

2800
THE VIEW



Newsletter

2026, Volume 261: Week ending April 17th.
This week's update of what's happening around the building.

There's more than one way to skin a cat!



Second elevator team

Having two passenger elevators down has not been fun. And then last week, to add to the festivities, instead of the hopeful mode of out-of-service, Elevator Car #1 was officially declared dead. Clearly, that decision then required a new plan for the overall Elevator Project.

A major confab ensued. And it was decided to speed up the work on both Car #3, the one currently being renovated, and also to begin the renovation immediately of Car #1.

A second team, complete with their own shop in the garage, has been added. They began work this week and are dedicated to the demolition of Car #1.

The team on Car #3 has moved from a 40 hour week to a 60 hour week (at no additional cost...excellent contract negotiation). That change in plan puts us in position to have Car #3 completed a few weeks early on May, 7th.

Once Car #3 is complete, that team will take over the work on Car #1 and the second team will leave. Based on the new schedule, Car#1 is currently planned to be done August 18, if the renovation Gods are willing, of course. In fact, this plan will actually put us a bit ahead of schedule on the project. Stay tuned...

Fresh Start



Change of season

Finally, Spring! Grey is gone. Green is here. And tons and tons of blooms.



There's a plan

What plants go where and why is planned months in advance. In fact, the tulips are planted nearly a year ahead of blooming.



Entry sentry

The seasonal design in the entry planters is always interesting with lots of depth and layering..



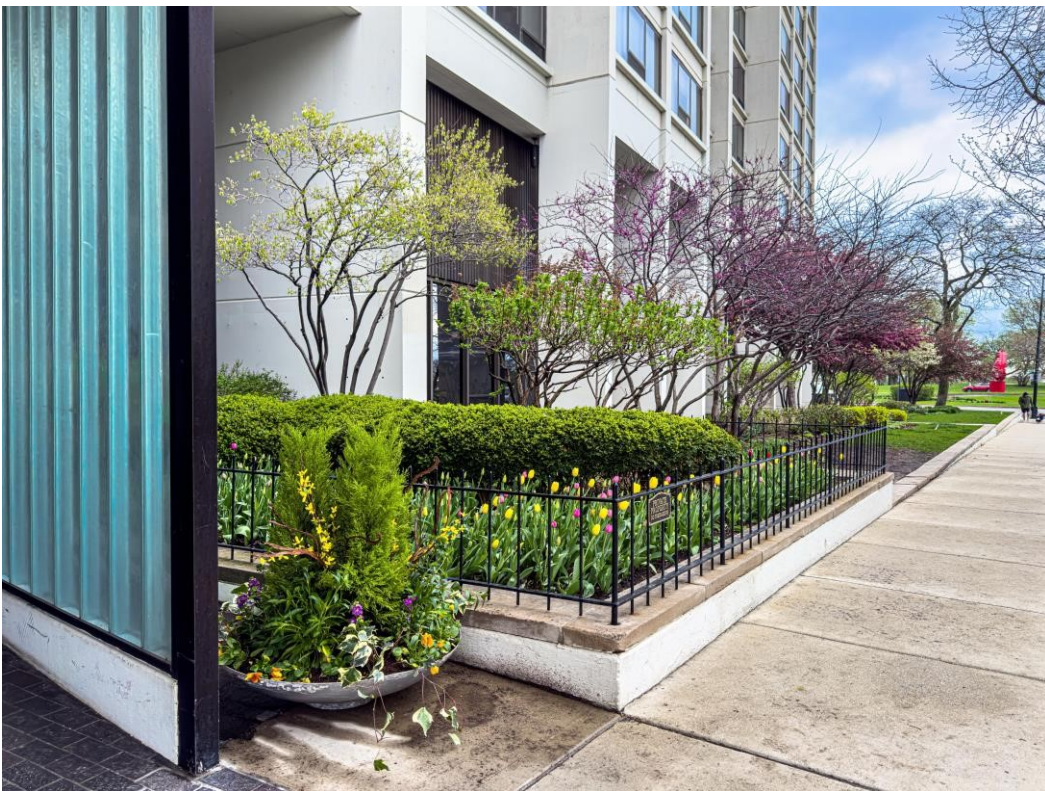
Lobby View

And we even planned for an excellent view of our "garden" while we're just in the lobby!



Refreshing

After all the dirty snow and salt and bare trees, it's nice to finally welcome in the new season.



Nice view

Now, it's a lovely place for a stroll for months to come. Enjoy...

Splash, Splash

Pool Opens May 23rd



New Pool Membership Options

It's just about time to jump in and cool off. And this year, there are two ways to join the pool:

- The pool will be **free** Monday through Thursday.
- Pool access on Friday, Saturday, and Sunday will require a fee:

Fee
\$80 annually for an individual (One person. If roommates are in a unit, each will need a membership to use the pool.)
\$120 annually for a family (All of whom live permanently in the unit.)
\$15 per guest

Sign Up

Whether you're getting a Weekend Membership or only going on free days, you have to sign up. Registration options for Monday-Thursday access will differ from Friday-Sunday access, so please be sure to sign up accordingly. You can stop by the office to sign up, make payments, and receive access.

Guest Passes

Here's how they work. On weekends and holidays, a pool attendant will be present to check IDs before granting access to the pool area. If you are bringing guests, the attendant will issue a wristband and record that you have a guest.

Wristbands can be obtained from the office or from the doorman/security staff. The cost for guest access will be charged to your unit, or you may submit payment by check to the office.

And this year, we've invested in some new deck furniture. By opening day, we'll have newly upholstered lounges and chairs, even some new tables. Another splash at the pool.

So ... reach out to The Office, sign up and get ready for some summer fun!

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 ON 4/13/26 TO EXPEDITE COMPLETION OF THE ITEMS LISTED IN GREEN IN 3 ½ WEEKS

Week:4/20/26

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
- 13, continued. Demo existing cab interior and install new
14. Install new COPs, pipe/ wire cartop, Install new car door components and operator
- 14, continued. Install new selector, car toe guard and miscellaneous components
15. Make final hoistway wiring connections, install hall fixtures and wire controller
16. Final adjusting and City Inspection

Car 1 – Start Date 4/15/26

Week:4/20/26

ITEMS IN PURPLE ARE BEING WORKED ON

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
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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

This Saturday!

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

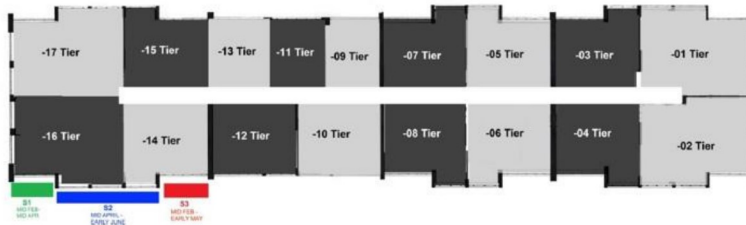
or scan QR code

*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 4.20-4.24

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 / INSTALL
- 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 **4.20.26—4.24.26** 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

Coffee & Sweets

Don't forget! This Saturday, 4/18/26, on the 43rd floor, the Social Committee will be hosting Coffee & Sweets from 9 AM – 11 PM.

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 4.24.26

Date	Type	Time
4.22.26	MOVE OUT	9AM-1PM
4.23.26	MOVE OUT	1PM-5PM
4.24.26	MOVE IN	9AM-1PM
4.24.26	MOVE OUT	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.