

2800 THE VIEW



Newsletter

2026, Volume 285: Week ending October 2nd.
This week's update of what's happening around the building.

Tile Treatment to the Max



Tiles and tribulations

It would probably be interesting to count the number of footsteps that mark our lobby floors every day. It's certainly in the hundreds. And that means we have to wage war against every one of them to keep these areas ship-shape.



Clean and simple

But Max has it down to a science. First he swabs the area with a soapy mop to remove the daily dust and dirt that seems to just magically appear...laundry carts, strollers, bikes and shopping carts add to the footprints.



Stubborn

But swabbing the decks isn't always enough. With any high traffic area, sometimes a bit of schmutz (is that how you spell schmutz?) can attach itself to the tile and hang on for dear life.



Spot remover

That's when Max just digs in and attacks. And he always wins. With 43 floors of tile to maintain, his experience is a huge benefit and essential to winning the war against outside forces. And with this kind of proper maintenance, these floors will last us years and years. Who knew that mopping a floor could be a good investment.

Get Ready! Set! Go!



October 11, 2026
chicagomarathon.com

-  Mile marker
-  Kilometer marker
-  Aid station
Contains medical, toilets, water
Gatorade Endurance Formula
-  Medical
-  Marathon course
-  Maurten Hydrogel
Fuel Depot
-  Biofreeze Pain Relief Zone
-  Bank of America
Cheer Zone
-  Charity block party

Course subject to change



Fall Clean-Up Starts Monday!

Monday, October 5th – Sunday, October 11th, 10:00 am-5:00 pm.

It's that time of the year again, Fall Clean-Up!

As in the past, the building will be providing a large dumpster in the dock area so you can dispose of unwanted stuff from your home. You'll even be able to throw away furniture and other large items, as long as they do not stick out above the top of the dumpster. But fear not, we will switch out the dumpsters as necessary. There is a street-level door on the dumpster which will be open during the day for easier access. How cool is that! Plus, we'll also have a dedicated area in the Dumpsters Corral at the back of the dock for paint can recycling.

Please, the dumpster should not be used for construction debris. Also, please use the freight elevators between 10am – 5pm, Monday through Sunday that week only, to bring down the stuff you're getting rid of. And as always, the passenger elevators should not be used to haul anything.

Shredding Truck at the Dock

Saturday, October 10th, 8:30 am – 11:30 am

Additionally, on Saturday, October 10th, from 8:30 am to 11:30 am, there will be a Paper Tiger truck in the dock area for paper shredding and electronics recycling. This day and these hours will be the only time these items can be discarded. The paper shredding will actually happen right on site, in the truck. Paper Tiger is AAA Certified by the National Association for Information Destruction and can provide a certificate of document destruction for FACTA, HIPAA, Gramm Leach Bliley or Sarbanes-Oxley, if requested. The electronics will be taken away for proper recycling off-site.

Please see the attached list of what can/cannot be disposed of.

And please understand the building staff will not be available to help residents move items.

Happy Fall Clean-Up!



Acceptable Electronics for Recycling

Computers and Peripherals	Office and Telecom Equipment
Desktop PCs/Servers	Copiers
Computer Mice	Fax Machines
Cables & Accessories	Video & Audio Equipment
Laptops/Notebooks/Tablets	PBX Systems
Hard Drives	Projection Equipment
Computer Power Supplies	Printers
Computer Peripherals	Security Equipment
Gaming Devices	Receivers & Transmitters
Keyboards	Printers
Network Devices and Peripherals	Scanners
Circuit Boards/Cards	Phones & Communication Devices

Mobile Devices	Data Center Equipment
Cell Phones/Smartphones	Servers
Tablets	Power Distribution Units
Personal Digital Assistants	Mainframe Computer Equipment
Gaming Devices	UPS Backup Batteries
MP3 Players	Accessories & Cables
Cameras	

Home Entertainment Equipment
Video Players & DVD Players
Digital Cameras & Video Cameras
Game Consoles
Cameras

2800 Elevator Project Update



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

Week: 10.2.26

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

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-15tt

43RD FLOOR PARTY ROOM * BRING WHATEVER YOU DRINK



What's New

Storage Lockers

Reminder regarding our Storage Locker Clean-Up. If you received a yellow tag on your storage locker or an email regarding your storage unit, please make sure to remove all hazardous or prohibited items. You will have an opportunity to properly dispose of paint and other hazardous materials at the designated Paint Drop-Off, beginning October 5th.

Shred Day

Shred Day is finally here! Please remember that our Fall Shred Day will take place on Saturday, October 10, 2026, in the loading dock area. The shredding truck will be on-site from 8:30 AM to 11:00 AM. We look forward to seeing you there!

Fall Cleaning

It's time for fall cleaning! Oversized dumpsters will be available in the loading dock area from Monday, October 5, through Monday, October 12, 2026. Take this opportunity to clean out your storage lockers, vehicles, and other areas that could use a little tidying up! Happy Fall Cleaning! 🍁

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

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 10.09.26

Date	Type	Time
10.5.26	Debris Removal	9am-1pm
10.7.26	Delivery	1pm-5pm
10.8.26	Move In	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.