

Spring, 2006



### UPCOMING PROJECTS

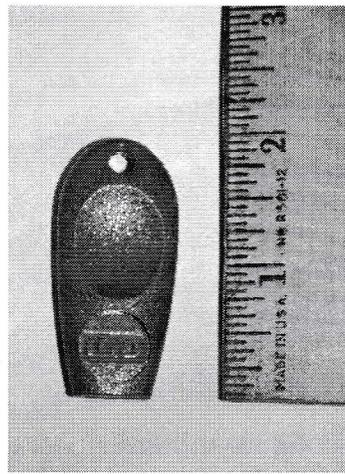
This year there are several large improvement projects taking place to make life at Park Tower even better. The largest of these, the garage reconstruction project, has begun and will last several months. This is to fix the flooring of 1P for improved drainage and to seal the reinforced bar structure separating 1P and 2P. This large-scale project will involve relocation of many residents' cars and will be a short-term inconvenience leading to a much better and stronger garage structure.

Working in tandem with the garage project will be two other improvements to the building. The pool liner needs to be re-surfaced to fix cracks in the original repair. This needs to be done during the summer so that the water refilling the pool (city water) is at its warmest. The main reason the liner cracked is because when it was last filled, the water was cold enough to create stress cracks.

Additionally we are re-doing the circle drive entrance to the building to address ADA compliance, exterior lighting, a wider turning radius in the drive to accommodate larger vehicles, and an improvement of the outdoor signage. We've hired Johnson-Lasky Architects to provide different design options, each keeping with the style of the original plans from Solomon Cordwell and Buenz in 1971. We hope to have them attend the April Board meeting with their plans.

## ADDED SECURITY

There have been significant changes to access into the building with our new security system. It will be important to go to the management office to exchange your blue card for a new key fob. Fobs will only be issued to registered residents. You will need your blue key card as well as a photo ID to obtain a new fob, which will open various doors within Park Tower:



All residents' fobs will open all entrance doors and the door to the laundry room.

Health club members' fobs will open doors within the health club (saunas, weight room).

The bike room door will be accessible to all those holding a bike stall.

The 2P garage door will be accessible to those who park on 2P. The 1P garage door will be accessible to those who park on 1P or upon request.

The exit door of the garage will be accessible to all garage parkers.

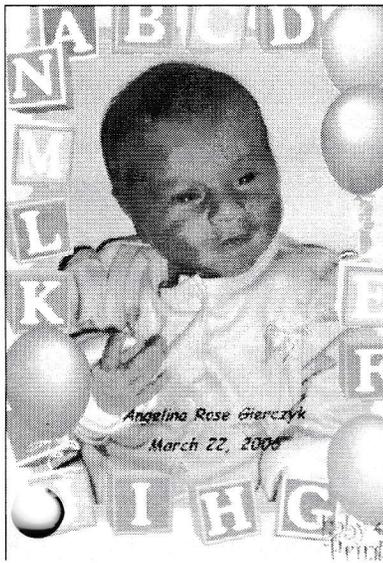
Please return your old blue key cards to the management office or leave them at the front desk; we will be able to sell these in bulk to other buildings that have not yet upgraded their security systems, since they are no longer being manufactured.

## EMAIL ADDRESSES

You may now contact the Management Office and the Board of Directors by e-mail. We are unable to send documents or forms via e-mail at the present, but please use these additional means to contact the office staff or board:

Management Office: [ParkTowerCondo@DraperandKramer.com](mailto:ParkTowerCondo@DraperandKramer.com)

Board of Directors: [ParkTowerBoard@yahoo.com](mailto:ParkTowerBoard@yahoo.com)



## CONGRATULATIONS!

Dan & Susan Gierczyk are delighted to announce the birth of their daughter Angelina Rose. She was born on March 22, 2006, weighing 6lbs. 2oz. and just under 20 inches (19 3/4" long). Best wishes to the entire family!

## ADVERTISE IN TOWER TALK!

Would you like your business to be noticed by over 700 families? Let us know. We are now offering advertising space in our quarterly newsletter.

A 2" x 3.5" (business card) space will cost \$25 per issue. A 1/2 page ad (5" x 4") costs \$50 per issue and a full page ad (5" x 8") costs \$100 per issue. Please contact the management office with your print-ready ad (in Word or JGP format) and payment. The Board of Park Tower reserves the right to reject any advertisement which offends or that may be incompatible with the interests of the building.

## TOWER TALK STAFF

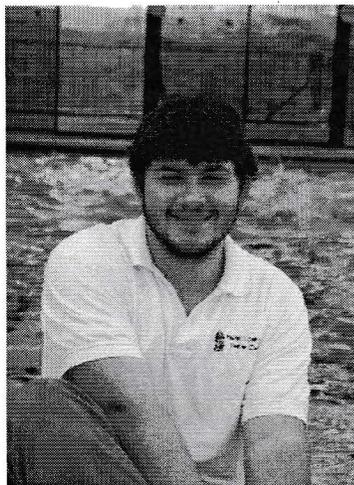
Vince DiFruscio  
Lorraine Meyers  
Marian Shaw



Be a part of the Tower Talk Team. Contact us at [tower\\_talk@yahoo.com](mailto:tower_talk@yahoo.com) or speak with Jodi or Christina in the management office.

## MEET THE STAFF

Lawrence Muñoz has been the supervisor at the Park Tower Health Club for the past 18 months. He was originally hired while a student at Roosevelt High School in 1999. When he first started, he enjoyed the flexible working hours to accommodate his studies. His current job is a lot more challenging, but "a lot more fun; it's not the same thing each day."



Lawrence is currently a student at Wright College, getting his associates degree. He then expects to go to Columbia College to study music. His goal is to teach music, but not within the school system. "I want to start my own company. I was a part of a theater company where there were no auditions; we just told our own real stories. I want to carry that idea into music."

He's part of a local band, Jack Seven, whose CD "Is Nothing" has been released. The group will be on tour this May in NY and PA. It's experimental indie rock. Lawrence plays guitar and keyboards. "I make a lot of noise onstage, but it isn't really loud. It's kinda subtle with a dreamy quality to it."

He's part of a trio that has published a comic book, "Rawni." They worked 3 years before releasing it last summer. "We spent every night from 8PM to 12AM drinking too much coffee and coming up with ideas." They sold out their first printing; a reprint is now available at various comic book stores in Chicago.

But his heart is in music. "I want to make an impact on society, the city, and the community. I did that within the theater. I feel I can have a great impact on kids. It's all about giving people an experience, doing that through the music I create and the stories that I tell in the comic book." Bravo!

## AROUND THE TOWN

Next door at 5445 North Sheridan, 72% of the owners voted to swap their parking lot on the corner of Catalpa and Sheridan for three floors of inside parking spaces at 5440 North Sheridan, where the old motel was located. The developer will present the plans for approval for everyone on April 18th at 7PM in Park Tower's party room on the 2nd floor. This is an open meeting of ASCO (Association of Sheridan Condo/Co-op Owners). Come on by and see for yourself what is proposed for this site across the street.

The re-zoning dispute of Broadway is still going strong but will come up for a vote on April 26th at 7PM in the Alderman's office at 5533 North Broadway. The block clubs and residnets west of Broadway want zoning to be no higher than four stories. The groups representing the east side of Broadway want it zoned for six stories so it will be more commercialized and we won't have to go beyond our neighborhood to shop. This zoning will also make Broadway "pedestrain friendly" with wider sidewalks and an environment similar to Clark Street to the west. The east side of Broadway is already zoned to allow up to ten-story buildings; the dispute is only about zoning the west side of the street. This too is an open meeting, but only the representatives from each organization can vote.

The EPA has finally okayed the site of the new branch of Nookies Restaurant at the corner of Bryn Mawr and Winthrop. The owners are now securing all the necessary permits so work should begin soon.

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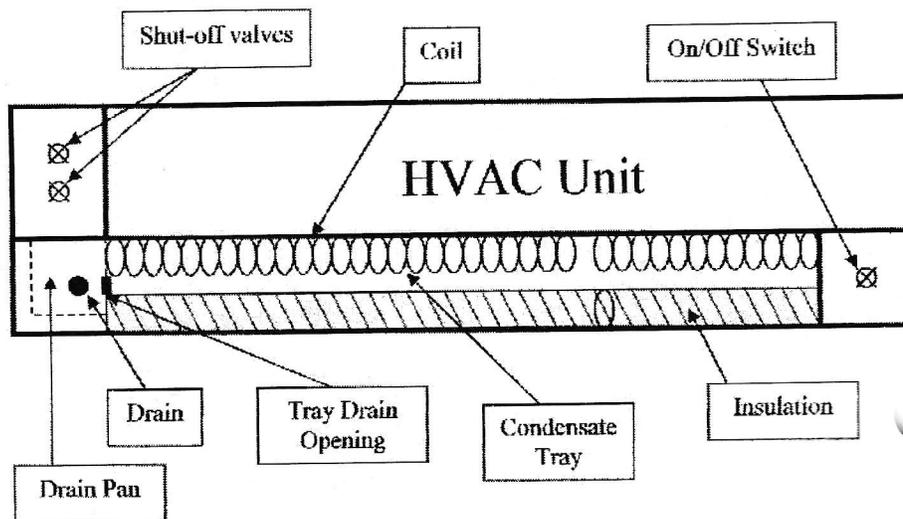
[homeinstead.com](http://homeinstead.com)

## SPRINGTIME REMINDERS

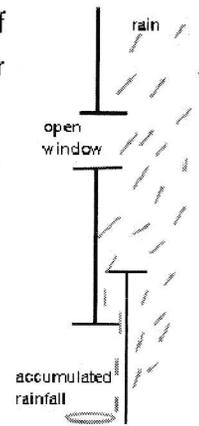
Now that spring is (finally) upon us, it's time to check our air conditioners. It's easy for the drain in your drain pan to become clogged. This causes condensation to collect in your drain pan, which can overflow and cause water damage to your unit or the units below.

To check the drain in your air conditioner, remove the grates from your air conditioning unit. You'll see the coils, the insulation, and the condensate tray. If either the tray drain opening or the drain is clogged, water will fill the condensate tray and possibly overflow. If you see a lot of water in the tray, first check the tray drain opening to make sure water is flowing into the drain pan from the condensate tray. If the opening is clear, open the cover of the drain pan and check the drain itself. If you cannot clear the drain or are unsure what is causing the clog, please call the management office to schedule a maintenance appointment.

A little preventative maintenance goes a long way towards keeping you and your neighbors dry during the summer months. Please help us out and check your air conditioner. Don't forget that during the spring, one side of the building can be very warm while the other is shivering, so we will be very careful about turning the HVAC from hot air to cold.



Equally important is to consider rainfall and your windows. If your window is ajar, rain falls against the side and then under the seal. There are drainholes at either end of the inside of the lower window, but many are closed with age and dirt. It is important to close and seal your windows during rain storms so the water does not seep and store inside the window, causing damage to the ceiling of the residence beneath you.



## **PARK TOWER MARKET — OUR COSMOPOLITAN GROCERY**

Jeremy Chapman and Larry Simons are owners of our grocery store which moved into the building in 2001 after a two year grocery "gap". The store staff includes Hava Mêsic and John Salsinger who work at checkout and Ricahrd Dahl, the butcher. The store also has a couple of young assistants who help over the weekends.

Reflecting our building's ethnic makeup, you can find everything from Syrian bread to couscous to imported olive oil as well as a full line of spices. There's also a takeout deli and coffee to go. Park Tower Market has a complete wine selection and hosts wine sampling soirées from time to time. In fact, Park Tower Market catered our Park Tower parties, including the one this past Fourth of July. They will do the same for individual and group parties for up to 200 people. Cuisine can be kosher when the occasion calls for it. You may have noticed several round tables in the mall concourse; this is the "Skylight Café," where you can sit back and nosh on goodies from the Market. Delivery is without charge and the Market will take telephone orders -- a real boon to anyone who is homebound. Hours are 8AM to 7PM every day for Park Tower Market "Room Service"; just call 773-275-9130. The market opens weekdays at 7:30AM (weekends at 8AM) and closes at 9PM Mon-Sat, 7PM Sundays, to satisfy everyone's needs.

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