

2800 THE VIEW



Newsletter

2026, Volume 287: Week ending October 16th.
This week's update of what's happening around the building.

Recycling & Shredding



The mother of all shredders

For the second time this year, 2800 has had a huge Clean Up Event located at the dock. The major star of the show, as always, was the massive shredder truck.



Steady stream

A long line of residents brought their files to be ripped to bits by the jaws inside this truck. It sure feels good to get that job out of the way.



You can do it

Plus, based on our Storage Locker Safety program, we provided the ability to recycle old paint cans. And there were tons of them. Seeing the mountain of cans collected, clearly both the Locker Safety Program and the Recycling Event were a huge success.



Electronics, too

Also, on the side of the truck opposite the shredder was an area where you could deposit any kind of electronics which had finally reached the end of their lives. Everything from TVs to computers to modems were hauled away...safely!

Now, we're already looking forward to next year!

Board Meeting 10/13/26 Update



In the room where it happens...

The Board Meeting was held on Tuesday, October 13, 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 2027 Draft Budget for distribution to owners.
- The Board approved the proposed Rules and Regulations for the building and the Garage as well as the Hospitality Suite Contract and Checklist as distributed.
- The Board approved to levy a fine of \$1000 for construction violation.
- The Board approved 3 ESA requests as reviewed and recommended by the Association Attorney.

2800 Elevator Project Update



Car 2 – Start Date 8/25/26, Completion 12/23/25

Week: 10.16.26

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

To Boo or Not to Boo



HALLOWEEN **at 2800!**

It's time to Trick-or-Treat on Saturday, October 31st!
Two sign-up sheets will be available at the front desk beginning Monday, October 19th.

Want to welcome trick-or-treaters at your door? Sign up on the first sheet by Wednesday, October 28th, and you'll receive a Halloween door hanger to display so trick-or-treaters know you're participating.

Planning to trick-or-treat? Sign up on the second sheet and include the total number of trick-or-treaters in your group.

Please note that trick-or-treating is limited to 2800 residents only.
Get ready for a spooktacular evening and a sugar high!

Join us!



sponsored by the 2800 Social Commission

MINGLE MONDAYS

WE'RE ALL ABOUT CASUAL CONVERSATION,
GOOD COMPANY, AND SPENDING RELAXATION
TIME WITH FRIENDS. NO AGENDA, NO FRILLS.

6 PM - 7 PM-ISH

43RD FLOOR PARTY ROOM * BRING WHATEVER YOU DRINK



What's New

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Sunny Weekend Ahead

This weekend will be sunny! ☀️ Get outside and enjoy all that Lincoln Park has to offer. Check out the link below for fun things to do in the neighborhood!

<https://www.choosechicago.com/neighborhoods/lincoln-park/>

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:

708	812
502	
814	906
1003	1107
1115	1316
1406	1508
1516	16-10- 1612
1816	1917
2104	2208
2501	2810
2814	3002
3017	3912
4010	4117
4205	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

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	\$690,000	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 10.23.26

Date	Type	Time
10.19.26	Delivery	9am-1pm
10.19.26	Delivery	1pm-5pm

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.