

2800 THE VIEW



Newsletter

2026, Volume 278: Week ending August 14th.
This week's update of what's happening around the building.

Almost there...



Floored

The elevator team is inching closer to completing work on car #1. The cab interior is complete with the exception of the installation of the black tile floor. But that'll be laid, by a separate, special team in the next few days.



How's it work

The next step is the City Inspection. That will happen Tuesday, August 18th. Well, at least it's scheduled for Tuesday. You never know with the city.



The report card

Depending on the verdict coming out of the inspection (and they always find something ,if for no other reason than to show they're doing their job), technical tweaks will be made.



Target

Barring any inspection gremlins or tweaking trauma, this car should be running by end of day, Friday. Right on schedule. And on budget! Once 2 new elevators are operational, you should see a dramatic difference in speed. Wait times should improve...the Technology Gods willing.

Then, on Monday, August 24th, they'll begin work on Car #2 in the northeast corner of the lobby. Hey, no grass growing under our feet.

Board Meeting 8/11/26 Update



In the room where it happens...

August 11, 2026, Board Meeting

The Board Meeting was held on August 11, 2026, in the hospitality room and was available to owners via zoom. The following is a summary of the Board actions:

- The Board approved the proposal for Contech for 2027 Life Safety Testing & Inspections Proposal for a cost of \$11,009.
- The Board approved the Corporate Cleaning proposal for window washing for a cost not to exceed \$48,040 a year for 3 years.
- The Board approved the FTI proposal for the PM service to the PRV at a cost of \$2,412.
- The Board approved the CAE proposal for the 2027-2029 Common Area Carpet Cleaning for an annual cost of \$19,500.
- The Board approved the AMS proposal for the 2027-2029 Common Pipe Drain Rodding for an annual cost of \$64,852.

- The Board approved the ILCPA Mandatory Collection Policy as presented.
- The Board approved the proposed Rules and Regulations for the building and the Garage as well as the Hospitality Suite Contract and Checklist as presented for distribution.
- The Board approved the Astound proposal for a 5-year Bulk TV/Internet Service as presented.
- The Board approved the Wet Solutions proposal for water treatment services for a cost of \$5,400.
- The Board approved the Freepoint Electric proposal for common area electric service supply for a cost of \$.08813 \$kWh for 48 months.
- The Board approved the Elliott and Associates Triennial Appeal proposal for 2027-2029 as presented.
- The Board approved to levy a fine of \$600 for elevator violation.
- The Board approved 1 ESA request as reviewed and recommended by the Association Attorney.

Air and Water Show



Timing is everything

Our windows are washed 4 times a year. The date of the August installment is based on when the Air and Water Show is scheduled and then the window washing is scheduled a couple of weeks before that. And while you can watch the show from the deck on the 43rd floor (residents only, please), some folks on the south face of the building prefer to witness it from the comfort of their own living rooms. Hence, the special care about the date. But as always, the window washing is also a unique part of building maintenance.

Most of you are never home for this. But it's pretty strange to look up from your computer and see two guys hanging from ropes right outside your window. But this week, as you can tell by the streaks on the window from the completion of the Façade Project, they were a welcome sight, Air and Water Show or not.

But also consider this...



Equally as weird

It has to be just as strange to look up from your work hanging on the outside of a 43-story building and see someone furiously snapping pictures of you. It would totally unnerve me.



Getting the job done

Even with the double peekaboo, they got the job done. And the view is now streak free again. Well worth the stare-down!



What you don't see

And they're not just up there washing windows while this is going on. They're actually our first line of defense when it comes to window leaks. Every time the window washers go up, they caulk any leaks previously reported to the office. So, if water is seeping in around any of your windows, let the office know. This system makes it a simple fix.

Now, enjoy the view....and the Air and Water Show this weekend.

Storage Locker Safety Check



Better safe, than sorry

Now that all the crazy pipe work zigzagging through the storage rooms has been completed, it's time to make sure all the lockers are in good shape and safe. We certainly don't want to be storing anything that can go boom in the night.

In early September, a month prior to our annual *Fall Cleaning, Recycling and Shredding Event*, October 5-11, the guys from the office will go through each of the rooms and review every locker. If you need to amend something, you will be notified. This will give you time to reorganize and remove stuff and, if necessary, include its disposal in the *Fall Cleaning, Recycling and Shredding Event* in October.

So, just after Labor Day, each locker will be evaluated to determine if it's being used according to 2800 Guidelines, properly numbered and locked. Here are a few helpful things to consider:

Guidelines

- Flammable or hazardous materials are strictly prohibited in storage lockers. This includes, but is not limited to, paint, stain, gasoline, propane, and other combustible liquids.
- Lockers identified for cleanout will be tagged and you will be notified. You will have four (4) weeks from the date of tagging to claim and remove your belongings. Any items remaining after the deadline will be discarded.
- No items may be stored outside of the lockers. Any belongings left in the aisles or outside a designated locker will be removed and discarded.

Locker Assignments

- Residents are permitted one storage locker per unit, unless they own multiple units or are renting an additional locker from another resident.
- All storage lockers are assigned by the Association and may be reassigned if necessary.
- Many lockers are currently missing numbers or are incorrectly numbered. These lockers will be renumbered during the audit.
- Lockers designated for building ladder storage or pipe access are not for resident use and must remain clear at all times.
- Empty lockers will be tagged and secured by the management office.

If before, during or after the Safety Check in September you have any question, please talk to the office. They'd be glad to help you.

2800 Elevator Project Update



Car #1 – Start Date 4/15/26 - Completion Date 8/21/26

Week: 8.14.26

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 cartop equipment and 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 – Scheduled for 8.18.26, **RETURNED TO SERVICE - 8/21**

Let's have a chat...



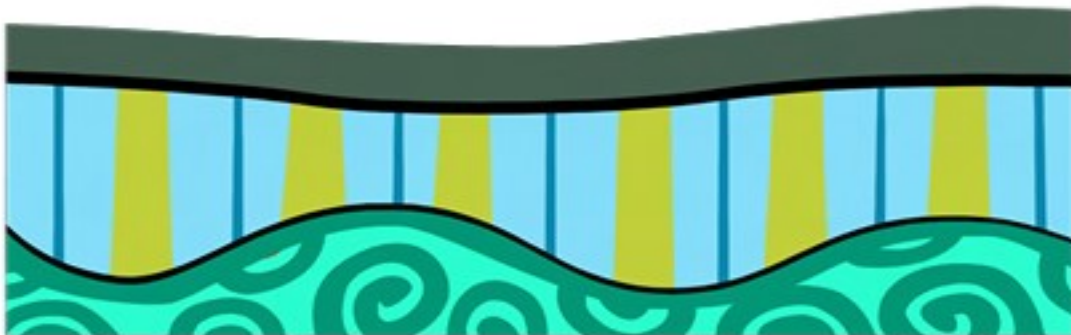
2800 MINGLE MONDAYS

GRAB YOUR FAVORITE DRINK AND JOIN US!

WE'RE ALL ABOUT CASUAL CONVERSATION AND GOOD COMPANY. NO FRILLS—JUST AN HOUR OR SO TO RELAX, CONNECT, AND ENJOY MEETING FRIENDS.

MONDAYS
6:00 PM – 7:00 PM-ISH
2800 PARTY ROOM, 43RD FLOOR

STOP IN AND VISIT!!



What's New

Pool Update

The pool will remain open as long as the weather cooperates. We will let you know when it is going to close for the season.

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.**

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.

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.

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:

616	814
904	906
1316	1610-1612
1914	2305
2813	2908
3912	3916
4117	4214- 4216

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.

2800 Market Report

2800 Lake Shore Drive — Closed Unit Sales

36 closed sales, sorted by sale price

Unit	Floor	Unit #	Beds	Baths	Sale price	Closed
613-11	6	13	1	1	\$185,000	Jul 28, 2025
709-11	7	09	1	1	\$193,450	Apr 28, 2025
3113-01	31	13	Studio	1	\$234,900	Nov 10, 2025
1213-01	12	13	Studio	1	\$235,000	Aug 29, 2025
1813-11	18	13	1	1	\$250,000	Apr 11, 2025
2603-11	26	03	1	1	\$250,000	May 23, 2025
2813-11	28	13	1	1	\$259,900	2026 (pending)
507-11	5	07	1	1	\$270,000	Feb 06, 2025
905-11	9	05	1	1	\$280,000	May 28, 2025
305-11	3	05	1	1	\$282,500	Dec 18, 2025
2908-11	29	08	1	1	\$290,000	Sep 22, 2025
2803-11	28	03	1	1	\$295,000	Apr 25, 2025
3912-11	39	12	1	1	\$295,000	Nov 19, 2025
414-11	4	14	1	1	\$305,000	2026 (pending)
1314-11	13	14	1	1	\$310,000	Aug 26, 2025
712-11	7	12	1	1	\$310,000	2026 (pending)
3915-11	39	15	1	1	\$330,000	Jun 24, 2025
3214-11	32	14	1	1	\$340,900	2026 (pending)
1906-11	19	06	1	1	\$359,000	Jan 09, 2025
2414-11	24	14	1	1	\$365,000	2026 (pending)
1310-11	13	10	1	1	\$370,000	2026 (pending)
1504-11	15	04	1	1	\$387,500	2026 (pending)
3510-11	35	10	1	1	\$406,000	May 27, 2025
4117-22	41	17	2	2	\$440,000	2026 (pending)
1317-22	13	17	2	2	\$442,500	2026 (pending)
2617-22	26	17	2	2	\$445,000	Sep 30, 2025
2701-22	27	01	2	2	\$460,000	Mar 27, 2025
2417-22	24	17	2	2	\$475,000	Jun 17, 2025

Unit	Floor	Unit #	Beds	Baths	Sale price	Closed
516-22	5	16	2	2	\$475,000	Aug 06, 2025
1710-21	17	10	2	1	\$490,000	Apr 22, 2025
1816-22	18	16	2	2	\$605,000	May 16, 2025
1116-22	11	16	2	2	\$635,000	Nov 12, 2025
4002-22	40	02	2	2	\$693,000	Aug 28, 2025
2416-22	24	16	2	2	\$695,000	2026 (pending)
4216-33	42	16	3	3	\$801,000	Dec 01, 2025
3707-3709	37	07-09	Combined units (penthouse)		\$990,000	Jun 17, 2025

Average sale price by unit type

Unit type	# Sales	Avg price
Studio	2	\$234,950
1 bed	21	\$301,631
2 bed	11	\$532,318
3 bed	1	\$801,000

Unit codes decoded as floor + unit position, with bed/bath count. Unit 3707-3709 is a combined penthouse unit and excluded from the bed type summary.

Elevator Schedule for Week Ending 8.21.26

Date	Type	Time
8.18.26	Delivery	9am-1pm
8.19.26	Delivery	1pm-5pm
8.19.26	Delivery	9am-1pm
8.19.26	Move In	1pm-5pm
8.21.26	Move Out	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.