

# TowerTalk

News By and For the Park Tower Condominium Community

## Governance

### A Quick Look at Park Tower's Budgets & Reserves

by Jean Shamo

Since becoming a condo association in 1979, our assessments have increased, on average, 4.55% each year. For the 2018-19 fiscal year, which runs from March through February, that increase will be 3.5%, the same as it has been each of the past six years, with the budget based on expected revenue in the neighborhood of \$6,688,000.

Most of those dollars will be spent on routine expenses, day-in/day-out costs associated with running a building like ours. The specific categories are Administrative, Payroll, Contracted Services, Utilities, Maintenance/Repair, Recreational, Garage, and other operating expenses.

Every year there are very large capital expenses as well. These are paid for by dollars in the Contribution to Reserves

portion of the budget. From time to time, I hear an Owner complain that this is simply a slush fund and that if we planned better, we wouldn't need to keep so much money in our Reserves.

In fact, Park Tower plans very well. The dollars needed in our Reserves are based on a Reserve Study, done every 3 to 5 years. Outside experts analyze every system in our building to determine its remaining life and what it will likely cost to replace it in future dollars.

Seven Reserve Study major projects are planned for 2018-19. They are listed on the chart below and will cost, in total, \$1.5 million. (Also listed in the chart are fee increases for the new year.)

Our Reserves also pay expenses that arrive with little if any warning. These include emergency repairs and upgrades mandated by our various governmental agencies, sometimes costing hundreds of thousands of dollars. Only occasionally can previously scheduled projects be postponed or spread out to allow for these unexpected costs.

Having this Reserve has allowed Park Tower never to require a special assessment, and we hope to keep it that way. But with inflation and additional government mandates, as well as unexpected issues such as newly discovered water breaks or leaks, maintaining our increases at 3.5% a year will always be a challenge. **TTT**

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*Jean is Park Tower's treasurer*

## 2018-2019 BUDGET

3.5% Increase in Assessments Effective March 1, 2018

### Changes

|   |  |
|---|--|
| Washers in Laundry Room                         | Increase 25¢ per load for light/normal wash  |
| Late Fee  | Increase \$15 (from \$60 to \$75)            |
| Parking Charges (Valet and Self Park 1P and 2P) | Increase \$5 per month (from \$125 to \$130) |
| Guest Parking Coupon (Office)                   | Increase \$1 (from \$8 to \$9)               |
| Guest Parking Coupon (Market)                   | Increase \$4 (from \$8 to \$12)              |

|                |   |           |
|----------------|---|-----------|
| Major Projects | HVAC System Repairs and Replacements        | \$490,900 |
|                | Plumbing System Repairs and Replacements    | \$61,000  |
|                | Riser Projects                              | \$600,000 |
|                | Pool Area Door Replacements                 | \$35,000  |
|                | 2 <sup>nd</sup> Floor Deck Plants – Phase 2 | \$175,000 |
|                | Garage Engineering Survey                   | \$25,500  |
|                | Mailroom Renovations                        | \$102,000 |

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## Committee Focus

# Social Committee

Since the last issue of *TowerTalk*, the Social Committee has hosted two events, both judged very successful. The first was December's **Holiday Cheer**. With an array of food choices and live harp music, it attracted 100+ residents.



January's **Movie Night** featured the animated *Lego Batman* film, pizza and freshly popped popcorn. About 50 residents attended, half of them children. This was the first use of a new projector and screen, located in the Party Room, for use by the committee, Board and Management.



This new equipment was used again early in February to bring you Park Tower's first **Super Bowl Party**. The game itself was streamed live from Minneapolis -- successfully, we might add, with absolutely no technical glitches or buffering. This was a Management-produced event, but our committee was pleased to offer assistance. 60+ folks attended and had a great time viewing, eating, and cheering their preferred teams.

Look for flyers [posted now](#) with details about our first **Academy Awards Party**, to

be held in the Party Room on Sunday evening, March 4. We'll stream the broadcast live from Dolby Theatre in Hollywood, with Jimmy Kimmel hosting. There will be food and drink, plus prizes for those who predict winners in the most important categories.

Plans are in the works for several more events this Spring. Mark your calendars now and look for details as we draw close.

### **HANGOUTS!**

**Saturday, March 24, 8 to 10 pm**

This dance party with live music was first produced about a year ago, then again this past Fall. Due to popular demand, we'll do it again in March. Put on your party hats and dancing shoes! **HangOuts III** will feature music of the 70s, 80s and 90s, selected and 'spun' by our resident DJ, Vibe-Pass.

**EASTER EGG HUNT & BRUNCH**  
**Sunday, April 1, 9:30 am to Noon**

Details to be announced, but much as last year, there will be a costumed Easter Bunny, egg hunt on the Deck adjoining the Party Room, a sumptuous buffet brunch, and an activities table for children afterwards. Because of the preparations required, there will be a sign-up sheet at the doorman's desk.

### **ART SHOW**

**Saturday, April 21**

The Art Show is planned to occur concurrently with similar exhibitions at Edgewater Beach Apartments (Sheridan/Bryn Mawr) and The Admiral (Foster Avenue). Our participation will feature Park Tower resident artists displaying their own art works. At this time we are awaiting confirmation by the artists who've expressed interest -- and hoping that yet a few more will sign on. Stay tuned!

**ANOTHER MOVIE NIGHT?**  
**Early May Weekend Evening**

Perhaps a Bollywood film? There seems to be genuine enthusiasm for an occasional film for adults. Please send along your suggestions.

## **FOURTH OF JULY CELEBRATION**

### **Wednesday, July 4**

Working on it. We have the budget and the enthusiasm, but much will depend on having the volunteers needed to set up, serve, and then clean up. As in past years, this would be a late afternoon and early evening party on our 2nd floor Deck, concluding with the truly spectacular fireworks display by our neighbor, the Saddle & Cycle Club.

### **What We're looking for ..**

- Residents wanting to be added to our email notification list for upcoming events.
- Residents interested in planning future events by becoming members of the Social Committee.
- Volunteers eager to help out with single events, particularly Easter and July 4.
- A photographer to frame and shoot pictures of our events.

Please send your suggestions and inquiries to [S-atovsky@sbcglobal.net](mailto:S-atovsky@sbcglobal.net).

**Sheldon Atovsky, chair**

## Committee Focus

# Rules & Regulations



The R&R Committee would like to remind all residents to please be considerate of their neighbors with regard to disturbances.

Please allow everyone to live at Park Tower so as not to disturb or interfere with the comforts, rights, safety, and quiet enjoyment of other residents and their guests. Examples of a disturbance include cigarette smoke; cooking and other noxious odors; excessive volume caused by a musical instrument, radio, stereo, television, or other equipment; domestic disputes; and social gatherings. Thank you for your cooperation!

**Michael Parrie, Board president & committee liaison**

# Episode One - The Earth in Motion

by Frank Muldowney

The earth formed about 4 billion years ago – a hot ball of gas. 3 billion years ago it started to crust over. 2 billion years ago seas began to form, with floating platforms of granite and basalt rock coalescing into future continents. 1 billion years ago these rock platforms started to float around the earth on an underground sea of hot rock. The site where Park Tower is now was located on one of these huge floating islands.

About 250 million years ago, all these islands ended up glued together into one huge conglomeration of rock, called **Pangea**, that contained all of today's continents. The North America portion is lightly circled on the graphic, and it's easy to spot our location there at the southern tip of Lake Michigan.

During the millions of years that followed, Pangea itself broke up, with all seven continents slowly drifting to their present-day locations. Park Tower's site went along for the ride!

Now, it is virtually impossible to think in billion year time frames. Even a million years is tough sledding. But remember, there are 1,000 million years in a billion. Over such enormous spans of time, our floating rock platforms thrust forth mountains, which were then ground down by rain and erosion, only to build up again millions of years later .

Inland seas were also formed, and for the next million years Chicago and our site lay under one of them. Enormous quantities of dead sea fossils and sand were deposited on top of us. And these deposits, in turn, became the limestone and sandstone that today cover our local bedrock.

By the way, that explains why we need such deep concrete caissons to support high-rises like Park Tower. Builders need to penetrate about 200 feet of porous, unstable limestone and sandstone to reach solid bedrock.

Along the way and in various regions, deserts became rain forests, and rain forests became deserts. The earth we see today bears little resemblance to the earth of several million years ago. Among the significant geological events of 'modern' times -- for our region especially -- were the ice ages.

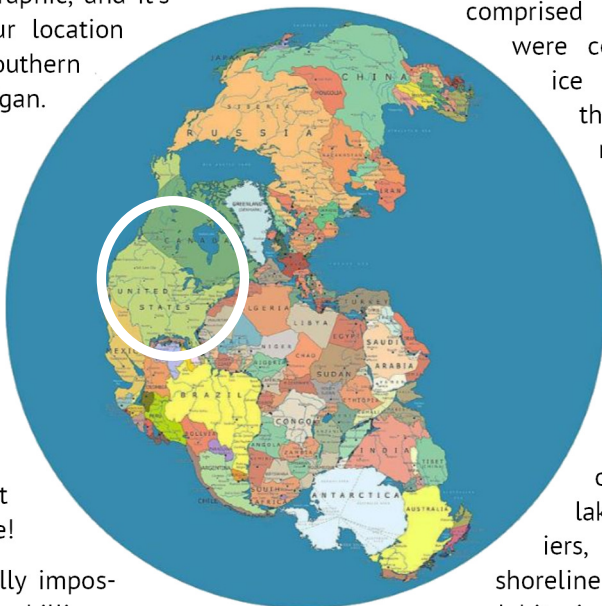
Four times over the millennia, glaciers advanced south, extending all the way down to what is now the tip of Illinois. The tons and tons of snow that comprised these glaciers

were compressed into ice several miles thick. As they moved, these ice sheets carved out the beds of our Great Lakes including, of course, Lake Michigan.

While we owe our beautiful lake to these glaciers, the actual shoreline has changed a good bit—since the last one

receded 10,000 years ago. Water that remained in the lake basins rose and fell continuously, thereby changing the shapes, sculpting the shorelines, and eventually connecting all the Great Lakes in one long chain.

Over time, unfortunately, the Chicago area became marshy, bog-filled, and problematic. The vast amount of sandstone/limestone deposited on our surface was tossed to and fro by powerful currents, adding to our shoreline one year but tearing it away the next. These currents were to complicate



the building of the city's sewage system in the mid-nineteenth century and still today cause problems in terms of beach maintenance and the wicked rip tides that kill swimmers every year.

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Until the 17th century, the Midwest was populated by various tribes of Indians. Interestingly, they tended to avoid the Chicago area. The land had become even more marshy due to plant materials left behind by those falling lake levels. The Indians called the area **Chigagou**. Some say that name refers to the smell of decaying vegetation, while others say it's for the wild onions that grew in the area.

French fur traders were the first ones to explore the lower Great Lakes, including Lake Michigan, in the 1600's. These fur traders, mostly anonymous, were the first Europeans to encounter the Indians in Canada and the northern stretches of what would become the United States.

A French Jesuit, Pere Marquette, and French-Canadian explorer, Louis Joliet, discovered a portage between the Des Plaines River and the Chicago River in 1673 while exploring the Chicago area. This paved the way for travel through the Great Lakes, down the Chicago, Des Plaines, Illinois and Mississippi rivers all the way to the Gulf of Mexico. It was to be an incredibly important waterway for the westward settlement of the United States. Chicago, then, was the locus between the Great Lakes and this long inland riverway to the Gulf.

We have now journeyed 4 billion years, to the 17<sup>th</sup> century. In the installments that follow, we will look at Chicago's beginnings, first as a village, then a town, and then a city. Welcome to a recent past that has always been interesting, sometimes amusing, and occasionally scandalous. **TT**

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*Frank is the newest member of our Newsletter Committee. Read about this continuing series in the Committee Focus column on page 9 of this issue.*

# Thoughts on Smoking and Package Delivery

by Sheldon Atovsky



In recent months, on assignment for **TowerTalk**, I've recorded several extended conversations with our property manager on subjects that both concern and excite him. We've chosen to report on two of those subjects now and will follow up on others in the next issue. Tim Patricio's comments are italicized.



## Smoking, the Number 1 Complaint

How do you feel about smoking now that an amendment banning it failed to achieve the required 75% Owner approval?

*It's a shame, it really is. For us in the Management Office, smoking is the number one complaint that we deal with. It's a shame that so many people are so*

*negatively effected when the smoking amendment would have essentially solved the problem. Marlon Dacres, our assistant property manager, reports 47 complaints about smoking from October through January of this past year.*

You seem visibly upset. Can you give me an example of a recent, difficult smoking complaint?

*We had a unit recently that was fined \$250 for smoking after months and months of repeated complaints. The smoker was a renter and the complaint came from an Owner living nearby -- always making the situation more difficult.*

*At the same time, this particular Owner had also complained about the renter's cooking odors and noise. Now the two were constantly knocking on each other's door, one saying, 'stop the smoking,' and the other saying, 'quit interrupting me.' They were calling security at 3:00 am and coming to the Management Office multiple times a day: 'What's going on? When is Management going to do something?' There was so much discomfort for everyone involved.*

*Now, it's hard to get evidence on smoking; the odor can dissipate in the 10 or 15 minutes it takes for security/maintenance to get there. But in this case, there had been dozens of complaints, and with enough corroborations that the matter was in fact brought to the attention of our Rules & Regulations Committee. The Owner and the renter were invited to the next committee meeting, and they did so to plead their cases.*

*The upshot was that the committee recommended and the Board approved the standard fine of \$250. We'll see if the smoking stops. If it doesn't, then the fine will double to \$500, then again to \$1,000, and continue at that level until it does stop.*

*It was a mess, it's always a mess. In this case, while the renter was at fault, it's his landlord who is billed for the fine.*

*The Owner is angry because it's taking so long to resolve the dispute -- plus, it's a dispute with a short-term occupant. Imagine similar scenarios multiple times each year. No one comes away really satisfied, and in the end everyone hates Management. At least, that's how it seems.*

*Go outside! Smoke outside! Use it as a reason to take a little walk and get some fresh air. By not making it a nuisance for others, this would contribute to a solution for our smoking problem.*



## Packages? Help!!

PTCA Board 1st vice-president Paul Heck remembers his grandparents who lived on a farm. They never got in a car or on a horse or tractor to go to town to shop. They ordered everything they needed from their Sears catalog and waited for it to arrive. Even their house!

Seems like not too much has changed. OK, we're not on a farm and we don't much use paper catalogs anymore. But we do order anything we want online and then impatiently wait for it to arrive.

It's a fact of life. More and more of us order more and more items off the 'net' (including a Ben and Jerry's, delivered to PT at 3:00 am -- true story!) You've seen the packages pile up at our Delivery Room or at the front desk when delivered at night. Habits change and, as Tim explains below, PTCA is working to accommodate those changes.

*Residents must be more proactive. You just can't sit on your couch with your iPad and click away. In the same way that our email inboxes have grown exponentially, so have the number and size of deliveries to our Delivery Room.*

If money were no object, PT would hire an extra person to deliver all of these packages to people's doors. But that would increase our assessments by a minimum of 2% each year. Our Front Desk was not set up to receive deliveries at 2:00 am in the morning, nor was our Delivery Room designed for the volume it is now getting. In truth, Jim and Sue Kim work hard to keep up with all of the arrivals.

The Condo Association is planning a new delivery system -- see the shaded box -- but until then your cooperation is needed to promptly pick up your deliveries. Don't wait until you receive a slip of paper notifying you of its availability. Check your email/text notifications from the delivery service, Amazon, UPS, FedEx, etc. If you're expecting a package, just stop by the Delivery Room and ask.

While Tim recognizes the shortcomings of our present system -- and supports steps to improve it -- he does not feel sorry for those who complain about it. As he points out, we're ALL inconvenienced and we can all do something about it. Be proactive. Help out. Promptly pick up your packages. **TT**

## A New Plan for Package Delivery

The Home Improvement Committee and the Board are considering a plan to build out the Cleaners/Delivery Room space. This would involve the installation of lockers where packages are placed, and from which they may be picked up at any time of day. Considerable construction will be required, and the 2018-19 budget has \$102,000 targeted for this purpose.

According to the plan now being considered, the brick wall between the hi- tower mailboxes and the cleaners would be removed, providing a pass-through to the Cleaners. The Cleaners would still be there, but in an area more like a foyer, located toward the NE corner of the space they currently occupy.

Walls would be constructed in the newly-available portion of the Cleaners/Delivery Room, with lockers like oversized mailboxes. Amazon, UPS, FedEx or whomever delivers your package would place it in a locker that opens when they scan the package. You'll receive a message that the package is there, together with the code to open the locker.

This arrangement might accommodate 200 lockers and we'd be able to receive 250 packages in a day. Tim endorses this plan and thinks it's the right direction to go..

## Condo Legislative Watch

### Treading on Thin Water

by Sheldon Atovsky



The Illinois HB189 went into effect this past January 1 and amends Section 19 of the Illinois Condominium Property Act in several important ways, among them:

- a) Unit owners wishing to review certain condo documents are no longer required to provide proper purpose, although information from those documents may not be used for commercial purposes.
- b) Those documents are to be delivered within 10 business days, a shorter period than before, and ..

- c) The information conveyed must include the contact information for all association members, including names, postal addresses, phone numbers and email addresses.

Members of condo associations are objecting to the contact information requirement, believing that it invites solicitations for private, commercial and charitable purposes, and even to electioneering. While our State Representative, Kelly Cassidy, was an original co-sponsor of this bill, she expresses frustration at having been caught off-guard when the bill was rushed to a vote by the committee chairman and later found to include this new, unexpected requirement.

Representative Cassidy is joining with other concerned lawmakers to alter the objectionable portion of this legislation. But at the time of this writing, it

appeared to be up to individual condo associations to implement their own privacy safe-guards consistent with the law as currently written.

Accordingly, the Park Tower Board asked its association attorney to prepare a 'suitable procedure for sharing private contact information.' This procedure was reviewed and unanimously approved by the Board early in January. It directs the association to provide each owner with a document on which can be entered whatever phone number and email address the owner wishes to provide when requests are made for this information.

For the complete text of this resolution go to [www.ptcondo.com](http://www.ptcondo.com) and type 'January 8' into the search box. **TT**

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*Sheldon is a member of the Newsletter Committee.*

## Recently Rehabbed

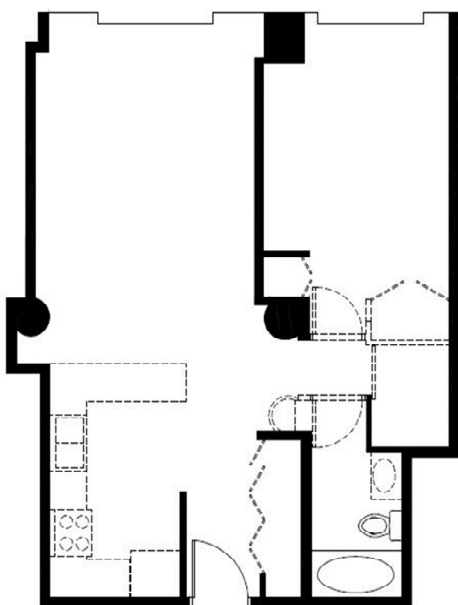
# Architect Remodels His Own 08 Tier Unit

by Bob Shamo

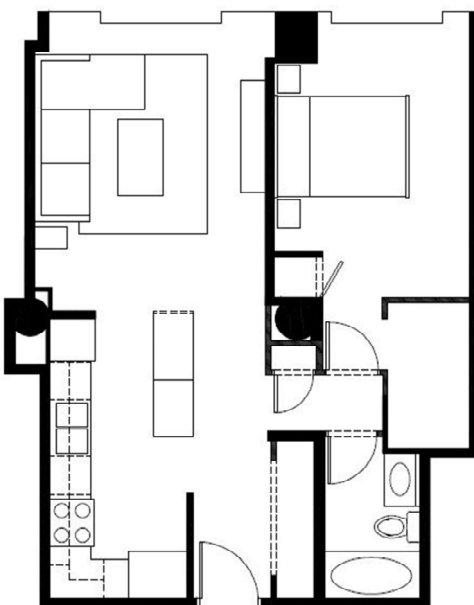
When he set about to remodel his 08 tier unit, Erik Butka had a leg up - two recent architecture degrees from Big Ten universities plus the resources of the Chicago architectural firm where he works. The finished product is imaginative and polished, and it incorporates some interesting features this writer has not seen before in Park Tower rehabs.



Before



After



Upon entering the unit, one notices two things immediately. First, the long hallway closet has been fitted with standard height (6'8") doors, still bifold but perhaps less imposing than the original floor-to-ceiling doors.



Second and most notably, the kitchen is more open and much larger, with its footprint extending four or five feet deeper into the living room. At the near end, the original interior wall has been considerably shortened, while at the far end a new, short wall abuts the kitchen cabinets.

A ceiling soffit nicely 'contains' the kitchen space, and three simple, attractive pendulum lights illuminate a stand-alone island. The island is high enough to fit a stool under for convenient dining and, like the surrounding base cabinets, is topped by a lightly-patterned quartz counter.

Kitchen appliances from Best Buy include a full-depth, 36" wide Samsung refrigerator at one end and an LG stacking washer/drier at the other. Having the washer/dryer required upgrading his electric service, but it was important to Erik and, along with the view, was a major reason for his buying here.

Erik had Home Depot measure for the dark maple wood cabinets, and when they arrived he and his dad installed them. Kitchen and bath floor tiles are porcelain, while kitchen wall tiles are slender interlocking rectangles of unfinished white granite.

The bathroom is small and efficient. A shower is created by fronting the tub with a suspended rolling glass panel -- a device he found at Chicago's Merchandise Mart, a great place to see contemporary design ideas.



A highlight of my visit was seeing the new walk-in clothes closet. Keep in mind that this is one of the smaller one-bedroom units, with barely 680 sq/ft. Its bedroom and bath are especially compact, being immediately across from one another and separated by a short hallway with a large linen closet at the end.

Now, Erik wanted a doorless, walk-in closet with entry from the bedroom. The solution, seen in the accompanying floor-plan, was to start with the existing, standard closet and combine it with that end-of-hallway linen closet.



Actually, it was a bit more complicated than that. In order to have the new walk-in closet open from the bedroom, the walls of the hallway had to be shifted towards the bathroom by about a foot. The bathroom door was then repositioned deeper inside the bathroom entry and the linen closet flipped to the opposite side of the hallway. Whew!

This and other features of the remodeling were accomplished by Erik's father, a retired master carpenter.

The living room is pretty much un-

changed except for a bright area carpet over a new engineered wood floor, dark-colored to complement the kitchen cabinets. That dark floor extends into the short hallway, where it abuts a similar but light-colored one newly installed in the bedroom.

Innovative design and contemporary materials, but still warm and inviting. Nice job, Erik! **TT**

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*Bob Chairs the Newsletter Committee and edits TowerTalk.*

### From Our Readers

## Two Appreciations + One Space-Saver Tip

*I was just enjoying the fantastic Park Tower views, available for all to see on our website. (Go to [www.ptcondo.com](http://www.ptcondo.com) and click on Park Tower Horizons at the lower right corner).*

*It makes me grateful to have all these photos and information about where I live so readily available. When I bought into this building the personal computer age wasn't here yet.*

*But the real reason I'm writing is the recent story in TowerTalk, **Assessments Gladly Paid**. What's missing is, Daily Cleaning of Common Areas.*

*Whenever my family has visited me here at Park Tower, they've almost always com-*

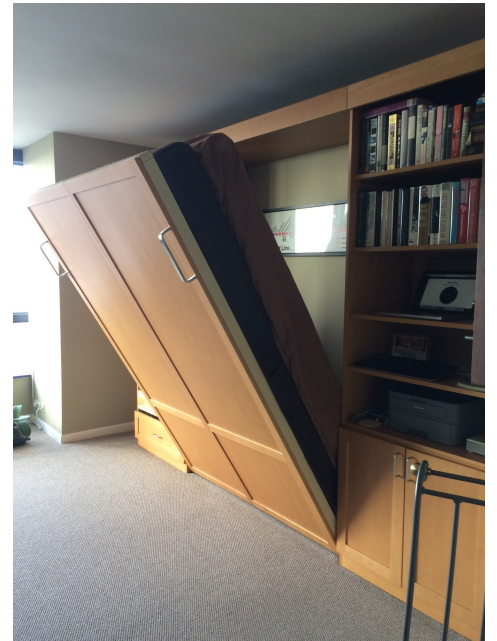
*mented on how clean Park Tower is. Our common areas are kept clean and the employees responsible should know their work never goes unnoticed.*

*.. Will Grendahl*

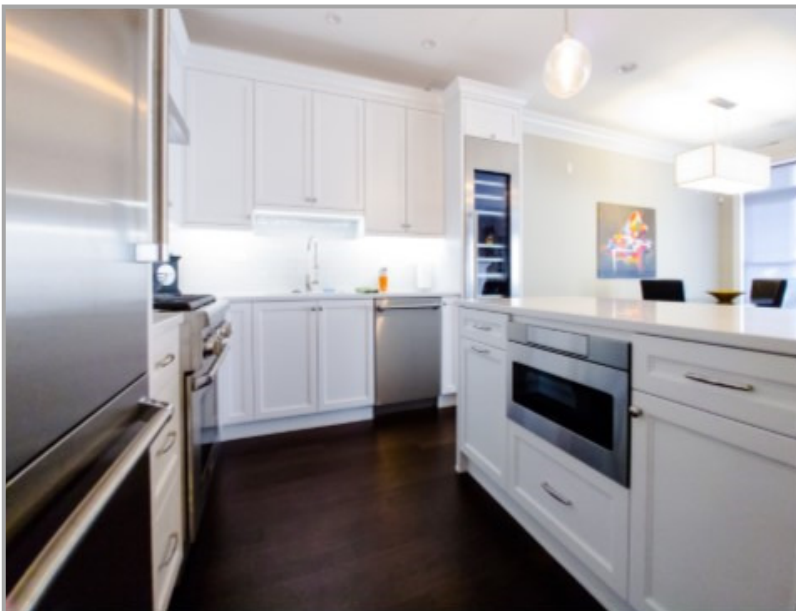
*Wall beds are great for saving space in studio apartments and second bedrooms. Recently, we revisited the store where we bought ours in 2010 and learned they no longer require a box spring and can be as little as 15" deep -- plus, they cost a fraction of what we paid! Ours is pictured here.*

*Configurations can be as simple as bed and frame that fold up toward the wall, or they can be customized to include desk, storage, and additional shelving.*

*Should you be interested, we bought ours at ([www.murphywallbedschicago.com](http://www.murphywallbedschicago.com)).*



*.. Ed Jaeger & Kevin O'Rourke*



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**Monday April 23**

**Recycling Electronics**

Household electronics, batteries, light bulbs, and similar materials will be collected at the loading area adjacent to the Security Office. We will either recycle or safely dispose of any items you drop off. Large pallet boxes will be placed by the Security Office all week long for collection.

**Tuesday April 24**

**Safe Disposal of Household Products**

Household products, chemicals, painting supplies, old building materials, carpeting and other similar materials will be safely disposed of. Drop offs will be accepted in the large grey Rubbermaid bin next to the Security Office window at the back of the building.

**Wednesday April 25, 7 to 8 pm**

**Resident "GOING LED" Seminar**

We will hold a presentation in the Party Room on what residents need to know about switching to LED, including what new LED bulbs you could be using now in common household light fixtures.

**Thursday April 26**

**Charitable Donations  
Bike Registration**

Management will help coordinate pick up of used furniture and personal items for charitable donations. Let the Management Office know at least a week in advance. Please put clothes in plastic bags. Collections will be coordinated at the loading dock at the rear of the building. Donations will benefit **Care for Real** and **The Brown Elephant**.

Annual Bike Registration begins with just a handful of vacant spots available in the bike room. Contact the Management Office for details.

**Friday April 27**

**Bike or Mass Transit to Work Day  
Bike Tune Ups, 4 to 8 pm**

Join us for a Park Tower day of reducing our fossil fuel dependence! Bike, train, or bus to work!



Joe, of **On the Fly Bike Repair**, will set up shop on the loading dock for tune ups and bike repairs. Learn more by visiting [www.facebook.com/OnTheFlyBicycleRepair](http://www.facebook.com/OnTheFlyBicycleRepair) or calling Joe at 847.436.2453. Appointments can be set up in advance, or just show up at the loading dock. Price list posted when available.

**Saturday April 28**

**Resident Rummage Sale, 9 am to 3 pm  
Bike Tune-Ups, 12 noon to 5 pm  
Document Shredding, 1 to 4 pm**

Our Annual Resident Rummage Sale will be held in the Mall area, again featuring our Knife Sharpening team for \$5/knife (can't do serrated). Contact the Management Office by April 21 to reserve a table – first come first serve, otherwise BYOT.

The Mobile Shredder will be near the loading dock on the driveway at the rear of building. And Bike Tune-Ups continue with **On The Fly Bike Repair** at the loading dock area. Please drop off your bike by 3:30 pm to assure completion by the end of the day. Ask questions or make an appointment with him at 847.436.2453.

*Have questions, items to donate to charity, or would you like to reserve a table for the rummage sale? Please contact the Management Office at 773-769-3250, or send us an e-mail at [parktowercondo@dkcondo.com](mailto:parktowercondo@dkcondo.com).*



A LAWYER NOT A POLITICIAN

**STEPHEN J. FELDMAN**

**ELECTION DAY: MARCH 20, 2018**



*Member of Park Tower community located at 5419 North Sheridan Road, Suite 113*



**DEMOCRAT FOR COOK COUNTY JUDGE -- 8TH SUBCIRCUIT.  
FOR MORE INFORMATION VISIT [VOTEFELDMANFORJUDGE.COM](http://VOTEFELDMANFORJUDGE.COM)**

☆☆☆☆☆☆ *Meet the Candidate* ☆☆☆☆☆

**March 17, 2018 from 12:00 pm – 2:00 pm  
Park Tower Party Room**



Paid for by the Committee to Elect Stephen J. Feldman. The Park Tower Condominium Association does not endorse or oppose any candidate seeking any public office.

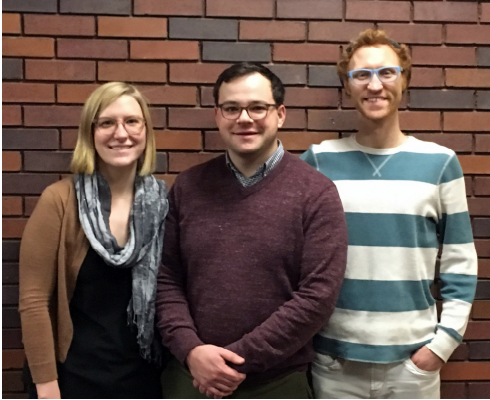


## Committee Focus

### Newsletter Committee

*Thank You!*

For the past year and a half, our committee has been blessed with the addition of several members who have contributed mightily



to *TowerTalk*.

You may recall Nathaniel Cook's clever story showing O'Hare flight patterns

passing directly over our building -- and Taylor McCleneghan's wise recommendations for the safe disposal of unused medicines. Between them, Nathaniel and Taylor wrote 16 pieces on a variety of imaginative subjects.

A third resident, Kael Shipman, joined the committee about the same time and formatted the previous six *TowerTalk* issues. This exacting work requires massaging stories, graphics, and advertisements so as to end up with an edition that can both be posted online and printed as a 'door-dropped' newsletter. Not so easy!

But as the youngest members of our committee, opportunities are taking Kael, Nathaniel and Taylor in new directions; indeed, they will be leaving Park Tower in coming months.

We respect their work, wish them well .. and have so much enjoyed their collegiality. Readers, take note: All three participated on our committee as tenants rather than Owners. Quite a remarkable commitment!

Welcome to new resident and new committee member, Frank Muldowney. Frank has had a career in real estate and has written a leading text on the subject. He is also a history buff and in this issue, on page 3, begins a series of 'episodes' on the history of Park Tower's tiny space on this planet. It and the episodes that follow are condensed versions of a series Frank wrote for **Avenue M**, a magazine now discontinued but for and about Chicago's Gold Coast (north Lake Shore Drive)

We're looking for a resident-writer to start a new column called *In Our Parks*. We'd like to run it for the first time in the June-August issue, then continue with seasonal updates.

The writer should be someone who uses and enjoys the parks him or herself, perhaps taking cell phone photos on occasion. In addition, the Chicago Park District's website would be a superb and always current resource.

Interested? Email [news@ptcondo.com](mailto:news@ptcondo.com)

**Bob Shamo, chair**

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**Welcome Aboard**  
**Kay Kroger Joins Our Management Team**

by Jeff Hauser



Have you met the young woman at the office reception desk? Kay Kroger joined the Park Tower management team this past January, replacing Yvonne Sanchez, who has been promoted to become one of our two assistant property managers.

In addition to helping residents with their questions and concerns, Kay's administrative assistant position includes a variety of specific tasks: assembling the paperwork related to unit sales and leases; placing and shepherding work orders through to completion; issuing keys; handling Permissions to Enter; keeping the insurance binder current; processing Health Club memberships .. the list goes on and on.

(One thing, though. Not being related to the grocery store Krogers, she can't slip you discounts to our local Mariano's, a recent Kroger acquisition!)

Kay was born in Chicago and raised in the suburbs, one of five siblings. After earning her masters degree at North-eastern Illinois University, she took a position teaching English as a second language. That, she says now, 'requires a very special kind of person.' After a few years she left teaching to explore other career options, among them freelance writing, editing, and proofreading.

It was while working at Barry Personnel Resources that she got the call to fill in here at Park Tower, as a 'temp' in the weeks immediately following Yvonne's promotion. It seems to have been a good fit for all concerned. Kay is optimistic now that administration might be her true calling.

This writer wholeheartedly agrees -- she has shown herself to be the model of efficiency whenever I've needed her assistance. She should be a most welcome addition to our resident-oriented management team.

By the way, in her spare time Kay visits the gym, studies Tai-Chi at the Chicago Shaolin Temple, and cares for a pet iguana. **TT**

-----  
*Jeff is member of the Newsletter Committee*

**Committee Focus**  
**Health Club**

At the end of December, the Health Club had 334 memberships, close to an all-time high. We still have plenty of room for additional members.

The project to renovate and upgrade the club facilities and equipment was essentially completed with the recent installation of new ADA compliant stairs in the southeast corner of the pool. The remaining piece of the project, for which money has already been budgeted, involves replacing some malfunctioning sliding windows in the pool enclosure leading out to the patio.

If you haven't seen the new Health Club, make it a point to visit the facility and take a look. If you were a Club member previously -- before the extensive renovation and upgrading -- you are in for a pleasant surprise when you see what we have done. You will certainly want to rejoin.

If you now have a membership in an outside club, consider making a change to take advantage of our state-of-the-art facility and the convenience of staying in the building. Riding down in the elevator is a lot handier than driving across town. The club is open from 5 am to 11 pm, 7 days a week, so it is easy to schedule your workout at a time most convenient for you. See you at the Club.

**Ken Anderson, chair**

## Terry's Tastes

# Anteprima, Cozy and Convincingly Italian

by Terry Gorman

### **Anteprima Italian Restaurant**

5316 North Clark

773.506.9990

Dinner from 5:30 pm weekdays,

5:00 pm weekends

[www.anteprimachicago.net](http://www.anteprimachicago.net)



Italian, Italienisch, Italiano -- there are so many ways to say Italian. But Anteprima, the third Italian restaurant I've reviewed in this space, is the first to say it without having pizza on the menu!

My first experience with this restaurant was a while ago when I had the best rabbit ever. With that in mind, Sheldon and I, together with six of our PT neighbors, headed on over one recent Thursday evening.

We arrived on the early side, but by 8 pm every table was occupied. Being a medium-sized, rectangular room, it did get a tad noisy. Had it been nicer weather, we could have opted for the outdoor patio in the back.

Our waiter was well informed about the extensive wine list, and yours truly splurged on a quarter carafe of a superb red variety. Another enjoyed his Prosecco, a sparkling white wine.

For dinner, several of us chose the fixed price option that included a starter, a main course, and either a half order of pasta or a dessert.

There are 17 starters to choose from, including vegetarian options with marinated olives, grilled eggplant, broccoli and cauliflower, beans, apples, root vegetables, tomatoes. Below is the assortment plate that includes eight of them -- and I can personally vouch for the grilled octopus starter!

*Plate of 8 appetizers*



Each main course is said to be based on an Italian home recipe. The six we enjoyed were chianti-braised pork shoulder, pan-seared trout, charred spicy lamb meatballs, crisp baby chicken, seared salmon, and sliced New York strip steak. The menu lists six pasta dishes and, of course, there are daily specials.



*Crispy back-grilled baby chicken*

The several desserts we shared were fine, but one stood out -- the chocolate hazelnut tart with deep dark chocolate, whipped cream and a crunchy crust. Yum!

Food is locally sourced and organic whenever possible, changes often and is seasonally based. Fixed price meals are \$32 (or a few dollars more for New York strip steak and whole fish). Wines and a la carte items seemed to be priced accordingly.

Anteprima is a cozy restaurant with great food, and a knowledgeable and friendly staff. Oh, and the menu is in English, perhaps as a **TTT** courtesy to us non-Italian speakers.

-----

*Terry is a Park Tower resident and writes restaurant reviews regularly for **TowerTalk**.*

## Committee Focus

# ASCO



**A** new four story, 50 unit apartment building may soon replace the Wing Hoe Restaurant Mansion at the corner of Sheridan Road and Balmoral.

A community open house was held at Tedino's Pizza Restaurant early in February to discuss the proposed development. MCZ Development showed the first renderings of the building and described how the project had developed over the previous few months.

For details and a link to the informative story in the *Edgewater Buzz* (including the renderings and subsequent reader comments), go to [www.ptcondo.com](http://www.ptcondo.com) and type 'Wing Ho' into the search box.

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**Cheryl Ronnett, PT's representative,  
Association of Sheridan Road**

## ShoutOuts!

# Another Holiday Fund Record!



This past December, for the Employee Holiday Fund, we collected almost \$26,000 from 242 owners and residents. This is about \$1,000 more than ever before, with about 20 more donors participating. On behalf of the entire staff, a very big ..

**Thank You!**

## Building Contacts

|                                      |              |
|--------------------------------------|--------------|
| <b>Office</b>                        | 773-769-3250 |
| <b>Fax</b>                           | 773-769-0047 |
| <b>Doorman</b>                       | 773-769-3083 |
| <b>Garage</b>                        | 773-271-8859 |
| <b>Cleaners &amp; Receiving Room</b> | 773-784-3353 |
| <b>Health Club</b>                   | 773-769-1513 |
| <b>RCN Service &amp; Billing</b>     | 773-955-2500 |
| <b>RCN New Services</b>              | 866-308-5556 |

## Mall/Business Contacts

**PTCA Market Suite 114** 773-275-9130

**Aynot Enterprises, Inc.**  
Suite 103 773-728-6486

**Dralyuk Real Estate**  
Suite 103A 773-275-8520

**Lettuce Entertain You**  
(Gift Certificate purchases)  
Suite 105 773-924-4438

**Shirley Roy, MD**  
(Internal Medicine)  
Suite 106 773-878-5151

**Park Tower Management Office**  
([parktowercondo@dkcondo.com](mailto:parktowercondo@dkcondo.com))  
Suite 107 773-769-3250

**Elizabeth Todorovic, Attorney**  
(Real Estate)  
Suite 110 773-271-2110

**Stephen J. Feldman, Attorney**  
(Criminal & DUI Defense)  
Suite 113 312-371-5522

**Roger Philip Feldman & Co. CPA**  
Suite 113 773-944-0664

## Dates to Remember

All are open to Owners (\* may be canceled if no agenda)

|                             |         |            |          |
|-----------------------------|---------|------------|----------|
| Academy Awards Party        | 7:00 pm | Party Room | March 4  |
| *Board of Directors Meeting | 7:30 pm | Party Room | March 12 |
| HangOuts III (disco dance)  | 8:00 pm | Party Room | March 24 |
| *Board of Directors Meeting | 7:30 pm | Party Room | March 26 |
| Easter Egg Hunt & Brunch    | 9:30 am | Party Room | April 1  |
| *Board of Directors Meeting | 7:30 pm | Party Room | April 9  |
| Art Show                    | TBA     | Party Room | April 21 |
| *Board of Directors Meeting | 7:30 pm | Party Room | April 23 |
| Resident Forum              | 7:00 pm | Party Room | May 1    |
| *Board of Directors Meeting | 7:30 pm | Party Room | May 14   |
| *Board of Directors Meeting | 7:30 pm | Party Room | May 28   |

## Management Office Hours

|   |                    |
|---|--------------------|
| Mondays, Tuesdays, Wednesdays & Fridays | 8:00 am - 5:00 pm  |
| Thursdays                               | 8:00 am - 6:00 pm  |
| Saturdays                               | 7:00 am - 11:00 am |

## Holiday Schedule

|                      |                        |               |
|----------------------|------------------------|---------------|
| Easter Weekend       | Saturday, March 31     | Office Closed |
| Memorial Day Weekend | Sat & Mon, May 26 & 28 | Office Closed |

## Contributing to this Issue of TowerTalk

\* Newsletter Committee Member

|                   |                   |             |
|-------------------|-------------------|-------------|
| Ken Anderson      | * Frank Muldowney | * Bob Shamo |
| * Sheldon Atovsky | Michael Parrie    | Jean Shamo  |
| Terry Gorman      | Tim Patricio      |             |
| * Jeff Hauser     | Cheryl Ronnett    |             |

Occasionally, we invite a resident to write on a subject we know is familiar to him or her. If you think you'd like to write a story – or suggest an idea for someone else to write – please email us at [news@ptcondo.com](mailto:news@ptcondo.com)

TowerTalk is published four times a year (Sep-Nov, Dec-Feb, Mar-May, and Jun-Aug) and delivered in black and white to Park Tower's 700+ residential units. Stories are also posted in full color at [www.ptcondo.com](http://www.ptcondo.com). Currently we're accepting photo-ready business card, quarter-page, and third-page ads for the Jun-Aug 2018 issue. To inquire, email [news@ptcondo.com](mailto:news@ptcondo.com)

**BusCrd (\$40) = 2½" tall & 3¾" wide, 1/4 page (\$75) = 5" tall & 3¾" wide  
1/3 page (\$125) = 5" tall & 5¼" wide or 3¼ tall & 7-7/8" wide**