



# Winthrop Club Condominiums

## Luxury Living in the Heart of Downtown Evanston

### AROUND

### EVANSTON

#### **November 18 - Northwestern University Football vs. University of Illinois**

The Northwestern Wildcats offer some of the best Division 1 college sports action in the Midwest, featuring 19 teams and competing in the Big Ten.

Ryan Field  
1501 Central Street  
Evanston, IL

#### **November 21 - Holiday Tree Lighting**

5:30 p.m. to 6:30 p.m.

Fountain Square in  
Downtown Evanston

#### **December 31 - First Night Evanston**

Illinois' largest New Year's Eve Festival of the Arts! This festival features 40 artists, 19 stages and midnight fireworks.

Sponsored by [First Night Evanston, Inc.](#)

6 p.m. to 1:30 a.m. -

Downtown Evanston and  
Lakefront

## Meet the Winthrop Club Development Team

In our high-tech society, it seems everything is quickly becoming paperless and virtual, yet Bob Horner, co-principal of Evanston-based Winthrop Properties, says that one of the most satisfying aspects of being a residential developer is that it is tangible.

"We all work hard to provide for our families and ourselves and, to me, it's very rewarding to have something palpable to show for my efforts at the end of the day," says Horner.

Horner, however, did not begin his real estate career in development. Before forming Winthrop Properties, he served as the CFO for Pulte Homes, the country's largest home builder; general manager of Pulte's Illinois division; CEO of Pulte's mortgage subsidiary; and CEO of both Sears Mortgage and Citicorp Mortgage.

After more than 15 years on the financial side of home building, Horner decided to make the switch to development. In 1993, he met Ibrahim Shihadeh, who he would team with to form Winthrop Properties.

"The partnership is a perfect fit," says Horner. "We each bring our area of expertise to Winthrop Properties and complement each other well. I am the marketing and financial guy and Ibrahim brings experience in engineering, design and rehabilitation to the team. Together, we can take on more challenging projects, in terms of both building sites and design."

The duo had developed several successful projects in the Chicago area before they officially became Winthrop Properties. In 1994, Horner and Shihadeh started work on a small apartment conversion, located on Winthrop Avenue in Chicago. Because it was their first project without outside investors, they adopted Winthrop Properties as their handle.

Today, Winthrop Properties is responsible for nearly a dozen residential communities in Chicago and Evanston, including 111 Morgan, Printers Row Lofts, Madison Bishop Townhomes and Evanston Galleria. In addition to Winthrop Club in downtown Evanston, Winthrop Properties is also offering sales at their new-construction high rise, Printers Corner in Chicago's Printers Row neighborhood.

For Horner, each development is special to him for different reasons.

"With Printers Corner, I am very proud that we were able to creatively utilize a small site to create a unique, attractive and functional building," he says. The boutique building offers 88 condominiums and features a faceted architectural design allowing each condominium to be a corner unit.

The company's latest development, Winthrop Club, is also something Horner and Shihadeh can be proud of as it is on track to become Evanston's first residential LEED (Leadership in Energy & Environmental Design)-certified building or what is more commonly known as a Green Building.

## WINTHROP CLUB IS *GREEN*... WHAT DOES THAT MEAN???

### A GREEN BUILDING HAS TANGIBLE ECONOMIC AND HEALTH BENEFITS

- Lower operating costs via reduced energy and water utility bills.
- Reduced maintenance and replacement costs due to greater durability of materials.
- Improved indoor environmental quality through use of non-toxic materials.
- Reduced risk of childhood asthma and other respiratory diseases.
- Preservation of natural habitats, watersheds, and ecosystems and protection of air and water quality.
- Reduction in greenhouse gas emissions and solid waste.

### AVERAGE SAVINGS OF GREEN BUILDINGS



Winthrop Club will feature sustainable design and construction that will meet the requirements for Silver LEED (Leadership in Energy and Environmental Design) certification from the U.S. Green Building Council.

"It's extremely exciting to raise the bar for new construction condominiums in Evanston," says Shihadeh. "It's a phenomenal location and that has carried the market there to this point. We wanted to offer the kind of quality, luxury and forward design that buyers expect of downtown Chicago on the North Shore."

"Attention was paid to each and every detail, from the finishes in the residences to the amenities to the overall design of Winthrop Club," said Shihadeh. "Quality has been one of the keys to our success. We create buildings we are proud to put our name on and our buyers feel good about living in it."

The future of Winthrop Properties looks to be just as bright as the present, with no significant plans to change. Winthrop Properties business model is about quality and that is the way Horner and Shihadeh prefer it.

"Having been involved with major corporations in the past, and managing thousands of employees, I prefer to be in a position that allows me to have personal contact with the entire process from design to customer service," Horner said. "So we plan to continue doing three to four quality projects at a time as opportunities present themselves."

To anyone who has met Horner and Shihadeh, it's evident they truly enjoy their jobs, meeting people, and working with their buyers. In fact, they liked working with buyers so much that they hired one. Earlier this year, Horner and Shihadeh brought Chad Baugh, former buyer at Winthrop's 111 Morgan, on board as Winthrop Properties director of sales and marketing.

"While it's common for current employees to purchase a home within their company's development, I first purchased a home, and then sought out Winthrop Properties. I had lived in their product and had complete confidence in working for the builder," said Baugh. "My experiences as both a resident and as a member of Bob's team are the same. His passion, his concern, his commitment - it's there in everything he does."



## WINTHROP CLUB CONDOMINIUMS

**Sales Center**  
**1707 Benson Avenue**  
**Evanston, IL 60201**  
**Open Daily 10 a.m. - 6 p.m.**  
**(847) 328-4700**