



Park Tower News

AUGUST/SEPTEMBER '95

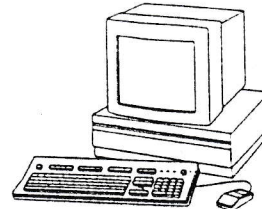
UNDER OUR ROOF

GREEN TEAM:

Owner Anna Guerrero wishes to announce that she has "found retirement just too retiring (and) has just completed the required training to become an active environmentalist with the newly-formed GREEN TEAM of the Chicago Park District." Green team volunteers will travel the lakefronts creating a visible presence and an educational resource. They will remind park users to dispose properly of their trash, use charcoal safely, park their cars appropriately, and use the park responsibly. They will offer printed educational materials and hand out trash bags to picnickers. Anna, we wish you the best and wonder if perhaps we should also pray for you.

HEALTH CLUB:

The Park Tower Health Club is happy to announce its recent acquisition of two new pieces of equipment, a Nordic Track and an additional Stairmaster.



COMPUTER PEOPLE WANTED:

For mutual consultation and support. Leave a note in the NEWSLETTER box on the doorman's desk. (Naturally, after you meet each other you can abandon such a primitive method of communication and address one another strictly by E-mail.)

BIG DATES:

August 30: Neighborhood Association Quarterly meeting, 7:00 PM at the ECC office, 1042 W. Bryn Mawr. Call 334-5609, Mary Jane.

September 9: Lakewood-Balmoral Community Yard Sale, 9 AM until mid-afternoon. Rain date September 16. Magnolia, Lakewood, and Wayne from Foster to Bryn Mawr. Dozens and dozens of yard sales on front porches and in front yards under big shady trees. A wonderful source of super-inexpensive books for you to read before you contribute them to the Park Tower Library.

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PARK TOWER GARAGE: OPEN THE DOOR, RICHARD

We drive in, we drive out, and probably without thinking very much about our garage. But have you ever played that card game with children in which you turn all the cards face down and then alternate turning up two cards each, then turn them back over, the object being to REMEMBER what cards are where so you can select pairs and add them to our pile? That must be what life is like all day for our garage staff "hikers," whose excellent spatial memory enables them to park (and then find!) hundreds of residents' cars plus about 60 cars each day for mall patrons. The hikers (and sometimes only one man is on duty) must remember where every car is, and whose car it is, and when he/she is likely to want it. They also have to collect payment or validation checks from occasional parkers, answer the phone, deal with customers, and, in their copious spare time, clean and maintain the garage, an especially nasty job in the winter.

And...they also have to open the exit for drivers who fail to use their key cards as garage rules ask them to do. Wait a minute: why do garage staff people have to do this? In fact,

opening the exit door for drivers is NOT part of their job---they are not required to do this at all. They do it because many residents either do not bother to carry their cards, or have lost them altogether, or don't want to take the trouble to use the card. They do it because residents yell at them, swear at them, and call them names. They do it because they get tired of hearing, "Why aren't you doing your job!" when they are doing their job. When a resident fails to use the key card, as garage rules require, guess who is not doing his/her job?

Key card exit is a security measure. The doors are kept shut to keep bad guys coming in lest to steal our cars and park in our spaces. If a bad guy is stealing a car or sneaking out of an illicit parking spot, he is unlikely to have a key card. The idea is only legit users can get out and the others will be trapped and apprehended. When lazy drivers pause before the exit door and lean on their horns, then insult and intimidate the staff until the door is opened for them, they are sabotaging the security system. Or maybe they would like to place their cars and their neighbors' cars at risk of theft?

A bulletin: our garage is understaffed. Another bulletin: if we want more staff, we will have to pay higher garage fees. It is not reasonable, or even

polite and decent, to expect one or two hikers to give us personal service in addition to all their other duties. Could we not all just behave like ladies and gentlemen and open the door ourselves, as we are supposed to do?

SOME GARAGE FACTS

Park Tower Garage is operated by Standard Parking and is under the direction of Steve Sassetti, whose background in accountancy is useful in his administrations of fees and billing. Steve is assisted by 4 full-time and 5 part-time hikers who work in three shifts. The garage accommodates 520 cars of residents and about 60 cars per day for guests and mail patrons. Parkers are roughly divided into half valet, half self-parking. There is at present about a one-year wait for a self-parking space, and the waiting list is posted outside the garage office.

Cars are parked and un-parked in a complicated arabesque of comings and goings. Hikers know everybody's work hours and expect certain cars to leave in the morning; their spaces are then used for day-parkers who work in the building.

Garage bills are usually paid promptly and delinquency is not a problem; it is hoped that an automatic electronic payment system will soon be in place.

Security is a constant concern; open the exit door yourself.



SPEAKING OF GARAGES...

It is time once again to hold The Park Tower Resident Garage Sale. Due to an overwhelming turnout, we have selected a new location for this sale. Park Tower will hold it's garage sale on Sunday, September 24, 1995 between 1-5 PM in the mall area.

This area is located just past the receiving room on the first floor. Residents wishing to display their items for sale can set up at 12:30 PM on Sunday. The Association will supply some tables and chairs, but in order to assure you have a table for display, we recommend bringing your own. A gentle reminder that residents are not allowed to sell any bake goods or perishables. Also remember browsing is great, but if nobody brings sale items, there won't be a sale. So C O M E A N D B R I N G M E R C H A N D I S E. See you Sunday afternoon.

MANAGEMENT UPDATES

GARAGE REPAIRS

Beginning August 14th the parking garage at Park Tower will be undergoing preventative maintenance repairs which will increase the longevity of our garage structure. It is during this period that we ask for your patience, as these repairs will take approximately one month to complete.

Work is scheduled to start on the 1P level. We will divide the 1P level into thirds, completing one third at a time. It will take approximately one full week to complete each phase. During this period we will be posting notices on the bulletin boards and on the entrance doors leading into the building alerting you as to which areas are undergoing work. Steve Sassetti will be contacting those residents that will be affected, a week prior to the scheduled start date. During these phases, parking will not be permitted in the areas that are cordoned off. Any cars that have not been removed from this area will be towed at the owners expense. The monthly parkers in the area undergoing work will become "Valet Parkers" during this construction period. You will be required to leave your keys to your vehicle with the garage attendant. If you do not want to leave your keys with the attendant, it will be necessary

for you to seek other arrangements for parking during this time. Overnight parking is available at Hollywood Tower's Garage. See Steve Sassetti in our garage to make arrangements and for price information.

*During this construction period, there will be no guest parking or mall patron parking available. Please inform your guests that they will not be able to park in our garage at this time. Parking is available on a daily basis at the Breakers and in the outside vacant lot between the Breakers and Dominick's Food Store. Call the Breaker's Garage at 769-3666 for price information and the vacant lot at 878-3207 for price information. 2P parkers, below the area being worked on will be requested to remove their cars during the days as the construction workers will be coring out concrete above and there is a possibility that this could cause falling debris. You will be able to return to your space after 5:00 PM. 2P will be scheduled for construction work after 1P is completed. You will be notified a week prior to the start date and will also become "Valet Parkers" during this period. Garage construction work is normally very dusty work. There is no doubt that cars parked in our garage during this period will have some construction dust on them. **DO NOT WIPE THIS DUST OFF WITH A CLOTH. CONSTRUCTION***

DUST IS VERY ABRASIVE. See the Garage Attendant for access to a water hose to rinse off your car or take your car to a soft cloth car wash. You do have the option to relocate your car outside of the garage during this work. Should you choose to do this, talk to Steve Sassetti, Garage Manager, to arrange for a credit for that period. Park Tower Condominium Association, Community Specialists of PM Realty Group and Standard Parking Corporation assumes no liability for damages incurred due to the construction dust.

CURTAIN WALL REPAIRS UPDATE

The curtain wall remediation repairs to the 11 tier should be completed within the next two weeks. With the completion of the 11 tier, all three corners will have been completed which is about half of the building. The next section to be worked on is the southwest flat side of the building from the 12 tier through the 3 tier. This work is scheduled to start on August 21st. For those of you in these tiers, remember to keep your blinds drawn so that you will not be caught in an embarrassing situation.

WE NEED YOUR HELP-Call us immediately if you should experience water infiltration through your windows. We need to see the

situation as it occurs to determine the cause. Calling us the next day when it is no longer raining and no longer leaking into your apartment, does not give us the information we need to cure the situation.

STREET SMART SEMINAR

On June 29 an excellent presentation was made to residents by the Chicago Police Department's Detective JJ Bittenbinder, whose focus was on teaching members of his audience how to avoid becoming the victim of a street crime. He began by saying, "I am going to tell you how the bad guys pick their victims, how not to be picked, and what to do if you are." He went on to explain the psychology of would-be crooks, who choose victims they believe to be vulnerable, as they do not want to be physically defeated, identified, or caught. He offered specific suggestions:

DURING A STREET ENCOUNTER:

Try not to look like an easy target. If you must pass someone who looks suspicious, don't drop your gaze, since doing so may suggest inferiority; rather, look off to one side if you do not wish to meet the person's eyes, or wear sunglasses so he can't see your eyes. Deny the criminal the privacy he wants for committing his crime: walk in groups, avoid isolated areas, cross the street, or even walk in the middle

of the street. Keep several \$1 bills in a metal money clip easily reached in a pocket. If the person tries to rob you, throw the clip as far as you can and run in the opposite direction. If approached or threatened, scream "FIRE!" rather than call for help. If the person grabs your garment, slip quickly out of it and run. If you are knocked down, swivel around on your bottom and run. If he comes at you while you are down, keep your feet towards him and kick him in one leg at a time, then run. Keep fighting him, keep yelling FIRE!, and keep escaping. Your object is to get out of there. Above all, DO NOT GO ANYPLACE WITH HIM AND DO NOT GET INTO A CAR WITH HIM. Detective Bittenbinder points out that even if you get shot while running away, you will probably be less at risk than if you go somewhere in a car with a stranger who is very likely to kill you.

DURING A CAR-JACKING:

First, **KEEP YOUR CAR DOORS LOCKED.** If the attacker confronts your vehicle, drive away, even against a traffic signal. If the person does enter your car, quickly get out on the other side and run. To foil a demand for keys, keep a set of fake keys (any old keys) hanging on a hook behind the wheel; throw these as far as you can then use the real key to drive away fast. Consider buying a

portable phone for your car. Use the money clip-throwing trick. Do not go anyplace with the crook, and do not believe anything he tells you, as he is a liar.

ON AN ELEVATOR:

Don't get on one with a person you suspect. If you are on an elevator and are frightened of a person's behavior, do not press the alarm button, which will stop the elevator and afford the criminal a private venue for his activities. Instead, push as many floors buttons as you can and get out when the elevator stops, yelling all the while.

OTHER SUGGESTIONS:

Do not attempt to use a firearm or knife as the attacker is likely to get it away from you. Rather, carry a pepper spray, sold by Shore Galleries at Devon and McCormick; this will enable you to incapacitate your attacker before he gets to you to take the spray away from you. Note that tear gas is ineffective on a person under the influence of drugs or alcohol or on an animal. Pepper spray works at a distance of 8-10 feet and also renders a man incapable of sexual assault. The spray must be possible to trigger in the dark. Teach children to have **NO** dialogue with strangers and to yell "STRANGER" if approached. Tell children to **RUN** and that it's okay to drop their

schoolbooks or whatever. **MOST IMPORTANT TO REMEMBER:** give up your property rather than your life. Do not trust an attacker, do not believe him, and do not go anywhere with him. Keep fighting, keep escaping, and keep yelling. Get out fast, since the longer the contact, the more control the attacker has. Don't cooperate with him; if he hits you, that's not as bad as if he rapes you or kills you. And don't bother begging him not to hurt you; he's not a nice person.

If you were unable to attend this presentation but would like to hear it in its entirety, you may contact Susan Hess. She will obtain for you the tape that was made by a Park Tower resident.

FIRE SAFETY PROGRAM

On July 12 residents heard a presentation by Sky-High Safety, Inc., an organization of active and retired Chicago firefighters who specializes in issues of fire safety in high-rise structures. Firefighters Mulcahy, Deckelmann, Halloran, and Feigel gave information on which our lives may one day depend. If you missed this presentation, you may wish to ask Management about viewing the videotape that was made. Meanwhile, here is a summary of Sky-High Safety's messages:

PREVENTION:

Keep a fresh battery in your smoke detector and test it monthly. Report a corridor smoke detector if it is beeping (needs new battery). Count doors between your unit and both stairwells in case you ever have to feel your way in the dark. Do not cook in floppy clothing that might ignite. Never smoke when you are at risk of falling asleep (very tired, on medication that makes you drowsy, or have had a lot to drink). Wet cigarette butts when discarding them, and use very large ashtrays.

IF THERE IS A FIRE IN YOUR UNIT:

Extinguish it if it's small (put burning wastebasket in sink and run water on it; pour baking soda on a grease fire; use fire blanket (buy one) or fire extinguisher (buy one or use the one in the corridor). If your clothing catches fire, immediately drop to the ground, cover your face, and roll back and forth; do not run or fan your body. If the fire is too large for you to extinguish, leave your unit, closing all doors to contain fire but leaving them unlocked. Knock on every door on your floor and get everybody off the "fire floor." Go to the floor below, using stairs. Call 911 and report street address, unit number, and location of fire. Call Management; they will notify residents on adjacent floors.

IF THERE IS A FIRE IN THE BUILDING BUT NOT IN YOUR UNIT:

You must ascertain the location of fire before deciding whether to exit the building or stay in your unit, and no easy formula exists for helping you with this decision, which will be influenced by the scope and location of the fire and by your physical ability to get out. Your main danger will be from smoke, which will travel via stairwells and other routes. To learn the location of the fire call Management or 911. 911 can advise you whether to go or stay. If the fire is contained and on a floor high above you, you may be advised to remain in your unit and may not be in danger. Elevators will be unavailable to residents as all will be in emergency use by firefighters. At Park Tower, the South Stairwell has a smoke tower to evacuate smoke so that residents may use those stairs for escape, but firefighters may be forced to use the South Stairwell for hauling equipment (they will use the North stairwell if possible). Whatever stairwell they use is likely to fill quickly with smoke, which will intensify as it rises to the top of the building and then doubles back on itself. If you try to go down the stairs, your descent may be very dangerous due to heavy smoke, the presence of equipment and firefighters, and your own possible physical limitations.

DEFENDING IN PLACE:

If you chose to or are forced to remain in your unit, protect yourself from smoke by sealing off your front door using duct tape; place wet bath towels along the crack at the bottom of the door. Your door itself is made to retard the fire for one hour. If you can breathe smoke-free air by an open window, do so. If smoke does enter your unit, take your portable telephone with you, retreat to the bathroom, and seal off the door using duct tape. If you have no portable phone, call 911 before you go in the bathroom to tell them where you'll be. (A hint: buy a roll of 2-inch duct tape and keep it, a pair of scissors, a 12-inch piece of heavy plastic sheeting, a flashlight, and spare batteries in a plastic bag in your bathroom vanity cabinet. All materials are available at Ace Hardware.) Use tape and plastic sheeting if you need to seal off your wall air vent to keep smoke out. In the bathroom you will also have access to water to wet your clothing and hair. These measures may preserve your life until firefighters reach you. (Sky-High Safety has also patented, and is now arranging to market, a simple device which would enable you to breathe safe filtered air through your toilet. Call Sky-High Safety at 312-737-4444 for details of this device, called BATHS (Breathing Air Through High-rise Soilstacks) and

other safety items available for purchase through the company. This excellent presentation included more information than can be repeated here; do ask Management about seeing the video.



SESI'S SEASIDE CAFE: SO, IS THIS PLACE A SECRET, OR WHAT?

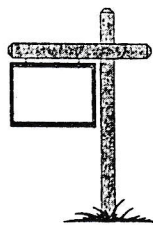
Okay so we're stupid. Until a recent summer afternoon, the NEWSLETTER did not know that there is a delightful lakefront terrace cafe/restaurant within walking distance of Park Tower. While it's unlikely that our fellow residents are equally dense, let us nevertheless share our discovery. Sesi's Seaside Cafe is located in a waterfront brick building behind the North Lakeside Cultural Center at 6219 Sheridan. (Remember that many years ago Sheridan Road was lined with mansions---the Cultural Center was one of them, as was the Berger Park Center next door at 6205. Sesi's is in the ex-back yard of a 1906 lakefront mansion.) Sesi's Seaside Cafe is perfection. The placement of about twenty outdoor tables under honey-locust and willow trees just at the edge of the water allows patrons to sit in dappled shade

at eye level with passing sailboats. (Sesi's is open year-round but in cold weather the tables are indoors, of course.) Berger Park sort of surrounds the cafe terrace so that there's an ambience of gaiety, with bicycles floating past on the nearby path and little kids playing off in the distance. The whole atmosphere---elegant mansion, big old trees, lovely lakefront, umbrella table---is an effective antidote to some of Edgewater's crummier spots.

The setting is so pleasant that Sesi's would be a sweet place if it served nothing but tap water, but real food and drink are to be had. Sesi's offers breakfast, lunch, snacks, and beverages, and is Middle-Eastern in flavor. Imagine strolling there some summer weekend morning for breakfast under the trees. The breakfast menu includes pancakes, waffles, omelets, fruits and juices, and the intriguing choice of a Middle-Eastern breakfast tray of fresh rolls, butter, cheeses, olives, fruit preserves, and coffee or tea. For later in the day there are sandwiches, hamburger, quiches, pizzas, soups, salads, and hot entrees such as lasagna and lemon pepper-grilled chicken. Desserts include baklava, tiramisu, German chocolate cake, and several kinds of cheesecake (caramel nut! yes!). There are juices, soft drinks, and various coffees and teas including Turkish

coffee and an entire samovar of tea. And, listen to this: **EVERYTHING IS HOME-MADE AND PRICES ARE VERY, VERY LOW.**

Sesi's is open from 9 AM to 11 PM on Friday and Saturday, 9 to 9 on Sunday, 4 to 10 on Monday, and 11 to 9 on Tuesday, Wednesday, and Thursday. Sometimes there is live music (instrumental guitar, folk music, jazz). Call 764-0544 to ask when there will be entertainment. Credit cards are accepted. If you don't want to walk from Park Tower (about 8 blocks) or bicycle you can catch the 151 or 147 bus. If you drive you can park (sometimes) across Sheridan on the school lot with a permission slip from Sesi's. But do go. If you didn't know Sesi's was there, you just won't believe what a nice addition to the neighborhood this is. And, if you did know, how come you never told us?



Recent Sale Transactions

The management office maintains records of all sale and rental transactions. Listed below are sales that have occurred recently.

| <u>Size</u> | <u>Tier</u> | <u>Flr</u> | <u>Month/Cost</u> |
|-------------|-------------|------------|-------------------|
| Stdo 03 | Low | 2/95 | \$33,897 |

| | | | |
|-----|----|-----|----------------|
| 1Br | 08 | Hgh | 4/95/\$47,000 |
| 1Br | 14 | Low | 6/95/\$39,500 |
| 2Br | 06 | Mid | 3/95/\$105,000 |



BIRTH ANNOUNCEMENT:
We are proud to announce the splendid arrival of Mary Frances Miller to the proud parents Mary and Caleb Miller. Miss Mary Frances was born 8 lbs, 3 oz at 8:03 AM on August 3, 1995. Park Tower wishes the Miller family good health and happiness!

Tel.: 275-8520

Elisabeth Würmer
REAL ESTATE BROKER
Sales & Rentals

Office located at:
PARK TOWER MALL

5415 N. SHERIDAN ROAD
CHICAGO, IL 60640

DDS

WILLIAM TEDFORD, DDS
GENERAL DENTISTRY

EDGEWATER PLAZA
5419 N. SHERIDAN RD.
CHICAGO, IL 60640

TEL: (312) 728-9200



Martin Lieberman, D.D.S.

Edgewater Plaza
Dental Group, Inc

5419 N. Sheridan Road
Suite #105
Chicago, IL 60640

Tel: (312) 728-9200