

2800 THE VIEW



Newsletter

2026, Volume 260: Week ending April 10th.
This week's update of what's happening around the building.

We're making a change



The lineup

It's that time of year. The annual changing of convector filters. This helps keep your heat/air conditioning system functioning as optimally as possible. The last couple of weeks, a small army of blue shirts has been moving through the building replacing every filters, in every convector, in every unit.

First, the filter change process starts with a delivery of new filters at each door on the selected floor.



The reveal

Then, at the base of the convector, the vent cover is removed and the old filter is unscrewed and pulled out.



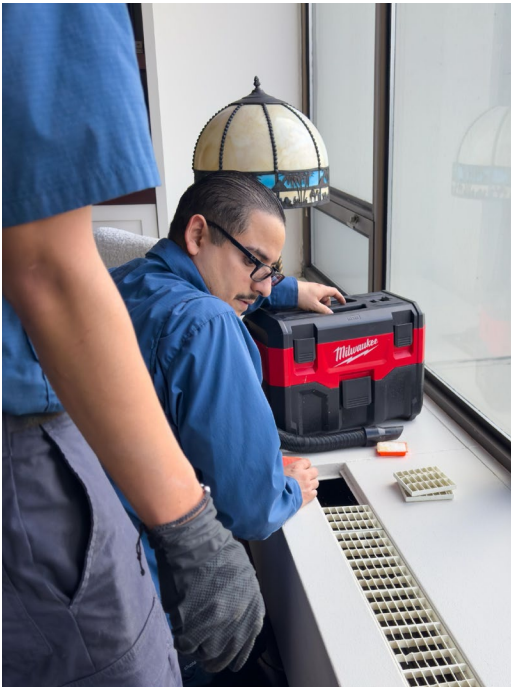
Presto-chango

It is then swapped out for a fresh, new filter so it can be installed.



Clean sweep

Once the filter is refitted and everything is put back in place, any dust or debris is vacuumed away, as if nothing had happened.



Protection

Finally, the old orange pads, which help protect against mold in the system's water pan, are removed.



Junk pile

New pads are placed in the drip pan and the old, really ookie ones are jettisoned.

All-in-all, 4 guys attack the convectors in each unit and complete the entire job in about 7 minutes. Then it's on to the convectors in the unit next door and the process starts all over again.

If you missed your scheduled date for replacement, fear not. We've got you covered. The make-up dates are April 13th and April 14th. Let the office know if you need to be added to that list.

Griffiin Museum of Science + Industry



Out with the old

This week marked a milestone in the replacement of elevator car #3. And it was pretty dramatic.



Coil

One man spent most of Wednesday pulling all the old cable into an industrial-sized wastebasket. To minimize the amount of space needed to gather all the old wire, he meticulously wound it into the bucket.



A wire nest

Once the container was full, he cut the cable and stuffed it into the middle of the coil. Then he started a new basket. And so on...



The math

The cable from one elevator filled 6 good-sized buckets.

The tech added up how much cable that would be in total. At the end of the Elevator Project, once the 6 elevators have been replaced, nearly 11 miles of cable will have been pulled out of the shafts. So, if that cable was laid end to end from the front door of 2800, it would stretch all the way to the Coal Mine inside the Griffin Museum of Science + Industry. Impressive.

2800 Elevator Project Update



This week's project status

Car 3 – Start Date 1/12/26 DUE TO THE MACHINE FAILURE ON CAR #1, WE WILL BEGIN WORKING 60 HOUR WEEKS TO EXPEDITE COMPLETION OF THE ITEMS LISTED IN GREEN IN 3 ½ WEEKS AT NO ADDITIONAL COST

Week: 4.10.26

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 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

Yum!

Join us for

**DONUTS
&
COFFEE**

Hosted by

THE 2800 SOCIAL COMMISSION



43rd Floor Party Room

Saturday, April 18th

9 AM – 11 AM

(While supplies last)

Come enjoy coffee, donuts, and neighborly connection.
Families welcome!

Please RSVP by Monday, April 13th at

2800socialcommission@gmail.com

or scan QR code

*This event is for 2800 residents only.



2800 Facade Project 2.5 Update

2800 NORTH LAKE SHORE DRIVE FACADE REPAIR PROJECT UPDATE



WORK SCHEDULED FOR WEEK OF 4.13-4.17

DROP S1:

- MOBILIZATION OF EQUIPMENT
- INSPECTION OF FAÇADE
- CONCRETE DEMOLITION/REMOVAL
- 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

DROP S2:

- 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

DROP S3:

- 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

Any work in **BOLD** is scheduled for this week.

This schedule is subject to change due to weather/wind and unforeseen circumstances.

The final frontier!

Above is the plan for this week's work on the **2800 Facade Project 2.5**. It shows which tiers (14 & 16) are active for the week of **4.13.26—4.17.26** 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 2026 portion of this work by June. Fingers crossed! But, of course, with Mother Nature's attitude 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.

Can we talk...?

Join us for

MINGLE MONDAYS

**MONDAYS, 6-7 PM
2800 PARTY ROOM**

**GRAB YOUR FAVORITE DRINK
AND JOIN US!**

**WE'RE ALL ABOUT CASUAL
CONVERSATION, GOOD
COMPANY AND NEW FRIENDS.**

**NO FRILLS - JUST AN HOUR OR
SO OF LAID BACK
RELAXATION AND
CONNECTION!**

HOSTED BY THE 2800 SOCIAL COMMISSION

What's New

Elevator 1

We would like to share an update regarding Elevator Car #1. Repairs are currently in progress, and the elevator company is continuing work to restore service. We appreciate your patience and understanding.

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:

312	314
417	2305
2905	2908
3003	3505
3915	3916
4002	

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.

Unit Sales Prices in 2025

Good news! There's been a bit of an increase in sale prices in the building. All this new construction is paying off when it comes to resale!

CLOSED				
Unit	Bed	Bath	Price	Closed Date
613	1	1	\$185,000	7/28/2025
709	1	1	\$193,450	4/28/2025
3113	0	1	\$234,900	11/10/2025
1213	0	1	\$235,000	8/29/2025
1813	1	1	\$250,000	4/11/2025
2603	1	1	\$250,000	5/23/2025
507	1	1	\$270,000	2/6/2025
905	1	1	\$280,000	5/28/2025
305	1	1	\$282,500	12/18/2025
2908	1	1	\$290,000	9/22/2025
2803	1	1	\$295,000	4/25/2025
3912	1	1	\$295,000	11/19/2025
1314	1	1	\$310,000	8/26/2025
3915	1	1	\$330,000	6/24/2025
1906	1	1	\$359,000	1/9/2025
3510	1	1	\$406,000	5/27/2025
2617	2	2	\$445,000	9/30/2025
2701	2	2	\$460,000	3/27/2025
2417	2	2	\$475,000	6/17/2025
516	2	2	\$475,000	8/6/2025
1710	2	1	\$490,000	4/22/2025
1816	2	2	\$605,000	5/16/2025
1116	2	2	\$635,000	11/12/2025
4002	2	2	\$693,000	8/28/2025
4216	3	3	\$801,000	12/1/2025
3707-09	4	3	\$990,000	6/17/2025

Elevator Schedule for Week Ending 4.17.26

Date	Type	Time
4.16.26	MOVE IN	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.