

2800 THE VIEW



Newsletter

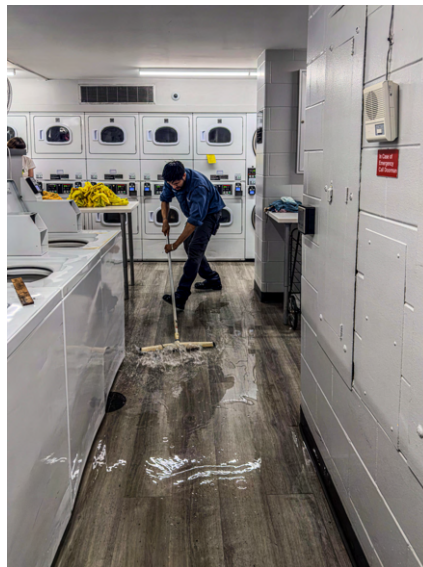
2026, Volume 280: Week ending August 28th.
This week's update of what's happening around the building.

The Great Flood of 2026!



Water park

Yikes. Last Saturday, the water to the entire building had to be shut off because this little puppy burst. It's the 5" cold water pipe in the basement. When open, think of it like a firehose. It pushes out 750 gallons of water a second. Of course, the water alarm warned maintenance immediately, but even in just the few minutes it took to get to the ruptured pipe, it created serious flooding in the basement.



Quick response

The guys, of course, jumped on it immediately, pushing the water toward floor drains. The laundry room and elevator lobby got about 3 inches.



The block-long hallway

The extensive hallway that connects all the maintenance rooms was under several inches of water.



Water everywhere

The trash compacting room and the generator room were also affected. But it was only a wet floor. No equipment was damaged. Fortunately, due to the slope of the floor, the flooding miraculously stopped before it got to the elevator equipment room and the storage lockers. Phew!



Assessment

Arturo and his crew quickly moved to assess the problem and solution. It was a 20 year old weld that failed.



Repair

The plumbers were there in an hour. They detached the pipe and set about making it right.



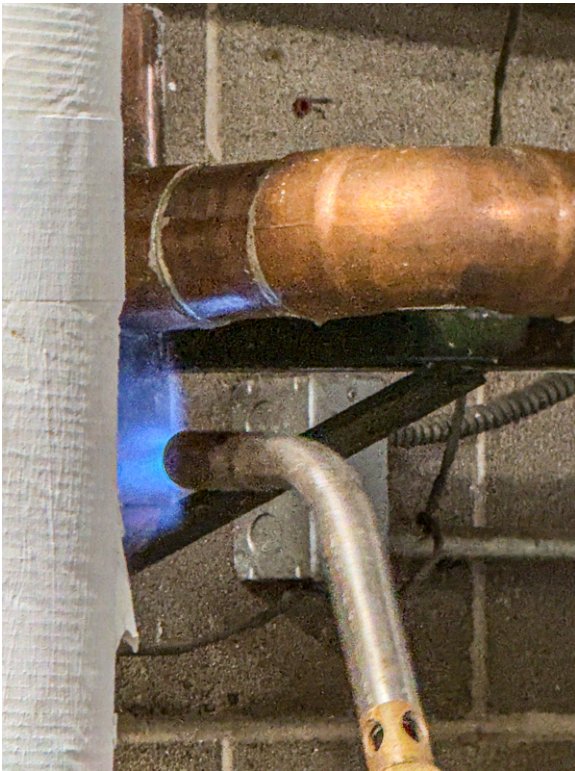
Shiny

The old solder was ground away until the copper shown like it was new. Then, the entire section of pipe was put back in place.



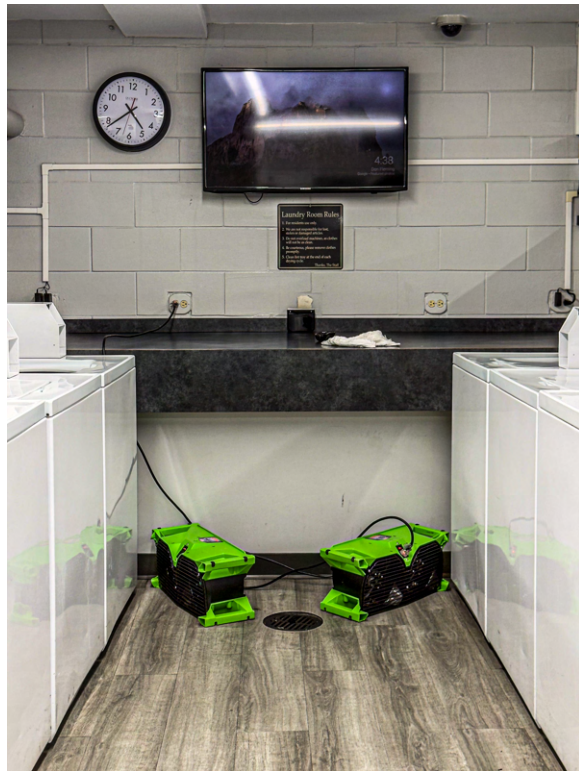
The big guns

The guys brought out 2 welding torches so they could work the new soldering from both sides, thus insuring another 20 years in place.



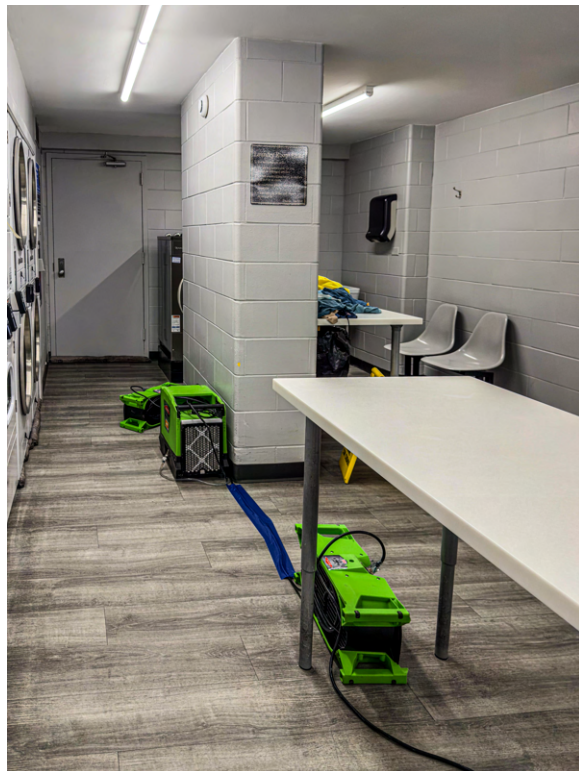
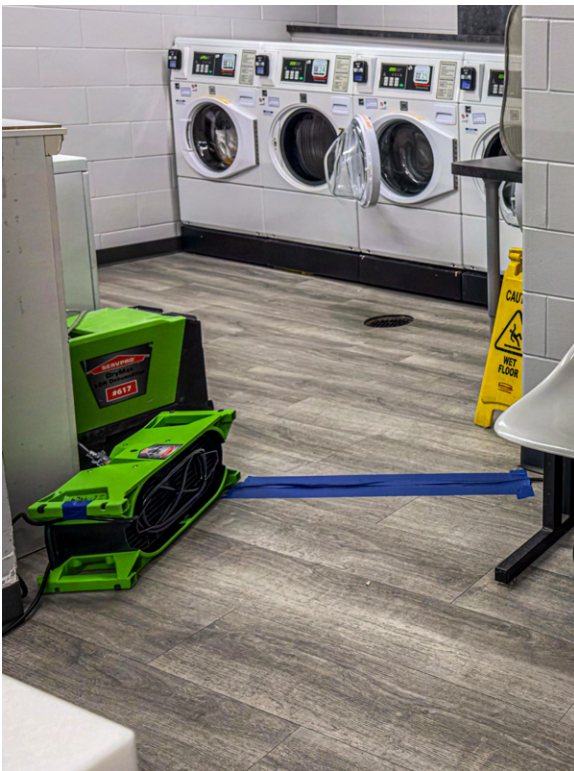
Cooling off

Once the soldering was complete it had to cool before the pipe could be rejoined at the bottom, thus allowing cold water to run again.



Restoration and clean up

When the plumbers were called, so was ServPro so they could get the clean-up under way quickly before the water did too much damage.



Floored

Since the laundry room and the elevator lobby have laminate flooring on top of the concrete, it was important to dry it out quickly. Next, damages will be assessed in this area. Fingers crossed...



Isn't she lovely!

Looking at the pipes now, you'd never know there had been an issue. Well done, all.

Right on the button



Lookie, lookie

Since you probably spend most of your time in the elevator lobby scrolling on your phone, you may not have noticed the latest Elevator Project improvement. The call panels on all 43 floors have been replaced. They are crystal clear. No more peeling red paint or scratches. Well, at least for a couple of weeks.



It's not magic

Woodland fairies didn't come in the middle of the night and weave a special button-panel-replacement spell. No, it was our trusty team of guys from Smart Elevator who went floor-by-floor to replace each of them.

Storage Locker Safety Check Starts Next Week



Wednesday, September 2nd

Now that all the crazy pipe work zigzagging through the storage rooms has been completed, it's time to make sure all the lockers are in good shape and safe. We certainly don't want to be storing anything that can go boom in the night.

Starting Wednesday, September 2nd, a month prior to our annual *Fall Cleaning, Recycling and Shredding Event*, October 5-11, the guys from the office will go through each of the rooms and review every locker. If you need to amend something, you will be notified. This will give you time to reorganize and remove stuff and, if necessary, include its disposal in the *Fall Cleaning, Recycling and Shredding Event* in October.

So, just after Labor Day, each locker will be evaluated to determine if it's being used according to 2800 Guidelines, properly numbered and locked. Here are a few helpful things to consider:

Guidelines

- Flammable or hazardous materials are strictly prohibited in storage lockers. This includes, but is not limited to, paint, stain, gasoline, propane, and other combustible liquids.
- Lockers identified for cleanout will be tagged and you will be notified. You will have four (4) weeks from the date of tagging to claim and remove your belongings. Any items remaining after the deadline will be discarded.
- No items may be stored outside of the lockers. Any belongings left in the aisles or outside a designated locker will be removed and discarded.

Locker Assignments

- Residents are permitted one storage locker per unit, unless they own multiple units or are renting an additional locker from another resident.
- All storage lockers are assigned by the Association and may be reassigned if necessary.
- Many lockers are currently missing numbers or are incorrectly numbered. These lockers will be renumbered during the audit.
- Lockers designated for building ladder storage or pipe access are not for resident use and must remain clear at all times.
- Empty lockers will be tagged and secured by the management office.

If before, during or after the Safety Check in September you have any question, please talk to the office. They'd be glad to help you.

2800 Elevator Project Update



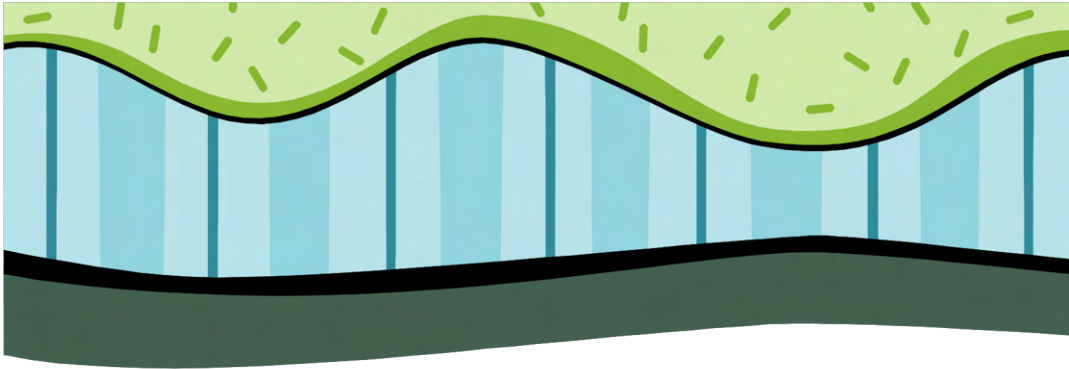
Car 2 – Start Date 8/25/26

Week: 8.28.26

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

Let's have a chat...



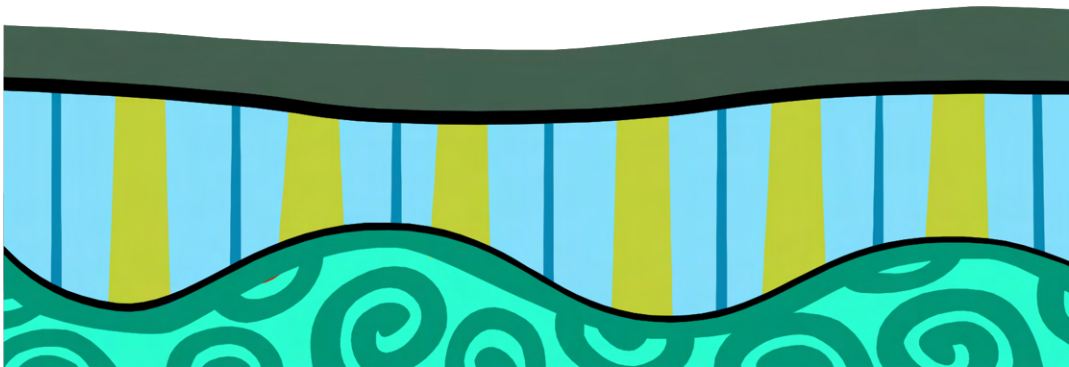
2800 MINGLE MONDAYS

GRAB YOUR FAVORITE DRINK AND JOIN US!

WE'RE ALL ABOUT CASUAL CONVERSATION AND GOOD COMPANY. NO FRILLS—JUST AN HOUR OR SO TO RELAX, CONNECT, AND ENJOY MEETING FRIENDS.

MONDAYS
6:00 PM – 7:00 PM-ISH
2800 PARTY ROOM, 43RD FLOOR

STOP IN AND VISIT!!



What's New

Summertime

Summer is slowly coming to an end! Check out the Chicago Park District events happening right here in the neighborhood and enjoy the last days of summer! Visit <https://www.chicagoparkdistrict.com/events> to see upcoming events.

Boxes

Please remember to break down and flatten all boxes before placing them in the trash or recycling area. This helps keep the area clean and makes sure we have enough space for everyone.

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:

616	814
904	906
1309	1316
1610-1612	1914
2305	2514
2908	3912
3916	4117
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 9.4.26

Date	Type	Time
8.31.26	Move in	9am-1pm
8.31.26	Move out	1pm-5pm
8.31.26	Delivery	1pm-5pm
9.1.26	Move in	9am-1pm
9.3.26	Move in	1pm-5pm
9.4.26	Delivery	9am-1pm
9.4.26	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.