

TowerTalk

News By and For the Park Tower Condominium Community

Condo Legislative Watch

HB 29 Would Have Threatened Chicago's Home Rule Authority

by Michael Parrie

*This editorial was prepared mid-May, when Park Tower first learned of Illinois HB 29. The bill was subsequently withdrawn at the last minute by its Senate sponsor, **so at the present time it is not an issue**. But please read on to understand why the threat is real and continuing.*



The State of Illinois and the City of Chicago have a complicated relationship.

Sometimes they are on the same page, while other times they seem to be at opposite ends.

Five years ago, our state fire marshal proposed that all Illinois residential high-rises install sprinklers, this because a resident had just died in a Chicago high-rise without sprinklers. In fact, that death was a rare occurrence, just the 60th fire-related death in a Chicago high-rise since WWII. Also, the City countered, it had already mandated life safety requirements, such as fire communication and elevator recall systems. (Park Tower had been one of the first high-rises to comply.)

The City fought the fire marshal's proposal with home rule authority that allows it to trump state statutes *unless the state invokes exclusive control*. It was quite a battle, but the City prevailed and the fire marshal withdrew his proposal. Thank goodness, because complying with a sprinkler requirement would have forced PT to create a special assessment large enough to cover the cost of installation. In 2014 dollars, the one-time assessment would have averaged ..

'01, 06, 11 tiers (2-bedroom) \$52,000

'04 (large 1-bedroom) \$35,631

'08 (small 1-bedroom) \$26,905

'03 (studio) \$22,935

Then, in 2018 and in a seemingly unrelated matter, the State passed legislation requiring condo associations to provide – to any owner who asks for it and for whatever reason – a list of all other owners, their percentages of ownership, email addresses and phone numbers.

Most owners consider their phone numbers and email addresses private; certainly, Park Tower had never shared them before. Again, the City asserted its home rule authority and prevailed. Essentially, the 2018 provision became unenforceable and we all breathed a sigh of relief.

Which brings us to the present. This time, it is Chicago's home rule authority itself – the *unless the state invokes exclusive control* part – that is being challenged. By amending the Illinois Condominium Property Act, Illinois House Bill 29 would severely limit protections the City might otherwise extend to high-rises like Park Tower.

Phone numbers and email addresses are only the tip of the iceberg. Virtually any Illinois statute could also be brought to bear on condos here in Chicago. And, yes, that includes sprinklers. Without the protection of Chicago's home rule, we and other city condos might one day be required to install them.

If this bill or one like it ever becomes law, we will need to set about immediately trying to reverse it. Should it not pass this year, it may well be due to pressure being brought to bear on our state senators and representatives by ASCO (Association of Sheridan Road Condo/ Co-op Owners), and by individual condo owners who believe, as I do, that such legislation would seriously impact our property values and quality of life. **TT**

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*Michael is president of the
Park Tower Condominium Association*

To read **TowerTalk** online, Google
towertalk-jun-aug-2019

The online edition is in color and
links to other referenced resources.

Inside This Issue

Social Committee	2
Did You Know?	3
Bicycling Commuters	4
Two Nearby Public Libraries	5
Relax in Our Garden	6
Board Elections Around the Corner	6
Board Accomplishments Past Year	7
Chicago, Episode 6 (1910-1920)	8
Café at Go Grocer	10
Jeffery Hubbard, Assistant Manager	11
New Residents Committee	11
Home Improvement Committee	11
Rules & Regulations Committee	11

Committee Focus

Social Committee

The polar vortex and cool weather notwithstanding, we've had a full agenda of springtime social events.

HangOuts, a dance party in the Party Room, pumped lots of energy one Saturday evening in March. 40+ folks attended and rollicked to music brought to us by resident DJ, Denis Timofeev, of [Vibe-Pass](#). This was our fourth HangOuts with Denis in three years, and his contribution can be enjoyed again at our coming 4th of July Celebration.



We counted 117 residents at April's **Easter Egg Hunt and Brunch**, about a third of them children. They excitedly met the Easter Bunny (Homer Longoria), hunted for toy-filled eggs on the Deck, joined their parents for a beautiful buffet, then stole over to the crafts table with helper Catherine Kestler. Capturing it all was photographer Clint Parry, who then kindly deposited those shots on Google Photos for parents to view and download. Laura Cossa, Bob and Jean Shamo planned the event, and they were ably assisted by other Social Committee members.

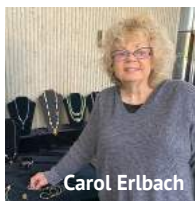
May was a busy month, with a Movie Night and the Edgewater Art Walk 2019 just a week apart.



Our movie was *Mrs. Doubtfire* starring the redoubtable Robin Williams. 25 residents enjoyed this funny yet thoughtful film. As has become the custom at Movie Nights, there was freshly-made popcorn and pizza from Tedino's. Thanks to Steve Weiss for projection and Bob Shamo for manning the popcorn machine.

Edgewater Art Walk 2019 has grown in this, its second year. Four condo buildings and the Edgewater Beach Apartments on Sheridan Road joined

The Admiral on Foster Avenue to exhibit original work by their resident artists.



Participating artists donated 10% of their sales to Care for Real, and visitors were invited to make donations as well.

For Edgewater artists not living in one of those large buildings, Edgewater Presbyterian Church offered the use of its Fellowship Hall. Pedicabs circulated folks from one building to another.

People-to-People, our project for residents with common interests, has changed focus. With little steady activity to report, we have discontinued monthly updates and removed the box of sign-up cards from the doorman's desk.

Instead, we'll hang on to the activities lists and make them available to any resident looking for an activities partner.

Arts Appreciation - 9 persons

Board and Card Games - 19

Community Concerns - 15

Computer Assistance - 8

Medical Support - 7

Physical Fitness - 24

Written Word - 10

Contact me (Sheldon) to request a list or to add yourself to one of them.

By the way, here is a brand new idea. Sue Burke, recently arrived, suggests a **House Plant Group** where residents would share cuttings, plant info, and look after one another's plants when out-of-town. Interested? Let me know and I'll put you and Sue in touch.

4th of July Celebration



Please have a look at the new flyer, inserted here. Lots of detail, with many improvements over years past.

No sign-ups .. No tickets .. No wait lines

Yes, the event is still free to all Park Tower Owners and registered residents. And, yes, paid guests are still more than welcome. But changing from tickets to numbered wristbands will greatly speed up entry to the Party Room/2nd floor Deck and also "authenticate" everyone sharing in food and drink.

Speaking of food and drink, there will be more vegetarian options – a much larger supply of veggie burgers this year, and besides samosas there will also be baked beans, pasta salad and potato salad.

As explained on the flyer, wristbands will be available from June 10 through the day itself, July 4. Or you can order by sending an email to administrative assistant Jeffery Hubbard. Google *Park Tower 4th of July Celebration* for required details.

Oh yes, we respectfully request that smokers not smoke on the deck during the party on the 4th of July. **TT**

... VOLUNTEERS ...

Park Tower's 4th of July Celebration is a massive undertaking, quite unusual for a condo association that doesn't have a paid social director. 375 persons attended last year, and likely more this year.

It's up to you, Owners and residents. We need to fill these positions ahead of giving the caterer our down payment on June 20.

Wednesday, July 3

10:00 am to 2:00 pm - 12 volunteers

Initial set-up and decorating of Party Room & Deck

Thursday, July 4

10:00 am to 2:00 pm - 8 volunteers

*Final prep of Party Room & Deck
+ preparing coolers*

Thursday, July 4

3:00 to 5:30 pm - 4 volunteers

Set out food w/caterer, odds-and-ends

Thursday, July 4

5:15 to 8:30 pm - 18 volunteers

*Lobby table, handle cash, door welcome,
help serve, monitor food/drink/ tables/
trash & recyclable containers*

Thursday, July 4

8:00 to 10:00 pm - 7 volunteers

Clean up

Needed - coolers for drinks!

Contact s-atovsky@sbcglobal.net
773-343-1022 voicemail

.....
Sheldon Atovsky, chair

Did You Know?

New Management Company



On May 1, FirstService Residential became PTCA's management company, taking over from Draper and Kramer, which will not be managing community associations going forward.

There will be no changes in staff due to the reassignment of our management contract, and no changes in day-to-day operations. Contracts with our many service providers remain unchanged. Owners have the same options for paying their monthly assessments, including ACH Direct.

[FirstService Residential](#) is the largest manager of residential communities in Chicago, the United States and Canada. Our contract with FirstService Residential is for three years, but includes the option to terminate with a 90-day notice.

Resident To Be Recognized



On June 4, PT resident Kael Shipman will be among those honored at a Benefit Luncheon sponsored by the [All Stars Project](#), ASP is a national organization with a mission to transform the lives of young people in poor communities.

Kael is an active ASP volunteer and among the "Founding 50" whose gifts – augmented by proceeds from the luncheon – will be used to establish a Center for Afterschool Development in downtown Chicago.

Kael also formatted TowerTalk for two years and remains a valued friend of the Newsletter Committee. Have a look at Kael's interesting website, [Colors](#).

Just In ..



Apartments proposed for 5440 N. Sheridan. More to follow if and when approved and project moves forward.

Summer Free in Our Parks



One of the great benefits we have as Chicago residents is access to the City's extensive public parks. They are all managed by the Chicago Park District, one of the oldest, largest and best-managed in the country. (Due to its independent taxing authority, the CPD is considered a separate agency – or "sister" – rather than one with the City of Chicago.)

[Movies in the Parks](#) is a seasonal feature at several nearby lakeside parks. Select a date/park, and the website lists title, start time and duration. Here are the nearest parks and the dates of their first showings.

Berger Park (Friday, June 7)
Loyola Park (Wednesday, July 10)
Osterman Park (Friday, June 21)

The movies are free, of course, start at dusk, typically are shown closed captioned, and can be viewed while enjoying a late evening picnic supper.

[Millennium Park Summer Film Series](#) is an upscale series (but still free) where one may be seated in the Pavilion with its 40' screen, or further back on the lawn with a superb sound overhead.



[Chicago Full Moon Jam](#), an official partner of the Chicago Park District, holds its events on the grassy field just south of Foster Beach. The jams started in May and will continue on **June 17, July 16, August 14, and September 12**.

From a PT resident ... *a mellow, genteel event, in spite of full moons, fire and drumming. Families and singles, most every ethnic group to be found around Chicago. Starts at sunset, 'Fire-eating' usually begins around 9 pm.* **TT**

[Featured videos](#)

Building Community

Package Room Guidelines



- 1) Package Room hours are 24 hours/7 days a week.
- 2) To enter the package room, you will need to be a registered owner or resident of Park Tower, with an active key fob.
- 3) COD's (cash on delivery) may not be delivered to or accepted at the Package Room.
- 4) Owners and Residents shall retrieve their packages ASAP after they're notified, to avoid Package Room clutter. Anything held in excess of 10 business days may be returned.
- 5) Very large/oversized, and/or heavy package deliveries should be coordinated with the management office.
- 6) Flatbed carts to assist with delivering packages to your unit may be checked out from security or the staff, but must be returned immediately. Stop by the front desk to inquire.
- 7) A cooler is available for perishable deliveries. The bins are present for envelopes and smaller packages. The shelves will be used for storage of most medium sized packages and boxes. Large packages will be arranged in the front of the room.
- 8) Oversize packages or belongings may not be delivered or stored in the Package Room including furniture and appliances, and packages or boxes exceeding 150 lbs, and/or 165 inches in combined length and girth, and no more than 108 inches in length.
- 9) Park Tower staff may not assist with deliveries of packages to units, and should not be handling any personal belongings or property. However, please alert the front desk or office if there is a problem or if you need assistance of any kind.
- 10) The Park Tower Condo Association, its Board of Directors, staff and Management will not be responsible for the condition of any items delivered or stored in the Package Room including items alleged to be missing or stolen.

Welcome Aboard

Tips from Three PT Bicycling Commuters

by Jeff Hauser



I compared notes with a couple of fellow bicycle commuters, Joe Guzzardo and Kael Shipman. Here are a few tips for the adventuresome.

1) While some folks like to sprint on their bikes and get that "runner's high" going, you can also take it slow and relax into the rhythm of pedaling. Even going as far as downtown, a slightly slower pace will only increase your travel time by a few minutes.

2) A shower at home in the morning, then rinsing off at the office – plus a fresh shirt and pants – can get you through the day.

3) Consider a hybrid commute – downtown on the #147 bus, disembark and bike the last mile, then bike home in the evening. (Or the reverse depending on wind direction. This can also be done on the 'L' but only outside peak rush hours.)

4) If you want to hang on to your bike, spend the money for a good U-lock.

5) Don't ride the best-looking bike in town unless you can park it in a very secure place.

6) Equip your bike for the conditions you're going to ride in – front and back lights for nighttime, fenders in the rain.

7) Two good websites are the [Active Transportation Alliance](#) and [chainlink](#)

8) If you'd like to try Chicago's bike sharing, the nearest [Divvy](#) stations are the corner of Broadway/Berwyn and Bryn Mawr where it abuts the Lakefront Trail. The city plows and salts the Lakefront Trail during the winter.

Whether occasionally for pleasure or regularly for work, a bike plus a rack or backpack will take you far. Morning rides on the Lakefront Trail have a particular beauty you'll never see or feel on the CTA. **TT**

Jeff is a member of the Newsletter Committee. Online, read about the recently-completed Phase II of the [Navy Pier Flyover](#). When Phase III is completed later this year, the flyover will take riders up and over the Chicago River/Ogden Slip, thereby allowing them to ride the Lakefront Trail virtually uninterrupted from Ardmore Ave all the way downtown, and beyond to 71st Street.





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An Abundance of Riches - Two Libraries!

by Greg Nigolian

Where, you ask, is our neighborhood library? Well, there are actually two, and as a relative newbie to Edgewater I set out to explore them a few weeks ago.



The [Bezazian Branch](#) is less than a mile away on Ainslie, just west of Broadway.

The [Edgewater Branch](#) is at Broadway and Elmwood, just over a mile from Park Tower.



At the core of Chicago's system is the downtown Harold Washington Library, two regional libraries (the closest in Ravenswood) and 77 branches, among them the Bezazian and Edgewater.

Our two branches are different in many ways. Bezazian – named for a Chicago-born, Uptown-bred WWII hero – was built in 1957; it's a one-story and smaller. Edgewater opened in 2013 and, like most of the newer branches, is a two-story that allows for more computers, study rooms, more and larger community meeting rooms.

For its size, Bezazian offers an impressive selection of books. Many, many mysteries. A fair number of romance novels. A generous collection of other fiction and literature, too, although less obvious because of how the shelves wrap around the outer walls. Further back and inviting undisturbed browsing, is a solid non-fiction area.

Both branches are notably strong in foreign languages, Edgewater more in Spanish and Hindi; Bezazian in Chinese, Russian, and especially Vietnamese. And both have children's sections. (After several visits, it's my impression that parents actually spend time with their kids at Bezazian, as opposed to Edgewater where, while I was there, teachers "brought and dumped" entire classes!)

While Edgewater's magazine and newspaper section is at least adequate, calling Bezazian's "anemic" would be generous. Might this be a worthy undertaking by its Friends group? Both branches have interested volunteers lending support.

As to feel, Edgewater is modernist-corporatist-functional, Bezazian a little tattered – although it does offer hyper-efficient, single-floor layout of videos and reserved books.

Interestingly, Bezazian employs a security guard and also a part-time

social worker. From what I've read, social workers in the small number of libraries that employ them are tremendously helpful to residents who might not otherwise seek out a local social service agency.

Finally, I'd like to mention that a special personality and intelligence informed my visits to the Bezazian Branch. It was not a corporate place. It called out to me, "Stay, you belong here." And I did appreciate that. I just wish they'd do something about those periodicals.

Days & Hours

Mon/Wed—Edgewater 9-5, Bezazian 10-8



Tue/Thu—Bezazian 9-5, Edgewater 10-8

Fri/Sat—Both 9-5 & Sun both closed

Online reservation and book delivery

Any book (except reference) from anywhere will be brought to the branch you specify, so unless you are willing to drive across the city to get it, you can just request it. Takes less than a week, and will be held for a week. If no demand, it can be renewed up to 15 times.

Instantly-issued Library cards

ID showing photo, name and address. Juvenile card if under 14 years, must be guaranteed by adult.  

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Greg lives at Park Tower and wrote this story at the invitation of the Newsletter Committee.



Window Film Benefits

Temperature Control
UV / Fade Protection
Glare Reduction
Natural View

Midwest Glass Tinters & Midwest Window Solutions

Expertise and Leading Products
for the Right Window Solution
For Every Situation



Diana Hoffman serves Park Tower residents
Contact her at 630.823.0633
diana@midwestglasstinters.com



Window Covering Benefits

UV / Fade Protection
Glare Reduction
Room Darkening
Beauty & Privacy

Board Elections Just Around the Corner



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 election will occur Monday, June 10, 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 Michael Parrie, 2nd vice president Cheryl Ronnett, and treasurer Jean Shamo.

Candidates who declared for those positions by the May 10 deadline were Erik Butka and the three members whose terms are expiring: Michael Parrie, Cheryl Ronnett, and Jean Shamo. Rules allow for additional candidates to be nominated by proxy or from the floor on election evening.

Two "Meet the candidates" events will be held in the Party Room.

- **Saturday, June 1, 11:00 am**
- **Wednesday, June 5, 7:00 pm**

Official notification of the election was mailed to Owners mid-May. Included with that notification were candidate statements, proxy forms for those who wish to cast their votes early, and instructions.


Only Park Tower Owners may vote. There being three open positions, Owners are entitled to three votes for each unit they own. Those three votes may be given to a single candidate, or they may be split among the candidates standing for election.

Inspection of ballots and proxies afterward will show only the percentage of ownership and the actual votes – not who voted for whom. (While proxies do need specific Owner identification when submitted, that information will be redacted by the auditing firm after it has certified the election.)

On June 10, a quorum having been achieved (20% of Owners), Owners in attendance at the meeting will register (picture ID required), receive their

ballots, and vote. Proxies from those who voted early will be "exercised" as directed by their Owners, that procedure to be authenticated by the signature of a non-running Board member (this year, to be Kenneth Anderson).

The auditor will oversee ballot counting, handle irregularities, and certify the results. Any substantive irregularities will be brought to the attention of the Board. While the vote is being tabulated, the Annual Meeting adjourns and the Board conducts its scheduled meeting.

Owners may remain during the Board meeting and while the vote is being counted. Assuming no nominations by proxy or from the floor, three of the four announced candidates will "win," but with varying percentages of the total vote, as calculated by percentage of association ownership. Should there be nominations from the floor, the winning candidates will be the three with the largest vote. **TT** 

[Board Election Rules are detailed in the PTCA Rules and Regulations Handbook](#)

Our Condo

Relax in Our Garden

by Sheldon Atovsky



Springtime, almost summer. Where better to enjoy the emerging colors than in our 2nd floor rooftop Garden, with its pond, new trees, shrubs and perennials?


All this is possible due to the completion of the 2nd floor deck liner

replacement, a multi-phased project to protect lower levels of our building from leaks and flooding such as occurred recently in our commercial mall and management office hallway. The existing plantings could not be saved, so new ones were selected by the Home Improvement Committee based on appearance, year round weather-tolerance, and resistance to those legendary Chicago winds.

Deck Furniture & Grills

The Home Improvement Committee has recommended the purchase of additional deck furniture and will be improving the location of our propane grills for use by residents. As for reserving and using the grills ..

- Reserve a grill with the doorman by leaving your picture ID, as you would for an elevator or luggage cart.
- Maintenance will position it on the Deck and confirm it's working properly.
- Use common sense carrying food to the grill; keep it covered and use a service elevator.
- Getting your ID back requires confirmation by maintenance that you've cleaned it properly – else your signing a work order agreeing to pay for maintenance to clean it, typically about \$50.
- Grills may be used between 11:00 am and 9:00 pm and are limited to three hours at a time.

One more thing. In case you're wondering, the turtles and koi fish made it through the brutal winter in the garden pond(!) but then were cared for inside by maintenance until completion of the project. Knowing them up close and personal like this resulted in names – Charlie T and Charlie T – yup, both the same. Not to worry, though, you can tell them apart. The larger one is female, the smaller one male. 

We look forward to sharing our beautiful Deck and Garden at the Annual 4th of July Celebration. **TT**

Sheldon is a member of the Newsletter Committee.

Your Board in Action



Park Tower Condominium is a complex operation that runs smoothly by virtue of two essential teams. First Service Residential (formerly, Draper and Kramer) provides the management and operational team, while we Owners provide governance and oversight with our own team, the Board of Directors.

With three Board positions to be filled on June 10, it is worth remembering that Board members have real responsibilities: to listen to and occasionally prod Management .. to choose between a myriad of projects, all of them worthwhile .. to remember that focus, labor and dollars are finite resources .. to plan ahead in the interests of Owners who must provide those resources .. to respect both tenants and Owners, whose views sometimes differ .. and sometimes to compromise in the interest of consensus.

Following is a list of initiatives these two teams addressed together these last 12 months, just half the period for which Board members are elected.


- Approved a budget for fiscal 2019-20 that increases contributions to the Reserve Fund but requires a smaller increase in monthly assessments – 3% for 2019-20, down from 3.5% in recent years.
- Levied 95 fines on unit Owners, totaling about \$14,500, for violations of association rules and policies, many fines to increase or double until resolved.
- Transferred year-end operating fund surpluses of \$155,272 to the Reserve Fund, the goal being to address anticipated capital expenses without the need for special assessments.
- Engaged an independent auditor who, at an open Board meeting, expressed confidence in the integrity of the past year's financial statements.
- Enlarged and enhanced the Package Room (formerly, for both packages and

dry cleaning) by providing shelves, bins, refrigeration, open space for larger packages, and fobbed admittance. Most of the construction was done by PT employees.

- Allowed the installation of Tide Cleaners pick-up and delivery lockers directly across from the Package Room.
- Continued the decades-long project of replacing hot water risers, this year completing the 55th Floor Upper Loop Project and proceeding with risers serving the 30th through 55th floors.
- Approved additional replacement or repair of major components in the building's utility infrastructure, mainly plumbing. Virtually all were accommodated in our Operating Budget or anticipated in periodic Reserve Studies.
- Finished replacing 2nd floor Deck membranes/liners (leakage) and plantings, while keeping the pond, as favored by Owners.
- Approved replacement of the East Central Roof.
- Addressed leakage problems by rebuilding lower portions of the brick walls adjacent to Suite 108 and the Bike Room.
- Approved exterior sealant and anchorage inspections.
- In the Health Club replaced seven perimeter glass doors and repaired the remaining 21.
- Replaced flooring in 1P and 2P corridors.
- Approved replacing all security fob readers and key fobs with models that at this time cannot be copied.
- Approved miscellaneous purchases and installations, among them Health Club tinted window film, a replacement tree for the Circle Driveway planter, 2nd floor carpeting and wallpaper, and many more.
- Planned Garage repairs based on the completed Garage Condition Survey.
- Approved building maintenance and security contracts, guided by our experience with those companies and the competitiveness of their bids.

- After studying resident survey results, entered into a five-year contract with RCN for Internet at greatly accelerated download speeds (250 Mbps in residential units w/Ethernet cable) and cable TV. Showtime channels continue as a bonus, and a 1 gig-capable cable box was added in the Party Room.
- Revised PT's dispute resolution policy to conform with the Illinois Condominium Property Act and the Condominium and Common Interest Community Ombudsperson Act, the main features of which are a more [complete complaint form](#) as well as specific guidance to both the association and unit owners on how to proceed.
- First considered the range of possible uses of the mall space being vacated by the Park Tower Market; then decided that continued occupancy by a grocery operation would be in the best interests of residents and the association; and finally, entered into a ten-year lease with Go Grocer (with two options to renew for five years thereafter) for a new store, attractive and with greatly expanded offerings. Opening is expected early in June, 2019.
- Continued quarterly Resident Forums for airing of questions and opinions.
- Approved 25 unit remodeling plans and one combining of units.
- Approved one rental policy exception (with a condition) and denied three.
- Approved one service animal request and denied a request for two such animals (lacking evidence of its need).
- Approved the restoration and improvement of the mall area men's and women's restrooms and the Laundry Room restroom.
- Tabled until budget consideration for 2020-21 a motion to install rooftop lighting to illuminate the triangular screenwall, thereby making it visible to the community, with colors variable depending on season and holiday. **TT**

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These accomplishments and others may be reviewed in the Board Minutes, posted on the [Library page of our website](#). 

Episode Six - Legislative Progress, But a Tough Decade (1910 to 1920)

by Frank Muldowney



Chicago's Michigan Avenue, an unobscured view from Lake Michigan in this 1910 photo

In this episode, we'll cover ten significant years in the history of Chicago, America, and the Western world. Although there were ominous hints of the war about to break out in Europe, this country was adamantly isolationist. There was a widespread belief that we should not meddle in the affairs of Europe. That would change .. but let's start on a lighter note.



1910 Chicagoan's love affair with sports may have started when Charles Comiskey opened **Comiskey Park** on the South Side. Home to the White Sox, it was a stunning architectural accomplishment constructed entirely of concrete and steel. By 1914, the North Side had its own ballpark, Weeghman Field, built by the same architect (Zachary Taylor Davis) and home to the Chicago Wales. It became **Wrigley Field** when purchased by William Wrigley Jr. for his team, the Chicago Cubs.



Boy Scouts of America was founded here by newspaper publisher W.D. Boyce. It soon expanded into a world-wide organization and counted as members many well known politicians, celebrities, sports figures, singers, actors and a huge number of average, working citizens. Girl Scouts of America was started a few years after by Juliet Gordon Low in Savannah, Georgia.

1913

The decade saw a flurry of legislation that would affect us in ways we could not have imagined. The **16th Amendment** (establishing a federal Income tax) and the **Federal Reserve Act** (creating a means to maximize employment while keeping inflation low) were both passed in 1913. A few years later, the **17th Amendment** provided for senators to be elected by a state's voters rather than appointed by its legislature.

1914

Tinkertoy Construction Sets were manufactured in Evanston to challenge children to use their imaginations.



Goldblatts was a chain of Midwest discount stores, with its flagship location downtown at State and Van Buren, until finally closing in 2000.

Fourth Presbyterian Church, a glorious Gothic building on N. Michigan Avenue (across from John Hancock Center), was completed in 1914.



Historically speaking, of course, the most important event of 1914 was the beginning of **World War 1**. It started with the assassination of Archduke Franz Ferdinand, heir to the Austro-Hungarian Throne, by a Bosnian Serb on June 28 of that year.

At first, all of Europe thought the War would last just a few months, whereupon everyone would return home covered in glory, like the Knights of old. But America was an ocean away, enjoying the fruits of the industrial revolution and strong employment. It would not be until 1917, when Europe ran short of troops amid trench warfare, that the United States would join the War effort.

1915

For the man on the street, there were new creature comforts.

Yellow Cab Company came to Chicago with a fleet of 40 taxis.



Considered a technological marvel, **long distance phone service** was initiated between Chicago and San Francisco.

Cook County Forest Preserve District was approved, providing facilities for outdoor recreation, a growing interest at the time and still used by millions of Chicagoans today.

The Eastland Disaster



But the most shocking event in 1915 – and in Chicago's history to this point – was the capsizing of the SS Eastland, a touring ship operating in Lake Michigan. This "Speed Queen of the Great Lakes" had a history of being unstable, nearly capsizing on several occasions.

Nevertheless, on the morning of July 24, thousands of Western Electric Company employees and their families gathered in the rain for a boat ride and picnic in Michigan City, Indiana. At 7:30 am, with a full load of 2,572 passengers but still tied to the dock, the ship slowly rolled onto its side.

Onlookers rushed to the rescue, but in the confusion hundreds were crushed or drowned just a few yards from shore. Claiming at least 844 lives, the Eastland Disaster was the worst in Chicago's history, 300 having died in the Chicago Fire, 600 in the Iroquois Theatre Fire.

1917 Eventually, and after horrendous in-theater casualties, **America joined the War** and in so doing helped enormously to bring it to a conclusion the following year. Chicagoans, like other Americans, had favored staying out. But once the commitment was made, they were "all in" both in terms of military recruits and materiel.



Again, on a lighter note, the White Sox won the **World Series** and Chicago rejoiced. Well, at least the South Siders did.

1918 **Airmail Service** between New York and Chicago now allowed business mail to be sent either direction in a matter of hours instead of a day or more by train.



Spanish Flu

Spanish Flu was the nickname for a terrible influenza virus that raced around the world, infecting 500 million people and killing an estimated 50 to 100 million of them. In Chicago, 8,000 residents died, and life expectancy in the United States dropped by about a dozen years. It was especially deadly for soldiers, although wartime censors minimized the actual numbers.

The enormity of the pandemic and its effect on the war effort led the United States and most European countries to censor any mention. Spain, being neutral, was free to report on it, thus leading the uninformed public to believe the influenza had originated there.



Since influenza is spread by sneezing and coughing, the circumstances of war made it that much worse. Extensive troop movements, malnourishment, over-crowded hospitals – these were among the factors that promoted such rapid spread of the disease.

To put the epidemic in perspective: As many as 25 million died in its first 25 weeks – more than the Black Death killed in a century, and more than AIDS killed in 25 years. Likely it was the largest medical holocaust in history.

World War I ended on November 11, 1918 (and at the height of the influenza outbreak). Europe lay in ruins but the agony was over. And in the U.S. our soldiers were coming home, to the great relief of everyone, be he isolationist or globalist.

1919

Another flurry of federal legislation produced the **18th Amendment** outlawing the production, transport and sale of "intoxicating liquors" (although not its consumption, private manufacture or private possession!) Contentious from the start, it had taken more than a year to acquire ratification from the required three-quarters of states.



The Volstead Act (in honor of this stern-looking prohibitionist) then clarified the wording to mean liquor, wine and beer.

Space being tight, we've passed over a few things, like the 1917 Russian Revolution that led to the rise of the Soviet Union. Prohibition, on the other hand, produced immediate and traumatic consequences for Americans – in particular Chicagoans – and we'll have a closer look at that in our next Episode. **TT**

.....

Frank is a member of the Newsletter Committee. [Read past episodes series online.](#)



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Our Condo

Le Café at Go Grocer

by Bob Shamo



At press time, Go Grocer was expected to soon open its newest, small-format boutique store in Park Tower's commercial mall. Residents had been watching with growing enthusiasm as updates and photos popped up on our website and construction paper was peeled from the storefront windows.

A couple weeks prior, I'd talked with Danielle, owner and manager of Le Café, the coffee shop beckoning to shoppers as they enter. Danielle seemed well-versed on all things Go Grocer, having set up a similar cafe (pictured above) within the store on N. Marine Drive in Uptown. She

expects to split her time between the two locations.

Our cafe will have tables seating up to four and a bar with six stools. Mentioning a coffee club that meets daily at the Uptown store, Danielle said, "Larger groups are welcome, too, and we will do our very best to accommodate them."

In addition to coffee, there will a smoothie/juice bar, pastries Danielle makes at home in her own kitchen, hot paninis, crepes and breakfast sandwiches. While store hours had not yet been determined, the café portion will be open from 7:00 am to 6:00 pm seven days a week. Music, too, and free wifi.

Since Danielle has been working regularly at the Uptown store, I asked about the typical Go Grocer customer. "Well, we have regulars for sure, but also shoppers running over in slippers for, say, baking powder. Go Grocer has been there for more than one batch of cookies!" **TT** 

Bob Shamo chairs the Newsletter Committee and edits TowerTalk.

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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.

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Welcome Aboard

Jeffery Hubbard, Assistant Manager

by Jeff Hauser



By now, many of you will have met the newest member of our management team, Jeffery Hubbard. Jeffery greets residents in the Management Office, and his official title is a mouthful: Assistant Property Manager/Office Operations.

Jeffery hails from Englewood and graduated from Hubbard High School – named for a family member, which was his reason for choosing it. Knowing he

wanted a career, Jeffery developed an early enthusiasm for accounting, which he then combined with business administration for an associate's degree from City Colleges of Chicago. He is continuing those studies by taking accounting classes online.

Jeffery became interested in property management while working as director of security for a condo management firm in Hyde Park. Advancement there led to a role leading an emergency response team at Illinois Institute of Technology. And his employment now by FirstService Residential (via Draper and Kramer) resulted from the fact that D&K managed some of the housing at IIT.

Growing up in a low income community, Jeffery saw firsthand how his grandmother worked several jobs just to provide for the family. That work ethic has seen him acquire beginning,

intermediate, and advanced certificates on his way to that bachelor's degree in accountancy. In addition, he is a Notary Public, has both unarmed and armed security licenses, and is a licensed Community Association Manager. Jeffery is also a proud member of Kappa Alpha Psi fraternity.

But there is also life outside work – music and singing, cooking, traveling, spending time with his family, and walking downtown – as well as a commitment to “giving.” Giving is a value instilled from childhood that found early expression in *Meet the Needs Outreach Ministry*, an organization he started on the South Side while a teenager.

Jeffery is now working in a building triple the size of his last one. But with his desire to learn and grow, we know he'll be a great addition to our management team. **TT**

.....

Jeff Hauser is a member of the Newsletter Committee.

Committee Focus

New Residents

Owners and tenants new to the building are required to attend a New Residents meeting within 60 days of moving in. What has been working well is to alternate the meeting dates – one month on a Wednesday at 7:00 pm, the next month on a Sunday at 11:00 am. The next meeting is Wednesday, June 12, in the 2nd floor Party Room.



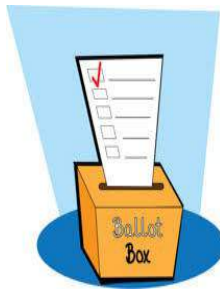
While there is an agenda covering building essentials, our most productive meetings are those where attendees ask questions and speak forthrightly about any concerns they might have. To encourage this back and forth, we start promptly at 7:00 pm by distributing the materials that underlie the discussions that follow.

Jean Shamo

Board liaison and moderator

Home Improvement

When the 55th floor upper loop project finishes, the committee's three hallway light fixture options will be installed--one fixture per side of the triangle ceiling.



Owners may then vote on which of the three they would like to be purchased for all hallways. Pick up and return ballots at the Management Office or the doorman station, one vote per Unit.

The committee has chosen plantings for the next four seasons, with named photos on a “What’s in Our Garden?” sheet posted on the bulletin board nearest the Package Room. We expect to order additional pieces of patio furniture for the 2nd floor Deck: four side chairs, one rectangular dining table, four square tea tables, and three waste receptacles.

The committee is investigating lighting options and built-in BBQ islands. (Unless and until we have new equipment, we will follow the Grill procedures listed on page 4 of this issue.)

Finally, we have proposed a new carpeting design for the first floor lobby level by the passenger elevators. The intention is to make a better first impression on visitors to our building

Rules & Regulations



Please remember that per city code, PVC pipes are not allowed in units and are a violation. Any PVC pipes installed illegally and discovered are subject to removal, and the owner may face a fine by the association for a city code violation. **TT**

Michael Parrie
Board liaison

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

Go Grocer
Suite 114 Opening soon

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

Park Tower Management Office
(parktowercondo@fsresidential.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

Candidate Meet & Greet	11:00 am	Party Room	Jun	1
Meet the Candidates Night	7:00 pm	Party Room	Jun	5
*Annual Meeting (Board elections)	7:30 pm	Party Room	Jun	10
*Board of Directors Meeting	7:30 pm	Party Room	Jun	24
4th of July Celebration	5:30 pm	Party Rm/Deck	Jul	4
*Board of Directors Meeting	7:30 pm	Party Room	Jul	8
*Board of Directors Meeting	7:30 pm	Party Room	Jul	22
*Board of Directors Meeting	7:30 pm	Party Room	Aug	12
*Board of Directors Meeting	7:30 pm	Party Room	Aug	26

July and August dates pending approval by new Board. Watch the bulletin boards and www.ptcondo.com for scheduling additions and changes.

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

Week of Independence Day	
Wednesday July 3	Office closes at 2:00 pm
Thursday July 4	Office Closed
Saturday July 6	Office Closed
Labor Day Weekend	
Saturday, August 31	Office Closed
Monday, September 2	Office Closed

Contributing to this Issue of TowerTalk

* Newsletter Committee Member ** Board liaison

*Sheldon Atovsky	Greg Nigosian	** Cheryl Ronnett
*Jeff Hauser	Michael Parrie	Jean Shamo
*Frank Muldowney	Tim Patricio	* Bob Shamo (editor)

Occasionally, we invite a resident to write on a subject we know is familiar to him or her. If you think you'd like to write a story – or suggest an idea for someone else to write – please email us at bobshamo@rcn.com

TowerTalk is published four times a year (Sep-Nov, Dec-Feb, Mar-May, 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 Sep-Nov 2019 issue. To inquire, email bobshamo@rcn.com

BusCrd (\$40) = 2-1/2" tall & 3-3/4" wide **Quarter-page (\$75)** = 5" tall & 3-3/4" wide
Third-page (\$125) = 3-1/4 tall & 7-7/8 " wide