



TowerTalk

News and Information for Park Tower Condominium Association

In This Issue

Meet Amir Cobalovic – PT's New Assistant Property Manager!

Page 17



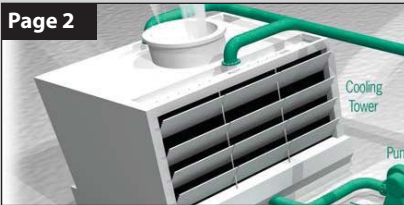
Recent Rehabs Sound Proofing Serenity

Page 12



All Things Mechanical: A/C Cooling Towers

Page 2



Restaurant Review - Grabbing a Cup of Joe in the Hood

Page 18



Election Time for Park Tower Board Annual Meeting Just Around the Corner

by Bob Shamo

Each year, in June, Park Tower holds an election to replace members of the Board of Directors whose two-year terms are expiring. This year's board election will occur on Monday, June 15, at 7:30 pm in the second floor Party Room.

The Board comprises five members, and three will be completing their terms this year: president George Pauley, and vice-presidents Michael Parrie and Tom Wartowski.

May 8 was the date by which candidates were asked to declare. The candidates who did so are George Pauley and Michael Parrie, both of whom wish to stand

for re-election, and new candidates Joe Guzzardo and Jean Shamo.

These four candidates have been invited to participate in several "meet the candidates" events, to be held in the Party Room.

• **Wednesday, June 3, 7:00 pm**

• **Saturday, June 6, 11:00 am**

• **Tuesday, June 9, 7:00 pm**

Candidates may also be nominated from the floor on election evening but, of course, they will have forfeited these get-acquainted opportunities.

| Continued on Page 5

Who You Gonna Call?

by Steve Koga

No heat? No AC? Water leak? Screen repair? Should you call Ghostbusters or a board member? Nope, don't think so .. try the management office.

Assessments too high? Redo the lobby and plaza? Upgrade the water risers and elevator cab? Borrow money to seal the windows? Improve or get rid of the pool and health club? Buy bulk internet and cable TV? Ghostbusters or the Management Office? Nope .. contact a board member.

Unless you have demons and ghosts in your condo, you probably can rule out calling the Ghostbusters for anything. But regarding these other issues, **who exactly is responsible for what around here?**

In a democracy, the people elect their representatives to represent their interests and be responsible for operating their government. Park Tower is like a democracy; the Owners -- collectively, the Park Tower Condominium Association -- elect their representatives (the five Board members) and charge them with representing their interests and taking responsibility for operating a 54 story condo building.

In fact, the Board is required to exercise for the Owners -- the PTCA -- all the powers, duties, and authority vested in the Association by the Illinois Condominium Act, the Park Tower Condominium Declaration and Bylaws, as well as by court

| Continued on Page 9

All Things Mechanical

Hot Time, Summer In The City...

Park Tower Cooling Towers Handle All the Nitty Gritty

by Tim Patricio

This is the final installment in our series on heating and cooling. We'll continue from time to time with stories that are about the nuts and bolts of the building.. components you cannot necessarily see, hear, or touch, but depend on to be safe and comfortable at Park Tower.

You flip a switch, and whoosh! Ahhhhhhh .. air conditioning. But where does that cold air really come from?

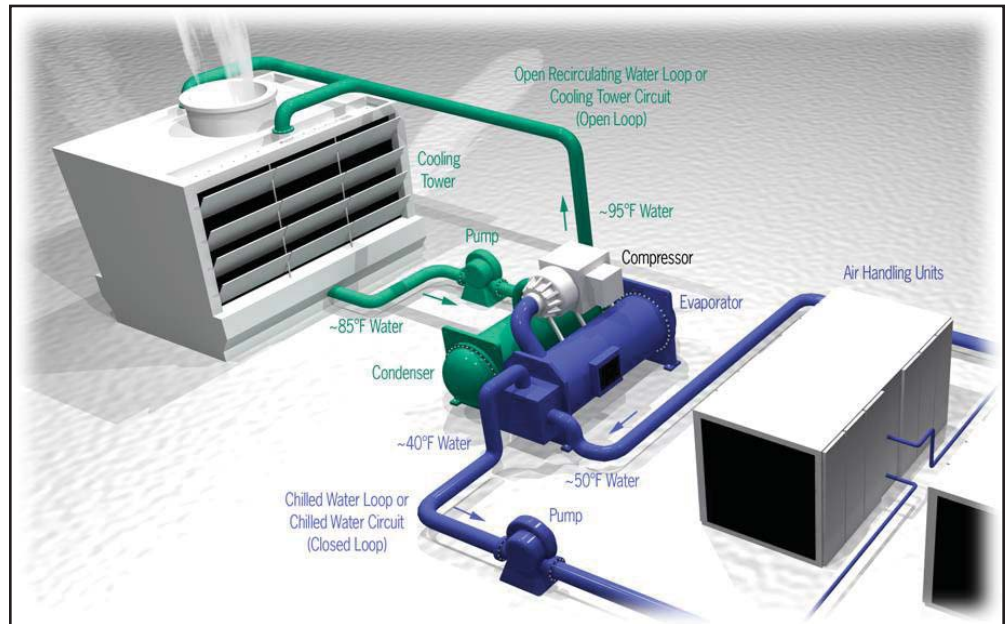
In the spring, as warmer weather approaches, our team prepares to switch to cooling. This can be challenging. With all the glass on the tower, and the sun getting more powerful each day, it sometimes feels like a war with the elements, some residents being hot and others cold.

But when outdoor temperatures approach the 58 to 60 degree range, we prepare to make the switch. This starts with water already in the pipes, which may still be hot from being in heating mode. Should that be the case, we wait a few hours for it to reach a safe temperature before beginning to cycle through the cooling system. Then the switch-over begins.

The equipment we rely on are two chillers and a cooling tower. Water is first refrigerated in the chillers, then moved to the risers and up into the building where it flows into branch lines that carry it to the convectors (heating/cooling elements) within your unit.

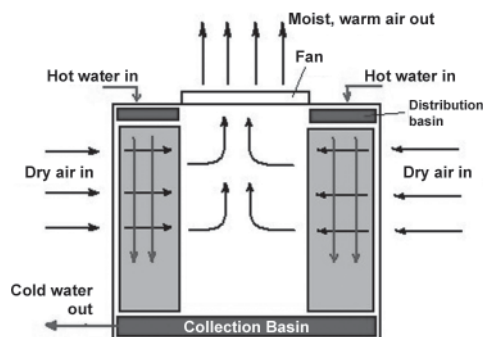
Water enters the coils of your convectors at about 45 degrees Fahrenheit. It leaves 5 to 10 degrees warmer – somewhere in the 50's – depending on how warm your unit was. Turn your convector on and its fan forces air past those coils, thereby cooling it.

When water returns from your units to the chiller, the process begins again. The chiller's several components – compressor, condenser, evaporator, and an expansion device – work together to remove heat before recirculating it again.



The refrigerants used by the chiller actually heat up as they remove heat energy from the circulating water. To re-cool those refrigerants, the honeycomb-like structures in which they're contained are themselves bathed by cool water, thus draining away the heat and allowing them to work again to cool the circulating water.

But how to re-cool the water that re-cools the refrigerants? That's where the cooling tower comes in.



Located on our building's roof, the cooling tower receives the water that just finished cooling the refrigerant and needs now to be re-cooled itself. The tower passes this water through a series of ever-smaller screens, dividing it into smaller and smaller molecules. As these water

molecules evaporate, the heat energy goes with them.

Two giant, high-speed fans assist the process. The hotter it gets outside, the faster those fans run to accelerate evaporation and cooling. (At lower temperatures, in fact, only one fan may be running.) Back goes the cooled water to the condenser part of the chiller, where the process starts all over again.

About the time you read this story, the first of June, we will have shut down the heating system for the summer.

Throughout the building there are sensors that feed temperature readings and other measurements into a computer control system. Our team will be monitoring this system continuously to determine the effectiveness and efficiency of our chiller and cooling tower.

When the dog days of Chicago's summer are upon us – but the cooling components are operating optimally – then our residents can turn on their convectors and, voila, air conditioning **IT**

Check back next issue for more information on all the mechanical systems that keep Park Tower ticking and humming!

Condo Legislative Watch

Electronic Communication, Building and Liability Insurance

by Sheldon Atovsky

Last issue, we published recent changes to condo law enacted by the City of Chicago. Here we continue with changes, again new in 2015, but in this case enacted by the State of Illinois. Haven't seen what you're looking for? Stay tuned for more to come in this continuing series on condo law.

Just a reminder that we are not legal beagles, so the language will be plain-spoken.

Electronic Communications

House Bills HB4784 and HB5322, which became effective January 1 of this year, allow condominium associations to communicate with their members using email and other electronic communications. In addition, members may choose whether or not to allow their email addresses to be exchanged. Associations may allow members to vote in board elections and other elections. Board members may conduct business electronically. And signatures and approvals may be conveyed through electronic communication.

Proper procedures are needed to implement these changes, and they are not applicable to notices required in forcible entry, detainer cases, and foreclosure cases. The changes described are added to either or both the Illinois Condominium Property Act (ICPA) and to the Common Interest Community Association Act (CICAA).

This broadening of communication venues will be of enormous benefit to PTCA with regard to convenience, especially as the building already uses so much electronic communication. Tim Patricio estimates that "almost 80% of the management's written communication with owners and residents is already electronic, and the office has undergone a massive effort to maintain email addresses for most residents. Allowing formal notices and association business at an 'e-address' is both practical and economical. This is a step into the 21st century."

Building Insurance

Senate Bill SB3014, effective June 1, 2015, requires that property insurance policies issued to condominium associations must, in addition to covering the full insurable replacement cost of the property, also include coverage for demolition costs and the increased costs of construction in an amount that will be no less than 10% of each insured building's value or \$500,000, whichever is less.

Liability Insurance

SB3014 also requires that condo associations' liability coverage for its directors & officers include defense of non-monetary claims, breach of contract actions, and decisions related to placement or adequacy of insurance. Included are past, present and future board members; the managing agent; and employees of the board and managing agent.

Associations that choose to cover "improvements and betterments" in their insurance policies may pass on any increased cost to the affected units. (Improvements and betterments, as addressed in this bill, now refer to all additions, alterations or upgrades installed or purchased by a unit owner – not, as in past, only to structural changes made by unit owners that constitute alterations from the original builder's specifications.)

Finally, SB3014 disallows condo associations from forced purchasing of liability insurance. This refers to a situation in which the association – because an owner does not purchase liability insurance despite being required to do so – buys that insurance and then charges back the cost to the unit owner.

This last change, relating to forced purchase of insurance, has already benefited PTCA as it has begun adjusting to this legislation. We used to average about 17 units per month without insurance. But by fining owners for not providing proof of liability insurance -- \$100 fine for the first month and double thereafter up to a maximum of \$1000 per month – we have greatly reduced the number of units without that insurance and thus increased the number of unit owners protected ■

Read this story at PTCondo.com and follow links to websites detailing this and additional recent condo legislation.

Food, Fun and Fireworks - Be Sure to Attend PT July 4 Festivities

The July 4 Celebration is an annual event here at Park Tower, held that evening on our second floor rooftop deck and garden. Tons of food, music by our own DJ, and concluding with industrial strength fireworks by our neighbor to the south, the Saddle and Cycle Club.

It's a bit early to have settled on details, but as in the past the celebration will be free to residents, with a small fee for guests. Watch for the announcements posted on bulletin boards and PTCondo.com ■

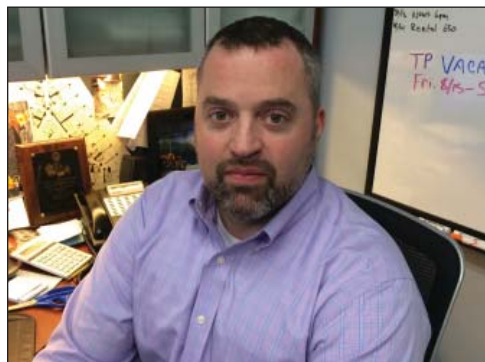


Park Tower Profile

An Interview with Park Tower Property Manager, Tim Patricio

by Sheldon Atovsky

I met with Tim Patricio, Property Manager of Park Tower Condominium Association, on Thursday, April 9th, for a wide-ranging and generous two-hour interview, in the Conference Room of our Management Office. We spoke candidly and honestly. Here follows much of that interview. I confess, before you read the interview, that I am a fan of Tim's and am grateful that he is our property manager. I think he does a super job.



When I entered the office Tim was meeting with our plumber, Louis Mezzano, and maintenance staff member, Matthew Brown. Amir Cobalovic and Marlon Dacres, assistant managers, were busy with memos, conferring back and forth. Idriz Durmic, from our maintenance staff, had just left. Suddenly everyone was conferring with Tim. This was a typical moment of constant activity that never lets up and keeps our building buzzing and our management staff on-the-go. Tim was in the middle of deferring answering hundreds of emails that had piled-up after he took time off to move, and he was deferring answering them until he finished preparing the packets for the upcoming board meeting.

Tim Patricio [TP]: *After I've been taking several days off to move and to visit with my sister, who came into town with my nieces who I haven't seen in a year-and-a-half, you know I had to admit that I had a life outside of work and to prioritize that ... That's how it's been for the past few days ... I had 113 [emails] pending when I left work last night and now I have over 150 that I have to get to today. I have to get to today! But there's a board meeting Monday and that's the*

priority. And stuff does come in. You know I was waiting for emails related to projects on that board report. So I am keeping an eye on things as they come in but I can only do so much in 8 hours.

Tower Talk [TT]: Do you spend more than 8 hours once in a while?

[TP]: *Uh, yeh, I'm being nice. I don't want to sound like too much of a grump. Pretty much, 90% of the time, I'm here for more than 8 hours a day. And then, especially recently, weekends as well. Easter Sunday I did the weekly email because it was the only time I could find and with my 3 year old niece sitting in my lap. But that's something the residents have come to depend on so I prioritize that every week. You know I've taken a vacation and stopped on Friday and have done that email. The residents' feedback has been so positive and some folks are sending me emails, when I'm late, "where is it, you didn't send your email yet."*

[TT]: We've lost 3 people (in order of departure, Jacquie Smith, Jenny Garcia, and Mavis Mather), everyone but you, out of the office within a 5 month period. PTCA also lost 11 years of its history with the departure of Mavis Mather. I presume this has been stressful for you. Do you care to discuss this? Do you have a plan to avoid the repetition of this situation? Why did you stay and not go?

[TP]: *I'd be lying if I didn't say it's been stressful because it has. Particularly after Mavis left. To get someone really up and running in Jacquie's old job, now filled by Marlon, takes 6 months to a year to get that person exposed to everything that needs to be paid attention to ... There are cyclical things that need to get done and to remember to do, e.g., you need to remember to schedule the power washing. You need to know what things to watch for, eg, events, maintenance issues or problems that occur regularly that you have to make a note of for the budget for the next fiscal year. To have at least minimum exposure to all of these things it takes a year to properly train.*

We're all still learning things. New things happen every day. Even if I work here for 30 years there will be something new every day ... For Amir's position [Amir replaced Ma-

vis] it's at some higher exponent that I can't even measure. Mavis got to a point where she could hand me the proposed budget in August. She would just draft it up and say, "OK, Tim, I've got the shell done." And each year she was working on it that shell it became more and more detailed. She knew more and more detail and nuances and things that I expected, that the association expected, that the board expected, and that the budget committee members expected ... Mavis got to the point where she could hand me that budget and I could simply be proofreading it ... The micro attention to detail she had, getting that document ready each August, the more time I would have to spend on things like copper prices and things that could actually save us money one way or another.

A lot of the thanks I get for saving Park Tower money, year after year, should really go to Mavis because a lot of the time, where she progressed in her job, afforded me the extra time that managers at other buildings don't get to pay attention to such things and to look for things like that and to be more pro-active.

That's one of the things where I'm at right now. I'm really struggling and a lot of my stress is all of a sudden it feels not only that the brakes were put on when we were going 60 mph but the emergency brakes were pushed also at the same time and I have to struggle and micro-manage and I'm going to have to for the next year or two to be able to get especially Marlon and Amir up to speed. And I won't be able to do a lot of the things that I've become accustomed to doing, the value added stuff that I've been able to do. That's the biggest obstacle, the biggest disappointment for me, I won't be free to spend time on creative research to save the association money.

And why wouldn't I leave too? This is just another challenge and I believe we can get back to that point. I believe that I have found good people. And with the type of work that has to get done as long as you find good people you can program them to get them to where you need them to be ... I'm fortunate enough to have the trust

| Continued on Page 13

Election Time for PT Board Continued from Page 1

Only Park Tower owners may vote. There being three open positions, voters (one per unit) are entitled to three votes for each unit owned. Example: A couple owning the unit they live in will decide which of them will cast the vote. He/she then casts all three votes for a single candidate or distributes them as desired among the candidates standing for election.

To streamline the process and further safeguard the confidentiality of votes, the board modified its Election Rules earlier this year.

The Election Committee was eliminated and an auditing firm hired to tabulate the results.

The modified rules now assure that any inspection of ballots and proxies afterward will show only the percentage of ownership and the actual votes, but not who voted for whom. (While proxies do need specific owner identification when submitted, that information will be re-

dacted after the auditing firm certifies the election.)

On June 15, owners who wish to vote at the meeting will register (picture ID required), receive their corresponding ballots, and vote. Those who wished to vote by proxy will have already submitted completed proxy forms, and these will be exercised that evening by the auditing firm or designated representatives, as-

suming those persons have themselves been duly registered and authorized.

There no longer being an Election Committee, the auditor will oversee ballot counting, handle irregularities, and certify the results. Any substantive irregularities will be brought to the attention of the board.

As in past elections, owners may remain in the Party Room while the vote is counted. Winners will be the three candidates acquiring the largest vote, as calculated by percentage of association ownership.

Board Election Rules, which are more detailed than this story, were mailed to owners on April 17 and may be viewed online at PTCondo.com (Library tab/Governing Documents/PT Rules & Regulations).

*Candidates who declared prior to May 8 were invited to submit personal statements, which have since been mailed to owners **II***



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Concrete, ComEd What's Going on Upfront

by Tim Patricio

It's a mess. No doubt about it. We are all understandably weary with exterior work continuing into a second summer. Some of this work is on PTCA, but much of the mess is related to what ComEd is doing. Very soon we expect to begin a project to replace plumbing and sewer lines above the lobby ceiling. This will compound the challenge, but we hope the work out front is over by the time we commence the work in the lobby, so there is at least some relief.

Last year the Association began the Driveway/Plaza Project. This entailed replacing the old top coating, replacing the waterproof membrane underneath, resolving leaking problems in the garage, and improving the aesthetics and safety with lighting improvements and an ADA compliant entry ramp. The project was budgeted for \$950,000 and to date the Association has spent about \$822,000 on the work completed.

The bulk of the work was done last year. However, many components remain including the vertical panels along the sidewalk, sealant work, and many 'punchlist' items including replacement of several sections of the topping slab that were not complete. We are withholding a significant sum to make sure the work is completed to our satisfaction.

We expressed concerns to the contractor over areas of the slabs where the pebble texture is very inconsistent. So they replaced these slabs. The new ones are



very noticeable, and stand out against the others which are already weathered and dusty. However, before they are completely done, the entire plaza will be professionally washed and sealed. This process should make the entire area look like new.

Tuckpointing and flashing replacement along the masonry wall was completed. Conditions along the base of the masonry wall, where the concrete and topping slab meet, were so deteriorated that much of the base of the brick wall (the first 4 to 5 courses) had to be rebuilt. So, the Board made the choice to accelerate plans to perform tuckpointing and repairs along these locations. This continued this spring with work on the wall adjacent to the Circle driveway.

When considering the masonry repairs, the Board looked at possible replace-

ment of the mismatched brick wall in the Circle Drive. This would have cost about \$45,000. However, after seeing how well the tuckpointing improved the appearance of the wall, we did not pursue this work.

We also completed electrical and lighting work, but there is more to do. The Board asked management to come up with a way for the light fixtures at the base of the columns along the entrance of the building to appear more consistent. Unfortunately, due to the high elevation of the structural slab, two of the fixtures protrude and create too much of a trip hazard without adding a plate. So we may install additional plates so the fixtures appear more consistent.

All this finishing work has been relatively quiet and pain free. So you might ask,

| Continued on Page 14

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Park Tower ShoutOuts!

Cossa Family, Lester Longe, Louie Mezzano and Janitors

A big thank you to the **Cossa Family** for organizing Easter morning's Brunch and Easter Egg Hunt. We had a Party Room full of eager kids, adoring parents .. and cameras. Not to forget the food and a real live Easter Bunny. Laura and Ricardo appreciated the many folks who helped, among them Don Yuratovic, David Nicosia, and William Kay.



Lester Longe, our longest-serving employee will retire on June 12 after 32 years as a Park Tower doorman. He takes a lot of history with him, and his shoes will be hard shoes to fill. We've trusted Lester to manage our "front door," make visitors welcome, and greet returning residents. For all those years he has also lived in the building, and we're very, very pleased that he'll continue to be a resident. Please stop by to thank him for his years of service and wish him well.

Many thanks to Park Tower's new plumber, **Louie Mezzano**, for getting the Association free water-saving faucets for the health club and mall washrooms. These new faucets operate much like others you have seen with infrared sensors, and typically would be several hundred dollars a pop installed. He was able to get nine free, sample fixtures and will be trying to do the same for all common area facilities. This will save us time and money on future repairs, and is already saving us many gallons of water every day. Thanks Louie!



Well-deserved thanks to our **Park Tower Janitorial Staff** – pretty much all of them – who helped from time to time with the extra work needed to get the garbage out of the building while the hydraulic elevator on 1P was being serviced. It was a team effort – not only were they manually removing the garbage, other employees needed to make up the difference elsewhere in the building to make up for the lost time. Way to go team! **TT**



Committee Focus

Health Club Committee Update

by Ken Anderson,
Health Club Committee chair

An on-site Health Club is an important amenity in today's very competitive condo market.

Our indoor lap pool is a big plus because many condos do not have an indoor lap pool of this size and depth. But the rest of our facility is a negative when selling or leasing units at Park Tower, especially to younger buyers and renters. It is just not up to today's standards and can be an embarrassment when showing it to

friends, realtors and prospective renters.

The aerobics equipment in our club is stuffed into a small room, cramping workout space and limiting personal space. Much of the weight equipment is old chain-driven equipment, and we have had to dispose of various pieces when parts were not available. This equipment has no market value and cannot be sold.

The Health Club Committee is getting bids for renovations that will expand space allocated to the club and upgrade equipment. We want to create an up-to-

date facility that will be a positive feature for our building and appeal to prospective buyers and renters.

Our location on the lake and lakefront trail, with convenient public transportation downtown, is a selling feature for our building. Upgrading the Health Club to meet today's standards and expectations will add additional value. Doing so may also attract more dues-paying members.

Our committee will present its recommendations to the Board of Directors at a June Board meeting **IT**

Facebook, Here We Come! Park Tower Dives into Social Media

by Christopher Hinckley



It is my pleasure to unveil PTCondo's newly updated Facebook page. Facebook, as you probably know, facilitates sharing and connectedness. Your News & Social Media Committee hopes for that very result with www.facebook.com/PTCondo.

Our page allows you to enjoy all of the perks of Facebook. Contribute to the stories posted there, add your own comments, "likes," photos and videos.

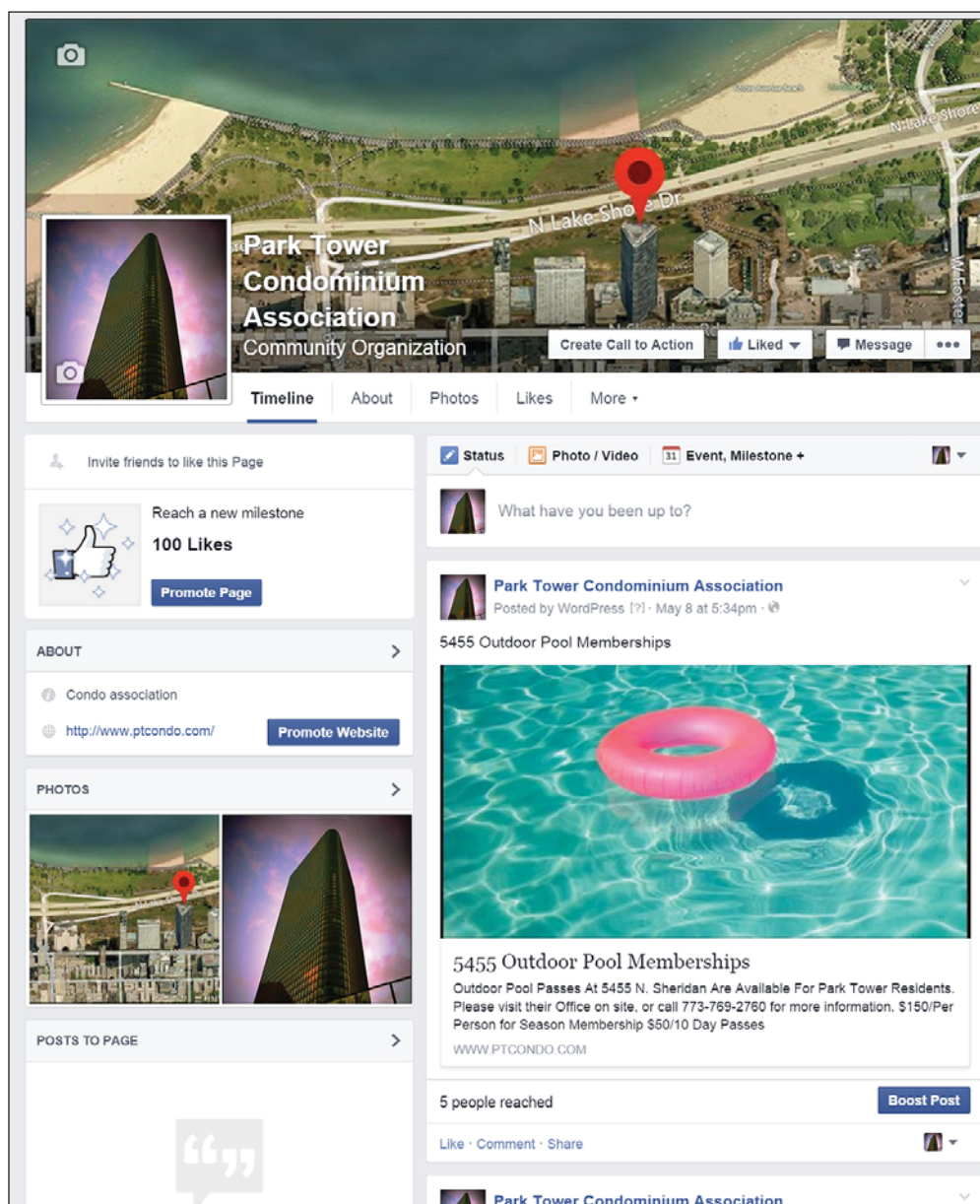
Check In while utilizing the deck for parties and barbecues. Demonstrate your new workout while using the fitness center. Show us how much you're enjoying the pool, the jacuzzi, and other amenities of this fine building.

Facebook now joins PTCondo.com, PT Weekly News & Updates, and TowerTalk as informative and collaborative avenues for communicating within our Park Tower community.

You can also access Facebook by going to www.ptcondo.com/ Scroll to the bottom of the page and click on the Facebook icon...



See? A fresh look! **IT**



Who You Gonna Call? Continued from Page 1

cases such as the recent "Palm" case. All these can be referred to as the Board's "governing instruments." This responsibility includes hiring professionals to advise the Board, like a management company, attorneys and accountants.

Note that Renters – while they are a large and important segment of our residents – are not owners. Renters' interests are best represented by clear and positive relationships with their landlords, the legal basis for which is Chicago's Landlord Tenant Ordinance. Renters do not vote in our board elections, only Owners.

One of the first steps the Board takes in carrying out its responsibilities to the Owners of Park Tower is to hire a qualified professional management company capable of operating and overseeing the services that such a huge building require. Once a licensed, qualified and professional management company is hired, its responsibility is to operate and manage Park Tower on a day-to-day basis.

The Board should refrain from getting in the way of the management company's operations. The Board should not micro-manage and second guess those qualified professionals it has hired to operate Park Tower, a huge building. Board members are generally not qualified – nor are they licensed – to determine what is needed, how to fix, or how to improve the many systems a 54 story condo building requires.

The Board should then assess what their constituents, the Owners who elected them, want done for their home in Park Tower. Only IF the Owners convey their views and opinions – their vision for Park Tower and how they want their home to be – will the Board know what is important to the Owners and prioritize these goals. Of course as in any democracy, all Owners will seldom agree on the same goals, and even when they do, there will be disagreement on how to achieve those goals.

So, how do you convey your views and opinions? First, as in any democracy, educate yourself about the candidates who are willing to sacrifice their precious time to represent you – they don't get paid. Find out if they share the same goals and vision as you do for Park Tower. Find out if they value the same things as you do in owning a condo here.

THEN VOTE FOR THE CANDIDATE YOU FEEL WILL BEST REPRESENT YOUR VISION AND GOALS FOR YOUR HOME AT PARK TOWER!

Next, you need to communicate with the Board Members and express your views – talk to them, go to the Board meetings and express your views; go to the Owners open forums and express your views there, too.

The Board is then responsible for analyzing the Owners' views and putting

| Continued on Page 11

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Election Focus

TT Special Supplement: Candidate Q&A and Board Voting Record

Within the News and Social Media Committee's charter is a statement of purpose that opens with the following sentence: "To inform, to educate, and to encourage dialogue on matters of importance to the Association." The NSM Committee has taken this mission to heart. Some of you may have noticed TowerTalk's new look when it was launched last November. This face lift aside, the lion's share of effort has gone into the content and trying to provide Park Tower residents with a relevant, informative resource that helps you see our building as more than just a collection of apartments. We are a demo-

cratic community of over 700 homes that house over 1500 people who happen to share the same roof; along with air conditioning, heating, electricity, elevators, garage, driveway and front door; and an annual budget of over \$4 million dollars.

The election for the Board of Directors is most definitely a matter of importance and in an effort to **inform, educate and encourage dialogue**, this Special Election Issue contains a number of election related articles as well as an insert. Within the insert you will find the four candidate's responses to nine questions

posed to them in writing by the NSM Committee. Also included in this insert is a summary of all the votes taken over the past two years along with a graphical table that displays the "split votes." That is the votes that were not unanimous. The complete list of votes can be reviewed at ptcondo.com/votes and we highly encourage you to do so.

The News and Social Media Committee hopes you find all the election related material in this issue to be helpful when deciding how to cast your vote.

Committee Focus

Who Me? On a Committee?

by Bob Shamo

After June's election, our Board will start considering the year ahead. Its decisions will address distinct needs and reflect suggested improvements, some brought forward by board members themselves, many by management – and an important few as recommendations from our committees.

Here's one consequential decision, recently enacted, that came directly from a committee recommendation: the new rule governing leases (who may lease out a unit and under what conditions). It targets 30% as the maximum number of

rental units in the building and adds requirements to insure that landlords are familiar with our association's operations. The rule was first developed by the **Ad-hoc Rental Policy Committee**, then fine-tuned in meetings with the Board and management. By virtue of its being "ad-hoc," that committee has now dissolved. Mission accomplished.

Another of this type will be the **Ad-hoc Commission to Review the Declaration and Bylaws**. Approved by the Board just recently, unit owners may now express an interest in serving on the commission during the coming year. As with all commissions (aka committees), appoint-

ments are by vote of the Board.

The **Budget & Finance Committee** is a standing committee (ongoing from one year to the next) that monitors monthly income and expenditures and works with management to prepare the following year's budget. A recent story in TowerTalk described the exhaustive process that produced the 2015-16 budget. By charter, only owners may belong, but most meetings are open to any owner who would like to sit in to observe the process.

The **Health Club Committee** monitors operations of its facility and makes suggestions for improvement. It has no day-in, day-out responsibility for operations. Resident and non-resident owners may belong so long as they are also members of the Health Club. And what a year the next one should be! The committee will be finalizing its recommendations for expanding and modernizing the Health Club, which is the subject of a related story in this issue of TowerTalk.

The **Rules & Regulations Committee** considers violations of our declarations and bylaws, rules and regulations, and other legal issues as reported to them by management. It recommends appropriate "enforcement actions" (penalties) to the Board, which then makes the final determinations. Membership is limited to five



| Continued on Page 16

Who You Gonna Call? Continued from Page 9

together a policy that will accomplish what the majority of the Owners want for Park Tower .. and therein sometimes lies a problem: A minority of Owners may not be happy with the policies the Board has implemented for the majority. It's even more difficult for the Board to implement policies where the Owners are evenly split on what they want for Park Tower.

In addition, the Board should rely on the expertise of the management company to tell it what this 54 story building with over 700 condo units needs to keep running efficiently and provide the type of home Owners expect for Park Tower.

One of the biggest responsibilities of the Board is to formulate a budget for the operating expenses of Park Tower and for capital improvements Park Tower needs to maintain itself as a home for its Owners. At the same time the Board must be sensitive to and responsive to Owners' need to keep the assessments affordable – they need to be able to afford to live in their homes in Park Tower.

Once it has hired a management company, analyzed the needs and wants for Park Tower, and adopted a budget, the Board is then charged with directing the management company to operate and improve Park Tower in a manner consistent with the budget and the Owners' desires.

Another responsibility of the Board is to determine rules for the Owners to follow so that all can enjoy their homes in Park Tower.

If a homeowner owned a stand-alone home on an acre lot, he or she could pretty much do anything they wanted without disturbing their neighbor. Their peculiar habits, level of cleanliness, level of noise and odor, visitors and security would probably have little impact to their neighbors. But even then, if things get too far out of hand, the neighbors may complain and seek some type of corrective action so their rights are also respected.

With over 700 units back to back over 54 floors, the need for each Owner to enjoy his home without disrespecting his neighbors' rights becomes very difficult. So once again the Board must listen to

what the majority of the Owners desire with respect to how they want to enjoy their homes. The Board must implement a framework of rules and regulations that allows each Owner to enjoy his own home and at the same time allow a neighbor to enjoy his, which may be immediately next door.

To this end, the Board commissions committees to ascertain the views of the Owners, hold meetings to discuss proposals, and adopt and amend rules that reflect what the Owners want and desire for living in their Park Tower homes. As in any democracy, the rules change as the Owners and their desires change – as our government changes and amends laws to answer the desires of the voters. Park Tower's rules and regulations, like our government laws, are a constantly changing and continuing process.

It is the management company's job to enforce these rules when Owners violate them, thereby disrespecting their neighbor. Hence, don't complain to the management company about a rule if you view it as unfair. That complaint should go to the Board. And don't complain to the Board about the day-to-day operation of Park Tower or the enforcement of the rules. That complaint should go to the management company.

The Board should set policy based on the Owners wants and desires, like the Legislature Branch of our state and Federal governments. The management company is charged with carrying out and

implementing the policies of the Board, as are the executive branches of our state and federal governments.

Operation of Park Tower and implementation of the Board's policies are not the role of the Board – that is the roll of the management company.

The role of the Board is to represent the Owners, formulate a budget that will allow Park Tower to meet its needs as well as the wants and desires of its many Owners, and formulate the parameters each Owner must follow in order to enjoy his or her home while respecting a neighbor's privacy rights.

Finally, if an Owner feels the management company is not meeting its responsibility in operating Park Tower and implementing the Board's policies, then that complaint should be directed to the Board to deal with. And if an Owner doesn't feel the Board is doing its job in establishing an affordable budget and implementing policies that the majority of the Owners want and desire, then the Owners must vote them out of office and elect new directors. Of course, if you are satisfied with existing Board members, then you should vote to retain them.

An election of three Board members will be held in June – so educate yourself about the candidates and VOTE !

Don't surrender your right to vote. Democracy requires your education and participation or in the end it will fail !



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Recent Rehabs

Quite Please! - Corner Condo Gets "Soundproofed"

As reported to the NSM Committee

After moving into his new corner condo, a Recent Buyer (RB) discovered that it was much noisier than the studio unit he'd been occupying before. RB did a bit of research and found that a Chicago remodeler, Accurate Construction (AC), counts soundproofing as one of its specialties.



So RB consulted with AC and soon discovered that the big issue was the living room and, more specifically, the curtain wall.

A curtain wall is the exterior skin of a building like ours, so named because it isn't structural in terms of supporting the weight of the building. Instead, it is an exterior frame – in our case, with windows inserted – which is then attached to the concrete separating the floors in the building.

Whereas six inches of hollow-core concrete separate us from units above and below, the space between the concrete floors and the curtain wall is quite narrow and holds only some sheet metal and caulk. In the living rooms and kitchens of the corner units, that's all there is.

Bedrooms in these corner condos -- and the entirety of one bedroom and studio units -- are equipped with heating convectors which with their piping, insulation, motors and wooden ledges seem, anyway, to put the curtain wall at a greater distance.

Given his earlier experience in a studio unit, RB had a good feel for noise going up and down, So he and AC started with the ceiling and floor.

Impact noise (high heels, kids running around, dragging/dropping things, etc) and bass from audio equipment can travel through concrete. To mitigate this, AC installed a drop ceiling. Below is a picture showing how the new ceiling was suspended from the existing concrete by using sound isolation clips installed into the concrete. The new ceiling consists of two sheets of 5/8" drywall separated by a layer of "Green Glue," a product made especially for soundproofing. The new ceiling is about five inches below the original concrete, and the space between is filled with soundproofing insulation.

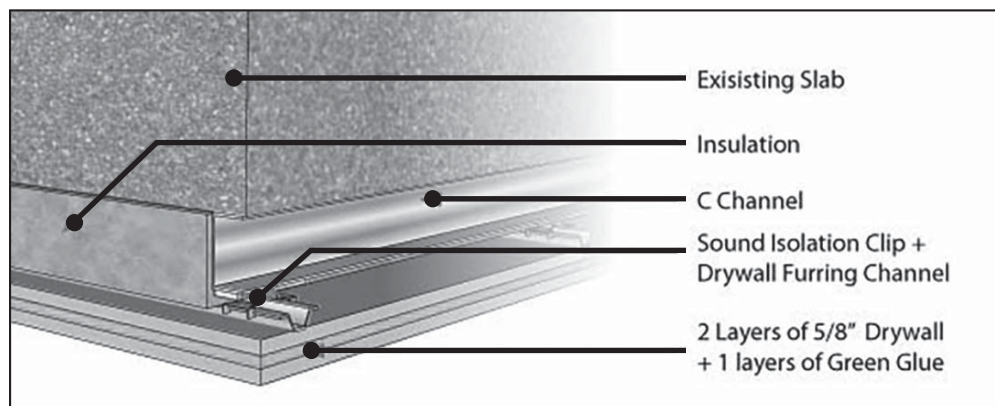
To do something similar with the floor, AC first put down a special soundproofing rubber underlayment and then two layers of 11-ply plywood separated by Green Glue. And to finish off the floor, a thick padding and carpet!

Those thick concrete pillars that extend all the way to the top of the building are another carrier of sound. Once noise gets into these, it gets transmitted like electricity through wire. But the ceiling and

To address this issue, AC removed the kitchen and living room radiator covers, applied acoustical sealant between the window frames, then sprayed fire blocking polyurethane foam in the window frame openings. To that, then, was added a layer of soundproofing insulation on the underside of the radiators. A welcome fringe benefit was the reduction of strong cooking odors coming through from the next door unit!

The details described here are but examples of steps that can be taken in buildings like ours to reduce the amount of noise that travels between units. Walls themselves, not discussed here, can be modified. Adding a second, interior pane to existing windows will reduce traffic noise.

Apartment living can be a challenge, noise-wise. Some folks tolerate it well while others value quiet above all. But, as RB notes, soundproofing is only as good as its weakest link, and he strongly recommends that complex installations like his be done by trained professionals.



floor treatments were proving effective enough, so RB decided not to pad or otherwise treat the pillars.

Park Tower's unique architectural aesthetic is stunning, but noise may be something of an "Achilles heel." While the concrete between floors eliminates lots of airborne noise like conversation, RB and AC found they could clearly hear conversation coming from an adjacent unit, transmitted along the curtain wall!

The cost for this corner unit living room, ceiling and floor treatments as described, was about \$13,000. As AC points out, however, that there is no "one-size-fits all" when it comes to soundproofing. Differing room configurations, location in the building, and the sources of noise intrusion all factor into the solution **II**

See the ad by Accurate Construction elsewhere in this issue and visit their website, www.accurateconstructionchicago.com.

Park Tower Property Manager, Tim Patricio

Continued from Page 4

with the current board that I was able to choose my own people, interview them myself and hire them. And the board just said, "these seem like nice people, thanks." And it seemed pretty unanimous, which is rare.

So, I don't want to go anywhere. I like living in this neighborhood. I moved up here to be closer to the building.

So even though it's stressful, I'm working as hard as I can to get back to that point where I can do more of what I enjoy doing, more of the macro-type projects. I like doing research, I like finding things we can do to save money. And not just save money now but also going forward, like the boiler projects. We figured out that we could update our big, tank sized, 41-year-old boilers, that are well past their useful life, and save a lot of money in future years, prolong the use of our current boilers, and get a lot of the updating project paid for by Peoples Energy.

[TT]: What do you see as Park Tower's greatest challenges in the next 10 years?

[TP]: There are three. Number one is the politics. I wouldn't have said this a year ago but I do now after last year's election. I think that a negative style of politics is dangerous and once it gets started it's hard to stop. It can poison and be toxic. Discussion is important; anonymous name-calling is bad. This is a five million dollar business and it's

your home. Get real. Get serious. Let's get down to the business of the association. Once the board votes on something, let's move on.

The second challenge is keeping your momentum with your budget. Your budget right now is on a very healthy trajectory. When I came on board, in 2007, in the middle of budget season, the budget was calling for \$390,000 to be put into the reserves. This building would cost, at that time according to your insurance company, \$120,000,000 to replace, on the low end, and you're only putting away \$400,000. a year! It would take how many years, at that rate, to replace the building? The building's getting older. People are always asking why assessments are always going up.

Think of the building as a human body. Do your medical bills go up every year or do they go down? Do they ever stay the same? Typically as you age there's more to maintain ... And your finance committee has just done a fantastic job. It took a couple of years. In my initial years I went from one line item to another. I cut contracts and other items that were obvious to me and we were able to save money out of the get-go. Now you're up to 1.4 million a year as a reserve contribution. The closest comparison is Harbor Point which puts away 2 million a year. They have a little bit bigger facility, more square footage and they spend more

on cosmetics ... You have to stay on this trajectory and this is the second biggest challenge ... You've never had a special assessment and that's a fantastic thing and you don't want to have one.

The third challenge is keeping a good relationship with your staff and that ties into the politics as well. You've got to remember when you have all this bluster, like with the last election, it really works against you. It really worries people; we're human beings.

Whoever gets elected I'm going to be able to do whatever they want within legal reason. I would be stupid not to point to the 3 people we lost in the past 6 months. That can trickle down or trickle up. I had lots of conversations with the engineers. Our plumber left. ... He hated the infighting; it made him nervous. We really haven't talked about his case that much and I don't think it was the only thing that encouraged him to leave. Obviously the most visible employees are in the management office and they are affected the most **■**

For more of this interview please go to ptcondo.com where it is presented in its entirety, including Tim's background, outside interests, outlook on PTCA's priorities for the next 10 years, his cost-saving projects for PTCA, some introspective revelations and his philosophy of life.



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Upfront

Continued from Page 6

where is the bulk of the mess coming from? ComEd is replacing the roof to the main vault serving Park Tower. This has been quite a lesson in the nuances of street-side excavation. The work going on within the gated area along Sheridan is without a doubt complicated, noisy, dusty and at times very unpleasant. And they will be there for a while yet. Going by their schedule, they will be done by July. However, in reviewing the plans and progress independently, we feel this will more likely be the end of July or into August.

The work is necessary. All you need do is recall the condition of the sidewalk along this location to realize something was going on below it. Leaking occurred at times and concrete walls and ceilings were beginning to show significant signs of deterioration including cracks and crumbling.

Once ComEd is done, our contractor will finish the vertical paneling along the sidewalk. We expect this to come together pretty quickly once ComEd demobilizes. The panels will be installed and finishing work and sealants will be completed. Unfortunately, due to the timing, this will all take the bulk of the summer. We cannot control much of this. But if the stars and planets are in alignment, and we get good weather and no surprises, it is our hope the work will wrap up by August .

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Tower Talk Restaurant Guide

Looking for more restaurant ideas? Check out some of the other hot spots in the local Edgewater and Andersonville restaurant scene! Are we missing one of your favorite places? Let us know and we'll add it to the guide!

Average Dinner Entree

\$\$\$\$ = Greater than \$25

\$\$\$ = \$18 - \$25

\$\$ = \$12 - \$18

\$ = \$7 - \$12

\$ = Less than \$7

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\$ - Sandwiches, Bakeries, Desserts

5401 N Clark St., Chicago IL 60640

773-989-0151

Mon-Thu: 7am-10pm

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www.atasteofheavenchicago.com

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5308 N Clark St, Chicago 60640

(773) 334-7600

Mon-Thu: 5pm-12am

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www.acreresrestaurant.com

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www.andiesres.com

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\$ - Asian Fusion, Thai, Noodle Shops

1139 W Bryn Mawr Ave, Chicago 60660

Mon-Thu: 11am-8:30pm

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Sun: 12pm-8:30pm

www.bensnoodlesandrice.com

| Dining Guide Continues on page 16

Enjoy the Summer Splendor of Our Rooftop Deck and Garden

by Jeff Hauser


Now that the weather is warming up, it is a perfect time to enjoy the rooftop garden and sundeck areas. The garden and sundeck actually are on the roof, over the mall area of our building, and accessible from the 2nd floor using the same door that leads to the Health Club.

The garden, located on the south side of the roof, is available for use by all Park Tower residents and their accompanied guests. There are planters with trees and flowers, sitting areas with benches, and plenty of chairs with webbed seats and backs. Except for inclement weather, such as when there is a risk of ice falling from the tower, the roof garden is open for your enjoyment.

The sundeck is located on the north side, directly outside the pool area. However, you must be a member of the health club to use it.

Gas grills are stored at the far east end in the garden area. Residents can reserve them at the management office during regular business hours or through the doorman after hours. Park Tower maintains the gas supply. Renters are welcome

to reserve, but must have the written permission of their landlords. Grills must be cleaned after use, else the building will assess a cleaning fee. Additional guidelines on grilling are included with the reservation paperwork.

And when using the roof garden, please keep in mind that there are residents in the apartments just above the garden. Do try to keep noise to a minimum. Enjoy! 



Why Serve on a Committee? Continued from Page 10

(owners), the only non-members allowed to attend being Board and management.

The **Home Improvement Committee** has been busy these past few years. First there was the lobby rehab, with its new doorman station, furniture, planters, and CTA monitor. Then, for the plaza project now being completed, the committee investigated every option including the stone aggregates for the terrazzo, various styles of railings for steps and sidewalks, and lighting options for steps and walkways. As with all committees, the actual purchase of materials is a management responsibility as, in this case, was the day-in, day-out supervision of these projects.


The **New Resident Committee** hosts the single meeting owners and renters are required to attend within a month of moving in. The job of the committee is to inform new residents of building procedures and protocols. It is essentially a teaching experience for committee members, with the added need to assemble materials prior to meetings that occur once or twice a month.

The **Social Committee** looks to our need for community and engagement. Currently, it has one extravagant event each year, the 4th of July Celebration held on our rooftop deck. Besides its official members, a host of "regulars" join the committee to prepare, serve, and cleanup afterwards. All this culminates in the spectacular fireworks provided – just for us, we're sure! – by our neighbor, the Saddle and Cycle Club. Look for announcements as we approach the date next month.

The **News and Social Media Committee** informs, educates, and encourages dialogue on matters of importance to the Association. TowerTalk, PTCondo.com, and Facebook.com/PTCondo are the committee's current projects.. The fact that management attends its monthly meetings allows discussion of all building communications, including PT Weekly News & Updates and the soon-to-be inaugurated emergency messaging system.

And for all committees ..

- The Board appoints one of its members to attend and be a liaison, and committee chairs deliver periodic reports to the Board.
- Management encourages committee projects and makes every effort to be helpful.
- Although their charters do not necessarily say so, most committees are open to owners who wish to observe.
- They may also be receptive to renters who, after observing, may wish to volunteer.
- Committee charters can be found under the Library tab of PTCondo.com, its current members and additional up-to-date information under the People tab.

So, think about it: What do you value about living/owning here, and what can you contribute to making it an even better condominium association? 

Send inquires to our building manager at t.patricio@dkcondo.com and he will forward to the appropriate committee chair.

Restaurant Guide

Continued from Page 14

Burke's Public House

\$\$ - *Burke's Public House*

5401 N Broadway St, Chicago 60640
(773) 944-1109
Mon-Fri: 4pm-2am
Sat-Sun: 12pm-2am
www.burkespublichouse.com

DAK

\$\$ - *Korean, Wings*

1104 W Granville Ave, Chicago 60660
(773) 754-0255
Daily: 11:30am-9pm
www.dakwings.com

Gino's North

\$\$ - *Pizza*

1111 W Granville Ave, Chicago 60660
(773) 465-1616 | Open Daily: 4pm-11pm

Hellas Gyros

\$\$ - *Greek, American (Traditional)*

1133 W Bryn Mawr Ave, Chicago 60660
(773) 250-0528
Daily: 11am-10pm

Grill & Garden Restaurant

\$ - *Chicago Grill, Sandwiches*

5318 N Broadway, Chicago 60640
(773) 944-0243
Mon-Sat: 10am-10pm
Sun: 10am-8pm
www.grillandgardenrestaurant.com

Tedino's

\$\$ - *Pizza, Italian, American (Traditional)*

5335 N Sheridan Rd, Chicago 60640
(773) 649-9770
Mon: 3pm-12am
Tue-Sat: 11am-12am
Sun: 12pm-11pm
www.tedinos.com

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Say Howdy to Amir Cobalovic, PT's Newest Assistant Manager

by Bob Shamo

Once more, a new face has appeared in our management office. Mavis Mather recently accepted a building manager's position at another Draper & Kramer property – best of luck, Mavis – and Amir Cobalovic is replacing her as one of our two assistant managers. Amir is responsible for accounts receivable/payable, for paperwork related to sales and leases and, in general, for facilitating communications within the building.

Born in Montenegro (the former Yugoslavia), Amir came to Chicago at the age of five, with parents and extended family. He lives now in Skokie with his wife and Seven month old daughter.

He is bilingual, of course – a big plus in terms of interacting with our foreign-born residents – and when asked how he learned to speak such good English, he had the classic two word answer: "Sesame Street."

Amir graduated from Niles North High School and attended DePaul University.

He worked for a time in retail sales, then became assistant manager with an area hotel before moving on to property management. He comes to Park Tower from two other Chicago condominium associations, where these past nine years he has been both a building engineer and a property manager.



"Couldn't be happier," was Amir's response when asked about his experience thus far in a Draper & Kramer building. He appreciates the detailed training he's receiving from D&K, also its responsiveness to questions he has from time to time about DK processes and software.

And with regard to Park Tower, Amir has this to say: "Tim is unbelievable. In past managerial positions I'd have to have paid out of my own pocket to learn what I learn every day just working with him."

With a new job and a growing family, Amir has little time to spare. But in the months ahead he plans to get back to the sports he most loves -- basketball, volleyball and bowling.

Amir looks forward to a career with Draper & Kramer and a long stay at Park Tower. A more immediate concern, he says, is finding the best route back and forth in rush hour traffic! 🚗

Got a Story Idea? Like to Lend A Hand?

The News and Social Media Committee is looking for stories and people to help write them! If you would like to contribute contact the committee at:
news@ptcondo.com



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Restaurant Review

A Caffeinated Collection for the Coffee Connoisseur

by Terry Gorman

Coffee beans, source of the energizing brew so many of us depend on daily, are thought to have been discovered in the northeastern African country of Ethiopia, perhaps in the ninth century. Arabs began to drink and trade it. By the 18th century coffee houses were flourishing in Europe, where music was played, politics discussed, and friendships established. It was for musical performances at one of these coffee houses that Bach wrote his charming and good-humored "Coffee Cantata."

And it is said that the famous Boston Tea Party of 1773 pushed the United States into the coffee-drinking camp!

Here in Edgewater and Andersonville, we participate in this centuries-old coffee-drinking tradition with, count 'em, eight establishments one could properly describe as coffee houses. With the deservedly popular Starbucks, that brings the total to ten.

That these establishments boast not only fine coffees but also sweets, savories, soups and salads, public bulletin boards – even wifi – speaks to their growing popularity as stopping off spots for relaxation and casual encounters.

Closest to Park Tower is the locally-owned **Kitchen Sink**. It's at 1107 Berwyn, 733.944.0592, and online at kitchensinkcafe.com, with hours weekdays from 6:30 to 6:30 and weekends 7:30 to 5:00.

They serve Metropolis brand coffee (I like the dark roast version) and the

wonderful and tasty (maybe even healthy) "take-a-hike" scone. Add to this the cranberry-orange muffin, and what more could you want, while seated at a comfortable table, but one of their delicious sandwiches.

Chicago Grind is at 5256 Broadway, 773-784-1305, online soon at chicagogrind.com, and also open at 6:30 weekdays but at 7:00 on weekends. Their coffee is from Bow Truss, and they feature flatbreads plus one of my favorite brands of potato chips, Mrs. Vickie's.

Zanzibar is at 1036 Bryn Mawr, 773-334-8302, and online at zanzibarchicago.net. It features Honduran coffee from Uncommon Coffee in Saugatuck, Michigan – also sandwiches named after local Chicago streets and ice cream from Madison, Wisconsin's Chocolate Shoppe. Opens every day at 7:30 except on Sundays at 9 am. Get your ice cream fix every day until 9 pm.



Zanzibar - on Bryn Mawr Ave. at Kenmore Ave.

Lovely, Too is at 1137 Bryn Mawr, 773-253-5335, with a spiffy online presence at lovelybakeshop.com. Open weekdays 7:00 to 7:00, Saturdays 9:00 to 6:00, and Sundays 9:00 to 4:00. Here we met another Park Tower resident enjoying a cup of Ipsento-roasted coffee. Salads on request.

Now to Clark Street and a place listed by the magazine Bon Appetit in its National Hot 10 Best Boutique Coffee Shops: **The Coffee Studio**, at 5628 N. Clark, 773-271-7881, online at thecoffeestudio.com, and open 6:30 to 9:00 every day. They serve Intelligentsia coffee, and I had to admit that drinking one of their "pour-over" coffees, a drink ground and brewed just for you, brought to mind an elegant bottle of wine served to guests in your

home. Some coffee drinks are available with alcohol.

La Colombe is at 5158 N. Clark, 773-942-7090, online at lacolombe.com, and open every day 7:00 to 7:00. No wifi as of mid-April, but what they have is well worth the healthy walk from Park Tower. My favorites are the best oatmeal-raisin cookie I've ever had and a Basque cake which one of our friends is now addicted to.

In case you're feeling a little guilty about spending so extravagantly at these fine establishments, try **First Slice Pie Café** at 5357 N. Ashland, 773-275-4297, and online at firstslice.org. The coffee and pies are excellent, and the shop uses its profits to provide meals to the needy.



First Slice Pie Café - at Balmoral & Ashland Ave.

In another direction (north of Park Tower) is **Metropolis Coffee Cafe**, 1039 Granville, 773-764-0400, and online at metropoliscoffee.com. Open 'til 8 pm daily, they serve delicious savories from Middle East Bakery and desserts from Hoosier Mama Pie.

All the above houses have a tip jar available should you want to implement your own version of a minimum wage for staff.

So, do as I did for this article. Walk to any of these and find your favorite. Be seen, people-watch, peer at your computer screen, socialize and get your supply of energy.

Oh Yes! Don't forget Mariano's and McDonald's just down the block and the redoubtable Starbucks on both Bryn Mawr and on Clark. Closer yet? Our own Park Tower Market with seating, free wifi, and another fine brand of chips, Deep River, just a few steps away ☐



Kitchen Sink - near the Berwyn L station

From the News and Social Media Committee

by Bob Shamo

From this committee's earliest meetings, beginning last July, a priority was to "cover" the Board election coming up on June 15.

The first thing we did was shift TowerTalk's publication schedule so that the issue you're reading now would be door-dropped just a few days prior to the several Meet the Candidate events ..

• **Wednesday, June 3, 7:00 pm**

• **Saturday, June 6, 11:00 am**

• **Tuesday, June 9, 7:00 pm**

As the election drew closer and we began planning the stories, we decided on several for which we think there had been no precedent. One is the editorial titled, Who Ya Gonna Call? Written at our invitation by Park Tower owner Steve Koga, it focuses on the mutual responsibilities of the Board, of Management .. and of Owners, who express themselves each year at election time.

Two other brand new ideas are found in the supplement inserted into your copy of TowerTalk: How Your Board Voted and Candidates Respond.

Exactly what stories, and in exactly what formats, will change from year to year. But we hope readers will find our initial efforts in that direction worthwhile. Email news@ptcondo.com or use the commenting feature on the website, www.ptcondo.com

Speaking of the website, have you checked out its new features? Under the People tab is a complete listing of Park

Tower employees, with beguiling mug shots and few self-identifying (and revealing) remarks.

Under the Building tab is an up-to-date waitlist for self-park and tandem parking spaces. (Valet parking is available now.)

And for when you don't happen to have the back page of TowerTalk at hand, you'll find under Contact an itemized list of phone numbers, email addresses, hours of service, etc.

But by any measure the most significant recent additions have been the documents beginning to appear under the Library tab. Not only are Board Minutes, Rules & Regulations, and the Declaration and Bylaws available now to review, but they are also searchable. That is, you can use the "Find" function on your browser to locate every instance of a word or phrase appearing in the document you're looking at.


This search capability, simple as it is to explain, is hugely helpful. Imagine, for instance, how useful it will be to the new Ad Hoc Commission to Review the Declaration & Bylaws. Good planning to have come up with this enhancement in time for that project!

Speaking of projects, our committee has one for which we need some help. When long-time resident, Marian Shaw, died earlier this year, she left a collection of TowerTalk newsletters dating back to the 1980's. We're looking for someone to put them in order and for each issue prepare a short paragraph describing its contents. The issues and their descriptions will be posted on the website under TowerTalk

Archives, thus extending our historical record back several decades. Mrs. Shaw would be pleased!

Finally, check out www.facebook.com/PTCondo .. for those who consume Facebook as they do morning coffee.

Whatever comes next will be the work of a refreshed NSM Committee. I'll hope to be reappointed, though not as chair. Hats off to William Kay for newsletter and website design and formatting; Board liaison David Nicosia for website concepts and development; Christopher Hinckley, for stories and especially for Facebook; Sheldon Atovsky for so many fine stories this past year; and Jeff Hauser, our newest member, for his first stories, appearing in this issue. Not to forget building manager Tim Patricio for extraordinarily wise counsel .. always.

Area businesses buy advertising in TowerTalk. Stop by the management office to leave or read comments regarding their products and services 

Like to Take Photos?

The News and Social Media Committee can use your help!

If you would like to contribute your photographic skills to the next issue of TowerTalk contact us at: news@ptcondo.com



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Cleaners
Recv. Room: 773-784-3353
Health Club: 773-769-1513

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Mall Business Contacts

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Suite 103 773-728-6486

Dralyuk Real Estate

Suite 103A 773-275-8520

Healing Center of Chicago

Tony Hollenback, LCSW
(Integrative Care: Counseling for
the mind, body and the spirit)
Suite 103A 773-255-9234

Lettuce Entertain You

(Gift Certificate Purchases)
Suite 105 773-924-4438

Dr. Shirley Roy (Internal Med.)
Dr. Robert Reeves (Adult Psy.)
Dr. Robert Brinkman (Int. Med.)
Suite 106 773-878-5151

Park Tower Management Office
Suite 107 773-769-3250

M & J Care, LLC

Suite 109 773-878-1032

Elizabeth Todorovic

(Real Estate Attorney)
Suite 110 773-271-2110

Chicago Pain Clinics

Suite 113 708-344-1234

Dates to Remember

Board of Directors Meeting	7:30 PM	Party Room	June 1, 2015
Meet The Candidates	7:00 PM	Party Room	June 3, 2015
Meet The Candidates	11:00 AM	Party Room	June 6, 2015
Meet The Candidates	11:00 AM	Party Room	June 9, 2015
Health Club Committee Meeting	7:30 PM	Party Room	June 2, 2015
Board of Directors Meeting + Annual Meeting	7:30 PM	Party Room	June 15, 2015
July 4th Celebration	5:00 PM	Garden Deck	July 4, 2015

Please watch the bulletin boards or ptcondo.com for any scheduling changes.
You can also contact the management office at parktowercondo@dkcondo.com.

Management Office Hours

Monday, Tuesday, Wednesday & Friday	8:00 am - 5:00 pm
Thursday	8:00 am - 6:00 pm

2015 Holiday Schedule

Independance Day	Friday July 3, 2015	Office Closed
Labor Day	Monday September 7, 2015	Office Closed
Thanksgiving	Wednesday November 25, 2015	Office Closes at 3PM
Thanksgiving	Thursday November 26, 2015	Office Closed
Thanksgiving	Friday November 27, 2015	9AM to 3PM
Christmas Eve	Thursday December 24, 2015	Office Closes at 3PM
Christmas Day	Friday December 25, 2015	Office Closed
New Year's Eve	Thursday December 31, 2015	Office Closes at 3PM
New Year's Day	Friday January 1, 2016	Office Closed

News & Social Media Committee Members and Contributors

Bob Shamo (Committee Chair)
Writer and Editor

Sheldon Atovsky (Committee Member)
Writer and Contributor

Jeff Hauser (Committee Member)
Writer and Contributor

Christopher Hinckley (Committee Member)
Writer and Contributor

William Kay (Committee Member)
Web Developer and Graphics Editor

David Nicosia (Board Liaison)
Web Developer

Tim Patricio (Advisor & Property Manager)
Writer and Contributor

Additional Contributors To This Issue

Terry Gorman
Writer

Mike Magliane
Writer and Photographer

The NSM Committee is looking for
Roving Reports, Photo Fanatics and
Social Media Specialists!

Are you willing to pitch in?

Contact us at:
news@ptcondo.com