1511	1903
3615	3616
3113	1204
3506	2908

Whenever there is construction, it is the responsibility of the unit owner to notify neighbors 6 floors above and below on both sides and across the hall. The communication should contain the unit number, plus the start and end date of the construction.

## Unit Sales Prices in 2025

Good news! There's been a bit of an increase in sale prices in the building. All this new construction is paying off when it comes to resale!

CLOSED				
Unit	Bed	Bath	Price	Closed Date
613	1	1	\$185,000	7/28/2025
709	1	1	\$193,450	4/28/2025
3113	0	1	\$234,900	11/10/2025
1213	0	1	\$235,000	8/29/2025
1813	1	1	\$250,000	4/11/2025
2603	1	1	\$250,000	5/23/2025
507	1	1	\$270,000	2/6/2025
905	1	1	\$280,000	5/28/2025
305	1	1	\$282,500	12/18/2025
2908	1	1	\$290,000	9/22/2025
2803	1	1	\$295,000	4/25/2025
3912	1	1	\$295,000	11/19/2025
1314	1	1	\$310,000	8/26/2025
3915	1	1	\$330,000	6/24/2025
1906	1	1	\$359,000	1/9/2025
3510	1	1	\$406,000	5/27/2025
2617	2	2	\$445,000	9/30/2025
2701	2	2	\$460,000	3/27/2025
2417	2	2	\$475,000	6/17/2025
516	2	2	\$475,000	8/6/2025
1710	2	1	\$490,000	4/22/2025
1816	2	2	\$605,000	5/16/2025
1116	2	2	\$635,000	11/12/2025
4002	2	2	\$693,000	8/28/2025
4216	3	3	\$801,000	12/1/2025
3707-09	4	3	\$990,000	6/17/2025

# Elevator Schedule for Week Ending 3.6.26

Date	Type	Time
3.6.26	Move in	9am-1pm
3.6.26	Delivery	9am-1pm

This schedule is subject to change at any time. This schedule is viewable on Buildinglink for the most up to date information. Please be reminded to always call the Management Office to schedule elevator time.