

# 2800 THE VIEW



## Newsletter

2026, Volume 289: Week ending October 30<sup>th</sup>.  
This week's update of what's happening around the building.

# 2800 is a Polling Place!

## Midterm Elections, Tuesday, 11/3/26



### Voting right at your front door

Voting booths will be in the main lobby, so it might be a little busier than usual. But it's only for one day. Plus, all of us will only be an elevator ride away from casting our vote...rain or shine.

Monday night, the Board of Elections folks will start setting everything up in the lobby and then finish their prep beginning at 5:00am, Tuesday morning.

Voting hours on Tuesday are 6:00am – 7:00pm.

Make your electoral voice heard. Vote.

# Elevator Workshop



## Fully stocked

This space could easily be in some suburban industrial park to accommodate all these shelves, cabinets, tools, giant spools of wire and a ton of steel beams. But getting there would be a long haul just for an extra screw or something. The shop for our elevator renovation project is actually in the southwest corner, on the first floor, of our garage. So that extra screw is just steps away from the work.

The shop holds other clues to the success and progress of the elevator project!



### Sign of the times

These are the operational panels from the two elevators which have already been replaced in the project. When we see 4 more of them, we're done. It's gonna be a minute, but we're getting there. The third ocar should be added to this collection by December 23<sup>rd</sup>.



### Poppin' wheelies

This looks a bit like a modern art sculpture you'd see at MOMA. But it's just a huge pile of all the guide wheels that have been removed and replaced in our elevator shafts. These hunks of industrial refuse are signs that we're moving in the right direction. And ,the project is on time and, most importantly, on budget!

# 2800 Board of Directors Voting



## Going on right now

It's time for the annual election of members for the 2800 Board of Directors.

You should have received an email with a proxy ballot or one may have been mailed to you. But if you've missed either of those, fear not, you can pick up a proxy ballot next to the ballot box stationed by the front desk.

Voting is easy. It'll take you 2.5 minutes...3 minutes if the pencil has rolled onto the floor under the desk, again.

Once you've filled out the proxy ballot, make sure you sign it and list your unit number. Proxy ballots without signatures or unit numbers will not be counted. Please, vote.

FYI - the absolute last moment you can vote is Tuesday, November 17<sup>th</sup> just before 6pm, in the party room. That's just prior to the Annual Meeting of 2800 Lake Shore Drive Condominium Association.

# 2800 Elevator Project Update



**Car 2 – Start Date 8/25/26, Completion 12/23/25**

Week: 10.30.26

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

**Join us!**



*sponsored by the 2800 Social Commission*

# MINGLE MONDAYS

WE'RE ALL ABOUT CASUAL CONVERSATION,  
GOOD COMPANY, AND SPENDING RELAXATION  
TIME WITH FRIENDS. NO AGENDA, NO FRILLS.

**6 PM - 7 PM-ISH**

43RD FLOOR PARTY ROOM \* BRING WHATEVER YOU  
DRINK



# What's New

## Halloween at 2800!

It's time to Trick-or-Treat on Saturday, October 31<sup>st</sup>, from 4:30 – 7:00!

If you signed up to welcome our trick-or-treaters, please hang your black bat on the door so they know where to come.

Please note that trick-or-treating is limited to 2800 residents only.

Get ready for a spooktacular evening and a sugar high!

## Let The Holiday Celebrations Begin

Save the Date! Holiday Cheer Is Coming to 2800! Mark your calendars for Thursday, December 3, from 5:30–8:30 PM! Join your 2800 neighbors in the Party Room for an evening of holiday cheer and a delicious Italian menu catered by La Gondola. More details and RSVP information coming soon!

# 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](mailto: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:

|      |           |
|------|-----------|
| 502  | 814       |
| 816  | 906       |
| 1107 | 1314      |
| 1316 | 1610-1612 |
| 1912 | 2003      |
| 2513 | 2810      |
| 2811 | 3003      |
| 3912 | 4110      |
| 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

| 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   |

|           |  |    |       |  |  |  |                             |   |  |           | Closed         |
|-----------|--|----|-------|--|--|--|-----------------------------|---|--|-----------|----------------|
| 516-22    |  | 5  | 16    |  |  |  | 2                           |   |  | \$475,000 | Aug 06, 2025   |
| 1710-21   |  | 17 | 10    |  |  |  | 2                           |   |  | \$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 {flenthouse} |   |  | \$990,000 | Jun 17, 2025   |

Average sale price by unit type

| Unit type |    | Avg price |
|-----------|----|-----------|
| Studio    | 2  | \$234,950 |
| 1 bed     | 21 | \$301,631 |
| 2bed      | 11 | \$532,318 |
| 3bed      |    | \$801,000 |

Unit codes oecode<l as floor+ unit position. Witn t>e<l/batn count. Unit 3707-3709 is a comt>ineo penthouse unit ano exclu<le<l from the t>e<l-type summary\_

## Elevator Schedule for Week Ending 11.6.26

| Date    | Type     | Time    |
|---------|----------|---------|
| 11.2.26 | Delivery | 9am-1pm |
| 11.2.26 | Move In  | 1pm-5pm |
| 11.4.26 | Move Out | 9AM-1PM |
| 11.4.26 | Delivery | 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.