



# Park Tower News

April / May 1996

## MANAGEMENT UPDATES

### BOARD OF DIRECTORS MEETING, FEB. 27, 1996. The following items were discussed:

- 1) **ASSESSMENTS.** An increase of 5% was approved.
- 2) **CURTAIN WALL REPAIRS.** Chairman Paul Groeninger explained that the Association has agreed to proceed with the finalization of the curtain wall repairs, which project should be completed by December, 1996. He continued that the total cost of the curtain wall repair program is \$3,200,000 and that we managed to complete this program in just over three years rather than the projected five to seven years. Due to the Board's planning, we will be able to complete the curtain wall repairs without the imposition of a special assessment.
- 3) **OPERATING EXPENSES.** Building operating expenses have increased 3.1% over last year's actual costs. Included are payroll expenses, which have increased 3%, and such maintenance expenses as window washing, groundskeeping, elevator maintenance contract, security contract, and management fees. In addition, utility costs have increased significantly over last year, coming in second place to the curtain wall repairs in dollar amounts spent by the Association.
- 4) **RESERVE.** The Association will end the present fiscal year with a reserve balance of approximately \$900,000. It is expected that at

the end of the following fiscal year we can expect the reserve balance to be about \$400,000.

- 5) **INVESTMENTS.** Board member Chuck Hutchison reviewed recent changes in the Association's investments. Several CD's which had matured were rolled over to new CD accounts. Other CD's were cashed to cover part of the curtain wall repairs.
- 6) **RULES.** Board member Carlos Vargas reported on the January 16 meeting of the Rules and Regulations Committee. The Board voted unanimously to impose two fines for rules infractions, one of \$50 for continued propping of a door (which violates the fire law) and one of \$250 for continued noise disturbance (which annoys and troubles neighbors).
- 7) **RESIDENTS' REQUESTS.** Requests to have late fees (for tardy assessment payments) waived were denied. A request to grant a garage parking space to a non-resident was denied. A request for permission to remodel a unit was granted.
- 8) **MANAGER'S REPORT.** Building manager Susan Hess reported on the progress of the curtain wall repairs. She also reported that painting has been completed in the Mall, the lobby, and the racquetball court. The retirement of Doorman Horace Woolridge was announced. There was discussion of the continuing problem of assessments being paid in a timely manner.

GARAGE COMMITTEE MEETING,  
MARCH 6, 1996. The following items were discussed:

- 1) **COUPON BOOKS.** Garage Manager Steve Sasseti stated that new coupon books were mailed and should have been in the hands of parkers by March 1. If anyone has not received his/her coupon book, that person should contact Steve. (Note: parkers who have opted for direct electronic transfer garage payments do not need a coupon book unless they wish to use the book as part of their own record-keeping.)
- 2) **PEDDLING.** Pursuant to discussion of an incident in the garage, the issue was raised of a resident peddling items for sale within the building. It was emphasized that selling within Park Tower is a violation of Association rules and should be reported to Management when it is observed.
- 3) **FREE PARKING.** The limit of two hours of free parking for Mall patrons was re-emphasized. Professional appointments which extend beyond this limit will result in the parker's being charged for the extra time.
- 4) **COMPUTER.** The garage has requested a computer from the Association, but has not yet received one.
- 5) **AUDIT.** A general audit of the garage will be made shortly.
- 6) **GARAGE COMMITTEE.** Steve Sasseti requested that incidents and problems occurring in the garage be reported not only to Park Tower Management but to the Garage Committee, which will meet on an emergency basis if necessary.

7) **WAITING LIST.** Steve submitted the Garage Waiting List to the Committee and asked that any questions about the list be directed to him.

8) **INTEREST.** Since some Garage Committee members were not in attendance and interest in Committee matters was questioned, Chairman Ralph Newman will convene future meetings only on an as-needed basis.

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ASSESSMENTS: The policy of the Park Tower Condominium Association is that monthly assessments are due on the 1st of the month. Please note that the 10-day grace period does not exist for the purpose of allowing payment any time up to the 10th: payment is due on the 1st. The grace period exists to allow adequate time for checks to go through the mail and for bank transactions to occur. If your payment is not **IN THE BANK** by the 10th you will be liable for a late fee. Common sense will indicate that a check mailed on the 9th is unlikely to be safely in the bank by the 10th.

To avoid problems, please follow these guidelines: a) If you personally deliver your payment to the Management Office, take it there no later than the 6th. b) If you use the Drop Box, leave your payment in it no later than the 6th. c) If you mail your payment, allow adequate time for it to be received and banked by the 10th. d) If you use automatic transfer from your bank account, be aware that payment may be debited to your account as early as the 5th.

However the payment is transmitted, a fee of \$35 may be assessed if it is not in the bank by the 10th of the month. To avoid possible inconvenience, you may wish to sign up for direct electronic transfer payment of

your assessment. Your bank statement will notify you of this debit so that you can adjust your personal records.

CABLE TV: MAXTEL, the cable company serving Park Tower, has added a premium channel to its package. Subscribers can now receive Channel AMC (American Movie Channel) without additional cost and can enjoy a steady supply of classic movies.

ELECTIONS: Watch for announcement of the upcoming Board of Directors election, when two seats (those of Paul Groeninger and Charles Hutchison) will be decided.

#### UNDER OUR ROOF

\*\*\* All of us at Park Tower were saddened to hear of the recent death of Mr. Bernard Hess, father of Manager Susan Hess. Mr. Hess passed away in Chicago after a long illness. Our hearts go out to Susan.

\*\*\* Park Tower staff member Val Trifu was recently injured in accident at work and is now recovering. Get well soon, Val.

\*\*\* Horace Woolridge, longtime Park Tower Doorman, has retired. He will be returning during the summers to take over for other Doormen during their vacations. (Lucky Horace, whose whole life will now be a vacation.)

\*\*\* A second bookcase has been placed in the laundry room to accommodate the many donations to our Laundry Lending Library. Be sure to return the books you borrow or to replace them with others of equal value. Magazines are also welcome.

\*\*\* If you try to use a washing machine or dryer and find that it malfunctions, please hang a sign on it (signs are available in the laundry) to notify others so that they won't be inconvenienced by a broken machine. If you lose money in a machine, you can claim a refund at the Management Office.

\*\*\* Pinochle players wanted! Just show up at the Party Room at noon on the first Thursday of the month.

\*\*\* Don't forget to use the back elevator when you have a grocery cart, a luggage cart, a laundry cart, a baby carriage, or a stroller, or when you are dressed for the swimming pool.

\*\*\* Please secure garbage in a plastic bag before dumping it in the chute. Loose trash should not be dumped. Items too large for the chute should be taken to the dumpsters at the rear of the building. Newspapers and plastic may be placed in the recycling bins in the garage on 1P.

\*\*\* Dr. Howard Sucher wishes to announce the forthcoming publication of his article "The Contraindication of Restoring to Centric Relation: A Case Report" in the Journal of Prosthetic Dentistry. Dr. Sucher wishes to announce also that he has several other works in progress.

\*\*\* Floor captains should be checking their floors every month. If you see a problem on your floor, please help out by reporting it immediately to your floor captain or to the Management Office. Such problems might be a burned-out light bulb, a beeping smoke alarm (indicating a weak battery), a broken wall, items illegally placed in the hall, garbage and trash inappropriately disposed of, or a front door propped open in violation of the fire law. If you are interested in being a floor captain, please contact Susan Hess. It takes ten minutes a month of your time---all you have to do is

check a few things and mark them off on a check-list.

### COMMUNITY NEWS

**BIG DOINGS.** The Viva Chicago Festival will take place May 25 and 26; the Chicago Blues Festival, May 31-June 2; the Chicago Gospel Festival, June 8 and 9; The Taste of Chicago, June 28-July 7; the Chicago Country Music Festival, June 28 and 29. Also, the Polish Constitution Day Parade, May 4; the Greek-American Heritage Parade, May 11; the Philippine Independence Day Parade, June 8; the Puerto Rican Day Parade, June 15. For detailed information about these and other summer events call the Mayor's Special Events Hotline, 744-3370. Also available at that number is information about Chicago's many neighborhood and ethnic festivals which will take place all during the summer. Part of the fun of summer in a big city is in the availability of these events!

**PRINTER'S ROW BOOK FAIR.** Don't miss the Printer's Row Book Fair, June 15 and 16, Dearborn between Congress and Polk. Dearborn Avenue at Congress Parkway will be blocked off to accommodate many dozens of booksellers dealing in everything from current best-sellers to antiques. Not only books are sold, but old postcards, posters, and other ephemera. (Many Park Tower residents have a particular interest in the Edgewater Beach Hotel, which once stood where Park Tower, the Breakers, and Dominick's now stand. You may be interested in collecting old picture postcards of the hotel, of Edgewater, and of other old-time Chicago scenes. These will be sold at the Fair.)

**CRIME ALERT.** Don't think it can't happen here. The News-Star of March 20 reports a recent carjacking in the parking lot of the Broadway and Berwyn Jewel Supermarket at

8:00 in the morning. When the driver parked and opened his door to get out, the car was entered simultaneously by two thugs, one on each side of the car. The driver was abducted and robbed. Apparently we now live in a world in which we have to eyeball the territory before getting out of a car. Be careful.

**PLAY POLITICS.** The Democratic National Convention will be held in Chicago from August 26 to August 29. Volunteer workers of all types are being solicited. If you are interested in helping, call 312-214-1996 for details.

**SOMEONE YOU SHOULD KNOW.** The Newsletter has had several requests for a regular "someone you should know" column profiling interesting Park Tower residents (of whom we have literally hundreds). This sounds like a fine idea, but the Management Office is not permitted to reveal names, telephone numbers, or apartment numbers of residents, and we could not publish such a profile without the subject's permission. So if you would like your story to be told, or if you know about a resident you think would be interesting for people to read about, please leave a note in the Newsletter's mailbox on the Doorman's desk. Include the potential subject's telephone number so that he or she can be contacted personally. We are a vertical neighborhood, and it's fun to get to know our neighbors---but only if they are willing to be known.

**OR, A RESTAURANT YOU SHOULD KNOW.** Similarly, people often approach the Newsletter saying, "Why don't you write about my favorite restaurant?" To which the Newsletter answers, "Why don't you?" If you have a favorite neighborhood restaurant and would like to share the information, write about a half-page telling what kind of a place it is, what they have that's good to eat, how much

their dishes cost, and anything else you think is important. Be sure to include the restaurant's address, telephone number, and hours. Leave the piece in the Newsletter's mailbox on the Doorman's desk. Or, if you really hate writing anything at all, leave your name and phone number in the same place and the Newsletter will call you to get the information from you personally. You will be named as the source.

**DEL RAY FARMS.** Welcome to our new neighbor Del Ray Farms (a produce market) which will open at the corner of Broadway and Foster about April 15. Del Ray Farms offers a vast array of produce and other products at competitive prices. We applaud new businesses as signs of a vital community.

**OWNER TERRY GORMAN** submits the following recommendation of a neighborhood restaurant: "It's great to live in a neighborhood with so many treasures. While we live near many culinary delights on Argyle Street, some are even closer to home. Take, for example, Song Huong, a Vietnamese restaurant at 5424 Broadway between Balmoral and Catalpa. This restaurant looks like nothing special on the outside, but remember the old adage and 'don't judge a book by its cover.' When you step inside your nose will perk up and you'll be at the beginning of a wonderful feast at wonderfully low prices (in fact, you can hardly believe the prices, which haven't changed in several years).

"There's a lunch special from 11 to 4 every day and everything is \$5.00---yes, \$5.00. For that you are served a delicious soup, an entree from a selected list, a Chinese egg roll, and a soft drink. Substitutions may be allowed for a loyal customer.

"The regular menu, which is also available in Braille, has about 150 items on it. Our favorites include the Vietnamese egg roll #3, sour catfish soup#30, grilled shrimp

vermicelli #41, Singapore chicken with pineapple slices and curry sauce #92, lime beef #107, and anything listed as a "sizzling platter." Entree prices are mostly well below \$10. Spicy dishes can be toned down on request.

"The beverages are wonderful and include a tall glass of fresh limeade. Iced coffee is served in the manner of Thai and Vietnamese restaurants, using a French roast chicory coffee from New Orleans. It is then sweetened with condensed milk; this combination produces a rich caramel flavor.

"Closed only on Tuesday, Song Huong opens on all other days at 11. The phone number is 271-6702." Submitted by Terry Gorman.

#### CHICAGO ARCHITECTURE FOUNDATION: THE KEY TO A KINGDOM

Whether we are entertaining out-of-town guests or just looking for an interesting few hours, we can hardly do better than enjoy and celebrate the remarkable architectural heritage of our city. Chicago is known as the birthplace of modern architecture and of the skyscraper. Two historical events converged to make Chicago so central to modern architectural history. First, the Chicago Fire of 1871 destroyed the existing city, so that everything had to be built anew. Second, since this happened during the boom years that followed the Civil War, Chicago was the focus of enormous mercantile growth, making money available to support the reconstruction of the city, and top architectural talent was attracted. The result was a huge and remarkable flowering of architectural creativity and, as residents of Chicago, we are the heirs of this fine work. Today the Chicago Architecture Foundation exists to teach us about our legacy. The CAF conducts many

dozens of different tours and, if you've never taken them, you don't know what you're missing.

The jewel in the CAF's crown is its river tour on the Chicago's First Lady. This tour, voted "the best thing to do with out-of-town guests," departs from just below the Michigan Avenue Bridge and takes an hour and a half. It is (as are all CAF tours) led by a very highly-trained docent who provides a running commentary on all that you are passing. The boat goes downriver as far as the lake breakwater, turns at Navy Pier, then continues back upriver until the river forks. It then follows the North Branch of the river as far as Goose Island, then turns and follows the South Branch, finally retracing its route back to the Michigan Avenue Bridge. All along the way you will have the impression of gliding along the floor of a narrow canyon as above you tower the great Loop buildings: Tribune, Wrigley, Merchandise Mart, Civic Opera House, Jewelers' Building, Sears, Amoco, and many others. You will pass under more than twenty of Chicago's nearly five dozen drawbridges. You will hear the history of the city of the reference point of the river, where Chicago began. The river water is as smooth as glass, in case you're worried about getting seasick. 1996 river tours will begin April 27 and are offered seven days a week either two or three times per day.. The cost is \$18 (if you join the CAF you will get one boat trip FREE). Reservations are recommended and can be made through TicketMaster by calling 312-902-1500. Walk-ins are accepted if space permits but, be warned, these cruises usually run full as they are extremely popular.

The CAF also conducts guided walking tours of the Loop. "Early Skyscrapers" and "Modern and Beyond" are offered daily, take 2 hours, and cost \$10 (\$7 to students and seniors) but are FREE if you join the CAF. In addition, the CAF has dozens of tours of

special buildings (such as Auditorium, Fine Arts, Monadnock, Rookery, Carson Pirie Scott, 77 West Wacker Drive, Cityfront Center) and neighborhoods (such as Edgewater, Gold Coast, River North, Old Town Triangle, Pullman, Beverly, Hyde Park, Evanston, Sheffield, Wicker Park, Magnificent Mile). There are tours of cemeteries (Graceland, Rosehill, Lake Forest, Oak Woods). Other tours don't fit in any of these categories (Navy Pier, Winnetka by Bike, The Architecture of Lincoln Park Zoo). In Oak Park, CAF tours are offered of Frank Lloyd Wright's house and studio and of a neighborhood especially rich in Wright houses. Building and neighborhood tours cost \$5, but are FREE to CAF members. The CAF also offers lectures (such as Arts and Crafts, Al Capone-related, Chicago Fire-related) which are presented downtown over the lunch hour. Brown baggers are invited, and these events are FREE to everyone.

Other services: the CAF, which sponsors exhibits, teacher training, bus tours, visits to architects' offices, panel discussions, and adult education, also maintains two excellent gift shops, one in their headquarters at 224 S. Michigan (the Railway Exchange Building) and the other in the new little mall along the Michigan Avenue face of the John Hancock Center. A year's membership, which includes a boat twofer and FREE access to most CAF events, discounts on bus tours, and discounts at the gift shops, costs \$35 for an individual, \$45 for a couple, or \$25 for a student or senior. Especially if you are new to Chicago and don't yet know much about the city (and don't yet know a lot of people) consider what a good deal this is. So many events are offered that going to them free could fill all your weekends from April through October. Not to mention, you could meet a lot of interesting people while getting acquainted with your new home. A membership would also make a nice gift.

In any case, stop by either of the gift shops to browse and telephone the CAF at 312-922-3432 for further information. If you think you're not interested in architecture, don't foreclose on this until you've tried it: it's hard to live in Chicago and not get interested in architecture. Remember too that the giants who did this work were individuals gifted to see the future: when you stand on State Street and look up at the second floor of Carson Pirie Scott to see Louis Sullivan's "Chicago windows," (windows wider than they are tall) you will suddenly realize that you are looking at every picture window you have ever seen, only this was the genesis, this was where it first happened a century ago, this was the beginning. It makes you shiver. Do go out and see your city, and let the CAF show you the way.

#### TO THE AIRPORTS ON THE CHEAP

Are you reluctant to pay \$25 for a taxi to O'Hare? How about \$50 to Midway? And yet, do you nearly faint at the prospect of dragging your luggage to either airport on public transportation? Take heart! The Newsletter has your interests always in mind. Here are the routes, the shortcuts, and the tips.

**TO MIDWAY AIRPORT IF YOU ARE YOUNG AND STRONG OR ELSE JUST DON'T MIND CARRYING YOUR LUGGAGE UP LONG FLIGHTS OF STAIRS:** Take the Red (Howard) Line EL from Berwyn and get off at Randolph. OR, take the 147 or 151 bus, get off at Randolph, and walk one short block west to Wabash. Either way, you will be at the Randolph station of the Orange (Midway) Line of the EL, which will take you directly into Midway Airport. Cost: one token. **COMING HOME:** Reverse the route.

**TO MIDWAY AIRPORT IF YOU ARE OLD AND CREAKY OR ELSE JUST DON'T FEEL LIKE CARRYING YOUR LUGGAGE UP LONG FLIGHTS OF STAIRS:** Begin by taking a taxi from Park Tower to the Granville station of the Red (Howard) Line EL (about \$3). Granville has both elevator and escalator to get you and your load up to the tracks. Travel to Fullerton, get off, walk six steps across a level platform, and get on the Brown (Ravenswood) Line. Get off at Adams & Wabash. You will now have to walk up a short partial flight of stairs over the tracks, but the RTA swears that this is the route with the fewest stairs. Now take the Orange (Midway) Line to Midway Airport. Once there, pray that the moving sidewalks and elevators are all functional and you will have a relatively easy trip to the airport for the cost of one token and a cost in time of about an hour and fifteen minutes. **COMING HOME:** Reverse it if you think you can find a cab at Granville and Broadway, otherwise, try this: Take the Orange (Midway) Line to Adams & Wabash. Descend to the street (down is easier than up). Walk one short block to State and get the 147 bus, which will bring you to your very door. Or, if you're too tired to cope, walk half a block to the Palmer House and take a taxi home (about \$12; beats a taxi all the way from Midway).

**TO O'HARE AIRPORT:** Straightforward and simple. From Park Tower, walk down Sheridan to Berwyn and cross Sheridan to the bus stop opposite Dominick's, where you will catch the Foster 92 bus. Take it to the end of its run at Jefferson Park (about 25 minutes). You will arrive in a big outdoor but under-roof terminal adjacent to the O'Hare EL, which in about 10 minutes will take you into the heart of the airport. Cost: token and transfer. **COMING HOME:** Reverse it.

**NOTES:** 1) You do not need a transfer to move from EL to EL but you do need one to move between EL and bus. Ask for the transfer when

you pay. 2) If you're not a regular patron of the CTA/RTA, it's cheapest to buy a roll of tokens at Dominick's or Jewel rather than pay cash. 3) On March 20 the RTA announced that the Randolph & Wabash EL station will soon be remodeled to allow handicapped access, so probably that means a luggage-facilitating elevator will be going in. Stay tuned. 4) Buy luggage with wheels or use a luggage cart. 5) Unless you are built like King Kong or carry an Uzi, you might want to schedule your flight so that you'll be making these RTA treks during daylight hours.

### EDGEWATER MARKET

Edgewater Market is looking terrific. Check out the meat, which is nicely cut and also is now dated for freshness. Don't forget that you can now stop by the market for your morning coffee on the way to the bus. The market's managers anticipate receiving their liquor license (long since applied for) within a few weeks.

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A GREAT BIG SOCIAL EVENT was Horace's retirement party. Held in the Party Room on the evening of March 5, the party was extremely well-attended by Park Tower residents, staff members, and former residents. Horace had been a fixture at the front desk for more years than a lot of residents can remember, and everyone wanted a chance to visit with him. With a gold watch for Horace and refreshments for all, this was a really fine retirement party.

Luckily, we haven't really seen the end of Horace, though, as he will be returning to Park Tower to stand in for the other Doormen when they take their summer vacations. In the meantime, Horace expects to divide his time between Chicago and Florida and to enjoy his retirement while he is still young enough to be frisky!

## Horace

We will miss you

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