

# 2800 THE VIEW



## Newsletter

2025, Volume 242: Week ending November 26<sup>st</sup>.  
This week's update of what's happening around the building.

# Backup Generator Cha-Cha



**This is going bye-bye**

Now that the new backup generator (that gray thing in the upper left) has been installed, it's time to get rid of the housing for the old generator. Sounds simple. But so is fission when you know how to do it.



**Staging area**

First, we had to get permission from the city to shutdown Commonwealth so the crane and the crew could set up properly.



### **A weighty matter**

Once the crane was in place, a semi flatbed with massive weights pulled up. The crane then hoisted the proper amount of weight so it wouldn't topple over while lifting the various pieces of the puzzle. The old generator housing is 9 tons. So that's the amount of lead that added to balance the crane for support/stability.



### **Keep on truckin'**

The third truck is another semi-flatbed. This one is where the removed pieces will be placed so they can be driven into the sunset.



### High flying

The first to go for a ride was a screwed-on-cover for a ventilation door. This was the smallest, of the sections.



### Fill 'er up

The old fuel tank had been emptied weeks ago. It was then next to be jettisoned.



### **Biggest for last**

The main housing contained steel loops on each corner, specifically so tethers could be securely hooked for crane removal. Excellent planning.



### **Guidance required**

This section is so unwieldy, that a wire has to be used to guide and control it during the crane ride to its resting place on the truck down below.



### **The house that fell on the Wicked Witch of the West**

This container is about the size of the house dropped on the witch. But it's much heavier. And rusted.



### **Nerves of steel**

This wasn't the crew's first rodeo, so they knew exactly how to maneuver this chunk of metal to the sweet spot on the truck.



### Sticking the landing

Nailed it! Now all three pieces can be hauled off to that great generator graveyard in Kankakee...or wherever.



### Tah dah!

Today, the new backup generator holds pride of place and looks modern, neat and trim. The whole reason for the backup generator was the city told us, more than 2 years ago, we needed new fire pumps. We then discovered that the old generator wasn't powerful enough to run the new pumps. Ugh. That's where the generator cha-cha started...with more than a \$1.2M project price tag. Now to complete it, there will be a shutdown of the entire building while ComEd comes in to make the transition of this generator to the new fire pumps. All the info you need for that extravaganza will come once ComEd gives us a date. Stay tuned...

Approved

# Let's Say A Big Thank-you!

## Holiday Cheer!

Traditionally, we do an annual Holiday Fund to show our appreciation for the folks that support us every day at 2800. Doormen, Security, Maintenance guys, Dock Manager and the Office take great pride in keeping our home running smoothly. This fund gives us a chance to say, "Thanks!"

Surprisingly, this thank-you is also one of the reasons we can attract the best folks to work for 2800. And they stay with us for years...decades, even. It's our holiday bonus, bonus.

People often ask for guidance. Naturally, gift giving is a personal decision. Whatever you want to contribute will be appreciated. As a suggestion, owners might consider 30% of one month's assessment or renters 10% of one month's rent.

The Holiday Bonus will be handed out at the Staff Holiday Lunch. So, to ensure your bit of joy is part of the celebration, the giving deadline is 5:00, December 12<sup>th</sup>.

And it's easy. You can contribute one of two ways:

- Leave a check with the Office payable to:  
2800 HOLIDAY FUND.
- Click the Donate Button at [2800LSD.COM](https://2800LSD.COM) to use a Credit Card or Debit Card via PayPal, Zelle, Venmo or CashApp.

As always, your gift is appreciated.

## Happy Holidays!

from  
The 2800 Board



# 2800 Facade Project 2.0 Update

## 2800 NORTH LAKE SHORE DRIVE FACADE REPAIR PROJECT UPDATE



### WORK SCHEDULED FOR WEEK OF 12.01.2025—12.05.2025

#### 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
- DEMOBILIZE EQUIPMENT (SCHEDULED FOR THIS WEEK)

#### DROP S8:

- 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

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Any work in **BOLD** is scheduled for this week. This schedule is subject to change due to weather/wind and unforeseen circumstances.

It's a new week, with new challenges.

Above is the plan for this week's work on the **2800 Facade Project 2.0**. It shows which tiers (06, 16, and 17) are active for the week of **12.01.25—12.05.25** 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 2025 portion of this work by the middle of December. Fingers crossed! But, of course, with Mother Nature 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.

| Lanes            | Street              | Beginning Point                                        | Ending Point                 | Closure     | Closure  | Re-open     | Re-Open  | No Parking | Towing | Notes                                                                                          |
|------------------|---------------------|--------------------------------------------------------|------------------------------|-------------|----------|-------------|----------|------------|--------|------------------------------------------------------------------------------------------------|
| All lanes        | N Cannon Dr         | Diversey Pkwy                                          | Fullerton Ave                | Thurs 11/27 | 5:00 AM  | Thurs 11/27 | 12:00 PM | Yes        | Yes    |                                                                                                |
| All lanes        | N Lake Shore Dr     | Cannon Dr                                              | Diversey Pkwy                | Thurs 11/27 | 5:00 AM  | Thurs 11/27 | 3:00 PM  | Yes        | Yes    |                                                                                                |
| All lanes        | N Stockton Dr       | Cannon Dr                                              | Fullerton Ave                | Thurs 11/27 | 5:00 AM  | Thurs 11/27 | 10:30 AM | Yes        | Yes    |                                                                                                |
| All Lanes        | W Fullerton Parkway | Stockton                                               | DLSO                         | Thurs 11/27 | 8:30 AM  | Thurs 11/27 | 10:30 AM | Yes        | Yes    |                                                                                                |
| SB DLSO On-Ramp  | W Fullerton Parkway | SB DLSO On-Ramp                                        |                              | Thurs 11/27 | 8:30 AM  | Thurs 11/27 | 10:30 AM | N/A        | N/A    |                                                                                                |
| SB DLSO Off-Ramp | W Fullerton Parkway | SB DLSO Off-Ramp                                       |                              | Thurs 11/27 | 8:30 AM  | Thurs 11/27 | 10:30 AM | N/A        | N/A    |                                                                                                |
| NB DLSO On-Ramp  | W Fullerton Parkway | NB DLSO On-Ramp                                        |                              | Thurs 11/27 | 8:30 AM  | Thurs 11/27 | 10:30 AM | N/A        | N/A    |                                                                                                |
| NB DLSO Off-Ramp | W Fullerton Parkway | NB DLSO Off-Ramp                                       |                              | Thurs 11/27 | 8:30 AM  | Thurs 11/27 | 10:30 AM | N/A        | N/A    |                                                                                                |
| All Lanes        | N Belmont Harbor Dr | DLSO NB Belmont Exit/Belmont Harbor Dr & Recreation Dr | Belmont Harbor Dr turnaround | Thurs 11/27 | 8:30 AM  | Thurs 11/27 | 11:30 AM | Yes        | Yes    |                                                                                                |
| EB lanes         | W Diversey Pkwy     | N Commonwealth Ave                                     | N Lake Shore Dr              | Thurs 11/27 | 8:30 AM  | Thurs 11/27 | 12:00 PM | Yes        | No     | SB Lanes of N Lake Shore Drive will be able to turn West onto                                  |
| Curb Lane Only   | N Halstead          | 1503 N Halsted St Ste. A123                            | 1501 N Halsted St Suite A118 | Mon 11/24   | 12:00 PM | Mon 11/24   | 5:00 PM  | Yes        | Yes    | Curb lane in front of packet pick up venue for load in (Modern Furniture Boutique in New City) |
| Curb Lane Only   | N Halstead          | 1503 N Halsted St Ste. A123                            | 1501 N Halsted St Suite A118 | Wed 11/26   | 5:00 PM  | Wed 11/26   | 8:00 PM  | Yes        | Yes    | Curb lane in front of packet pick up venue for load in (Modern Furniture Boutique in New City) |

## Save the Date

# 2800 Holiday Party

*Hosted by the 2800 Social Commission*

**Thursday, December 11th**

**5:30-8:30 PM**

**43rd Floor Party Room**

*Please join us for holiday cheer and an  
Italian menu catered by La Gondola!*

**RSVP to enjoy priority access to the food line  
no later than**

**Thursday, November 27th  
to [2800SocialCommission@gmail.com](mailto:2800SocialCommission@gmail.com)**

**This is a residents-only event!  
Food available while supplies last.**



SCAN TO RSVP

**Let's have a chat!**



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# 2800 Mingle Monday

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**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**

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

## What's New

### **The Office Thanksgiving Holiday Hours**

The office will be closed on Thursday, November 27<sup>th</sup> and Friday, November 28<sup>th</sup> for the Thanksgiving holiday. The office will resume regular hours on Monday, December 1<sup>st</sup>. We wish you a happy and safe holiday!

### **Receiving Room and Cleaners Thanksgiving Holiday Hours**

Thursday, November 27<sup>th</sup>, Closed for Thanksgiving  
Friday, November 28<sup>th</sup>, Open 9:00am-6:30pm  
Hope everyone enjoys the Thanksgiving holiday!

### **Window Cleaning**

Corporate Cleaning Service is scheduled to begin washing the windows beginning December 8<sup>th</sup>, weather permitting

## Helpful Reminders

### **No Pet Reminder**

Pursuant to the Association's Governing Documents, 2800 is a no-pet building. Please remember, no pets are allowed on our property or in units. Residents' guests should be advised 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.

### **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.

### 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.

### 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

# 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:

|      |      |
|------|------|
| 315  | 613  |
| 2617 | 2813 |
| 801  | 909  |
| 1204 | 1317 |
| 2409 | 2813 |
| 2802 | 3915 |

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 12.05.25**

| Date    | Type     | Time    |
|---------|----------|---------|
| 12.1.25 | Delivery | 9am-1pm |
| 12.4.25 | Move in  | 9am-1pm |
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|         |          |         |

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.