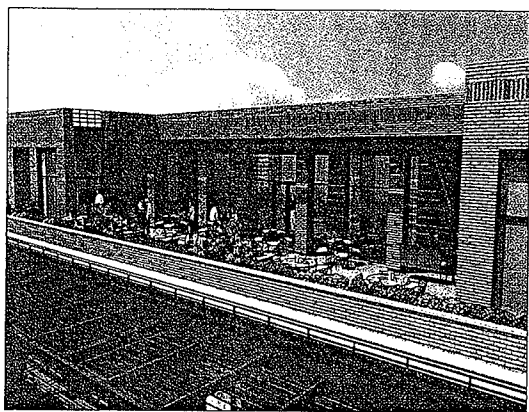


Daily Herald

Your guide to finding a new home

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New Homes



Lennar incorporates recessed balconies into the design of every home at Library Tower.

Tucking away more space and privacy

By GWEN H. JADER
Daily Herald Correspondent

In an area known for its changeable weather, some Chicago developers are marketing condominiums with balconies tucked within the building's sides, allowing homeowners more privacy and protection from the elements.

"A recessed balcony, which is tucked within the sides of the building, is terrific because it not only camouflages their appearance, but also makes them more intimate and provides protection against gusty winds," said Mike DeRouin, AIA, CSI, principal of Fitzgerald Associates Architects in Chicago. The firm designed Winthrop Properties' newest high-rise, Winthrop Club in Evanston.

According to Winthrop Club developer Bob Horner, tucking the balconies within the building's sides gives homeowners more opportunities to use the prized outdoor spaces.

"A recessed balcony is especially nice in a smaller home because it becomes more of a three-season room," said Horner. "Since it is more protected from the elements, it's an all-purpose space. People bring out their laptops for work, or enjoy dinner and entertaining out there."

The outdoor space was also an important consideration for Winthrop Club's LEED certification. The building earns credits toward certification for having daylight and views in 75 percent of spaces.

Having recessed balconies has ac-

tually improved the building's appearance, contributing to the modern, European appeal of the building.

"The curving glass walls and steel accents give a clean-lined, yet dynamic appearance that has become so popular," said Horner. "It's a 'less is more' philosophy."

Co-principal of Winthrop Properties Ibrahim Shihadeh added that the architecture makes the building stand out from other condo developments in booming downtown Evanston.

"It is a distinct addition to the landscape," he said.

Homes at Winthrop Club feature 1½-inch granite kitchen countertops, 42-inch Italian kitchen cabinetry, marble bath

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Balconies: Condos offer amenities

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countertops, 9- to 10-foot ceilings, and environmentally friendly bamboo flooring. Amenities include a fitness center, swimming pool, sun-deck, clubroom, and a 24-hour doorman. Base prices range from \$329,000 to \$1,859,000, with parking included.

Fitzgerald Associates also incorporated recessed balconies in the design of another Winthrop Properties building, Printers Corner in Chicago's Printers Row.

The 17-story building offers 88 condominiums, all of which are corner units. The one-bedroom floor plans, located on the east and west

sides of the building, feature recessed balconies off the living area.

Measuring 9-by-6 feet, the balcony adds 50 square feet to the 676-square-foot home. In addition to outdoor space, homes at Printers Corner also include granite kitchen countertops; Italian kitchen cabinetry; stainless steel appliances; hardwood flooring; floor-to-ceiling windows; a washer and dryer; a tech center; marble baths and a 42-inch plasma television. Base prices start in the \$280,000s, and deeded parking is available from \$36,000.

Lennar also incorporates recessed balconies into the design of every home at Library Tower, a 17-story

building currently under construction in Printers Row. Measuring up to 200 square feet, the balconies extend the open living and dining rooms of every residence.

"One of the most popular features is the large balconies," said Leigh Nevers, vice president of marketing for Lennar's Chicago region. "We have a lot of suburban buyers who were concerned about private outdoor space in the city, because they previously had yards or decks. But Library Tower's balconies overlooking the city streetscape are large enough to set up a sitting area for al fresco dining as well as a city garden."

Recessed balconies also

keep with the traditional architecture of the historic neighborhood, Nevers added.

Located across from the Harold Washington Library at the southwest corner of State Street and Congress Parkway, Library Tower offers homes that range from 865 to 2,130 square feet with one to three bedrooms priced from \$371,900 to \$884,900, which includes the cost of one parking space.

For more information about Winthrop Club, call (847) 328-4700 or visit www.winthropclub.com; Printers Corner, call (312) 880-1800 or visit www.printerscorner.com; Library Tower, call (312) 386-9427 or visit www.lennar.com.