

TowerTalk

News By and For the Park Tower Condominium Community

In Our Parks

Lakefront Trail Revisited

by Sheldon Atovsky & Bob Shamo



Chicago boasts an open and public lakefront, one of the most beautiful in the United States. Parallel to the lakeshore, but east of Lakeshore Drive, runs an 18½ mile Lakefront Trail that provides fresh air and an unsurpassed view to walkers, runners, cyclists, skateboarders, and all manner of outdoor enthusiasts. Estimates are that 100,000 people use the trail on a busy summer day, with 30,000 cyclists riding it to and from work -- so many, in fact, that the trail can be a bit dicey on busy days.

Two multiyear improvement projects are making the trail safer and a better fit for those who use it. The **Trail Separation Project** is being completed as we go to press. The **Navy Pier Flyover** is scheduled to wrap in 2019, but a large portion of it is promised by the end of the year.



Trail separation means providing one lane or path for walkers and another for faster traffic, mainly bicycles. Here at the northernmost end, the trail has now been widened enough to allow separate marked lanes for each. This particular stretch also illustrates how the entire length of the trail is now navigable at night thanks in part to tripling the number of historically accurate lampposts, as seen in the photo at the lower left.

Directly east of Park Tower, at the Berwyn underpass, the trail splits. Cyclists heading south use the original asphalt, while walkers are directed to newly-poured concrete adjacent to the beach. This split is maintained south of Foster Avenue; cyclists are asked to ride a new path which is closer to the lake and safer because it incorporates existing underpasses at Wilson and Montrose.

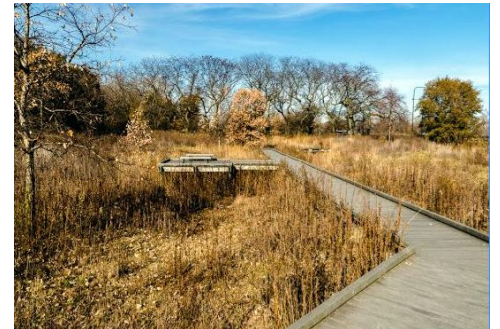
These, then, are the two approaches to trail separation: Widen the trail with another lane where city parkland is scarce, or add a second path as space permits.



In one configuration or the other, the trail continues to the city where it is about to be altered dramatically by the Navy Pier Flyover -- more on that in a moment -- then on to 71st street where it ends at the South Shore Cultural Center.

Sheldon and his partner, Terry Gorman, ride the trail regularly on their tandem bike and offer here a couple suggestions. First, where the trail separates, please use the correct path. When all is finished and appropriately marked, there should be no confusion as to which is for walkers and which for cyclists.

Second, if you haven't walked or biked the trail south of downtown, you're missing something quite lovely. Space is plentiful and the city has worked hard to make it inviting and safe. Walkers and cyclists use separate paths as the trail winds through the recently-completed Burnham Nature Conservatory. There is public art sculpture, a new harbor, marina and playground at 31st Street, as well as several beaches with restrooms and concessions.



This story continues on [page 10](#). Go to www.ptcondo.com/news to read in color and [link to suggested websites](#) and email addresses.

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Remembering Our Own and Helping Nearby Neighbors in Need

by Frank Muldowney



Park Tower is alive! It lives and breathes, has a central nervous system, skeleton and skin. Keeping it healthy and humming are, of course, Park Tower's 32 employees. Most of us nod and smile at the ones we see the most; we may even know their names, at least those who've given us a personal assist when needed.

But once a year we can do a little more: contribute to the **Employee Holiday Fund**. Property manager Tim Patricio oversees the fund, and in a recent conversation he explained how our contributions are distributed. There are three factors, each of which accounts for one-third of a given employee's share:

- Just being a PT employee
- Length of tenure (some have worked here three decades or more)
- Responsibilities of that employee's particular position

But there is a caveat Tim wants us to consider. Beginning this year, tax will be deducted prior to distribution. In the past, employees were expected to themselves declare the amount of tax owed. This change in procedure will reduce by about 30% the amount each employee would otherwise receive at distribution. The change also adds a procedural step, so residents are asked to please submit contributions by Friday, December 14.

Contributions are welcome from tenants as well as Owners. Checks can be dropped off at the Management Office, made out to Park Tower but designated for the fund. Owners have another option -- to direct Management to add a one-time amount to their next monthly assessment.

Tim made it a point to say that our employees greatly appreciate the recognition and, in fact, the gift itself. As their leader, he sends his appreciation to those who choose to contribute. **TT**

An unassuming storefront just steps from Park Tower conceals a remarkable community service that operates day-in, day-out with little or no fanfare. **Care for Real** distributes a mind-bending one million pounds of food each year to 30,000 people a month.



By one estimate, 70 million seniors will be living in poverty by 2030. Lyle Allen, executive director of CFR, affirmed a substantial increase of seniors asking for help, especially those on fixed incomes, grandparents caring for grandchildren -- about 20% of its clients are families with children -- as well as single persons and the homeless.

Care for Real considers those it assists to be clients, and most of those clients participate in the food distribution program. There are canned goods to be sure, but also fresh fruits and vegetables, meat, milk and many other nutritious foods that would otherwise be missing from their diets. Pet food is also in great demand. The elderly treasure their pets and would otherwise willingly sacrifice to feed them.

Organized collection and distribution procedures are essential. On the collection side, the Greater Chicago Food Depository trucks in government surplus and greatly-discounted items. CFR drives its three vans to pick up scheduled donations from Mariano's, Jewel and other food retailers. And individuals, churches and similar groups help, too, by dropping off acceptable food and clothing -- repurposing clothing being another of CFR's core missions. (Sweaters and warm outer wear are particularly appreciated now that cold weather is arriving.)

Having arrived, food is then shelved or refrigerated awaiting distribution by volunteers, and clothing is sorted, stacked or placed on hangers. Specialty items such as bookbags are available

when school starts in the fall, and children's toys are distributed during the holidays.

Care for Real accomplishes all this with only five full-time employees but dozens of unpaid volunteers. Lyle stated that 92 cents of every dollar raised goes directly to aid, only 8 cents to overhead. Monetary donations are welcome via www.careforreal.org. A \$5 cash donation will feed a person for a week!

Karen Feller, volunteer coordinator, mentioned that her charges already include Park Tower residents. She would love to have more, even if for just several hours a month. Contact Karen at info@careforreal.org



Lyle Allen, executive director, with volunteer, Francisco Villa

All in all, what a wonderful way to leverage a small amount of one's time or money into a program that has a powerful impact on our community. **TT**

As the holidays approach, PT residents will find clothes donation boxes at the doorman's desk and near the Management Office.

Care for Real is located on the east side of Sheridan Road, between Park Tower and Tedino's Pizzeria.

Donations are also accepted at the rear of the building, across the driveway from the exit doors adjacent to Park Tower's Management Office. Donation hours are 9:00 am to 3:30 pm weekdays and 9:00 am to 12:30 pm Saturdays.

A list of acceptable food, clothing and small household items are at www.careforreal.org/about-us/contact-us/

Committee Focus

Social Committee

People-to-People Lifts Off!



to share common interests. The interest areas identified so far are listed below and we are open to more.

Early in October, about 20 people met to discuss the **People-to-People** project -- that is, small groups of Park Tower residents meeting occasionally

Board & Card Games

Bingo, Backgammon, Canasta, Dominoes, Mah Jong, Poker, Scrabble

Community Concern

Current events, Intergenerational women's support, Gardening in the park, Park Tower renters group, Redline-Berwyn & Bryn Mawr rebuilds, Positive spirituality and prayers for peace

Arts Appreciation

In-house listening to music recordings or performances, Preview films being considered for Movie Nights, Offsite attendance at concerts, lectures, films, etc.

Physical Fitness

Ballroom dancing, Belly dancing, Biking, Chicago trails, Running, Tai Chi, Regular walking, Water aerobics, Yoga, Chair Yoga

Medical Support

Alzheimer's & dementia, Arthritis, Cancer & chronic disease, End of life planning, Physician assisted dying, Low & impaired vision, Parkinson's disease, Understanding & organizing medical bills

Written Word

Book Club, Writing for TowerTalk

Computer/Digital Assistance

One-time instructional

The doorman has People-to-People interest cards for any who missed the meeting but would like to join a group. Fill out a card and drop it into the slot at the doorman's desk. Or, contact me at

s-atovsky@sbcglobal.net

More Done, More to Come



Towards the end of September, your Social Committee sponsored a **Special Edition TGIF** honoring Sue and Jim Kim, retiring after 37 years of service looking after our Dry Cleaners/Delivery Room.



Thanks to Betty Terry-Lundy and Mike Magliane for the photos.

We were thrilled with the turnout. 140+ residents stopped by to wish them well, and many also helped with preparations. Board president Michael Parrie spoke eloquently of the couples' diligence, attention to detail, and friendly manner over the years, then presented them with a certificate of excellence and led them to make the first cut in a colorful cake created in their honor.

Sue and Jim have asked me to thank all who attended, and especially those who made it a point, either at the TGIF or since, to speak with them personally.

Movie Nights returned with *The Sound of Music* in October and *Hopscotch* in November. Attendance varied, but the equipment worked flawlessly, and the films were well received. Saturdays

seem to work well for these showings, and we're still experimenting with show times, food/refreshment offerings. **TT**

Sheldon Atovsky, chair

Upcoming Social Calendar

December 7 (Friday) Holiday Cheer

5:30 to 7:30 pm, Lobby Lounge

January 12 (Saturday) Movie Night

Kids-focused animation film TBA
Time & Pizza details TBA, Party Room

February 3 (Sunday) Super Bowl Party

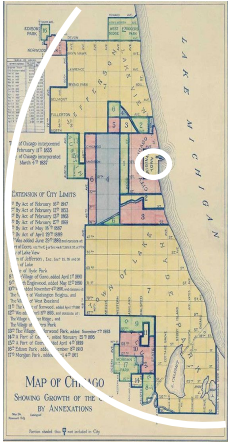
By Management & Maintenance
Time & Details TBA, Party Room

February 24 Academy Awards Party

As last year, w/related activities
Time & Details TBA, Party Room

Episode Four - Chicago Becomes the Nation's "Second City" (1850 to 1900)

by Frank Muldowney



Growth 1850 (circle) to 1900 (curved line)

Chicago, sitting on the shore of Lake Michigan, was an insignificant player on the U.S. stage in 1850. But by 1900 it had grown from 40,000 people in 1850 to 1.7 million, mainly by annexation, and has since been known as the Second City, that is, second only to New York City.

Lincoln Park – 1850's

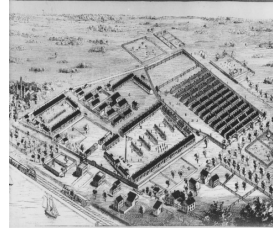
The history of Lincoln Park goes all the way back to the late 1840's and 1850's. In 1843 an area near North Avenue was designated City Cemetery. A few years later, Cemetery Park was added. Then, due in part to cholera outbreaks, city council added all the burial grounds north of North Avenue, allowing many graves to be relocated. In 1865 this entire area was renamed Lincoln Park in honor of our recently-assassinated president. Thus, from a small beginning Lincoln Park has grown to a gigantic park more than seven miles long, stretching from Chicago's north lake shore all the way to Hollywood, and creating a handsome back yard for our own Park Tower building.

CIVIL WAR – 1861 TO 1865

Chicago played an important role in the United States Civil War, which started on April 12, 1861 and lasted until May 13, 1865. The northern part of Illinois was anti-slavery and contributed large numbers of soldiers to the Union cause. But the southern part of the state, abutting Kentucky and Tennessee, was largely sympathetic to the Confederate cause.

Chicago itself was a staging area for distributing supplies to the Union armies. As a result, the city was a hotbed of spying, for both the Union and the Confederacy.

Chicago also housed the Midwest's largest Confederate prisoner of war jail. Camp Douglas was located on Chicago's South Side, near the lake and between 31st and 35th streets.



The Chicago Fire - 1871



In 1871, Chicago was humming along, a growing boom town -- 300,000+ people and 59,500 structures spread over some 23,000 acres. But because of the rapid growth, speed of construction was valued over quality; many structures were sub-standard and mostly wood.

The fire started the morning of October 7 in a barn in the near southwest part of the city. Legend has it (never proved) that a cow kicked over a lantern. Given extremely dry conditions, those wooden homes and buildings were ideal kindling. The fire spread quickly to nearby buildings and was out of control by the time the fire department responded. A strong southwest wind further scattered burning embers toward the heart of the city.

By 11:30 am, the near southwest and some downtown buildings had been reduced to ashes. The fire then leapt the Chicago River and proceeded to devastate structures further north, even neighborhoods bordering the lake shore. Left in its wake were piles of bricks, burnt out homes and factories. Hundreds of people even fled into Lake Michigan to avoid the flames.

Attempts to fight the fire ceased the following morning, October 8, when the pumping station at Pine Street

(now the corner of Michigan and Chicago Avenues) stopped working. Ironically, the pumping station itself and the iconic Water Tower across the street were left undamaged -- among the few structures to survive. Rain on October 10 helped quench the fire, which by then had burned all the way north to Fullerton Avenue. In all, 300 people were killed and 100,000 left without shelter.

["A disaster to end all disasters," it was said. Almost entirely overlooked by the press was the massive Peshtigo Fire that also started on October 8 in nearby Wisconsin. It is the deadliest wildfire in American history, destroying an area 50% larger than the state of Rhode Island and killing 1,500 to 2,500 people.]

Chicago began rebuilding immediately, and within a few years we were again on our way to becoming the Second City.

Beginnings of Edgewater - 1885

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A RESIDENT AGENT AT EDGEWATER

By the time the city annexed Lakeview in 1889, that neighborhood's far northeastern portion -- where Park Tower is located now -- was already known as Edgewater, so named by the prominent developer, John Lewis Cochran. Edgewater was early to have electricity, and Cochran soon built a portion of electric railway along Broadway to encourage further development. (Later, this was folded into the CTA and still serves us as part of the Red Line.)

By the late 1890s, Edgewater was regarded as one of Chicago's most prestigious neighborhoods. All along the lakefront

large mansions were constructed, one next to the other. A luxury hotel, the Edgewater Beach Hotel, was built right on the lake. The Edgewater Beach Apartments, which has landmark status, stands today at the corner of Sheridan Road and Bryn Mawr.

First Steel Structure Skyscraper, Home Insurance Building - 1885



Chicago was home to the first skyscraper, designed by William Le Baron Jenney and completed in 1885. The Home Insurance Building, since demolished, was the first tall building to be supported both inside and out by a fire-proof structural steel and metal frame and to include reinforced concrete as a building material.

By the time New York got its first steel-frame skyscraper in 1889, Chicago had at least five -- as well as a reputation for advanced design known as the "Chicago School" that paved the way

for 20th century building methods such as Park Tower's "curtain wall" construction.

Another development around this time enabled these tall skyscrapers: the Otis elevator. Prior to Otis' invention in 1854, buildings rarely reached even seven stories because higher floors with all those stairs would have failed to attract tenants.

World's Columbian Exposition - 1893



Chicago ushered out the 19th century with the spectacular World's Columbian Exposition, also known as the World's Fair. The name reflected its purpose, to celebrate the 400th anniversary of the discovery of the New World by Christopher Columbus.

The scale of the undertaking was immense, to say the least. 46 nations participated in the exposition, and nearly 26 million visitors took in the exhibits, rides and entertainment during the event's six month duration. Located on 600 acres of land in Jackson Park -- site of the future Barack Obama Presidential Center -- it featured canals, lagoons, 200 buildings, the largest Ferris wheel in the world at the time, as well as innumerable other attractions. Sadly, only two of those buildings remain today: the Field Museum, near the lake and Roosevelt Road, and the Museum of Science and Industry, near the lake at 57th Street.

New York City also badly wanted to host the Exposition. But Chicago was determined, loud and brash -- to the extent that the press complained we were like "bags of wind." So it was not those ferocious winds off the lake, but rather bragadocio that earned us our second nickname, the Windy City! **TT**

Frank is a member of the Newsletter Committee and author of this continuing series.

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Terry Gorman, Resident With a Story to Tell

by Terry Gorman



Most long-time residents will recognize Terry, the gentleman pictured above. Slim, erect, dark glasses, either navigating alone or on the arm of his partner, Sheldon.

Terry kindly agreed to be interviewed for this profile piece but, no surprise to those of us who know him, he followed up with meticulous written responses. My notes pale by comparison, so what follows are Terry's own comments about his remarkable life these past 70 years. [Editor]

Back around the time I was born, hospitals began installing incubators to save the lives of premature babies. Administering extra oxygen was part of the treatment and until the dosage was eventually moderated, several thousand "preemies" like myself were inadvertently made blind.

The public schools in Manitowoc, Wisconsin were not equipped to teach blind children, so beginning at age six I attended Wisconsin School for the Visually Handicapped in Janesville, a boarding school about 150 miles from home. At first my dad drove me, but by age nine I was taking Greyhound buses (with a transfer in Milwaukee) for the seasonal commute to and from school. Drivers would show me to a seat in the terminals, and when I heard the departure announcement I would navigate to the area and board the bus. And, yes, I learned to ask for help occasionally!

My education in Janesville continued through twelfth grade. It was good in some surprising ways, music being one of them. Piano lessons began in third grade, violin in fifth. There followed junior and senior

orchestras, chorus, and classes in music history and piano tuning. Among my fondest memories are learning the Scottish ballad, "Barbara Allen," probably in fifth grade, and singing carols in multi-part harmony most every Christmas.

We blind kids moved freely around campus performing in plays, wrestling, roller skating, and not learning to use canes until 11th or 12th grade. By then we were acting like teenagers anywhere, raising a little hell occasionally and even nick-naming our school "Braille Jail," due to its rules and regulations!

During one summer of high school I sold Watkins Products door to door in Milwaukee, carrying a kit of sample products and ringing doorbells. It was much safer to do that sort of thing in the 1960's. The fresh air was great, as was the conversation with the women who, probably stunned, answered their doors!

I attended University of Wisconsin in Madison for two years but dropped out because I couldn't see exactly how it was preparing me for a career. Thereafter, I worked in customer service at the Milwaukee Journal/Sentinel followed by a much longer stint at a National Industries for the Blind factory in Milwaukee.

Then, when I was about 22, I heard that Wisconsin was sending blind people to Little Rock to be trained as IRS customer service representatives, I asked for and was granted that training, which turned out to be extensive -- three months for blind trainees as opposed to three weeks for sighted ones.

There being no talking calculators in 1973, I had to master the abacus (a simple one pictured).



Now I had had a bit of experience in high school with the abacus but nothing like what the Little Rock school demanded.

Tests were mostly essay questions and you had to get a perfect score to graduate. When I got a score of 92 on the final abacus test, the teacher said, "Great, you would give 8 taxpayers per day the wrong answer!" He asked the state to pay for one more month of training, and I wound up with a score of 100.

My first posting was to IRS offices in Cleveland, Ohio. But having always wanted to live in Chicago, I soon applied to be transferred and, true to form, took an overnight Greyhound bus to my morning interview. The Chicago IRS office had had a couple outstanding blind employees. That plus my solo bus ride and favorable interview got me the coveted Chicago position. I was 26 years old.

I held three positions at IRS in Chicago: taxpayer service representative, taxpayer service specialist and tax law specialist. This was work at a call site with about four hundred employees, some 15 of whom were blind and had come from the Arkansas program.

Initially, the work involved answering basic tax questions, referring to IRS publications which were brailled for us or which we brailled ourselves outside of working hours. Later I handled more complex issues and taught classes to other employees, some sighted, some blind. Eventually, my assignment required answering written inquiries on very technical issues and answering them in writing -- always a touchy issue and very carefully handled.

"Gorman vs Regan," (Donald Regan was President Ronald Reagan's Secretary of Treasury) was a federal lawsuit that I assembled on behalf of blind employees seeking to have specialized electronic equipment installed in IRS offices. The suit was successful and enabled blind employees to work at higher technical levels similar to their sighted colleagues and to earn commensurate salaries.

At age 58 I retired from IRS, with almost 32 years of service. Having recently met Sheldon, my partner, it was an easy decision to make when the agency decided to move its Chicago office to St. Louis. Looking back, IRS enabled me to continue the customer service work I had done years

before, using computers and up-to-date technology, plus earn a middle class income and a lifetime government pension -- in short, the American dream.

And retirement is enabling me to pursue three passions. First, I volunteer for Bookshare.org, scanning, proofreading and correcting braille translations which are then available to other Bookshare members. 145 books so far, and going strong! The titles often reflect my interest in classical music (two biographies on G. F. Handel) and LGBT issues (**Gay American History**, by Jonathan Katz, and titles not otherwise available).

My second retirement pastime is bicycling. I've always loved it and bought my first tandem in 1972 while in Madison. Sheldon and I have bicycled some 27,000 miles since we began in 2007. Mostly we take the Lakefront Trail which runs south to 71st street, but occasionally other routes like the Green Bay or North Branch Trail to the Chicago Botanical Garden.

(Sheldon and I have an understanding: I drag him out on the bike whenever I can, and he feeds me broccoli, cauliflower and brussels sprouts. Exercise + diet are working; we've both lost weight and feel great.)

My third passion is classical music. Personally, I favor Baroque vocal music but together we attend a fair number of opera and small ensemble concerts. Over the years I've collected and catalogued 6,500 or so CDs. And digital streaming offers a variety of radio stations including WFMT and a Finnish station I'm enthused about.

Park Tower is a great place to live because of its location near the Lakefront Trail, the buses and Red Line, Clark Street's many restaurants, and the community of people who live here. **I do have one simple request of residents who know me and want to be sociable: Please start off by telling me your name, as in "Hi Terry, I'm _____!"** **TT**

Terry has lived at Park Tower since 1994.

Committee Focus Home Improvement

Package Room

As TowerTalk goes to press, the newly rebuilt Receiving Room, now the Package Room, is near completion. We have contracted with **Luxer One** to manage package deliveries. Both deliveries and pickups are via codes unique to each package, which are entered onto a screen just outside the room. Residents will be informed of package arrivals by email or a phone text and then be able to pick them up 24/7. Refrigeration is available for perishable items, as is a space for oversized packages.

Directly across from the Package Room are lockers, installed by **Pressbox**, for residents who want clothing professionally cleaned or laundered. Pickup is at or shortly after 8:00 am. Expect a two-day turn-around. For more info, go to www.ptcondo/news

Carpeting & Light Fixtures

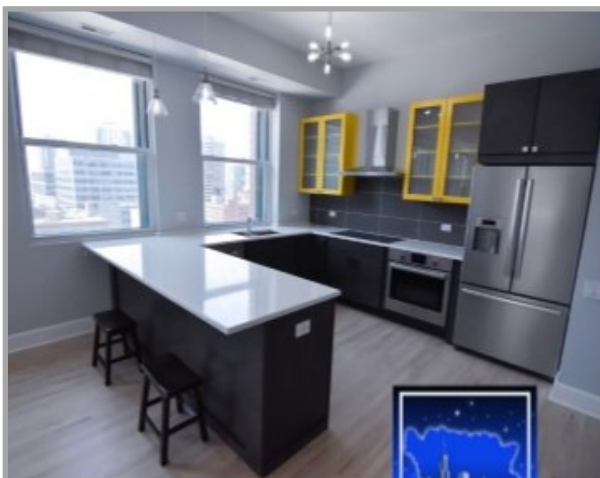
The durable flooring selected for the Package Room will also be installed this coming year in the hallways of 1P and 2P, then eventually in the service elevator areas on all floors.

New light fixtures will be installed in the 55th floor hallway -- one row of similar fixtures per side of the hallway triangle. These are intended as sample fixtures, and Owners are encouraged to provide feedback about the ones they prefer. Replacements on all remaining floors will be done in 2021-22, by which time the appropriate fixture will have been chosen. **TT**

Cable & Internet

The Board has voted unanimously in favor of a resolution to accept the recommendation of the Ad Hoc Committee for Cable and Internet to pursue renewal with RCN for bulk cable and Internet service. Management is now negotiating terms and conditions. Our current contract with RCN expires April, 2019. **TT**

JUST IN The *Condominium and Common Interest Community Ombudsman Act* requires that condo associations have clear written policies for resolving Owner complaints in place by January 1, 2019. Plans are to include a draft with the budget mailing early in December, then discuss it with Owners in an open meeting prior to formal acceptance by the Board. **TT**



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Welcome Aboard

Ryan Gest, Newest Doorman & Patrik Janic, Assistant Chief Engineer

by Jeff Hauser



If Ryan Gest looks familiar to you, it's because prior to joining our staff as overnight doorman, he worked here as a security guard. Important as they are, those guards are not Park Tower employees. Rather, they work for a security firm under contract to Park Tower.

Ryan was enjoying his work here at Park Tower and, like all our security guards, he would hold down the front desk from time-to-time when regular doormen took their breaks. He had even filled in short-term after Robert E. Lee's recent retirement. So when the overnight doorman position was offered, Ryan was pleased to accept.

Ryan grew up in Chicago's Cabrini Green housing complex and now lives in Aurora. Yes, the commute is a long one but worthwhile, he feels, given the challenges he finds in his work: the "Grand Central Station" feel of signing visitors in and out, directing deliveries, writing the occasional work order and, in general, being part of a large staff team.

Pastimes include basketball and hiking the trails in parks and nature preserves. Interestingly, he and his girlfriend, Olivia, love poetry and music, writing and sharing songs at area "open mic" nights.

Ryan is an alert, engaged, and ambitious new employee. We wish him a long and happy tenure at Park Tower. **TT**



Patrick, born and raised in Slovakia, moved to the USA when he was 9 years old. He grew up in suburban Norridge and has been in Chicagoland ever since. He currently lives in Harwood Heights, where his passion is his own home. At present he is remodeling room-by-room and taking his time.

Previously he worked with PTCA as a foreman with MPD construction, coordinating day-to-day site activities for two riser projects and a couple other contracting jobs here in the building. When Management found out he was available, we reached out to see if he'd be interested in joining the team as the engineer's right hand, to replace long-time employee Matt Brown.

Patrik enjoys traveling, snowboarding, and doing small construction projects around his house. **TT**

Best Wishes

Yvonne & Kay

Yvonne Sanchez and Kay Kroger -- assistant property managers for business operations and office operations, respectively -- resigned their positions this fall.



In reply to **TowerTalk's** invitation, Yvonne wrote as follows:

I have always wanted to live abroad and I feel that now is the perfect opportunity. I just recently paid off my student loans, but I would still like to continue my education. So why not out of the country! I will be living in Germany with my boyfriend, Paul, and starting with a German course at Heidelberg University. Paul will be working on his masters degree.

I will miss my colleagues and the residents. There was never a boring day at the management office!



Kay was uncertain of her long-term plans but at the time of writing was considering PhD programs for the following year. For now she has a position that allows her to work remotely from home.

*What I most value from working at Park Tower is the incredible management team. The office culture felt like family, caring for one another personally but still expecting each other to do a good job. I'll certainly miss all of them. (My humorous Park Tower anecdotes just wouldn't read well in TowerTalk!) **TT***



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Jeff is a member of the
Newsletter Committee.

Committee Focus

Health Club



After many years in a high-humidity and chlorine environment, renovations are needed in the pool area of the Health Club. There may be minor inconvenience while work is progressing, but we will try to keep it to a minimum.

- Seven sliding windows will be replaced -- three at the south end of the pool enclosure, and four on the other sides for access to the outdoor deck and air circulation when opened. This work will begin before year's end.
- The remaining 21 windows surrounding the pool will be sealed and permanently closed.
- The jacuzzi platform structure will be rebuilt and retiled, with timing of the project yet to be finalized. Work will be scheduled taking into account the staff time required and other building projects.

- The 32 lighting fixtures surrounding the pool will be replaced. We are looking for appropriate fixtures at a reasonable price.

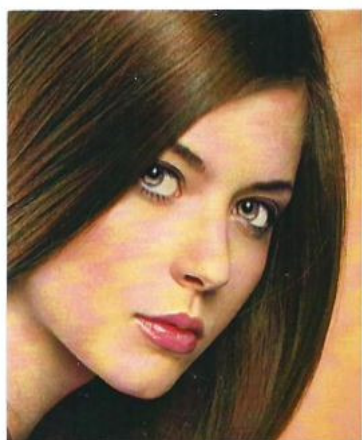
There are continuing concerns about rules violations in the Health Club, primarily those applying to guests, showers and equipment. The committee considered adding enough staff attendants to supervise all hours the club is open. But this would require increasing dues, something we want to avoid. Therefore, we are emphasizing to club members that they must comply with rules so as to avoid the need for additional staff. Here are a few reminders:

- Each visitor/guest needs a *Guest Pass*. These can be purchased at the time of use or in advance .. and either at the attendant's desk or the Management office. Guests cannot themselves be Park Tower residents. There is a limit of three guests at any given time. Club members allowing a non-member to enter without a *Guest Pass* are subject to a minimum fine of \$50 for EACH non-member or guest without a *Guest Pass*.

If you use the weights in the back of the weight room, please remember to put everything back when you are done, especially any weights you put on the bars. Some folks may not be able to lift as much weight as you and will have difficulty removing them or could possibly incur an injury.

- Please remember to keep control of weights and weight stacks, and not to drop them back onto the rack after a lift. Over time, slamming weights back down is harmful to the equipment.
- The sign-up system for cardio room equipment exists for the convenience of all members. Please stop at the attendant's desk to sign up before going to the cardio room. Those with busy schedules can reserve time with a phone call to the attendant. And just because a machine is available when you start doesn't mean somebody isn't signed up for it 10 minutes later. Sign up and avoid conflicts! **TT**

Ken Anderson, Board liaison



SALON M
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Armani
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Chicago, Illinois 60640
773 561 2892 Salon
916 833 9875 Cell
AVEDA

Salon M is located on the soon-to-be completed Argyle Streetscape, between Kenmore and Winthrop Avenues.

A talented stylist, Armani, has joined the staff just recently and is offering a complimentary shampoo and styling with your first hair cutting appointment. Just mention having read the offer here, in Park Tower's TowerTalk newsletter.

PLUS .. 20% off on all hair care products!



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**As seen in the Park Tower Health Club*

**Come to our Main Lobby Presentation
Saturday, January 19, from 10 am to 4 pm**

Contact Diana Hoffman
630-504-7704 / diana@midwestglasstinters.com
www.midwestglasstinters.com

For These Owners, An Assessment Gladly Paid



A couple years ago Owners Dan Johnston and Catherine Kestler sent along a list of facilities and services residents enjoy here at Park Tower. We've updated it annually because every item – and no doubt some we haven't thought of – is supported in one way or another by Owners' monthly assessments.

A proposed 2019-20 budget will be arriving in mailboxes soon, to be discussed in an open Board Meeting and then adopted by the Board. Are these facilities and services -- available to Owners and tenants alike -- worth your assessment dollar?

- Bicycle Room (subsidy)
- Cable & Internet including high speed broadband (a separate uniform charge, otherwise like an assessment)
- Doorman 24/7
- Draper & Kramer onsite team (property manager, two assistant managers, office assistant, chief and assistant chief engineers plus back-office support)
- Dry Cleaning and laundry pick up by commercial service via lockers near Package Room)
- Guest parking (subsidy)

- Health Club (subsidy)
- Heating & air conditioning
- Hikers (car parkers) 24/7
- Insurance (common property and liability)
- Landscaping & snow removal
- Laundry Room (subsidy)
- Lobby furnishings & décor
- Lock out service (free when office is open)
- Maintenance 24/7
- Market (subsidy)
- Newsletter
- Otis elevator maintenance
- Package Room (rebuilt this year and modernized for delivery and pickup)
- Real estate tax appeals (periodic)
- Reserve fund (never had a special assessment)
- Rooftop deck & garden
- Security equipment & personnel
- Social Committee
- Utilities in common areas
- Waste removal & recycling
- Water & sewer
- Window washing (exterior)
- Work orders (materials & labor below market price) **TT**

Lakefront Trail, continued from page 1

Now to the Navy Pier Flyover. It will do for pedestrians and cyclists what upper Lake Shore Drive does for motorists -- eliminate the congestion on lower Lake Shore Drive, with the Chicago River Bridge and intersections leading to Navy Pier.

The completed flyover will be 16 feet wide and 1,750 feet long. The portion to be opened yet this year begins with the ramp at the Ohio Street Beach (pictured, in place for the past year but closed) and continues alongside upper Lake Shore Drive until exiting at lower Lake Shore Drive just north of the Chicago River. Next year, the flyway will be extended across the river where it will meet up with the existing trail leading down to the Chicago Yacht Club.



So, there you have it, a vastly improved Lakeshore Trail. How much does it add to your quality of life? To the resale value of your unit? **TTT**

Sheldon is a member of the Newsletter Committee, Bob its chair. The online edition links to updates on the trail and flyover.



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Park Tower Unit Sales & Leases, January through October, 2018



Studio Sales ('03, '07, '10, '12 Tiers)

Floor	Tier	Purchase Price
23	03	\$ 103,000
44	12	\$ 114,900
53	10	\$ 109,000
31	07	\$ 119,500
23	12	\$ 98,500
06	03	\$ 92,500
50	10	\$ 120,000
32	12	\$ 123,000
35	03	\$ 107,000
53	07	\$ 115,000

Total **10** Studios Sold
Average Price **\$ 110,280**

Small 1-Bedroom Sales ('08, '09, '14, '15 Tiers)

Floor	Tier	Purchase Price
33	14	\$ 131,000
25	15	\$ 124,000
24	15	\$ 126,500
12	14	\$ 121,000
47	14	\$ 125,000
54	14	\$ 150,000
22	09	\$ 147,000
20	15	\$ 151,000
10	09	\$ 110,000
48	15	\$ 143,500
10	08	\$ 129,000
42	08	\$ 145,000
20	09	\$ 155,000

Total **13** Small 1-Bedrooms Sold
Average Price **\$ 136,231**

Medium 1-Bedroom Sales ('02, '05 Tiers)

Floor	Tier	Purchase Price
30	05	\$ 157,500
11	02	\$ 155,000
08	02	\$ 162,500
24	02	\$ 175,000
54	05	\$ 113,500
37	05	\$ 162,200

Total **6** Medium 1-Beds Sold
Average Price **\$ 129,950**

Large 1-Bedroom Sales ('04 Tier)

Floor	Tier	Purchase Price
30	04	\$ 192,000
54	04	\$ 113,500

Total **2** Large 1-Bedrooms Sold
Average Price **\$ 152,750**

2-Bedroom Sales ('01, '06, '11 Tiers)

Floor	Tier	Purchase Price
41	01	\$ 271,000
08	06	\$ 240,000
09	01	\$ 284,450
37	01	\$ 265,000

Total **4** 2-Bedrooms Sold
Average Price **\$ 265,113**

Combined Unit Sales (none)

Commercial Sales (none)



Data provided by
Management

Within the Sales Report, units are listed in the order sold. To compare with the same period one year ago, go to www.ptcondo.com/news where Issues are listed in reverse chronological order in the right column.

Studio Leases

('03, '07, '10, '12 Tiers)

Lower levels (floors 3 - 19)
11 leased, averaging \$1,148

Mid-levels (floors 20 - 39)
10 leased averaging \$1,153

Higher levels (floors 40 - 55)
10 leased, averaging \$1,228

Small 1-Bedroom Leases ('08, '09, '14, '15 Tiers)

Lower levels (floors 3 -19)
6 leased averaging \$ 1,358

Mid-levels (floors 20 - 39)
7 leased averaging \$ 1,413

Higher levels (floors 40 -55)
9 leased averaging \$ 1,395

Medium 1-Bedroom Leases ('02, '05 Tiers)

Lower levels (floors 3 -19)
2 leases averaging \$ 1,380

Mid-levels (floors 20 - 39)
4 leases averaging \$ 1,431

Higher levels (floors 40 -55)
1 leases averaging \$ 970

Large 1-Bedroom Leases ('04 Tier)

Lower levels (floors 3 -19)
2 leases averaging \$ 1,425

Mid-levels (floors 20 - 39)
2 leases averaging \$ 1,525

Higher levels (floors 40 -55)
2 lease averaging \$ 1,655

2-Bedroom Leases ('01, '06, 11 Tiers)

Lower levels (floors 3 -19)
6 leases averaging \$ 1,907

Mid-levels (floors 20 - 39)
1 leases averaging \$ 2,100

Higher levels (floors 40 -55)
3 leases averaging \$ 2,467

Combined Unit Leases (none)

Building Contacts

Office	773-769-3250
Fax	773-769-0047
Doorman	773-769-3083
Garage	773-271-8859
Health Club	773-769-1513
RCN Service & Billing	312-955-2500

Mall/Business Contacts

**PTCA Market
Suite 114** 773.275-9130

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

Dralyuk Real Estate
Suite 103A 773-275-8520

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

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

Park Tower Management Office
(parktowercondo@dkcondo.com)
Suite 107 773-769-3250

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

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

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

Dates to Remember

Open to Owners only and may be canceled if no agenda

Holiday Cheer Party	5:30 pm	PT Lobby	Dec 7
*Board of Directors Meeting	7:30 pm	Party Room	Dec 10
Movie Night (kids' animation)	TBA	Party Room	Jan 12
*Board of Directors Meeting	7:30 pm	Party Room	Jan 14
*Board of Directors Meeting	7:30 pm	Party Room	Jan 28
Resident Forum	11:00 am	Party Room	Feb 2
Super Bowl Viewing & Party	TBA	Party Room	Feb 3
*Board of Directors Meeting	7:30 pm	Party Room	Feb 11
Academy Awards Viewing & Party	TBA	Party Room	Feb 24
*Board of Directors Meeting	7:30 pm	Party Room	Feb 25
Cooking Class (sign up TBA)	11:00 am	Party Room	Mar 9
*Board of Directors Meeting	7:30 pm	Party Room	Mar 11
HangOuts Dance IV	TBA	Party Room	Mar 23
*Board of Directors Meeting	7:30 pm	Party Room	Mar 25

Management Office Hours

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

Holiday Schedule

Friday, Dec 21	Office closes at 1:00 pm for employee party
Saturday, Dec 22	Office closed
Monday, Dec 24	Office open 9:00 am to 3:00 pm
Tuesday, Dec 25	Office closed Christmas Day
Saturday, Dec 29	Office closed
Monday, Dec 31	Office open 9:00 am to 3:00 pm
Tuesday, Jan 1	Office closed New Year's Day

Contributing to this Issue of TowerTalk

* Newsletter Committee Member

Ken Anderson
*Sheldon Atovsky
Terry Gorman
*Jeff Hauser

*Frank Muldowney
Michael Parrie
Tim Patricio
*Bob Shamo (editor)

Thanks to Paul Heck for his participation this past year as Board liaison to our committee!

TowerTalk is published four times a year (Sep-Nov, Dec-Feb, Mar-May, and Jun-Aug) and delivered in black and white to Park Tower's 700+ residential units. Stories are also posted in full color at www.ptcondo.com Currently we're accepting photo-ready business card, quarter-page, and third-page ads for the Mar-May 2019 issue. To inquire, email bobshamo@rcn.com

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1/3 page (\$125) = 3¼ tall & 7 ⅞" wide**