



TOWER TALK @ PARK TOWER CONDOMINIUM

August-October
2011



CONTACTS:

Office

773-769-3250

Fax

773-769-0047

Doorman

773-769-3083

Garage

773-271-8859

Market

773-275-9130

Cleaners

Recv. Room

773-784-3353

Health Club

773-769-1513

RCN

Service/Billing

312-955-2500

New Services

866-308-5556

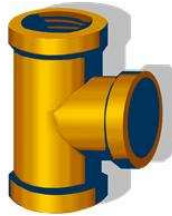
RISER REPLACEMENT PROJECT

On September 6th, Park Tower will begin a multi-year project to replace the hot water risers for our kitchens and bathrooms. This will be an intrusive, time-consuming, expensive, and necessary project; without it, we could have pipes spraying water into and flooding our homes. Our current riser pipes are galvanized iron and have growing problems with corrosion and rust. These will be replaced with insulated copper pipes. The areas between the pipes and the surrounding floors/ceilings will be filled with a fire-safe sealant.

The project has been segmented by focusing on a single riser at a time. The first riser to be replaced is the one feeding hot water into the bathrooms of the 03 and 15 apartments for floors 30 and higher. Once that's complete in October, the next riser replacement is the one servicing the kitchens of the 01 units for floors 29 and lower. Each of the 34 risers will take from 4 to 8 weeks to complete; the entire project is expected to be complete in late 2017.

Each riser replacement will begin with an initial inspection of each affected unit; this inspection is merely to see what special considerations might be necessary for each apartment. Upon completion of that inspection, a town hall meeting will be set up for the residents in the affected tiers. This meeting will explain details of necessary preparations, project expected timelines, and answer any raised questions.

While each riser is being replaced, the entire tier's kitchens or bathrooms will not have any water available during the workday. Walls will be knocked out and pipes replaced one floor at a time, often by working from both side, both units, at the same time. There will be a period of approximately 4 days when the walls will be open in both units, followed by a week to 10 days of reconstruction. While the walls are removed, the flooring between them will be coated with diatomaceous earth to retard the migration of



bedbugs or other pests between units; this sand-like substance will remain in place after the project is complete. The Association will replace the drywall and paint; any wall tiles, wallpaper, or other special treatments can only be replaced at the home owner's expense. Cabinets, vanities, sinks, and toilets will be moved from the areas being worked on to other parts of the apartment and then replaced as part of the reconstruction. All original fixtures and cabinets will be re-installed at the Association's expense.

By Vince DiFruscio

PROPERTY TAX APPEAL

Park Tower's property tax assessments have been successfully appealed. The Illinois Condo Act provides for a group appeal process, and our tax attorney, Terrence Kennedy obtained a 9.8% reduction for all the owners this year. Unit owners can expect to save \$130 to \$430 on their property tax bills. In order to pay the tax attorney's \$17,058 fee, the Board has voted to pass this cost to owners in accordance with the Condo Act. The cost will be divided proportionately and unit owners should expect a one-time fee of \$13 to \$43 on their next assessment statement. Management will send a letter to everyone explaining this in detail.

By Robert Pierce

BOARD ELECTION RESULTS

Park Tower's annual election for the Board of Directors was held on Monday, June 13th. This year we needed to elect three members to the Board. With just over 35% of ownership having voted, the results were as follows:

George Pauley	32.320%
Laura Cossa	26.886%
Carlos Vargas	25.144%
Christopher Parker	16.662%

The Board would like to thank everyone for voting and taking an active voice in how Park Tower is run.

By Vince DiFruscio

HISTORY OF SHERIDAN ROAD AND PARK TOWER CONDOMINIUM

Sheridan Road was the creation of the North Shore Improvement Association in the late 1880s as a suburban extension of Lake Shore Drive. In 1889 it was named *Sheridan Road* for Philip Henry Sheridan, a general in the Civil War, who coordinated military relief efforts in Chicago following the Great Chicago Fire. In 1916 the 400 room grand Edgewater Beach Hotel with its lavish pink facade opened on the east side of Sheridan Road on Park Tower's current site where it stood for a half century. In 1922 another 600 rooms were added to the south. During the early 1900s mansions lined Sheridan Road, including the great Oscar Mayer Mansion. Today, you can walk north on Sheridan to Grandville and see four remaining mansions, one of which is the Burger Park building.

By the 1950s, the Edgewater Beach Hotel was not able to keep pace with the changing times. The city's decision to extend Lake Shore Drive past the hotel north to Hollywood cut off the its prized lakefront. At that time the park between the building and beach did not exist. In addition, the hotel had mounting financial problems. As a result it closed in 1967. A trace of elegance still remains at the Edgewater Beach Co-op, built in 1927, located at 5555 N. Sheridan which is the last of the original structures left of the Edgewater Beach property. Most of the mansions were also demolished making room for the tree line of high rises. The first high rise, a short walk north, is the 5815 building which currently stands dwarfed to the other buildings on Sheridan Road.

In 1973 Park Tower Condominium was constructed as a rental. It became the highest of all of the build-

ings along Sheridan Road and stood out from all directions, even from the air. It is a grand design, standing 55 floors high; actually 54 floors since there is no 13th floor. In 1978 the building became a condominium. Shortly after, the glass partitions were constructed in the lobby area for security reasons and the pool was enclosed to allow year round swimming. Initially, the mall was occupied by retail businesses. Over the years businesses have included a restaurant, florist, pharmacy/store, salon, clothing retail, video rentals, dentists, computer support, tutorial center, mattress retail, and karate classes. Today the mall is composed of business offices and a physician office.

On June 13th we had the pleasure of having the original architect address residents at the Board meeting. John Buenz discussed his design and answered residents questions. He chose the triangular shape since triangles are the strongest all of shapes. In addition to the exterior triangle, there is a second triangle at the core (shoe core) of the building. This design supports the building and secures it from high winds. This was evident on July 11th when we experienced a storm packing winds of 80 plus miles an hour. Mr. Buenz designed the corners of the building with the bow of a ship in mind and set the triangle shape at an angle to take maximum advantage of all views from each corner unit. The building materials of glass and steel further benefit the building because the structure will last years longer than concrete and brick based buildings.

The original plan was for three structures like Park Tower, all in a row with the second two on the grounds where the Breakers is presently located (photo on page 4). The plan included a theater and walk ways that connected all three
(continued on page 4)



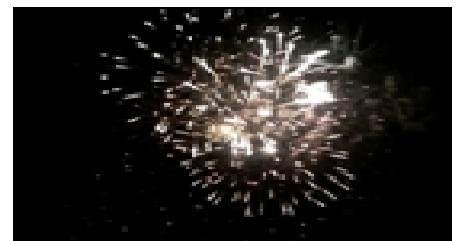
INDEPENDENCE DAY PARTY

There was a great turnout for this year's party. Many residents attended, and there are many people to thank. This year's volunteers included Scott Schmidtke, Harriet Dominique, Bea Steiber, Georgie Nowak, June Baker, Amy Harriet, Ruth Posternack, Tim Patricio, Steve "Squeaky" Riley, Alan Portnoff (grill master) David Nicotia, William Kay, George Pauley, and Steve Schwartz. Our building manager, Tim Patricio, supplied the music.

By Vince DiFruscio



VOLUNTEERS



EDGEWATER LIBRARY BRANCH CLOSED

The Edgewater branch of the Chicago Public Library closed on June 16th. The building will be torn down along with the building adjacent to the north to build a larger, more accessible branch, expected to be open in spring of 2013. This new branch will be among the largest in the city, with over 60 public-access computers, free wi-fi, and a green roof.



Chicago
Public
Library

VIEW: LOOKING SOUTHWEST
TYPE: "C" BRANCH PROPOSAL (EDGEWATER)
Design: Management Group Architects
LOTHIAN AND ASSOCIATES

In the meantime, however, the following branches are a close walk or bus ride away:

Bezazian branch: 1226 W. Ainslie, one block north of the Uptown Post Office, just west of Broadway.

Uptown branch: 929 W. Buena Avenue, at the SE corner of Buena (between Montrose and Irving Park) and Sheridan. Limited free parking lot on west side of building. The 151 bus will take you nearly door-to-door.

While the Edgewater branch is closed, a temporary BookMobile is at the parking lot of the Broadway Armory, 5917 N. Broadway, open Tuesday - Thursday 10AM - 6PM, closed from 1PM - 2PM, and Fridays and Saturdays, 9AM - 5PM, closed from 12PM - 1PM. You may pick up materials that you've placed on hold or return materials you have checked out. You cannot pay any fines there. And the main branch of the CPL, the Harold Washington Library Center is

located at 400 S. State Street. While not within walking distance, the 147 bus will take you directly to the library at the corner of State and Van Buren. The Red line of the CTA also stops at State & Jackson, just 1 block north of the library.

Remember, the library isn't just about books. Chicago residents are also able to borrow DVDs and VHS tapes, CDs and LPs, musical scores, books-on-disk, even e-books for downloading or with their own reading devices.

By Vince DiFruscio

E-MAIL NEWS ACCESS

Help Park Tower improve our green footprint. Join our e-mail list to receive newsletters and property manager's updates and announcements. Please call the Management Office at 773-769-3250 to request e-mail messages. It is quick and easy. Stay informed.

JOE PARISH

Park Tower's late-night doorman for many years, Joe Parish, recently passed away. His family is very private and has not released further information, but know he will be missed by his many friends here at Park Tower.

By Vince DiFruscio



COMMITTEE VOLUNTEERS

Please contact the Management Office if you would like to volunteer for a committee. Currently, the Newsletter Committee is looking for volunteers. Other committees include: Budget & Finance, Garage, Health Club, Home Improvement, Rules & Regulations, and Social.

SOMERSET PLACE

The troubled property known as Somerset Place - 5009 N. Sheridan has a new investor. The building was recently owned by a trust that benefited the nursing home operator, Eric Rothner. The business, which housed mentally ill patients, lost its public funding amid allegations of abuse and mistreatment of patients last year. The Rothner trust then defaulted on their \$27-million HUD loan. An Indianapolis based investor, Zidan Management Group then paid just \$2.7 million for the loan and are seeking foreclosure. Zidan's plans for the property have not been made public, but they have a reputation for rehabilitating and managing apartment complexes with 17 properties in their portfolio. One hurdle for Zidan is to overturn a down-zoning change to single family that was enacted to force any new plans to be presented to the community for approval. Alderman Harry Osterman envisions commercial space on the ground floor and residential above and the zoning hearings will require the developer to present his plans. Let our alderman know what you think.

By Robert Pierce



FROM THE PROPERTY MANAGER'S DESK:

The summer travel season is well underway, and as the bed bug problem has escalated in Chicago, it is vital to remember that with travel comes increased risk of exposure to bed bugs. You can contact the office to receive a copy of our "Travel Tips" brochure, which will help you prepare and know what to be aware of and concerned about when you travel. One thing I am a big fan of is traveling with a duffle bag. Everything can go right in clothes dryer when you get home, including the bag - which is an excellent way to kill this pest. HOWEVER, anyone traveling to visit you should also be aware! I realize it is not a very savory topic to discuss with friends and family. I know because I have done so myself. We have seen this in cases we have analyzed as well; that is, the possibility that residents picked up a bug from guests. If a resident traveling is the number one risk factor, receiving visitors is a close second.

For residents concerned about a laundry room being used to treat laundry, we understand. As we have become more educated on this pest, we've learned the need for concern is very minimal. The typical laundry room including both washers and the dryers are not an environment that a bed bug can survive in with ease. They cannot crawl on the machines and it is improbable that they will survive a cycle in either the washers or dryers. Here at Park Tower, we inspect the laundry room regularly and perform monthly preventative treatments that even further reduce the likelihood you would ever encounter a live bug.

Residents traveling should be aware no matter your destination, or where your guests come from. International travel is certainly the big winner, and in our analysis the Middle East and Southeast Asia are the hot spots. But travel right here in the United States is just as worrisome. No one state or city is immune. Take advantage of the information available and pick up our travel tips brochure for both your trips and your visitors, and prepare yourself accordingly. Also, the price has dropped 50% to arrange for a canine inspection. It is now only \$10 if you would like to have

(continued on page 6)

HISTORY OF SHERIDAN ROAD AND PARK TOWER CONDOMINIUM (continued)

buildings. The second two buildings were never constructed, making Park Tower even more unique.

Acknowledgements: A special thanks is extended to John Buenz for sharing the history of the building with residents and to Joy Muench, a resident at Park Tower, who shared her memories of the development of Sheridan Road.

By Betty Terry-Lundy



QUALITY REHABS THAT WILL “WOW” YOU

M K D E V G R O U P . C O M

WE ARE CURRENTLY WORKING AT PARK TOWER

WE MEET ALL OF PARK TOWER'S INSURANCE AND LICENSE REQUIREMENTS

- ◆ KITCHENS / BATHS / FLOORING & MORE!
- ◆ FULL DESIGN SERVICE INCLUDED
- ◆ MOST COMPETITIVE PRICING
- ◆ EXTENSIVE REHAB EXPERIENCE
- ◆ COMPLETE or PARTIAL REMODEL
- ◆ UPDATE OR FIX-UP TO LIST & SELL
- ◆ SMOOTH & QUICK PROCESS
- ◆ STONE ◆ CABINETS ◆ TILES ◆ APPLIANCES & MORE!

Impressive list of many completed projects ◆ Stunning design ◆ Specializing in city condos



MK
development group

SuperModel
Design

312.437.4310

david@mkdevgroup.com
425 W North Avenue Chicago, IL

your unit inspected by Scout and the canine handler. This will give you some piece of mind, traveling or not. But adding \$10 to the cost of your trip to be inspected or paying \$10 to arrange for an inspection after your guests depart could save you from a much larger hassle down the road. The sooner we can treat for the presence of bed bugs, the better the success rate for treatment.

Health Club Update: During Monday's Severe Weather, a glass door in the pool area blew off its track and smashed a light fixture. Most of the shattered glass ended up in the pool, and therefore for everyone's safety we have had to empty and clean the surface of the pool.

Because of its age, each time we refill the pool, we have often times had to do a lot of leak repair work. This past spring, we had to perform very costly, noisy and time consuming concrete repairs underneath the pool, after completing the flooring and plumbing project. The Board has been advised that since there was a recent repair the pool should be able to be refilled slowly without further damage. We are collecting bids now for future repairs. The pool will remain closed until it is refilled. The Board will move forward to replace the pool's lining if any leaks should appear during the refill process.

We know this is frustrating, and regret the delay for those accustomed to using this amenity on a regular basis. We will keep everyone updated as more information becomes available.

Mall Area Repairs: Investigators have continued to be stumped as to what caused the fire on June 6th. Nonetheless, our insurance company has provided assurances that they will allow us to begin much of the repair work in the mall area without much further delay. It is anticipated that the drop ceiling and most of the insulation will be replaced. Some work to the light fixtures may also be done, possi-

ble replacement. Traffic through the mall area will be hampered at times once the work is underway. However, once the work is scheduled, we will inform residents and post notices immediately so that you are aware of what is being done and where.

Timothy Patricio, Property Manager

Bill's Cleaning & Organizing Service

I have several clients in the building and neighborhood.

Free estimates and great references!

773-676-3540



CRYSTALS' SALON & SPA
5333 N. Sheridan—1-773-878-0008

- Services for men & women
- All hair textures (including press & curl, weaves, & relaxers)
- Manicures
- Pedicures
- Full Body Waxing
- Facial Waxing
- Massages
- Facials
- Spa Facials
- Peels
- Microdermabrasion

30% OFF 1st visit on hair/nails



HEALTH CLUB EQUIPMENT

The pool is CLOSED, but there is some good news. We purchased barely used equipment from a gym that when out of business. The items include 4 treadmills, 2 stability balls, 1 dumbbell weight bench, 4 pairs of stability ball holders, and weight set. These items will be available in the coming weeks.



Personal Training

Lose Weight! Get Motivated! Feel Great!

I am a National Academy of Sports Medicine Certified Personal Trainer who can help you achieve your goals here in Park Tower. \$25 per session.

Arthur Velazquez, CPT
773-991-5740



TOWER TALK ADS PRICES

2 X 2 inch = 25.00
Business Card 3 1/2 X 2 = 40.00
Quarter page = \$75.00
Full page = \$300.00

Contact the Management Office
1-773-769-3250

NEW NEIGHBORHOOD RESTAURANT REVIEWS

M. Henrietta, the sister restaurant to M. Henry on Clark Street, is located at 1133 W Granville just west of the Red Line train station. New on the scene, M. Henrietta offers breakfast, brunch, lunch, and dinner (BYOB). The restaurant offers new American style cooking inspired by global influences. Foods are prepared from natural ingredients and organic products from local providers, when possible. My husband and I dined at M. Henrietta for lunch on a Thursday. Our server was friendly, well informed about the menu, and attentive. Everything that came out of the kitchen looked delicious. We really enjoyed our meal, the Tilapia wrap with salad. Meals range between \$8 and \$14. We will definitely go back; it is a nice addition to our community for a good casual dining experience. The restaurant is open Tue-Fri 7:30AM-9PM; Sat 8AM-9PM; Sun 8AM-3PM 1-773-761-9700

By Betty Terry-Lundy

Inspiration Kitchen

It's not often that you get the opportunity to help the community by simply relaxing and enjoying a tasty meal. Inspiration Kitchen, located at 4715 N. Sheridan, offers just that occasion.

This business offers training for the homeless and others with low income to gain skills within the food service industry and help these individuals on their way to self-sufficiency. The restaurant is open for breakfast from 7-10AM Monday - Friday, lunch from 11A - 3PM Tuesday - Friday, brunch from 9AM -

2PM on weekends, and dinner from 5PM - 9PM Thursday - Saturday nights.

We gathered some friends for a party of six for dinner. Their menu is small but flavorful, offering two different ways to dine. The main menu is separated into 5 courses (appetizer, soup, salad, entrée and desert). There are two prix fixe options: one item from each of the five courses for \$20, or one item from any three courses for \$16. There is also an additional A la Carte menu listing options from \$4 to \$7. We all chose different items from their prix fixe menu. The serving sizes were small enough that a full five course meal left us full without being overstuffed.

With minor exceptions, all the food was very good. (The soy dressing on the cucumber and melon salad was too salty; the hanger steak was surprisingly bland and chewy.) The real standouts of each course were the chorizo croquettes, the coconut-lime



soup, the avocado and bacon salad, the rosemary grilled chicken breast, and the brownie & funnel cake sundaes.

The service was attentive and the decor of the restaurant was tasteful and unobtrusive. We did notice a delay during each course where some were served food and others weren't; we suspect a party of six was stretching the capabilities of the kitchen. There was no indication that we were dining at anything less than an upscale intimate establishment. What was especially nice is that the six of us were able to spend several hours relaxing over our meal.

The restaurant is BYOB and reservations are accepted. Their phone number is 773-275-0626. We all agreed: we came the first time to help the community, but we'll be back simply to enjoy a great meal and a great price.

By Vince DiFruscio

Jin Thai Cuisine, on the corner of Broadway and Catalpa is a pleasant surprise, and a notch above other Asian restaurants in the vicinity. The owners, husband and wife, Chai and Jin Rongsang decided to bring their cuisine to Edgewater when high rent and change of ownership priced them out of their Evanston location, where they had over a decade of success. Jin was introduced to the business at an early age - her mother had a restaurant in her native Thailand, and she refined her technique at Kendall College. Her kitchen skills show in the Angel Wing appetizers - fried chicken wings stuffed with chicken, glass noodles, carrot and cabbage, served with a well-balanced dipping sauce. The menu carries familiar Thai dishes - Larb Salad, Tom Yum Soup, Pad Thai Noodles, and Green, Red, Yellow and Panang Curries. The Boat Noodle Soup is an authentic rendition of the comfort food sold in small cups from river boats in Thailand, but in a much heartier portion. Some Pan-Asian favorites are also featured: Egg Rolls, Vietnamese Rolls, Pho, Sukiyaki, and Teriyaki Chicken so everyone will find a dish to their liking. Chai explained that his aim is to bring very fresh food at affordable prices to the area. He buys fresh fish and produce every day at the markets on Argyle, and tofu from the factory next door. The décor in the small dining area is clean and modern, keeping the focus on the food. Future plans include expanding next door and sidewalk seating next summer. More space may soon be needed, as on my weekday visit, there was a steady flow of diners. Entrées are \$7.95 to \$15.95. The restaurant is BYOB and offers carry-out too. *Jin Thai Cuisine*, 5458 N. Broadway, 773 681-0555 www.jinthaicuisine.com

By Robert Pierce



DATES TO REMEMBER

2011-2012 BOARD MEETINGS

August 8, 2011
 September 12, 2011
 October 2011 (canceled)
 November 14, 2011
 December 12, 2011
 January 9, 2012
 February 13, 2012
 March 12, 2012
 April 9, 2012
 May 14, 2012
 June 11, 2012 (annual meeting)

7:30 p.m. in the Party Room

All owners are invited to all Board meetings.

OFFICE HOURS

Monday, Tuesdays,
 Wednesdays, and Fridays

8:00 a.m. to 5:00 p.m.

Thursdays

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

You may also contact the management office by e-mail or by leaving a written correspondence in the lock box located in the lobby.

MALL BUSINESS CONTACTS

Suite 103:	Senior Care Services (Companion and Care Givers) 773-334-1112
	Aynot Enterprises, Inc. (Salon—Spa Contractors) 773-728-6486
Suite 103A:	Healing Center of Chicago Tony Hollenback, LCSW (Integrative Care: Counseling for the mind, body and the spirit) 773-255-9234
Suite 103A:	Dralyuk Real Estate 773-275-8520
Suite 106:	Dr. Shirley Roy (Internal Med.) Dr. Robert Reeves (Adult Psy.) Dr. Robert Brinkman (Internal Med.) 773-878-5151
Suite 109:	M & J Care, LLC 773-878-1032
Suite 110:	Elizabeth Todorovic (Real Estate Attorney) 773-271-2110
Suite 111:	Blackstone ATM (ATM Company) 312-515-0112
Suite 112:	Lake Shore Realty 773-989-9200
Suite 113A:	Lettuce Entertain You (Gift Certificate Purchases) 773-924-4438

Website: www.dkcondo.com

Click web address to enter website. Go to the drop down button to find Park Tower Condominium. Click on Park Tower for details related to our condominium. Owners should enter their first initial and last name as the user name and enter the last 8 digits of their assessment account number as the password to access owner website information.