



Winthrop Club Condominiums

Where **GREEN** Living Meets **ULIMATE** Luxury

Winthrop Club Events Coming Soon ...

Winthrop Club Hard Hat Tours

Hard hat tours are scheduled to begin in late September early October.

Trained sales professionals will escort interested buyers and prospects through the building.

This is your opportunity to get a **sneak peek** at Winthrop Club's outstanding views.

Stay tuned for more information!

Staging Seminar - Preparing Your Home for Sale

Join us for a staging seminar and learn how to best prepare your home for sale. A professional stager will communicate the do's and don'ts for staging your home.

Invitations to this event will be distributed this fall.

Time is Running Out...

Time is running out to customize your new home at Winthrop Club.

As construction progresses, deadlines for selecting home finishes are rapidly approaching. This includes selecting granite, marble, hardwood, tile, carpet, appliances, etc.

Contact a sales associate at (847) 328-4700 for more details.

Twelfth Floor Now Under Construction at Winthrop Club Condominiums



Construction moves skywards at Winthrop Club Condominiums as Bovis Lend Lease begins work on the twelfth floor of the 15-story luxury high rise.

"We are currently working on the twelfth floor of the building and anticipate having a majority of the external work done on all fifteen floors this fall," said Sales and Marketing Director Chad Baugh. "The building is progressing right on schedule and is on target to be complete in spring 2009."

As completion dates for the building approach so do deadlines for selecting finishes. This means that time is running out for buyers to select countertops, tiles, carpets, hardwood, appliances, etc.

"If people are interested in customizing their home now is the time to buy," said Baugh. "Our buyers still have time to meet with our design consultant to choose their finishes. However selection deadlines are quickly approaching."

For more information on the construction schedule and deadlines contact the Winthrop Club Sales Center at (847) 328-4700.

To view photos of the construction progress visit the Winthrop Club website at www.winthropclub.com and click on "Construction Photo Gallery".

Winthrop Club to be Among Country's Greenest Condominiums

Winthrop Club in Evanston is on its way to being named the greenest residential high rise in Illinois, and only one of six in the country to earn LEED Gold certification from the U.S. Green Building Council, announced developer Winthrop Properties.

WINTHROP CLUB Condominiums



Sales Center

1707 Benson Ave.
Evanston, IL 60201
(847) 328-4700

Open Daily: 10 a.m. - 5 p.m.
www.winthropclub.com

AROUND EVANSTON

Farmers' Market

Enjoy the bounty of Midwest farmers every Saturday throughout the summer. For over 30 years, the Evanston Farmers' Market has been a crowd-pleaser with 30+ vendors of fruit, vegetables, meat, flowers, cheese and bakery items.

Date: Saturday, September 6
Time: 7:30 a.m. – 1:00 p.m.
Location: Intersection of University Place and Oak Avenue

Northwestern Football



The Northwestern Wildcats take on Southern Illinois University at home.

Date: Saturday, September 13
Time: 11:00 a.m.
Location: Ryan Field
Evanston, IL.

North Branch Book Group

The North Branch Book Group meets on the last Thursday of the month at the North Branch Library. They discuss popular works of fiction and nonfiction. Register and pick up a copy of the current selection at North Branch Library, or call 847-866-0330.

Date: Thursday, September 25
Time: 7:00 p.m.
Location: North Branch Library,
2026 Central Street

Green Living Festival

Over 50 environmental vendors are expected this year to help you implement sustainable practices in your home. For more information, call (847) 448-8256.

Date: October 4, 2008
Time: 8:30 a.m. – 4:00 p.m.
Location: Evanston Ecology Center, 2024 McCormick, and Twiggs Park

The 15-story condominium building had previously met the requirements for LEED Silver certification, but modifications to the lobby, and the addition of green power, both during construction and for the common building systems, allow Winthrop Club to be certified LEED Gold.

"We are extremely proud of this achievement and are thrilled to be able to give buyers the state's first residential building of this caliber," said Bob Horner, co-principal of Winthrop Properties.

"We really have redefined green living for Illinois by showing that a building can be extremely eco-conscious, yet still luxurious. Fine finishes and upscale amenities can be part of a green lifestyle," added Horner.

In total, the design of Winthrop Club will meet 46 criteria for the Gold certification, including seven that are mandatory for any LEED building. The points earned begin with the site, which must achieve density requirements as well as offer proximity to public transportation. The next phase in which LEED credits are earned is construction.

Winthrop Club will earn points for diverting 75 percent of construction waste from landfills, using 20 percent regional materials and 10 percent recycled materials. The construction site is also being powered by green electricity, which is from a renewable source, like wind or water. Once the building is complete, green roofs landscaped with native Illinois plants will help reduce heat islands. Using native plants also reduces the water needed for maintaining them.

Additionally, these surfaces will help reduce the rate of storm water run-off by at least 25 percent, earning yet another credit. Inside each residence, the use of low VOC-emitting paints, sealants and adhesives earns additional credits. Energy efficiency is an important part of LEED certification and, in addition to Energy Star-rated appliances that use less electricity, all condominiums feature floor-to-ceiling windows to maximize daylight and reduce dependence on electric lighting. The windows are low-e coated to protect from the loss of warm and cool air, and provide a filter from the damaging effects of the sun's rays.

Furthermore, the building systems will require 20 percent less electricity than a typical condo building. Water consumption is also reduced through high efficient plumbing fixtures in both the kitchen and baths. Homes come standard with dual flush toilets that let buyers choose either a .8-gallon flush or a 1.6-gallon flush.

The U. S. Green Building Council also recognizes the quality of the indoor environment. For example, points are earned by the building's air filtration system, which will use a MERV 13 filter, the same specification found in operating rooms. Additionally, the amount of daylight and availability of views contribute to the quality of the indoor living environment, and LEED credits are earned for providing daylight and views to 75 to 90 percent of interior spaces.

The design of Winthrop Club accomplishes this with floor-to-ceiling windows combined with slightly curving walls on two sides of the building. "Numerous studies have shown the health benefits - both physical and emotional - of exposure to sunlight," noted Ibrahim Shihadeh, co-principal of Winthrop Properties.

"Sun helps your body produce vitamin D and has also been shown to improve one's state of mental well-being. While the LEED label and Gold certification do a great deal to generate interest, for our buyers it's ultimately the personal benefits of green living that make them choose a home here," added Shihadeh.

"They appreciate the water and energy savings, living in a healthier environment, and get personal satisfaction from knowing they are doing their part to preserve the Earth for future generations. And the icing on the cake is that they still live in one of the most luxurious buildings on the North Shore."

Located at 1567 Maple Street, just south of Davis Street, Winthrop Club will offer 96 condominium residences with one to three bedrooms and 1 to 3½ baths, plus balconies or oversized terraces. Homes are base-priced from \$329,000 to \$1,859,000, with parking included.

All homes include a high level of interior finishes such as 1¼-inch granite kitchen countertops, imported 42-inch Italian cabinetry, marble bath countertops, 9- to 10-foot ceilings, and environmentally-friendly bamboo flooring.