



2334 PHILLIPS DRIVE GLENVIEW



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GLENVIEW



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MAIN LEVEL: FOYER, LIVING ROOM, DINING ROOM, KITCHEN, BREAKFAST ROOM, FAMILY ROOM, POWDER ROOM, LAUNDRY/MUD ROOM

Foyer: Granite tile flooring, 2 story foyer with Palladian window, double door coat closet, multi tiered glass chandelier

Living Room: Herringbone hardwood flooring

Dining Room: Herringbone hardwood flooring, crystal chandelier

Kitchen: Herringbone hardwood flooring, granite countertops, double sink with chrome plumbing fixture with disposal, Bosch stainless steel dishwasher, Viking oven/range with gas cooktop and griddle, Viking vent hood, cabinet front Sub Zero refrigerator, pantry closet with pull out shelving, planning desk area with granite countertop

Breakfast Room: Herringbone hardwood flooring, recessed lighting, bay window

Family Room: Herringbone hardwood flooring, recessed lighting, brick fireplace with gas logs, sliding glass door to concrete patio

Powder Room: Granite tile flooring, granite counter vanity with chrome plumbing fixture, Toto commode

Laundry/Mud Room: Ceramic tile flooring, Maytag washer and dryer, utility sink, upper cabinetry, double door closet, GE oven/range with Best vent hood, Whirlpool refrigerator, door to backyard

SECOND LEVEL: PRIMARY BEDROOM SUITE, BEDROOM TWO, BEDROOM THREE, HALL BATHROOM, HALL BATHROOM, HALL LINEN CLOSET

Primary Bedroom: Herringbone hardwood flooring, 2 walk in closets

Primary Bathroom: Ceramic tile flooring, skylight, dual vanity with Moen plumbing fixture, shower with ceramic tile, separate tub



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Bedroom Two: Herringbone hardwood flooring, double door closet

Bedroom Three: Herringbone hardwood flooring, double door closet

Bedroom Four: Herringbone hardwood flooring, double door closet

Hall Bathroom: Ceramic tile flooring, neutral vanity, medicine cabinet, shower/tub with ceramic tiles

BASEMENT: RECREATION ROOM, BEDROOM, STORAGE/UTILITY

Recreation Room: Carpeted flooring, bar area with cabinetry, shelving and sink

Bedroom: Tile flooring

ADDITIONAL FEATURES AND UPDATES:

- 3 car garage with workbench, cabinetry
- Concrete driveway
- Brick paver walkway
- Whirlpool furnace with aprilaire humidifier
- Guardian 50 gallon hot water heater 2007
- Roof 2010
- Windows 2012
- Kitchen remodel 2001/2002



FRONT EXTERIOR



FOYER



DINING ROOM



LIVING ROOM



FAMILY ROOM



FAMILY ROOM



BREAKFAST AREA



BREAKFAST AREA/KITCHEN



BREAKFAST AREA/KITCHEN



KITCHEN



KITCHEN



KITCHEN



POWDER ROOM



LAUNDRY ROOM



LAUNDRY ROOM



PRIMARY BEDROOM



PRIMARY BEDROOM



PRIMARY BATHROOM



PRIMARY BATHROOM



PRIMARY BATHROOM



PRIMARY BATHROOM



2ND BEDROOM



3RD BEDROOM



HALL BATHROOM



4TH BEDROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL WET BAR



LOWER LEVEL 5TH BEDROOM



PATIO



BACKYARD



REAR EXTERIOR



REAR EXTERIOR

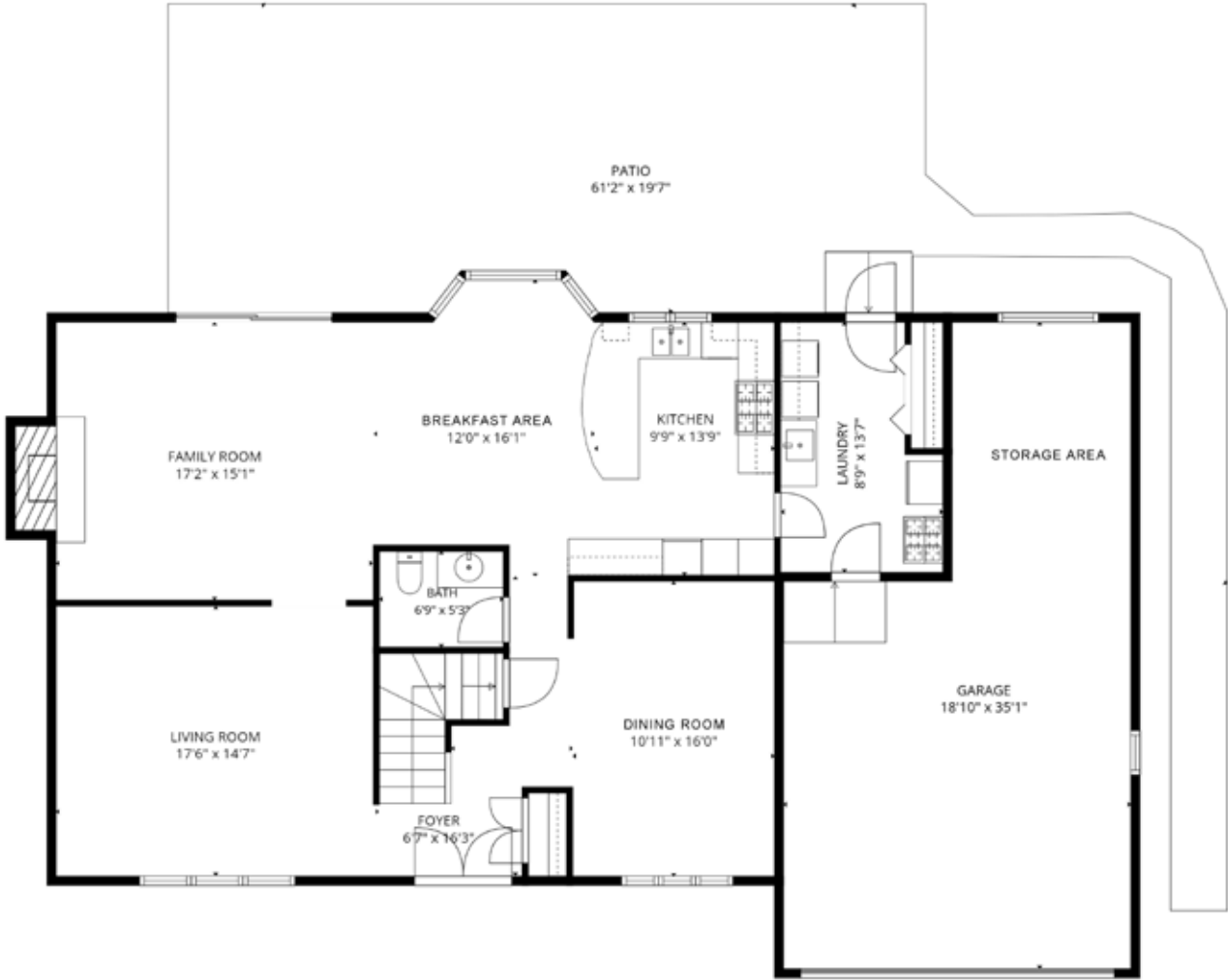


GARAGE

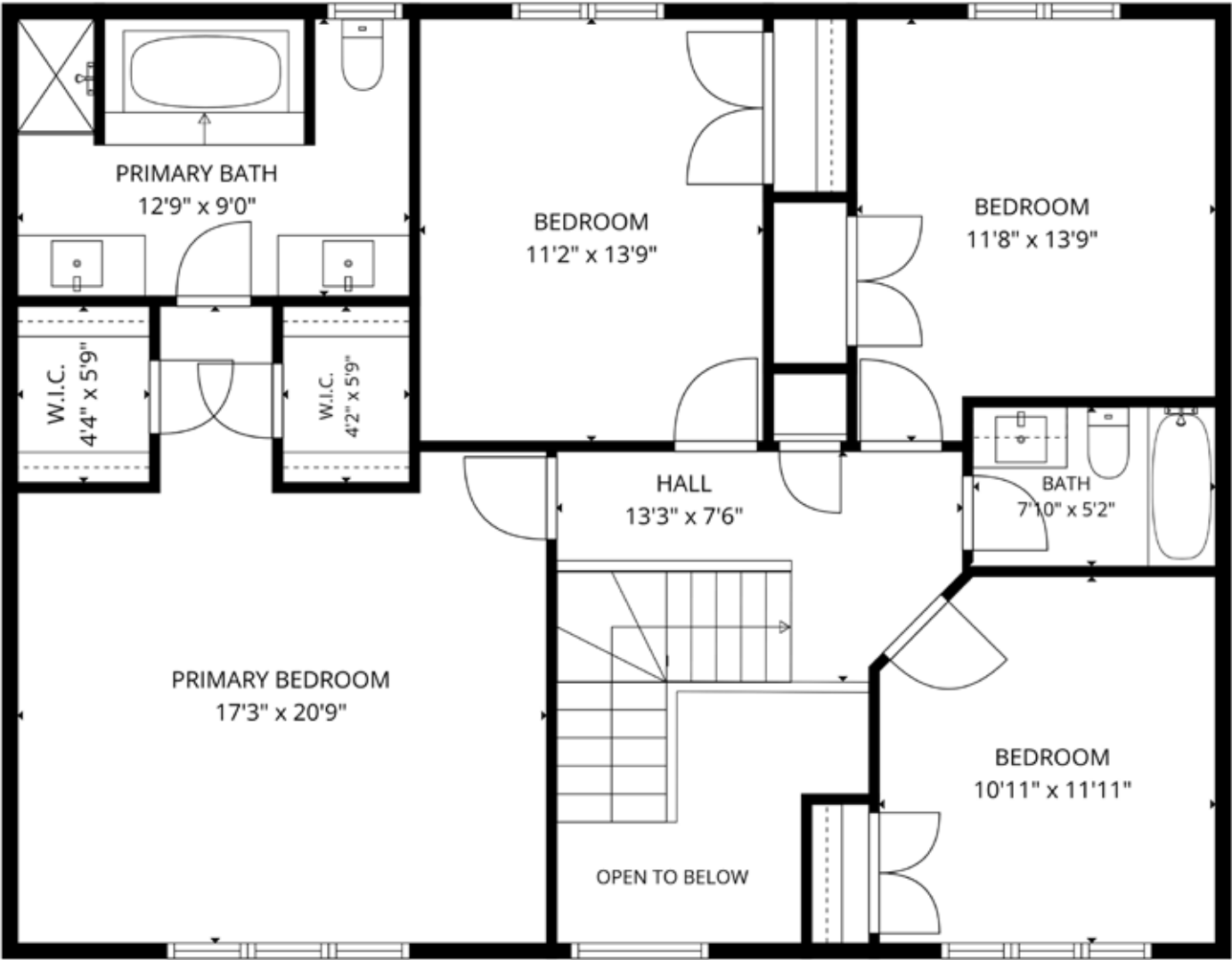


AERIAL VIEW

MAIN LEVEL

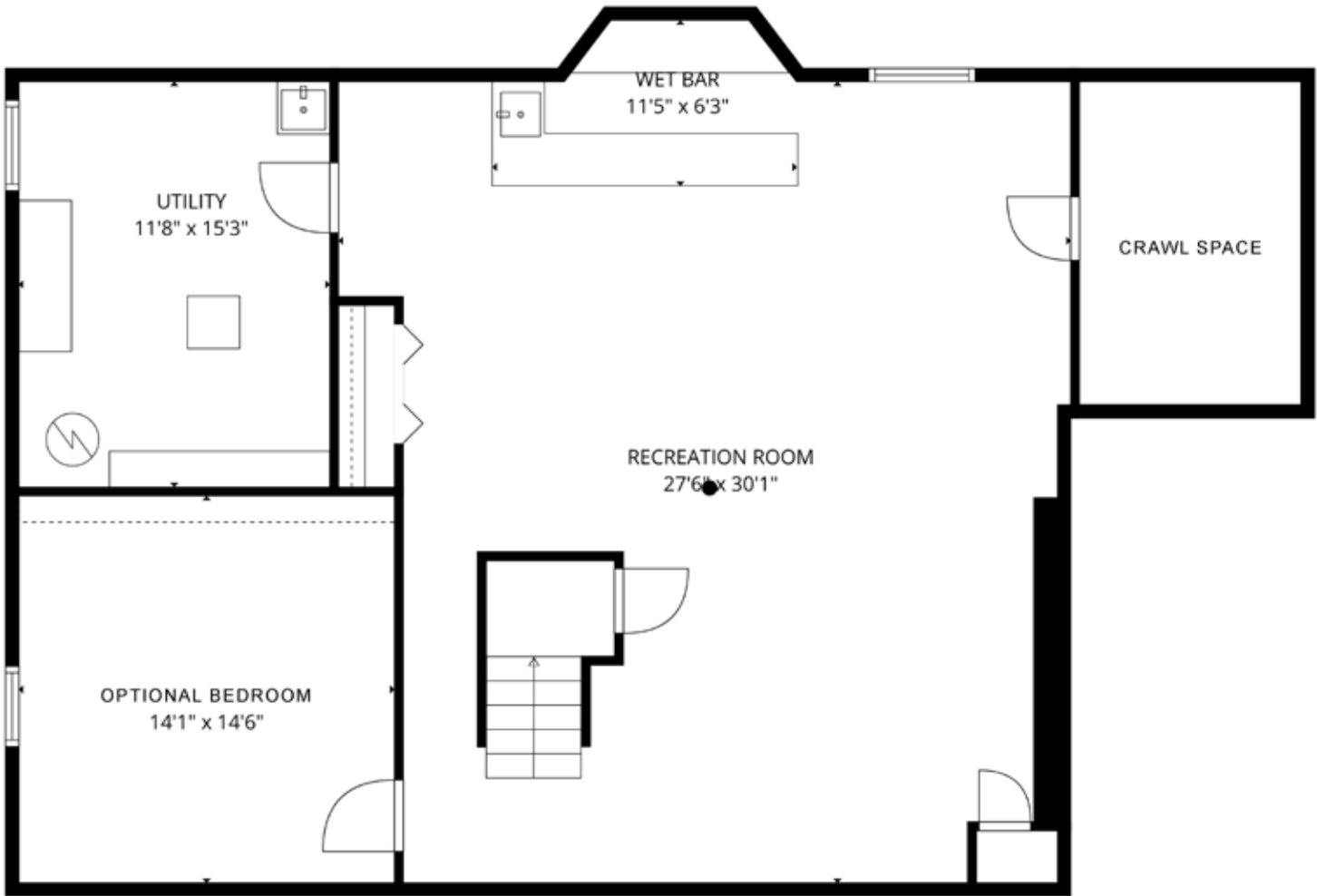


SECOND LEVEL



LOWER LEVEL

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ABOUT GLENVIEW

The Village of Glenview had 350 residents when it was incorporated in 1899. Today, the population is almost 45,000. Located in Cook County, the Village's fine amenities and services, excellent schools, 34 parks and playgrounds covering more than 290 acres, numerous options for shopping and dining and proximity to local expressways and commuter trains have made it one of Chicago's premier suburbs -- a vibrant, thriving community that manages growth with success and style.

History

The entire Northfield Township originally was known as the town of Northfield. There were different names for various areas within the community. The Post Office demanded that an official name be selected, whereupon a special meeting of the villagers was called. Various names were suggested such as Rugenville, Glenvarr, Glendale, Glengrove, Glen Hollow, Oak View, and Glenview. The name Glenview won the majority vote on May 7, 1895. The village was incorporated in 1899. Much of the Glenview area remained farmland but after World War II, developers such as Tom Sullivan began to give the township its current suburban appearance.

The Park

"The Park" is one of the oldest neighborhoods in the village. Located near the center of Glenview, just south of the Glen development, The Park was established as home to a religious society in 1894 by Hugh Burnham, the first village president and nephew of architect Daniel Burnham. This religious society is based on the writings of Emanuel Swedenborg a scientist and theologian who lived and wrote in the 1700's. In the late 1890s through the turn of the century, New Church members purchased 40 acres of land and built their houses in an oval surrounding a common park area where the church and school were built. Architect Swain Nelson, one of the designers of Lincoln Park, designed the neighborhood.

As part of the New Church service mission to be universally accepted as a guidepost for kindness and character, today, the Glenview New Church Schools are open to many students beyond the congregation and the church has been updated and expanded to accommodate a much larger Sunday service. Despite its new open focus and broadening congregation, the original church in the center and many of the surrounding buildings remain the same today as they were in 1900.

Naval Air Station

The control tower of the village's former Naval Air Station has been converted to shops as part of The Glen Town Center. Naval Air Station Glenview was a major facility in Glenview for many years. It was the host for a number of squadrons, including the Coast Guard Air/Sea rescue helicopter service for Chicago/Lake Michigan and a squadron of P-3 Orions which had the mission of East Coast antisubmarine warfare. The rationale for basing the squadron there was that so many reserve staff were in the central United States, and it was convenient to base the facility near the staff. As a 1-2 hour checklist had to be executed before scanning the seas, there was actually little dead time in the flight to the coast. The base consisted of 1 million cubic yards (800,000 m³) of concrete, 1.5 miles (2.4 km) of runways and 108 U.S. Navy buildings.

The Glen

In 1995, the base was closed as part of the Base Realignment and Closure military restructuring process. The land was deeded back to Glenview by the U.S. Department of Defense. A reuse plan was completed by the Village of Glenview in 1995 and updated into a master plan by Skidmore, Owings & Merrill in 1998. The village then assumed the role of Master Developer. The 1,121-acre (4.54 km²) development was named "The Glen" in 1999. It comprises approximately 15% of the area of Glenview. It contains new homes, offices, and shopping centers, including The Glen Town Center. Among other amenities, it includes a lake, soccer fields, walking and biking trails, two golf courses, Kohl Children's Museum, the Glenview Park District Park Center, Attea Middle School, and the Glen/North Glenview commuter train station.

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2500 Happy Hollow Rd.
Glenview, IL 60026
K-5th Grade



2370 Shermer Rd.
Northbrook, IL 60062
5th-8th grades

Maple School in Northbrook/Glenview School District 30 is host to approximately 410 students in grades 6, 7, and 8. The vast majority of Maple students completed their elementary learning experiences at Willowbrook School in Glenview or Wescott School in Northbrook. Maple students represent a wide range of racial, cultural, and ethnic backgrounds. Graduates of Maple School attend one of the Glenbrook High Schools in Northfield Township School District 225.

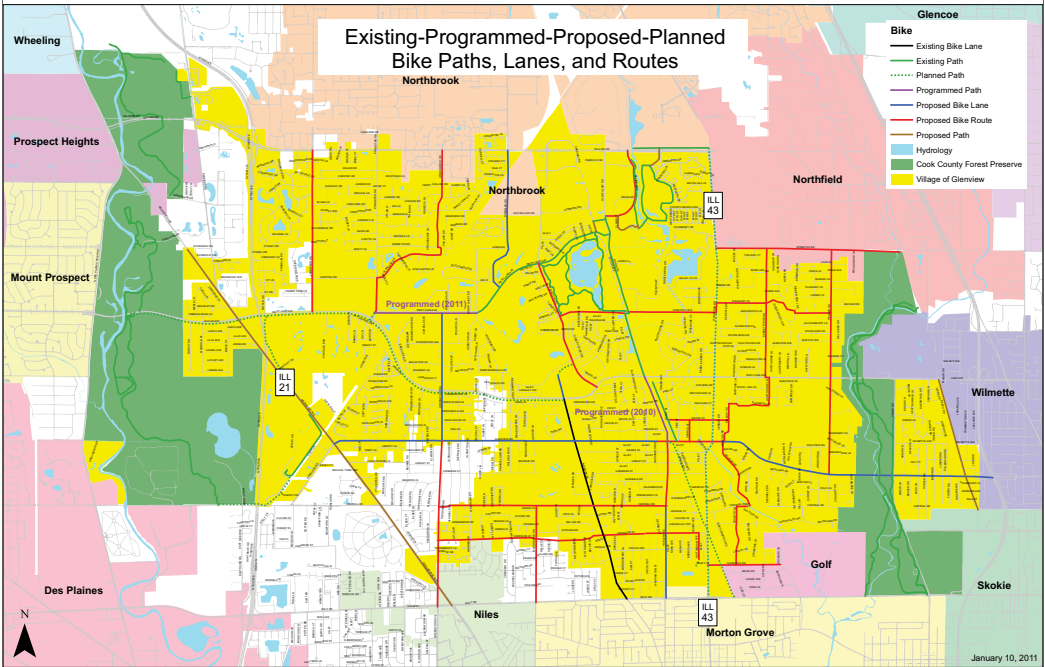


4000 West Lake Ave
Glenview, IL 60026
9th-12th grades

Glenbrook South High School School is one of two comprehensive high schools in District 225 and primarily serves the Village of Glenview. Built in 1962, the GBS campus has been expanded and renovated to keep pace with enrollment and to support evolving academic, extracurricular, and athletic programs. Today’s complex is more than 670,000 square feet and spans across 65 acres.

Our Mission:

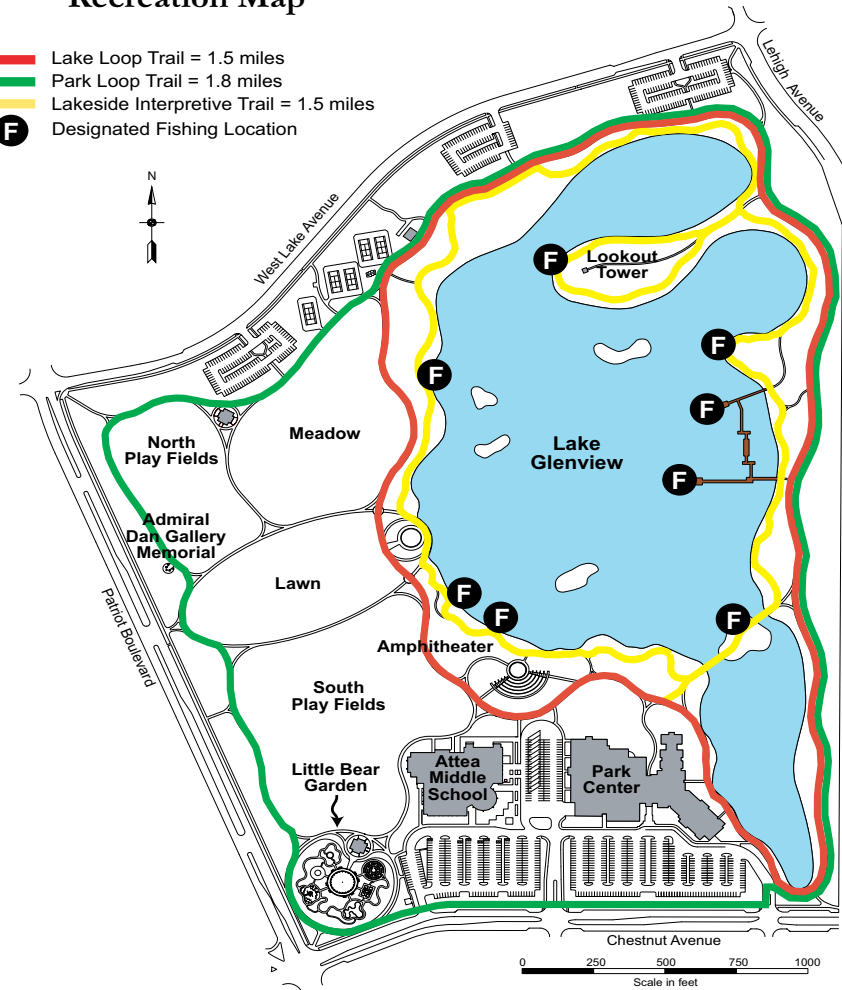
Glenbrook South High School is a learning community dedicated to students and committed to quality of thought, word and deed.



Available for purchase in the Management Office weekdays from 8:30 AM - 5:00 PM or online at theglentowncenter.com. The Gift Certificate is welcomed at all stores, restaurants and services at The Glen Town Center.

The map illustrates the layout of the Von Maur shopping center and surrounding developments. Key features include:

- Glen 10 Movie Theatres**: An orange-colored building complex with sections numbered 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, and 2000.
- Dick's Sporting Goods**: A large blue building with sections 1900, 1940, 1950, 1960, 1970, 1980, 1990, and 2000.
- Von Maur**: A large blue building with sections 1900, 1940, 1950, 1960, 1970, 1980, 1990, and 2000.
- Target**: A pink building with sections 2000, 2010, 2020, 2030, 2040, 2050, and 2060.
- Parking Lots**: Yellow areas labeled with numbers such as 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, and 2000.
- Residential Units**: Light blue buildings with sections numbered from 1900 to 2000.
- Streets**: W. Vine Drive, Tower Drive, Navy Blvd., I-94, and I-480.
- Landscaping**: Green areas representing trees and gardens.

[illegible]

Park is open at sunrise and closes at 11:00 pm. The water spray area at Little Bear Garden is open generally from Memorial Day to Labor Day.

Alcohol is prohibited.

No boating, swimming or ice skating.

Grills are not permitted.

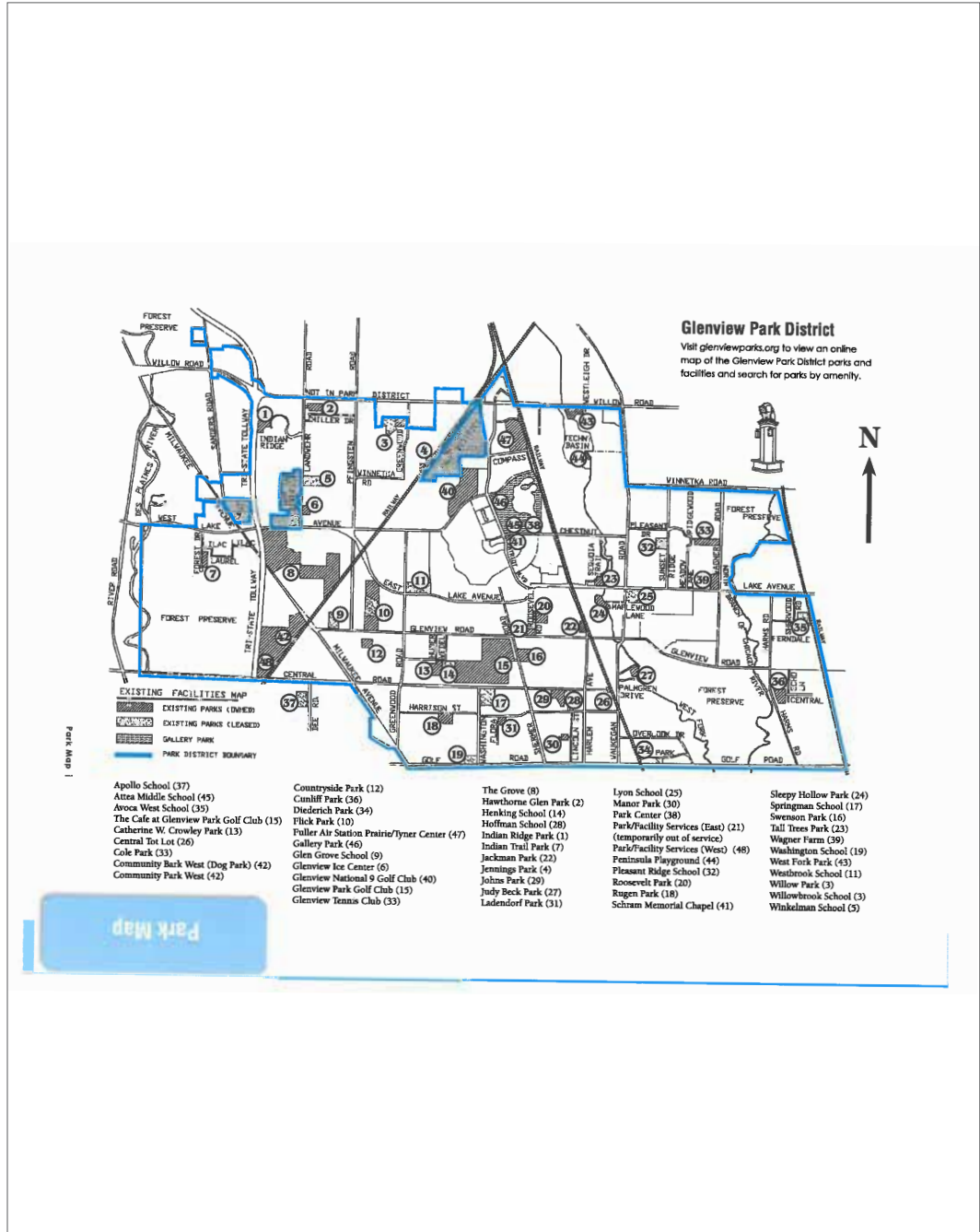
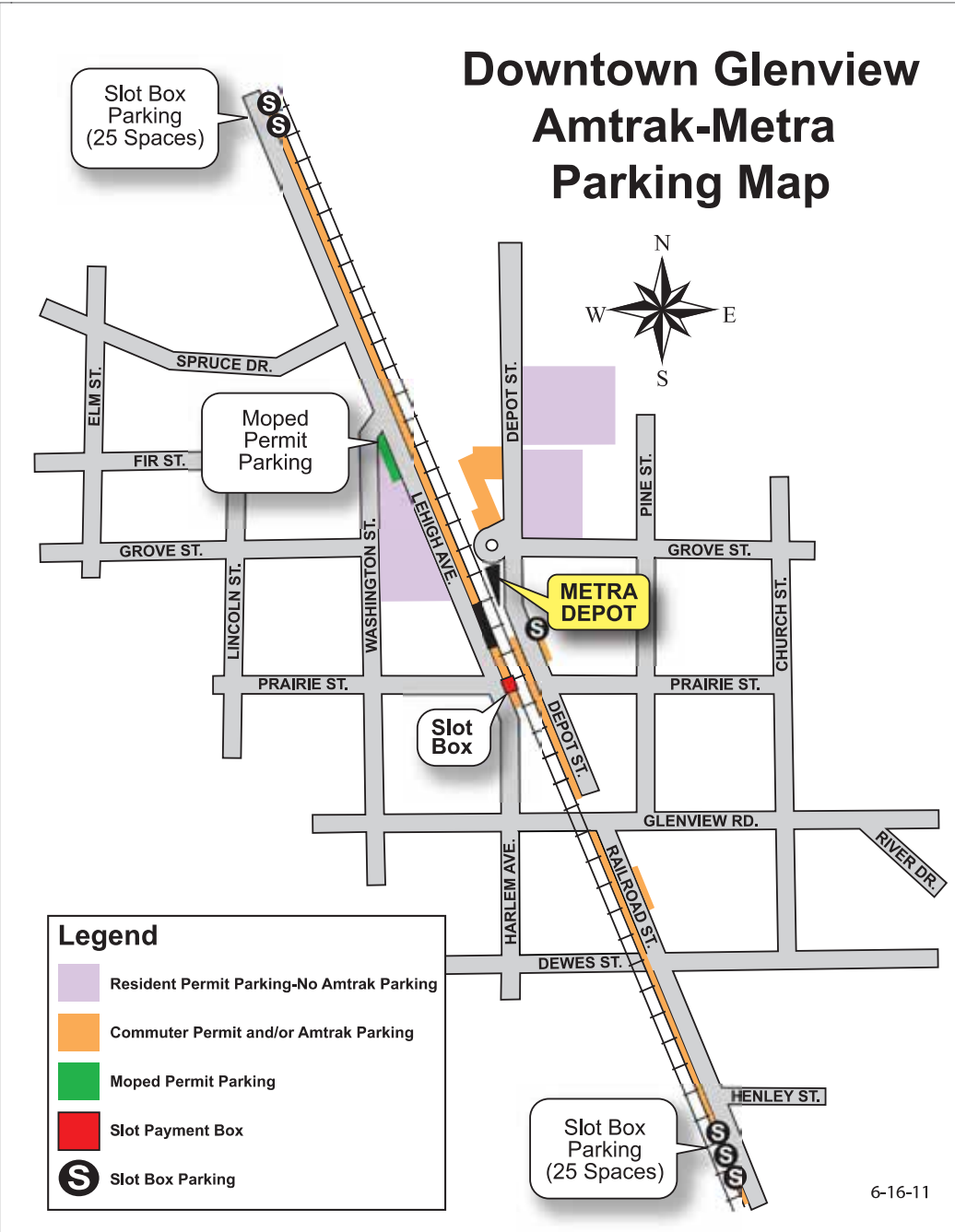
Do not feed the geese.

By ordinance of the Village of Glenview, a dog must be on a leash on any sidewalk, street or public place (Ord. No. 1402). No dogs are permitted in Little Bear Garden. Fines begin at \$100 (Ord. No. 4174).

A valid state fishing license is required.
No boating swimming or ice skating.
Catch and release fishing is strictly enforced. Carp are the exception and may be taken.
Fish in designated areas only.
Piers are handicapped accessible.
Fishing Hours: 5 am-8 pm
Alcohol is prohibited.
Season: May 15-November 15
Emptying of bait buckets in lake is prohibited.
Spear, gig, and bow and arrow fishing are prohibited.
One pole limit per person.



Common Carp is a managed species due to its tendency to increase to nuisance proportions, destroy vegetation, and cause shoreline erosion.



Park Facilities & Features

Numbers () refer to map location opposite page.

OWNED:

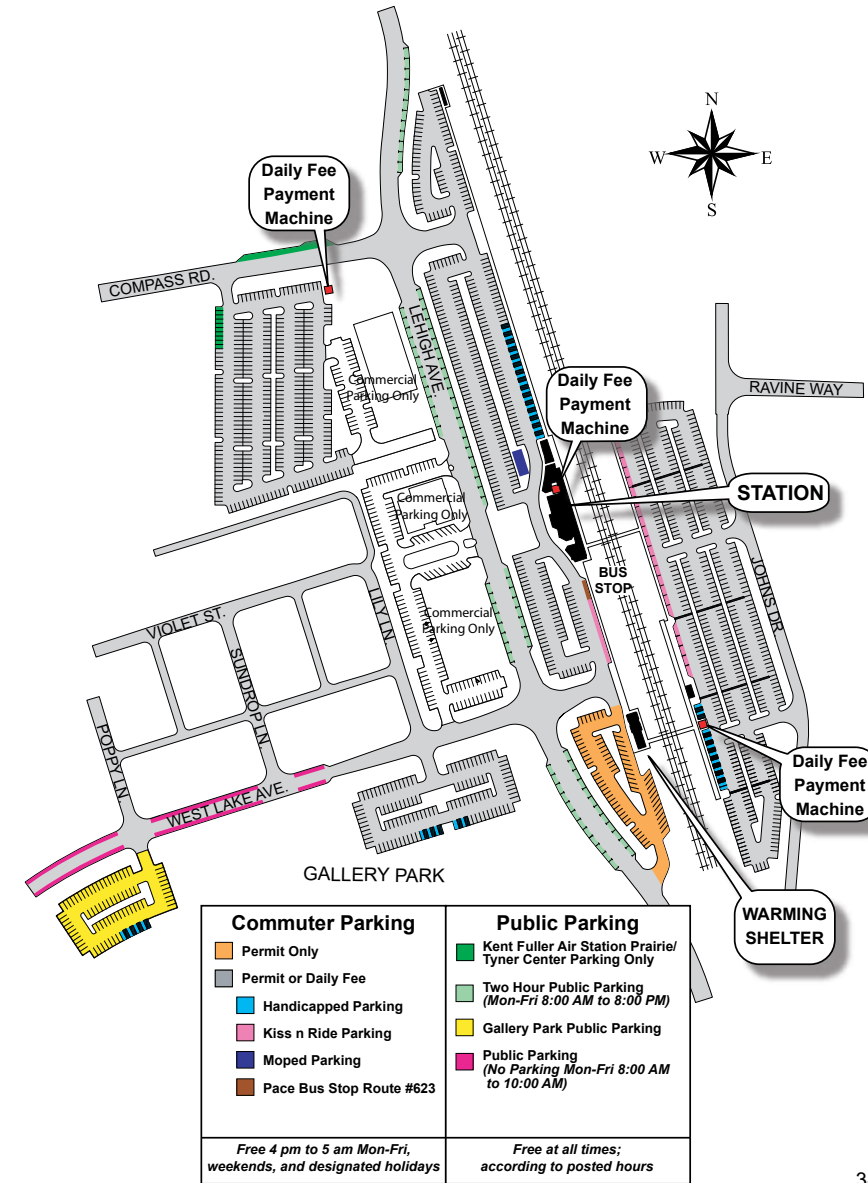
	Acres	Soft Volleyball	Sports Park	Playground	Recreational Facilities	Tennis Courts	Backyard Courts	Swimming Pool/Water Park	Raccoon Ball (B), Disc Golf (D)	Baseball Backstop	Soccer (S), Football (F)	Flag Football	Walking Path (miles)	Dog Walking Permitted	Dog Park	Nature Center	Parking Spaces	Room Rentals Available	Fieldhouse Max. Capacity	Plastic Amenities Capacity
*The Cafe, 800 Sharrow Road (15)	N/A			*													195			
Central Tot Lot, Central & Lehigh (26)	1.25			*			1										0			
*Cele Park, 1031 Kenilworth Ln. (33)	8.0	*		*		4	1			*							21	*	50	50
*Community Park West, 1001 Zenith Drive (42)	95.0		▲						B, D	*	S		2.08	*			318			
Countryside Park, 3600 Countryside Ln. (12)	4.0			*			1						.3	*			9			
*Catherine W. Crowley Park, 749 Huber Ln. (13)	10.5			*		2	1		B	*			.5				21	*	50	50
*Cuniff Park, 540 Echo Ln. (36)	10.0			*		4	1			*				*			39	*	50	50
Diederich Park, 1 Briar Rd., Golf (34)	3.8			*		2	1			*							7	*	30	30
*Flick Park, 3600 Glenview Rd. (10)	39	▲		*		4	1	*		*	S, F		1.5	*			310	*	50	100
*Fuller Air St. Prairie/Tyner Crt., 2400 Compass Rd. (47)	32															*	0			
*Gallery Park, 2001 Patriot Blvd. (46)	80			*		5							1.8	*			500			
*Glenview Ice Center, 1851 Landwehr Rd. (6)	5.0																240	*		
*Glenview Park Golf Club, 800 Sharrow Rd. (15)	110																195			
Glenview National Golf Club, 2800 W. Lake Ave. (40)	38.3																93			
*Glenview Tennis Club, 1800 Wagner Rd. (33)	2.0					8											50	*		
*The Grove, 1421 Milwaukee Ave. (8)	135			*												*	68	*		
Hawthorne Glen Park, 4110 Miller Dr. (2)	7.5			*		2	1		*					*			12			
Indian Ridge Park, 2504 Indian Ridge Dr. (1)	5.0			*		2	1										0			
Indian Trail Park, 1519 Forest Drive (7)	5.2			*		2	1		*					*			16	*	50	50
Jackman Park, 1930 Prairie Street (22)	1.9			*													0			
Jennings Park, 3201 Barbara Drive (4)	5.0			*			1										0			
*Johns Park, 2101 Central Road (28)	8.7	▲		*		5			*	F							50	*	50	100
Judy Beck Park, 735 Carriage Hill (27)	3.9			*		1			*				.25				14			
Ladendorf Park, 2541 Harrison St. (31)	3.5			*		1			*				.2	*			6	*	30	30
Manor Park, 200 Lincoln (30)	3.0			*		1			*								0	*	30	30
*Park Center, 2400 Chestnut Ave. (38)	10.1			*	*	3	*										500	*		
Park/Facility Services (S), 1100 Roosevelt Ave. (21)	2.7																N/A			
*Park/Facility Services (W), 655 Zenith Dr. (48)	4.5																N/A			
Peninsula Pkwy, So. of 1950 Westlgh Dr. (44)	2.5			*													0			
*Roosevelt Park, 2200 Grove St. (20)	11.5			*		3	1	*	*	F				*			76	*	50	50
Rugen Park, 2941 Harrison St. (18)	6.0			*		3	1		*					*			12	*	30	30
*Schram Memorial Chapel, 1799 Patriot Blvd. (41)	1.0			*													0	*		
Sleepy Hollow Park, 1821 Maplewood Ln. (24)	7.5			*					*					*			20	*	50	50
*Swenson Park, 901 Sharrow Rd. (16)	10.0	8		*			1		*	S			.5	*			70			
Tall Trees Park, 1421 Sequoia Trail (23)	4.5			*			1		*								0			
*West Fork Park, 1950 Westlgh Dr. (43)	10			*		2	1		*				1.85	*			41			
*Wagner Farm, 1510 Wagner Rd. (39)	18.8			*													80	*		
Willow Park, 2600 Greenwood (3)	7.5			*		3							.7				29	*	50	50

LEASED:

Apollo School, 10100 Doe Rd. (37)	15.0		*			1/2			*	F							194			
Atlas Middle School, 2500 Chestnut (45)	18.3		*			1/2				S							200			
Avoca West School, 225 Beech Dr. (35)	9.0		*			1/2			*								84			
Glen Grove School, 3900 Glenview Rd. (9)	10.0		*			1											90			
Hankin School, 2941 Linneman St. (14)	6.0		*														75			
Hoffman School, 2000 Harrison St. (26)	10.0		*			1/2											50			
Lyon School, 1335 Waukegan Rd. (25)	11.0		*														142			
Pleasant Ridge School, 1730 Sunset Ridge Rd. (32)	10.0		*						*								65			
Springman School, 2701 Central Rd. (17)	15.0		*			1/2											174			
Washington School, 2710 Golf Rd. (19)	8.0		*			1/2			*	S							61			
Westbrook School, 1333 Greenwood Rd. (11)	20.0		*						*								125			
Willowbrook School, 2500 Happy Hollow Rd. (3)	11.5		*			2			*								54			
Winkelman School, 1919 Landwehr Rd. (5)	9.5		*						*				.4				60			

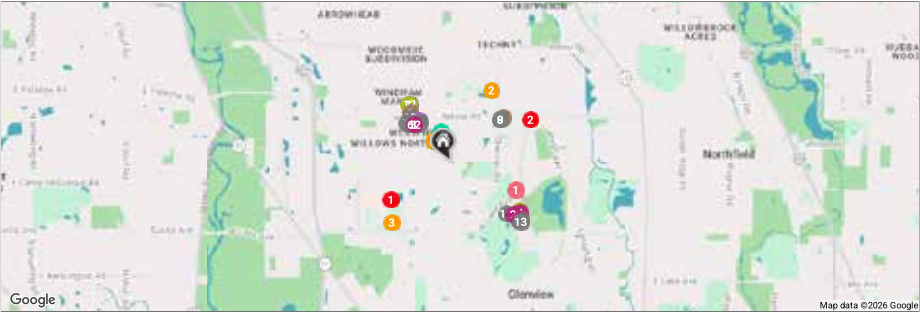
▲ Lighted Facilities * Beginner Skate Park and In-line Hockey Rink * Handicapped accessible restrooms. Park names in color indicates dog walking permitted

The Glen of North Glenview Parking Map



FEATURED PROPERTY

2334 Phillips



- RESTAURANTS**

 - 1 Love's Yogurt & Salads
2739 PFINGSTEN ROAD, 0.6 MI
 - 2 Viccino's Pizza Company
2773 PFINGSTEN ROAD, 0.6 MI
 - 3 ZENSHI Handcrafted Sushi
2775 PFINGSTEN ROAD, 0.6 MI
 - 4 Tropical Smoothie Cafe
2759 PFINGSTEN ROAD, 0.6 MI
 - 5 Poke Bros.
2745 PFINGSTEN ROAD SUITE 18,
0.6 MI
 - 6 Social Inn
2733 PFINGSTEN ROAD, 0.6 MI
 - 7 Blufish
2709 PFINGSTEN ROAD, 0.7 MI
 - 8 La Taquiza Northbrook
2661 SHERMER ROAD, 0.7 MI
 - 9 Ronin Sushi & Ramen
2659 SHERMER ROAD, 0.7 MI
 - 10 Einstein Bros. Bagels
2797 PFINGSTEN ROAD, 0.7 MI
- COFFEE**

 - 1 Starbucks Coffee Company
2760 WILLOW ROAD, 0.7 MI
 - 2 Dunkin'
1945 WILLOW ROAD, 0.7 MI
 - 3 Starbucks Coffee Company
1895 TOWER DRIVE, 1.0 MI
- SHOPPING**

 - 1 Pure Hockey
2751 PFINGSTEN ROAD, 0.6 MI
- THE GLEN CLUB**
2901 WEST LAKE AVENUE, 0.8 MI

Szechwan North - Authentic Sichuan Cuisine
Glenview
2857 PFINGSTEN ROAD, 0.8 MI

Yard House
1880 TOWER DRIVE, 1.0 MI
- Von Maur**
1960 TOWER DRIVE, 0.9 MI

DICK'S Sporting Goods
1900 TOWER DRIVE, 0.9 MI

JoS. A. Bank
2691 NAVY BOULEVARD, 0.9 MI
- GROCERY**

 - 1 Jewel-Osco
2775 PFINGSTEN ROAD, 0.6 MI
- GYM**

 - 1 Studio SPIN
2861 PFINGSTEN ROAD, 0.8 MI
 - 2 Pure Barre
2021 TOWER DRIVE, 0.9 MI
- MEDICAL**

 - 1 Endeavor Health
Glenbrook Hospital
2100 PFINGSTEN ROAD, 0.8 MI
- NORTHWESTERN MEDICINE**
GALTER PAVILION, 1.0 MI
- SCHOOLS**

 - 1 Willowbrook School
2500 HAPPY HOLLOW ROAD, 0.3 MI
 - 2 Maple School
2370 SHERMER ROAD, 0.9 MI
 - 3 Glenbrook South High School
4000 WEST LAKE AVENUE, 0.9 MI
- ENTERTAINMENT**

 - 1 Kohl Children's Museum
2100 PATRIOT BOULEVARD, 0.7 MI
- PARKS**

 - 1 Willow Park
2600 GREENWOOD ROAD, 0.4 MI



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