

2800 THE VIEW



Newsletter

2026, Volume 268: Week ending June 5th.
This week's update of what's happening around the building.

Double Vision



Heavy Metal Band

Now that the floor is complete, our trusty Blue Shirts have assembled new shelving for the Receiving Room. In fact, we have nearly double the amount of shelving we had before.



A new plan

While moving things around to lay the new floor, the entire Receiving Room and Cleaners were reorganized.



Going up

That reorganization of the space has allowed the Receiving Room to add more shelving unit so they can stack packages higher., using square footage that was previously wasted.



More shelves = more space

So while the space of the room is the same, we're able to put it to better use by incorporating more than just the floor for packages. Without having to move to a larger space, the room now functions better and is more efficient. It's a simple case of making what we have work harder for us...for a small investment. Smart.

I see you!



Weird

Most of you are never home for this. But it's pretty strange to look up from your computer and see two guys hanging from ropes right outside your window. But this week, as you can tell by the streaks on the window from a wicked storm a few weeks ago, they were a welcome sight.

But consider this...



Equally as weird

It has to be just as strange to look up from your work hanging on the outside of a 43-story building and see someone furiously snapping pictures of you. It would totally unnerve me.



Getting the job done

Even with the double peekaboo, they got the job done. And the view is now streak free again. Well worth the stare-down!



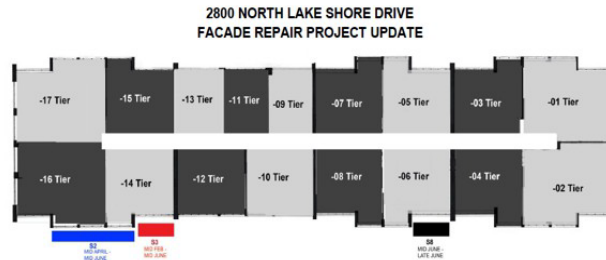
What you don't see

And they're not just up there washing windows while this is going on. They're actually our first line of defense when it comes to window leaks. Every time the window washers go up, they caulk any leaks previously reported to the office. So, if water is seeping in around any of your windows, let the office know. This system makes it a simple fix.

Now, enjoy the view...

2800 Facade Project 2.5 Update

2800 NORTH LAKE SHORE DRIVE FACADE REPAIR PROJECT UPDATE



WORK SCHEDULED FOR WEEK OF 6/8—6/12

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 (16 & 14) are active for the week of **6/8—6/12** 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.

2800 Elevator Project Update



This week's project status

Car 1 – Start Date 4/15/26

Week: 6/8/26

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

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

Office Closed

Please note that our office will be closed on Friday, June 19th, in observance of Juneteenth.

Board Meeting

This month's Board Meeting will consist of an Executive Session only. Attendance will be limited to Board Members.

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	814
911	1509
1914	2908
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 6.12.26

Date	Type	Time
6.8.26	Delivery	9am-1pm
6.9.26	Delivery	9am-1pm
6.10.26	Move in	9am-1pm
6.10.26	Delivery	1am-5pm
6.11.26	Delivery	1pm-5pm
6.12.26	Delivery	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.