



TOWER TALK @ PARK TOWER CONDOMINIUM

May-July 2014



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THE WINTER OF OUR DISCONTENT

From The Desk of the Property Manager

It was the toughest winter some of us can remember. Our staff worked very, very hard to keep up with the icy, slushy mess, both inside and outside the building – our walks, driveways, hallways, lobby and other areas that get the brunt of the muck we drag in on our feet. As their supervisor, I would be remiss not to thank and congratulate them for the extra effort and long COLD hours they worked. But we emerged intact and financially sound especially considering the impact the cold had on our gas bills. Where some of my colleagues have reported their client Associations saw about double their typical gas bills from December through March, we ended the fiscal year only 23% over budget (unaudited). This is likely due to improvements the Board authorized and we have made to the main boilers over the past two years, retrofitting our heating network with energy efficient controls and fixtures. In the years to come, we are planning to look at the domestic water system (the hot water for kitchens and baths) for opportunities to improve our energy use further. Thankfully we ended the year under budget in electricity by 13%, which help offset these larger gas bills.

Next, we are waiting for a final report from RCN on the bulk program installations. For the most part we have had positive feedback about the decision to incorporate bulk internet into the program. There have been bumps in the road, and we continue to encourage owners and residents to contact the office if they need help getting any issue resolved. We do know that RCN is planning a significant upgrade to their "HUB" which supports Park Tower's internet service. This is based on feedback from residents and Management, as well as our former Cable Committee Members Vince DiFrusco, Mike Maglione and John Curlo, as well as Board Liaison Dave Nicosia. They have been regularly documenting

GLORIOUS SUMMER

With the arrival of summer, also arrive Park Tower residents' out-of-town guests who also want to enjoy all that Chicago's favorite season has to offer. Park Tower's location makes it convenient for visitors to go to the beach, ride the bike path, shop on Michigan Avenue (via the #147), tour museums, attend a game at Wrigley Field or enjoy a concert and theater, and many other attractions. You may want to lend your guests a key so they can come and go on their own schedule while you are at work. We discourage lending fobs to anyone, but to ensure the door staff knows they are your guests, just complete a "Permission to Enter" form available from the doorman or from the DKCondo Park Tower website (Useful Forms and Documents section). This will permit the door staff to allow them access to the secure elevators throughout their visit.

If you have more guests than you can accommodate, there are some area lodging options you may not be aware of:

The Guesthouse Hotel, 4866 N. Clark 773-564-9568 offers vacation rental apartments:
<http://theguesthousehotel.com/>

Lang House Bed & Breakfast, 7421 N. Sheridan Road 773-764-9851 in an historic lakefront property
<http://www.catscradlechicago.com/>

House5863, 5863 N Glenwood,
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Heart O' Chicago Motel, 5990 North Ridge Ave 773-271-9181 budget accommodations in a mid-century retro setting
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THE WINTER OF OUR DISCONTENT (continued)

the internet speeds and performance, and we have been forwarding their observations to RCN. RCN continues to work with us to resolve any issues and finalize the remaining installations. We will continue working out any problems we find along the way.

Finally, several Unit Owners inquired about the rescheduling of April's Board Meeting. This happened twice in one month, which has not happened in my tenure. First, the meeting was originally scheduled for April 14th and was rescheduled to the 21st to give the Ad-hoc Rules Review Committee some additional time to work on the revised Rules and Regulations document. This was tentatively scheduled for discussion at the April Board Meeting. However, since that time, the results of a lawsuit at another Association, 2800 North Lakeshore vs. Palm, were published. Park Tower's legal counsel has reported findings in this case will change the way Associations conduct business in a variety of ways. In relation to Board Meetings, the court ruled that notice requirements in Association Bylaws are to be strictly followed despite contradictory language in the Illinois Condo Act. Upon advice of counsel, the scheduled meeting for the 21st was cancelled, rescheduled and notice was mailed for the 29th. We will be working with the Board and legal counsel to make any other changes, but for now the most noticeable one will be that owners will receive notices for all Board Meetings in the mail. This will increase our expenses for envelopes, paper and postage, but as always we will work hard to make up the difference.

Timothy A. Patricio, LCAM
Property Manager, Park Tower
Condo Association

GLORIOUS SUMMER (continued)

Of course, there are numerous hotels downtown, and there are lots of online sites to comparison shop for lodging: Orbitz, Kayak, Hotwire, Priceline and Expedia all have tools to sort by price and location. TripAdvisor offers reviews so you can see what others have experienced, and the tips they offer to help you enjoy your stay.

Another online service has recently gotten some press and regulatory scrutiny: the online home rental marketplace Airbnb. This service has become especially popular in New York where hotel prices are high and many investor-owned units that have been unsold in the slow housing market are available to be listed for overnight guests. It has earned scrutiny from reports that renters were not the tourists they claimed to be, but call girls using some airbnb apartments for their "professional activity." They have found rent is cheaper than a hotel and often more discreet. Airbnb is also under investigation by the New York Attorney General for potential violations of a city law that bans apartment sublets for less than a month, as well as evasion of the nearly 15 percent hotel tax. This commercial platform is much different from established vacation swap services that only charge a membership fee to introduce those who would trade homes for holidays.

Park Tower's rules and Chicago city ordinances prohibit such unlicensed vacation rentals. Our rules require all renters to have a lease, and leases must be for at least one year. The association also prohibits illegal activity in the units, and the city ordinance that licenses vacation rentals has provisions that require a board affidavit that the vacation rental is an approved use permitted by the bylaws, is licensed, insured and available to city inspection. Hotel tax laws also would apply.

Park Tower does welcome your guests – just not the paying kind.

By Robert Pierce



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Swedish Covenant Medical Group's Edgewater location is now open and accepting new patients!

The medical group at Swedish Covenant Hospital, Chicago's only 2013 Leapfrog "Top Hospital" for safety and quality, is committed to addressing all of your health and wellness needs. At our brand new medical office on Chicago's north side, our primary care physicians, cardiologists and pulmonologists will develop a treatment plan that is tailored just for you.

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IT'S THAT TIME OF YEAR: VOTE

Park Tower's annual election takes place each year in June. This year there will be two board positions up for election, each for a two-year term. Here are steps for the election process:

First a packet of materials is sent via US Mail to all owners in the Association, detailing the process and including a candidate form. If you are interested in taking an active part in helping the Association, please consider running. Although it is always preferable to have prior experience from working on the various Committees that assist the Board, any individual will be welcomed who works well with others and has good communication and partnership skills and has talents in areas that might assist the Association: legal, financial, or something more building-specific. You can also pick up a candidate application form at the Management Office.

Only unit owners can run for office and only owners can vote. Each unit owner will have two votes, but these can be divvied up as desired. Give both votes to a single candidate if you wish, but understand that fractional votes are not accepted, so you can't give 4 candidates each half a vote. Be sure to hand in your ballots and proxies to the locked box at the front desk by the day of the election.

Understand that campaigning is against the Association rules: "No campaigning is permitted in or on any Common Elements or other Association property, including but not limited to the building's residential hallways and doorways, lobby, health club, laundry room, garage, elevators, stairs and mall level common areas." Candidates (or supporters) should not be knocking on your door or soliciting your votes in, for example, the laundry room. If someone does, this is an excellent reason to not give that candidate your vote.

Be aware, however, that traditionally, three nights are set aside to meet the candidates and ask questions. These events will be held in the Party Room.

By Vince DiFruscio

Meet the Candidates

Location: Party Room

May 9, 2014—by 5:00 p.m.
Deadline for Candidate Submissions

May 27, 2014—6:30 p.m.
Meet the Candidates Night

June 2, 2014—6:30 p.m.
Meet and Greet the Candidates

June 5, 2014—6:30 p.m.
Meet and Greet the Candidates



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NEW PLANS FOR THE RED LINE

Since 2011, there has been discussion from the CTA, the mayor's office, and community leaders about possible upgrades to the Red-Purple Line corridor. The next phase in that process has begun.

The Red Line has had a dramatic rise in the recent past; just in the past 5 years, rush-hour ridership has increased 40 percent. The stations from Wilson to Bryn Mawr were built between 1908 and 1923. The track and infrastructure in this part of the line are up to over 100 years old.

Several dramatic options were proposed including moving the line underground and removing/reorganizing stations between Wilson and Loyola. The final plan, known as RPM (Red-Purple Modernization) will keep the current location for each stop. The stations from Wilson to Bryn Mawr (built between 1908 and 1923) will be rebuilt, providing wider platforms, modern conveniences, and ADA compliance. Track and infrastructure (over-street crossings, viaducts, signals, and other support structures) will be rebuilt along this entire portion of the line as well, removing the dreaded "slow zones" that needlessly stretch commute times. Reconstruction on the Wilson station will begin this fall, having already received funding through federal grants. (Other grants are slated for the remainder of the project.) Further phases will affect the line and stations north of Bryn Mawr up to the Linden station in Wilmette. The cost of this phase will be \$1.7 billion.

RPM also includes the construction of a Red-Purple Bypass just north of Belmont. This will allow northbound Brown line trains to bypass the other lines when crossing to the Southport station, eliminating stop times for the Red and Purple lines at that point. RPM is part of the much larger Red Ahead program, which also includes the Red Line South Reconstruction Project (completed in 2013) and the Red Line Extension Project, currently in planning, to lengthen the southern leg of the line to 130th Street.

The CTA will be hosting an Open House to share details and seek input from those in the community. This will be held on Wednesday, May 21st from 5:30 pm to 7:30 pm, at Truman Community College, 1145 W. Wilson. Comments can also be sent by email to RPM@transitchicago.com or via US Mail to Chicago Transit Authority, Strategic Planning - 10th floor, ATTN: RPM Project, 567 W. Lake Street, Chicago, IL 60661-1465.

By Vince DiFruscio

NEW RECYCLING RULES (SORRY!!!)

Yes, it wasn't very long ago that our recycling company issued new rules on what can and cannot be recycled. And now that you have them down, we have a new recycling company! This company, Republic Services, was chosen for cost savings. Conveniently, though, they also make it much easier to recycle, because they accept much more material:

Paper:

- Computer paper
- Envelopes
- Junk Mail
- Legal Pads
- Letterhead/Stationery
- Newspapers/Magazines
- Cardboard

Bottles/Plastics/Cans:

- Aluminum, Steel, and Bi-Metal Cans.
- All glass bottles (No color restrictions!)
- ALL # plastics except #6. (Frozen food trays are now OK!)

What you must throw out and NOT recycle:

- Food or beverage waste (Recycle the pizza box, not the pizza)
- Candy wrappers
- Carbon paper
- Non-paper packing material - no Styrofoam peanuts, sorry.
- Stickers & Labels
- Tissues and napkins
- Vacuum cleaner bags, even if unused
- Coffee "K" cups. (This is a special, non-recyclable heat-resistant plastic.)
- Plastic packaging wrap. Clam-case covers must be tossed in trash.

By Vince DiFruscio

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NORTH BROADWAY PLAN

The City of Chicago Department of Planning and Development has sponsored an economic development and transportation corridor plan called the “North Broadway Plan.” The planning group gathered input through online surveys and conducted a public meeting on March 6th at the Edgewater Library. The project goals include creating a land use strategy and development framework for the corridor that will help revitalize existing businesses and attract new ones, maintain historic and cultural properties, and leverage the entertainment district at Lawrence & Broadway to spur development.

Key Strategies for achieving this were presented:

- Better organize land uses along Broadway with a focus on high impact developments close to Activity Nodes (Devon, Granville, Thorndale, Bryn Mawr, Berwyn, Argyle, and Lawrence). Higher density developments close to CTA Redline stations and the east side of Broadway,
- Make Broadway for people, not just vehicles by reducing number of driveways along the corridor, and converting Broadway into a “complete street” that provides a balance between vehicular and non-vehicular users with pedestrian friendly streetscape and improved signage.
- Leverage existing Corridor assets such as the entertainment district at the corridor’s southern end, including rehabilitating the Uptown and Riveria Theaters to attract world class performances; utilizing financial incentives to conserve and

revitalize historic districts such as Bryn Mawr, attracting the buying power of residents east of the red line to patronize business along Broadway, and encouraging stakeholders like Loyola University and others to invest in the corridor.

Residents are encouraged to provide any written comments to the Project Team: NorthBroadwayPlan@gmail.com

By Robert Pierce



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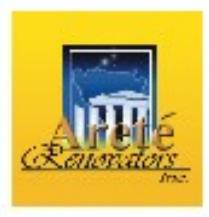
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TIAGO SAYS HELLO!

Tiago Ravazzi, doorman at Park Tower from 2009 to 2012, wanted to send greetings from his home in New York City. "Everything here is great. I wanted to visit Chicago this past year but got very busy.... I'm currently working on a new body of art work, figurative mixed with typography ... also revisiting some old works for my next show."

Tiago's working with a market gallerist and has had enough commissions to support his work and studio. He says that although New York City is a very expensive place to live, fortunately there is a good population there with the funds to spend money on fine art. He's looking forward to visiting Chicago this summer. "I will be visiting Park Tower for sure."

By Vince DiFruscio



HERBERT HELLAUER RETURNS...or does he?

There were plenty of rumors that Herbert Hellauer, prior resident of Park Tower and Board Member for several terms (ending in 2007), would be managing the new Mariano's down the street. Herbert took a few moments to address that rumor, explaining that he is "working at Mariano's on Elston and Foster in the meat and seafood department." He hopes everyone here is doing well, and wishes us all "happy shopping at Mariano's."

By Vince DiFruscio

JULY 4TH—AN ANNUAL EVENT



Watch for details on this year's Independence Day party, held each July 4th. Park Tower is fortunately located to have an excellent view of the Saddle & Cycle Club's annual fireworks display.

We work upon that opportunity to stage a delicious meal for the entire building. All residents are welcome to attend.

The meal is catered by local eateries. Members of the Social Committee and other volunteers work together on final preparations and serving these meals. The event is free to Park Tower residents; there is a small fee for guests, cheaper if tickets are purchased in advance. You will need to sign up at the front desk in advance; this helps the Social Committee with their plans.

Please come down and be a part of the Park Tower community by sharing a tasty meal and fun time with your neighbors. We can't wait to meet you or see you again!

By Vince DiFruscio



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PARK TOWER PROFILE

The other evening I sat down with long-time residents Catherine Kestler and Dan Johnston to talk about their experiences living here and working in Chicago. Catherine and Dan have been together for 35 years and moved into Park Tower in 1983. Their jobs today are as they were then. Catherine is an elementary school teacher, Dan a sporting event pari-mutuel clerk. The short story: They still like each other, the building, and their jobs! Let's have a closer look.



Dan is second-generation racetrack, as he puts it, having followed his dad into the betting end of the business. Growing up, the Chicago area tracks were Hawthorne, Washington Park, Arlington, Balmoral, Maywood, and Aurora. Winters took the family to tracks in Tampa, Florida. Semi-retired now, Dan works a couple days a week and mainly at Hawthorne Race Track, the oldest family-owned track in North America. As a pari-mutuel clerk he sells tickets to betters and cashes in tickets for the lucky winners. He's been at it for 55 years, with a break during which he owned several businesses, one of which was Orphans, a popular night-club on Lincoln Avenue where in the 1970's he met Catherine.

Catherine teaches art to 3rd, 4th and 5th graders at the Sacred Heart Schools, a brisk walk away at the corner of Sheridan and Granville. Chicago's Sacred Heart Schools are part of a worldwide network of about 200 similarly-named schools, all of them associated with the Society of

Sacred Heart. Like Alice Parker and Chicago Latin, Catherine's school is private, independently-governed, tuition-based, and features very low teacher to student ratios.

Like Dan, Catherine was born and grew up in Chicago. With degrees from Mundelein College and National Lewis University, she values the City and, for instance, appreciates the Art Institute for its teacher and student enrichment program. The routine nowadays is demanding, up at 5:30 am and often not home until mid-evening. But she loves her kids and benefits greatly from Sacred Heart's sense of school community. Furthermore, she believes the arts belong in schools, that they contribute to children's sense of self-worth and can be the crucial link that keeps a child fully engaged.

And for fun? Both are exceedingly fit and are careful eaters. They love to swim, Dan being particularly passionate about it. Starting young, he was in the water constantly during those Florida winters and back in Chicago belonged to the swim team at Lane Tech High School. Our very fine pool here was the clincher when Dan and Catherine chose Park Tower in 1983, and they continue to swim, do cardio and weights, and walk/run the beach pretty much every day. A few years ago, they entered a Six County Senior Olympics and each swept gold in all seven swimming events!

Acting is another of Dan's pursuits. He's taken acting classes and appeared in fourteen short films, most of them by budding cinematographers attending Northwestern University and Columbia College Chicago.

Dan and Catherine attend board meetings when they can and were

certainly up on current building issues. If granted a wish, it might be for more appreciation among residents for the terrific work by our board, management and the maintenance crew.

It was a wonderful interview: Appreciating the past, aware of the present, and looking positively to the future.

By Bob Shamo

NEW!! 5K EDGEWATER RUN

Do you enjoy a good walk or run? Do you enjoy helping community schools? Then the first annual Edgewater 5k Run/Walk may be just what you're looking for. This event will be held on Sunday, September 28th and registration is already under way.

The route begins at Granville and Kenmore and heads east to Sheridan Road, where it turns south to provide runners the chance to run in the street dwarfed by high rises on either side. The route turns east at Ardmore to the northern edge of the scenic lakefront path, heading south past Kathy Osterman Beach and more high-rises (including Park Tower) to Foster Beach. The path then rounds the concession area before returning back. Runners can gather post-race for snacks or brunch, or wander to Granville Avenue for the Edgewater Fall Art Fair, featuring over 90+ artists, two stages and a beer garden.

The timed 5K run starts at 8AM. The 5K Run/Walk starts at 8:15. The 5K Run/Walk with your dog starts at 8:30. The cost to register now is \$40; after August 3rd, the cost will be \$45. \$5 of your registration fee goes to the Edgewater school of your choice. You can register online at <http://www.edgewater.org/5k/>

By Vince DiFruscio

BOARD VISITS HARBOR POINT

On March 24, the Park Tower Condominium Board visited Harbor Point for a tour arranged by DK Condo, our Management Company. On the tour were all five Board Members and both buildings' Property Managers. Harbor Point's Manager, Tom Fortier, conducted the tour. It was instantly apparent why Harbor Point is referred to as a sister building of Park Tower; from the black curtain wall construction and the triangular shape of the building's core, to the polished maroon terrazzo in the mall area and lobby. This makes sense, sharing the same architects and construction teams with Solomon, Cordwell and Buenz. They're also similar in size and age. Harbor Point with 742 residential units to our 728, also built in the 70's but younger by about four years.

There are some differences. They have several "function" rooms, including two at the lobby level used for parties, events and meetings, and a separate lounge area. Their health club and pool is open 24 hours. They have a play room for children, a library and a shop with some work benches for owners and their workers. Their garage is four levels instead of two. Also, they have three elevators each for the high rise and low rise sides, instead of two.

Despite the basic triangular shape, each tip of the triangle has distinctive rounded corners sticking out rather than a continuous curve. The windows are double paned, and they have not yet done a complete window sealant replacement – opting instead to do them unit by unit for now as needed. Every floor has several pieces of artwork in front of the elevators and at the end of each hallway. They have not yet completed their life safety improvements such as the 1-way/2-way voice communication system. Also, with the exception of the cab interiors, elevator modernization has not yet been done though Mr. Fortier told me "It is going

to begin this fall and we are very excited about that." They have not yet performed any full plumbing riser replacements yet – they maintain a 20-year reserve study and have risers slated to begin in 2018.

The annual budget is quite a bit different. Currently their total budgeted Operating Expenses are about \$7.6 Million. Park Tower's is about \$5.4 Million. They contribute about \$2 Million dollars a year to the reserve, and have done so for six years. Mr. Fortier explained they've been saving up for their life safety and elevator improvements. In addition, they are planning a curtain wall inspection and repairs next year. At Park Tower we just began making annual contributions over \$1 Million in 2011.

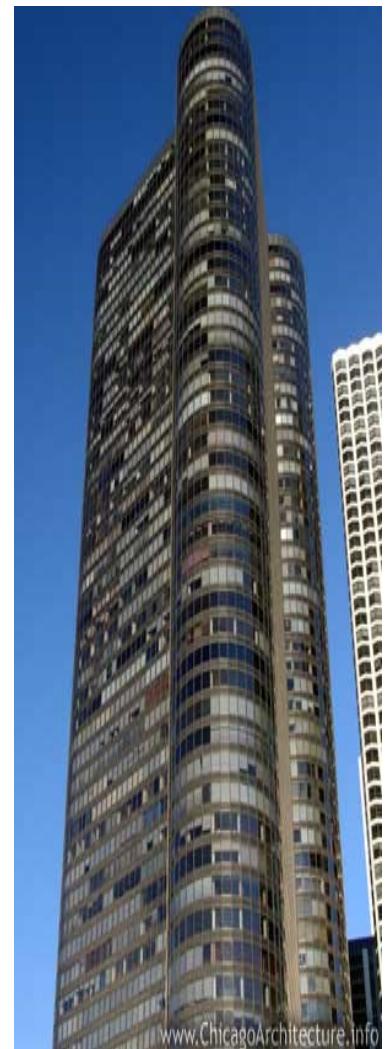
Also, they have a much larger staff. Some key differences are six full time office employees versus four, two employees present at the lobby and door station instead of one, and two overnight janitors instead of one. Similarly they have a fifteen-person Board of Directors, compared to our five. It is pretty typical for buildings like Harbor Point, which was built as a condominium, to have a larger Board. Park Tower was built as a rental building, and converted to a condo in 1979.

I spoke to a couple of our Board Members about our visit. Second Vice President Tom Wartowski said, "I was impressed by the attention to details that help make it a first class building...such as the health club hours." Vice President Michael Parrie said, "It was a good lesson...we could borrow some good ideas on things under our control. Things they do well and we could see what we could bring over to Park Tower." Michael noticed they have similarly stunning views of the lake and

skyline and a welcoming atmosphere emphasized by the staff. He said, "It is amazing to me the similarities in architecture and layout."

Board Members and I are considering several ideas that could be borrowed here at Park Tower and make for positive changes for Unit Owners and residents.

By Timothy A. Patricio, LCAM
Property Manager, Park Tower Condo Association



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Harbor Point and Park Tower were designed by John Buenz

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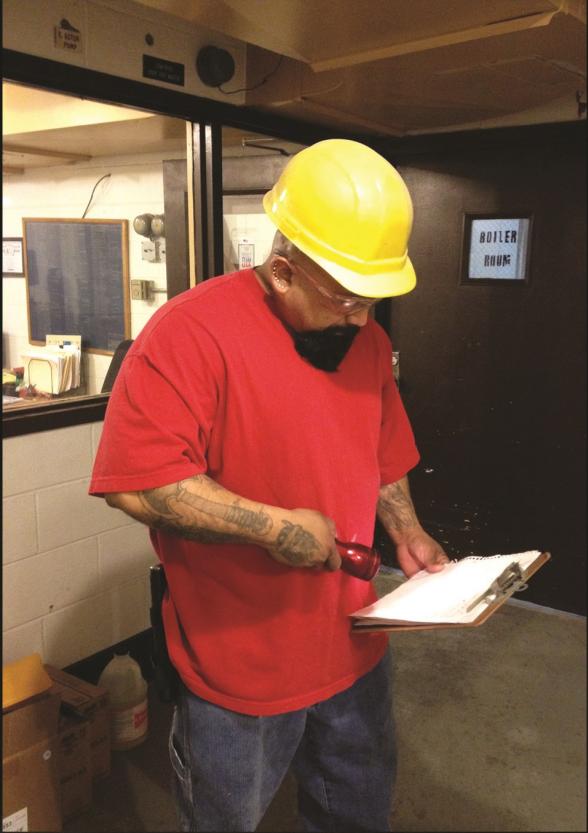
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DATES TO REMEMBER 2013-2014 BOARD MEETINGS

All owners are invited to Board meetings.
7:30 p.m. in the Party Room

May 9, 2014
Deadline for Candidate Submissions

May 27, 2014
Meet the Candidates Night

June 2, 2014 & June 5, 2014
Meet and Greet the Candidates

June 9, 2014 (Annual Meeting)

July 14, 2014 (Board Meeting)

MANAGEMENT OFFICE HOURS

Monday, Tuesdays, Wednesdays, and Fridays
8:00 a.m. to 5:00 p.m.

Thursdays
8:00 a.m. to 6:00 p.m.

HOLIDAY SCHEDULE (Office Closed)

Memorial Day-May 26, 2014
Independence Day-July 4, 2014
Labor Day-September 1, 2014
Thanksgiving—November 27, 2014
Christmas—December 25, 2014

Join the Park Tower E-mail Group for electronic news, meeting dates, and announcements. Just e-mail a request to parktowercondo@dkcondo.com

MALL BUSINESS CONTACTS

Suite 101	PTCA Market 773-275-9130
Suite 103:	Aynot Enterprises, Inc. (Salon—Spa Contractors) 773-728-6486
Suite 103A:	Dralyuk Real Estate 773-275-8520
Suite 103A:	Healing Center of Chicago Tony Hollenback, LCSW (Integrative Care: Counseling for the mind, body and the spirit) 773-255-9234
Suite 105:	Lettuce Entertain You (Gift Certificate Purchases) 773-924-4438
Suite 106:	Dr. Shirley Roy (Internal Med.) Dr. Robert Reeves (Adult Psy.) Dr. Robert Brinkman (Internal Med.) 773-878-5151
Suite 107:	Park Tower Management Office 773-769-3250
Suite 109:	M & J Care, LLC 773-878-1032
Suite 110:	Elizabeth Todorovic (Real Estate Attorney) 773-271-2110
Suite 112:	ARCHicago Design Build Corp. 773- 944-4400
Suite 113:	Chicago Pain Clinics 708-344-1234

Website: <http://www.dkcondo.com/>

Click on web address above and right click to access the dkcondo web-site. Then, go to the drop down button to find Park Tower Condominium. Click on Park Tower for details related to our condominium. Owners should enter their user name and password word to gain access to owner information.

Newsletter Committee Members: Vince DiFruscio (Writer/Photographer), Robert Pierce (Chairperson/Writer), Bob Shamo (Advertisement Director/Writer) , Betty Terry-Lundy (Board Liaison/Formatter), and Tom Wartowski (Writer/Photographer)