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Winthrop Club close to Gold LEED certification

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WINTHROP PROPERTIES

Winthrop Club in Evanston is one step closer to becoming the first residential high rise in the Midwest to earn Gold LEED (Leadership in Energy and Environmental Design) certification from the U.S. Green Building Council.

Construction crews at the 15-story building are installing bamboo paneling and live bamboo in the lobby and putting the finishing touches on the first wave of condominiums in preparation for first move-ins.

“Three years ago, when we announced we would bring a LEED-certified residential building to downtown Evanston many people dismissed the idea of green residential buildings as just a fad,” said Bob Horner, co-principal of Evanston-based Winthrop Properties. “But I think everyone would agree that green homes are even more desirable today than they were in 2006. Sustainable living has become a way of life for a majority of the population.”

In fact, Winthrop Club was originally conceived as a Silver LEED building. But Winthrop Properties made modifications to the building’s lobby, and provided for the use of green power both during construction and for common building systems, and Winthrop Club is now on track for Gold LEED certification.

“We knew we were extremely close to meeting Gold certification, so why not go for it?” said Horner.

Winthrop Club will meet a total of 46 criteria for Gold LEED certification, making the building one of only six residential high rises in the country to earn that designation from the U.S. Green Buildings Council.

And while the building will make history in Evanston, Horner and co-principal Ibrahim Shihadeh said they are most proud of the fact that Winthrop Club has helped redefine green living by demonstrating that a condominium building can be eco-conscious, yet still luxurious.

“As anyone who tours this building can attest, fine finishes and upscale amenities can be part of a green lifestyle,” said Shihadeh. “And it’s not too late for people to enjoy a sustainable home at Winthrop Club. While our penthouses units and some of our largest residences were the first to go, there is still a good selection of homes available with very attractive pricing.”

Winthrop Club offers 96 condominiums with one to three bedrooms and 1 to 3½ baths. Base prices range from \$329,000 to \$1,859,000 with parking included.

All homes feature high-end interior finishes such as 1¼-inch granite kitchen countertops, 42-inch Italian cabinetry, marble bath countertops, 9- to 10-foot ceilings, master bedroom closet organizer systems, crown molding, private balconies and/or terraces and oak floors. Luxury building amenities include a fitness center, swimming pool and spa, sundeck, club room, and a 24-hour doorman.

When it comes to the building's green features, painstaking attention was paid to maximizing resources and promoting energy efficiency and a healthy living environment. For example, Winthrop Club will earn LEED credits by diverting 75 percent of construction waste from landfills and using 20 percent regional materials and 10 percent recycled materials. The building will also have a green roof landscaped with native plants, helping to mitigate the urban heat island effect and reducing storm water run-off.

In addition to Energy Star-rated appliances, all condominiums will feature floor-to-ceiling low-e windows that maximize daylight and protect from the loss of cooled or heated air while also providing a filter from the sun's damaging rays. To increase a healthy indoor environment, Winthrop Club is using low VOC-emitting paints, sealants and adhesives and installing a state-of-the-art air filtration system.

According to Horner, residents of Winthrop Club will enjoy cost savings on their energy bills due to building systems that will use 20 percent less electricity than a typical condo building. They can also save on water usage with low-flow plumbing fixtures. Dual flush toilets, which allow residents to choose between a .8-gallon flush and a 1.6-gallon flush, come standard.

Located at 1567 Maple St., just south of Davis Street, Winthrop Club boasts a perfect score of 100 at www.walkscore.com due to its proximity to everything from grocery stores and entertainment to schools and mass transit, including both the CTA and Metra. And for residents who do want to drive, in addition to the extra-wide parking spaces that come with the purchase of each home, the building's parking garage will also have a handful of outlets for electrical cars.

A sales center for Winthrop Club, which includes a fully furnished two-bedroom model, is open at 1707 Benson Ave., just north of Church Street. For more information about Winthrop Club, call

US +1 8473284700 [Call](tel:8473284700) or visit <http://www.winthropclub.com/>.

Winthrop Properties is a joint enterprise of developers Bob Horner and Ibrahim Shihadeh. Horner and Shihadeh share more than 40 years of real estate experience, during which time they have built and sold more than 5,000 homes, including two new-construction loft buildings in Printers Row and the West Loop, respectively.

<http://searchchicago.suntimes.com/homes/news/buildernotes/1636933,wi2nthrop24.article>