

2800 THE VIEW



Newsletter

2026, Volume 247: Week ending January 9th.
This week's update of what's happening around the building.

Going Up!

January 12th, 2026



The Elevator Project

Finally, the highly anticipated Elevator Project will begin on Monday, January 12th.

The project will renovate all four passenger elevators and the two freight elevators. The work will be done one elevator at a time, with each elevator expected to take approximately 18 weeks to complete. The current plan is to have all six elevators done by the middle of 2028.

The project will begin with Passenger Elevator #3. This's the elevator which has been out of service for the last serval months. So, in theory, the start of the project should be no more invasive than it has been recently...in theory.

During the work on each elevator, that car will be temporarily out of service. All remaining elevators will continue to operate normally.

The project schedule will be prioritized based on the existing condition and operational needs of each elevator.

You will be alerted well in advance which elevator will be replaced next and how that will impact daily life at 2800.

Work on the freight elevators will be tricky. A process will be devised so deliveries, moves and laundry can continue during the renovation. Stay tuned for that.

Here's a look back at how we got to where we are:

The need to replace our elevators became clear in 2023. That fall we requested a consultant review the condition of all 6 elevators. Once that report was in hand, the search for companies to handle the project began. We decided on three contractors and bidding started in fall of 2024. The job was awarded to Smart Elevator early in 2025. In Q2, we paid \$800,000 to order the required equipment so it would be available to begin the project in January of 2026.

The silver lining in this project is that we were able to negotiate a firm bid. So unless we, 2800, change the specs (and we won't), there will not be a price increase...that covers both tariffs and inflation as we move forward. That's huge. Especially on such a massive project.

Clearly, we have a long slog ahead of us. But rumor has it, this project won't be nearly as dusty, noisy or invasive as the dreaded Façade Project. But let's not count our chickens before they hatch...

So, all of that is the long way around the barn to say that these upgrades are truly necessary. Once completed, they are designed to improve safety, reliability, and overall performance. They might even look nice, as well.

And, of course, we appreciate your patience and cooperation.

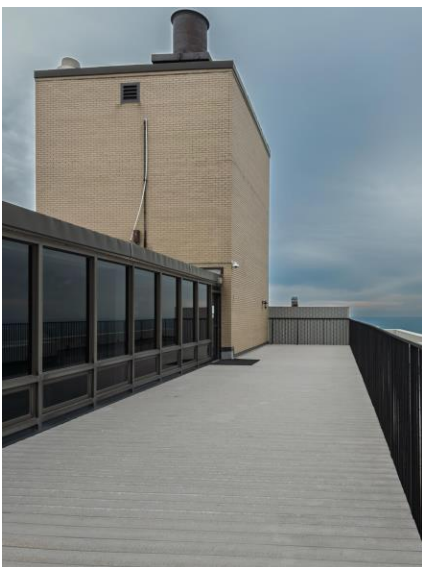
We'll keep you posted...

Stardom comes to 2800



Live Feed

Believe it or not, we now have a broadcast camera on our roof. We are live, 24/7 with FOX News in Chicago. They'll control the camera, not us. And they'll use it as a background for weather, traffic and special city events. We, however, don't have to tune into the news. We can see the feed anytime on our website, 2800lsd.com. Check it out. Go to the site and just scroll to the bottom of the landing page. Throughout the day you'll notice they even change what the camera focuses on. Pretty cool, huh!



But where the heck is the camera?

This is the sundeck looking up at one of our roof towers. That big black thing on top is our chimney (yes, we have a chimney). Just beyond it on that roof is...well, let's go take a look.



Stairway to heaven

From the 43rd Floor east stairwell, you climb yet another set of stairs to find a wall ladder.



Bolted and locked hatch

Once the magic key opens the hatch, maintenance can access the roof of the east tower.



Permanent home

On the right of the roof, you can again see the chimney. Next to it is the base of the news camera bolted to the roof.



Tah-dah

The best view of the best view. 2800 is known for having the most spectacular, unobstructed view of the Chicago skyline. And here's proof!

Next week, NBC is also installing a news camera. We're stars!

Come talk to us...



2800 Social Commission

Join us for an

Information Session

Monday, January 19

7:00 pm

Party Room 43rd Floor

The 2800 Social Commission is once again looking for new members!

Without this amazing group of volunteers, we would not be able to put on the summer party, game nights, holiday party and weekly Mingle Monday for the building. We would love to add some new people and new ideas to our group!

We invite anyone interested in joining the group – or learning more about the Social Commission – to come up to the party room at 7 pm Monday, January 19 following Mingle Monday.

We look forward to seeing you there!

What's New

Board Meeting Reminder

The board meeting will be held Tuesday, January 13th, 6:00pm in the Party Room on the 43rd floor.

Assessment Increases

Please kindly remember that your monthly assessment and cable/internet charge increased as of January 1st. The statements were sent out with the revised amounts, however, please feel free to email or call the office if you need the new amount.

Office Closure

The office will be closed on Monday, January 19th in observance of Martin Luther King, Jr. Day. The receiving room and dock will be open.

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	3915
2808	1511
1903	2908
3615	3916
3113	1204

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.

Elevator Schedule for Week Ending 1.16.26

Date	Type	Time
1.12.26	Move in	9am-1pm
1.13.26	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.