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KOSTAS GIANNIKOULIS

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**\$600+ CAREER SALES\* | 181 2021 CLOSED SALES\* | TOP 1% NORTH SHORE\*\*  
98% AVERAGE LIST TO SALE PRICE\*\*\* | #2 IN ILLINOIS\*\***



**2240 NORTH WESTERN AVENUE** *park ridge*



\*MRED Source LLC All Residential Career Sales \*\*Top 1% & #2 in State of Illinois by Real Trends 2015-2021. This data is informational and cannot be guaranteed accurate. Data maintained by MRED LLC may not reflect all real estate activity in the market. \*\*\*MRED Source LLC All Residential Sales 1/1/2021-12/16/2021





FRONT EXTERIOR



LIVING ROOM



FRONT EXTERIOR



DINING ROOM/FAMILY ROOM



DINING ROOM/FAMILY ROOM



KITCHEN



KITCHEN



BREAKFAST AREA



PRIMARY BEDROOM



2ND BEDROOM



PRIMARY BEDROOM



2ND BEDROOM



BATHROOM



LOWER LEVEL RECREATION ROOM



BATHROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL STORAGE



LOWER LEVEL LAUNDRY ROOM



LOWER LEVEL STORAGE



PATIO



REAR EXTERIOR



BACKYARD



BACKYARD



REAR EXTERIOR



AERIAL VIEW

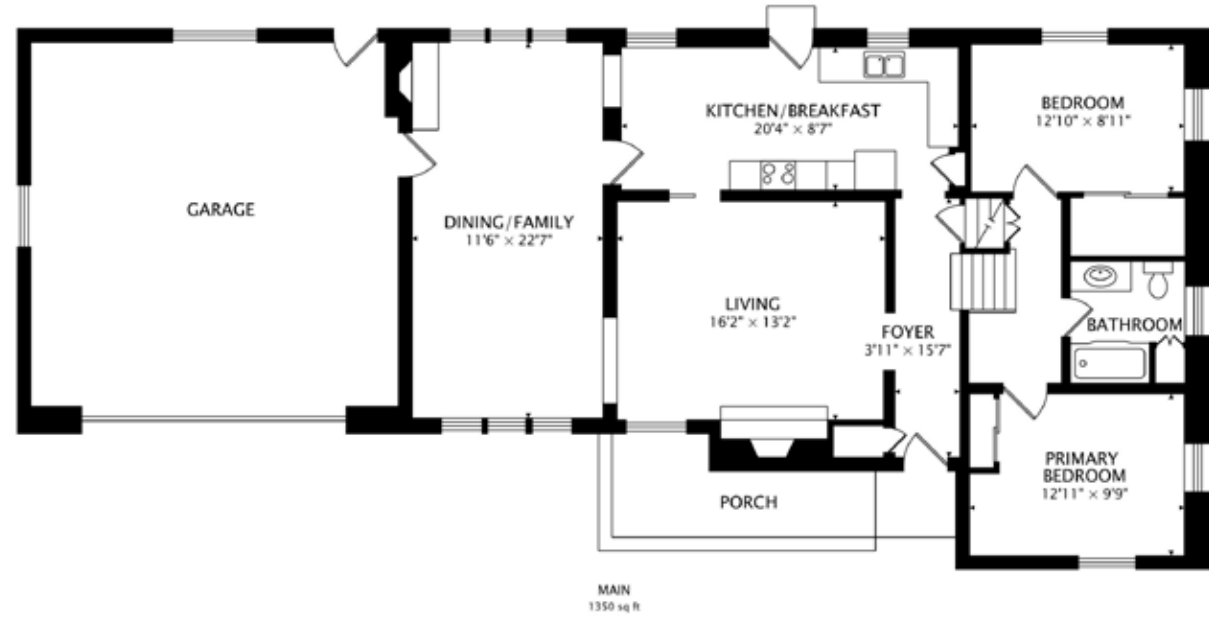


AERIAL VIEW

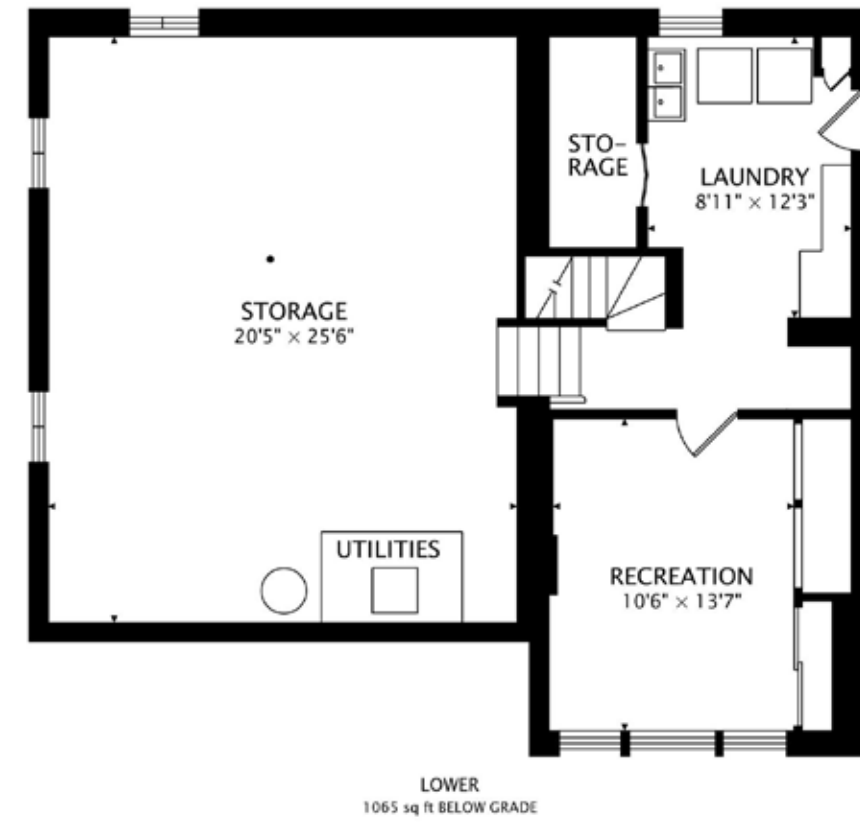


AERIAL VIEW

MAIN LEVEL



LOWER LEVEL





## About Park Ridge

### Convenience and charm

Park Ridge is a picturesque suburb of 37,480 residents located 14 miles northwest of downtown Chicago, convenient to O'Hare Airport, major expressways, CTA and Metra trains.



Incorporated as the village of Park Ridge in 1873 (and reorganized as the City of Park Ridge in 1910), Park Ridge is a prime residential community that retains its distinctive, small-town charm. The City's vibrant Uptown shopping area includes the Metra station, Public Library and several charming parks where live musical concerts and special events are held in the summer. Throughout the City, tree-lined streets, pleasing architecture, excellent schools and ample parks help make Park Ridge one of the most desirable family communities in the Chicago area.

Unique shops, famous-name stores and popular restaurants fill the Uptown area, where award-winning new buildings in The Shops of Uptown blend serenely with historic ones. The Uptown Park Ridge skyline is graced with cupolas, church spires and the 100-foot tower of the Art Deco Pickwick Theatre, which is on the National Register of Historic Places.

In addition to the charming Uptown shopping area, Park Ridge offers other shopping and dining convenient to every neighborhood, including South Park, Village Green, the Dee Park area bordering Oakton Ave. and the Higgins Corridor bordering Chicago.



## Oakton Ice Arena

2800 West Oakton • 847-692-3359

The coolest place on earth? That would be Oakton Ice Arena, our 200' x 85' regulation size, award-winning ice arena.

Any level of skater will enjoy our arena during public skating hours. Looking to take things a step further? We have the right class for you! Our figure skating and hockey programs are known as one of the finest in the Chicagoland area. With a long history of Olympic and World Class skaters and coaches Oakton Ice Arena can meet all of your expectations!

### Regular Office Hours

Monday-Friday, 9:00am - 6:00pm  
Saturday, 10:00am - 3:00pm

### Holiday Office & Arena Closings

July 4, Open for Competitive Edge, Office Closed

### Competitive Edge Practice Ice Time

### Public Skate Punch Cards

Enjoy a \$30 savings when you purchase a Public Skate Punch Card containing 10 public skating coupons for \$55 (includes skate rentals).

Public Skate Season Passes - Season passes valid through August 2013 can be purchased at Oakton Ice Arena. Does not include skate rental (\$3).

Individual \$65 - Resident \$95 - Nonresident  
Add'l Family Member \$35 - Resident \$55 - Nonresident

### Ice Rentals

Would you like to rent Oakton Ice Arena for your hockey team, skating team or association? Contact Brent Dolan, Oakton Facilities Manager, at 847-692-8595 or via email at [bdolan@prparks.org](mailto:bdolan@prparks.org)

For celebrations such as birthdays, Oakton Ice Arena offers party packages that includes ice time.



**About Park Ridge Country Club**

Park Ridge Country Club is a private, member-owned club that was established in 1906. Its members enjoy golf, tennis and swimming in addition to outstanding dining and entertainment events in a classic georgian-style clubhouse.

**Visiting Park Ridge Country Club**

Park Ridge Country Club is private, and all guests must be invited and accompanied by a member.

*If you are playing golf* - Upon your arrival drop your clubs off at the designated area and make sure they are properly tagged.

*Lockers* - The locker rooms are located on the ground level. Enter the men's locker room through the pro shop and ladies' locker room through the main entrance. A locker attendant will assign you a locker in proximity to that of your host or hostess.

*Attire* - Our dress code requires proper golf attire. Blue jeans, cut-offs, shorts (other than bermuda shorts), tank tops and tennis wear are not acceptable attire. Commencing at dinner hour, gentlemen are requested to wear a coat and tie in the main dining room. Ladies are required to dress appropriately.

*Driving range and putting green* - These are located on the club premises for practice.

*If you are delayed* - Please contact the golf shop at (847) 823-0410 and they will inform your host or hostess.



The Pickwick Theatre is an art deco movie palace located in Park Ridge, Illinois, a suburb of Chicago.

Designed by Roscoe Harold Zook, William F. McCaughey, and Alfonso Iannelli, the Pickwick opened in 1928 as a vaudeville stage and movie theatre. It is widely recognized for its marquee and 100-foot tower, which appeared in the opening credits of *Siskel & Ebert & the Movies*. The main auditorium, built to resemble an Aztec or Mayan temple, seats up to 1,400 people.

The building was placed on the National Register of Historic Places in 1975 and continues to host films as well as live stage shows. In 1990, theatre management expanded the Pickwick by adding three new screens behind the original auditorium. New movies arrive every Friday. The newest movie is usually played in the main theatre for the first week and then is rotated throughout the three back theatres for the following weeks at the theatre.

The Pickwick Theatre is open every day of the week with early matinee times Friday, Saturday and Sunday and every day during the summer. It is five dollars for everyone at or before 6 pm and for children under twelve and senior citizens sixty five and older. After 6 pm, general admission is seven dollars.





## Shopping and Events of Note

### Uptown Park Ridge

Our main shopping area is found in our downtown core, which in Park Ridge has always been known as Uptown, named to prevent confusion with Chicago's "downtown." The Park Ridge Public Library, City Hall, the Metra train station, the historic Pickwick Theatre, numerous retail shops and the new Residences and Shops of Uptown are all found near the six corner intersection of Touhy Avenue, Northwest Highway and Prospect Avenue. A variety of parking choices are available for visitors, from free 90 minute to three hour parking, metered and permit parking, and longer term parking.



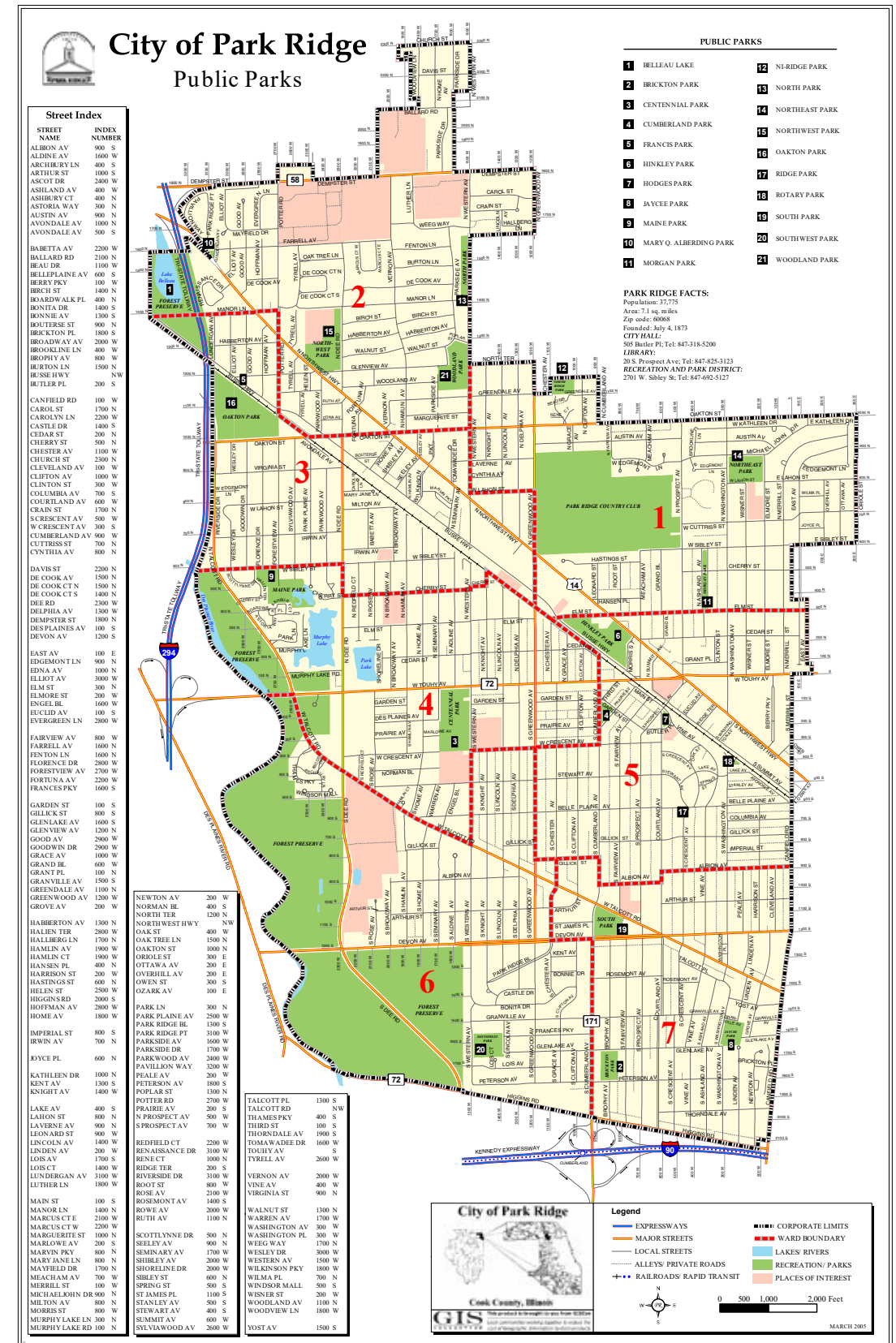
### South Park Shopping Area

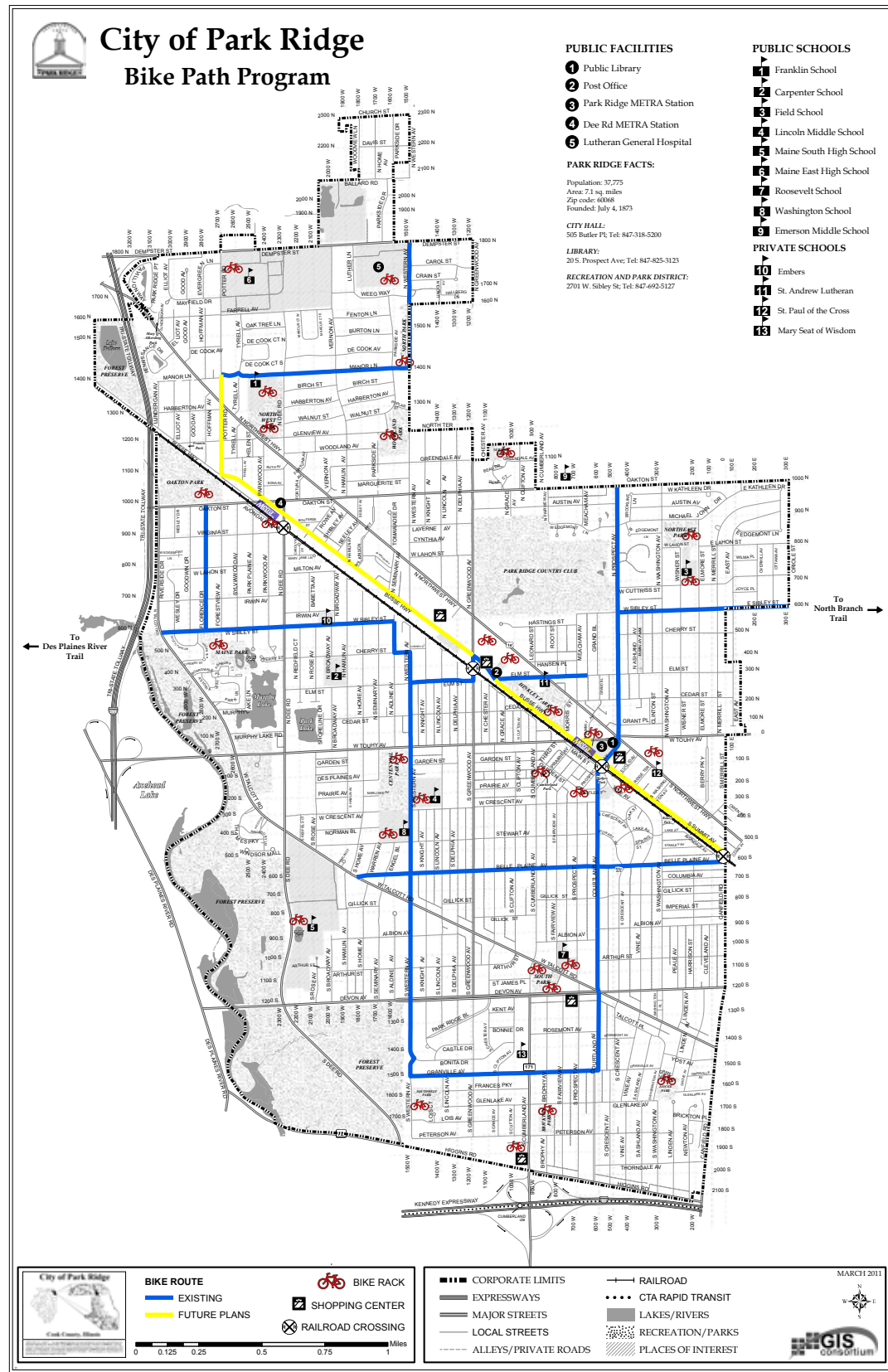
South Park, located along Devon and Talcott avenues south of the Uptown area, is home to the South Park Shopping Center and other local retail and specialty businesses and restaurants. Unique stores include Living Sea Aquarium, one of the largest aquarium stores in the Midwest, specializing in freshwater, salt water and reef aquariums; Morningfield's, a grocery, deli and gift boutique; and the Allegro Music Center. Open parking, two hour and five hour parking is available.

### Dee Park Shopping Area

The Dee Park area is located in the northwest portion of Park Ridge along Oakton Street, Northwest and Busse highways. It features restaurants, small retail, office and consumer services, as well as the Dee Road Metra station.

Other shopping and restaurant opportunities exist along Dempster Street, the northern edge of Park Ridge and home of Lutheran General Hospital, and the Higgins corridor, along the southern border of Park Ridge.





**Dee Road Station**  
881 North Dee Road, Park Ridge

Dee Road is one of two commuter railroad stations on Metra's Union Pacific/Northwest line in the City of Park Ridge, Illinois. It is officially located at 881 North Dee Road, and lies 14.6 miles (23.5 km) from the Ogilvie Transportation Center in Chicago. In Metra's zone-based fare system, Dee Road is in zone C.

Dee Road Station was rebuilt in 2006 as a replacement for the former Dee Road Station on the opposite side of Dee Road, by the Chicago and North Western Railway in 1967.

The smaller parking area between Dee Road and Rowe Avenue, where the old station used to be, was recommended by Metra, as well as parking at nearby Park Ridge Station. Bus connections are provided by Pace.



**Park Ridge Station**  
100 South Summit Avenue, Park Ridge

Park Ridge Station is one of two commuter railroad stations on Metra's Union Pacific/Northwest line in the City of Park Ridge, Illinois. It is officially located at 100 South Summit Avenue, and lies 13.1 miles (21.1 km) from the Ogilvie Transportation Center in Chicago. In Metra's zone-based fare system, Park Ridge is in zone C.

Parking is available on both sides of the tracks. On the north side, on-street parking can be found along Summit Avenue and Busse Highway, and a parking lot can be found on the southwest corner of Summit and Touhy Avenues. On the south side of the tracks, the parking areas are much further away from the station south of Main Street. Among these are street-side parking along Garden Avenue beginning halfway between Prospect and Fairview Avenues and halfway between Prairie Avenue and Third Street, one parking lot on the south side of Garden Avenue between Fairview and Prospect Avenues, street-side parking along Prairie Avenue north of Garden Street, which end at parking lots on both sides of Prairie Avenue, and another parking lot next to the one on the east side of Prairie that's along Fairview Avenue.

Park Ridge's main station provides bus connections for both Pace and Chicago Transit Authority Buses. Park Ridge Station serves as the northern terminus of CTA's Route 68-Northwest Highway bus.



# Parks & Facilities

## Facility Locations

### 3. At Centennial Park

- **Centennial Fitness Center**  
1515 W. Touhy Ave.  
847-692-5129
- **Centennial Activity Center**  
100 S. Western Ave.  
847-692-3597
- **Centennial Aquatic Center**  
100 S. Western Ave.  
847-692-5044
- **Sled Hill**

### 6. At Hinkley Park

- **Hinkley Skate Park**  
283 Busse Hwy.
- **Hinkley Pool**  
25 Busse Hwy.  
847-692-6602

### 9. At Maine Park

- **Maine Park Leisure Center**  
2701 W. Sibley St.  
847-692-5127
- **Wildwood Nature Center**  
531 Forestview Ave.  
847-692-3570
- **Wildwood Program Center**  
529 Forestview Ave.  
847-692-3570
- **Wildwood Prairie & Pond**

### 15. At Oakton Park

- **Oakton Sports Complex**  
847-692-3359
- **Oakton Driving Range\***
- **Paws Park\***

\*Currently closed for construction. Visit [prparks.org](http://prparks.org) for updates.



### 16. At Prospect Park

- **Park District Administrative Offices**
- **Prospect Park Splash Pad**  
847-232-8737
- **Paula Hassell O'Connor Community Building**

### 19. At South Park

- **South Park Wading Pool**  
847-692-3489
- **South Park Rec Center**  
847-692-3556

# Facilities & Program Locations

## Program Locations

- BAC – Brickton Art Center
- CAC – Centennial Activity Center
- CAQ – Centennial Aquatic Center
- CFC – Centennial Fitness Center
- CFC/out – Centennial Fitness Center Outdoors
- CFC/p – Centennial Fitness Center Pool
- CFC/fs – Centennial Fitness Center Fitness Studio
- CFC/g – Centennial Fitness Center Gym
- HP – Hinkley Pool
- MPLC – Maine Park Leisure Center
- MP/ds – Maine Park Dance Studio
- MP/g – Maine Park Leisure Center Gym
- MP/pv – Maine Park Pavilion
- OAK – Oakton Sports Complex
- PROS – Prospect Park
- PROS/cb – Paula Hassell O'Connor Community Building
- SP – South Park
- SP/ml – South Park Main Level
- SP/ma – South Park Martial Arts Studio
- SP/gs – South Park Gymnastics Studio
- WNC – Wildwood Nature Center
- WPC – Wildwood Program Center

## Park Locations

- CP – Centennial Park
- HINK – Hinkley Park
- HODG – Hodges Park
- MP – Maine Park
- NIRP – Ni-Ridge Park
- NWP – Northwest Park
- NEP – Northeast Park
- SWP – Southwest Park
- WP – Woodland Park

### Centennial Activity Center (CAC)

100 S. Western Avenue, Park Ridge 847-692-3597

The Centennial Activity Center is home to the S.T.A.R. Membership, where active adults 55+ can partake in classes, games, luncheons, events, and trips. The Center also features spacious multi-purpose rooms, a kitchen, and stage available to rent. **See pages 34-47.**



### Centennial Fitness Center (CFC)

1515 W. Touhy Avenue, Park Ridge 847-692-5129

The Centennial Fitness Center features fitness machines, a full gymnasium and elevated indoor walking track, a lap and leisure pool, racquetball courts, and more. Become a member and enjoy the many amenities. **See pages 31-36.**



### Maine Park Leisure Center (MPLC)

2701 W. Sibley Street, Park Ridge 847-692-5127

Maine Park Leisure Center is the hub of the Park Ridge Park District. The classrooms of this renovated school building are alive with children, teen, and adult programs ranging from dance to cooking, sports to our preschool programs. It is also home to the Park District's registration offices.



### Prospect Park (PROS)

733 N. Prospect Avenue, Park Ridge 847-692-5127

Prospect Park is the Park District's newest park and facility location. It is home to the Park District's administrative offices, Prospect Park Splash Pad, playground, performing arts area, athletic field, jogging track, and the Paula Hassell O'Connor Community Building, which is available for private rental. **See page 58.**



### Oakton Sports Complex (OAK)

2800 W. Oakton Street, Park Ridge 847-692-3359

Opening in August 2025! At the new Oakton Sports Complex, visitors can enjoy ice sports on the main or studio rinks, play a variety of athletics on the indoor turf field, and host gatherings in the multipurpose rooms. On the grounds of Oakton Park, enjoy a new walking path and outdoor gathering space. The Driving Range and Dog Park are still under construction. Please visit [prparks.org](http://prparks.org) for project updates. **See page 24-30.**



### South Park Recreation Center (SP)

833 W. Talcott Road, Park Ridge 847-692-3556

With ample outdoor space, conveniently located South Park Recreation Center is the perfect place to host any type of event—personal or corporate. The main level features a large meeting room with a full kitchen. The lower floor is home to gymnastics and martial arts studios.



### Wildwood (WPC/WNC)

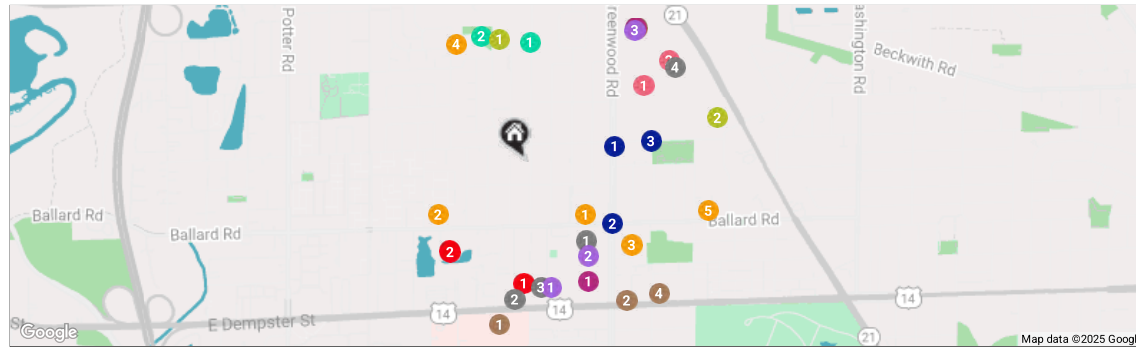
529/531 Forestview Avenue, Park Ridge 847-692-3570

Wildwood Nature Center (WNC), located at 531 Forestview, houses our nature staff, live animals, and Nature Nook environmental playroom. This facility offers drop-in hours for nature discovery! Across the pathway is the Wildwood Program Center (WPC), located at 529 Forestview, which hosts our scheduled nature classes, birthday parties, scout programs, school groups, and camps. Outside these unique facilities, spend some time enjoying the Maine Park Ponds, Prairie, and Woodland. **See pages 51-53.**



FEATURED PROPERTY

## 2240 N Western Ave, Park Ridge, IL 60068



**RESTAURANTS**

- 1 Subway  
8930 1/2 NORTH GREENWOOD AVENUE UNIT #5, 0.3 MI
- 2 Portillo's & Barnelli's Niles  
8832 WEST DEMPSTER STREET, 0.4 MI
- 3 Brunch Cafe-Niles  
8780 WEST DEMPSTER STREET, 0.4 MI
- 4 Doors Ginza Garage Buffet  
310 GOLF MILL CENTRE, 0.5 MI

**COFFEE**

- 1 Panera Bread  
1775 DEMPSTER STREET, 0.5 MI
- 2 Dunkin'  
8584 WEST DEMPSTER STREET, 0.5 MI
- 3 Starbucks-Target  
239 GOLF MILL CENTRE, 0.5 MI
- 4 McDonald's  
8460 WEST DEMPSTER STREET, 0.6 MI

**SHOPPING**

- 1 The Home Depot  
8650 DEMPSTER STREET, 0.4 MI
- 2 Target  
239 GOLF MILL CENTRE, 0.5 MI

**GROCERY**

- 1 Jewel-Osco  
8730 WEST DEMPSTER STREET, 0.4 MI
- 2 Tony's Fresh Market  
8900 NORTH GREENWOOD AVENUE, 0.4 MI
- 3 Target Grocery  
239 GOLF MILL CTR, 0.5 MI

**GYM**

- 1 Golf Maine Park District  
8800 WEST KATHY LANE, 0.4 MI
- 2 XSportFitness  
9210 ILLINOIS 21, 0.6 MI

**MEDICAL**

- 1 Lutheran General Hospital EMS office  
8816 DEMPSTER STREET, 0.4 MI
- 2 Advocate Medical Group Family Medicine  
1775 BALLARD ROAD, 0.4 MI
- 3 Advocate Medical Group Physical Medicine & Rehabilitation  
1775 BALLARD ROAD, 0.4 MI

**SCHOOLS**

- 1 Des Plaines KinderCare  
8650 BALLARD ROAD, 0.3 MI
- 2 East Maine SD63 Family Resource Center  
9000 CAPITOL DRIVE, 0.3 MI
- 3 Gemini Middle School  
8955 NORTH GREENWOOD AVENUE, 0.4 MI
- 4 Mark Twain Elementary School  
9401 NORTH HAMLIN AVENUE, 0.4 MI

**ENTERTAINMENT**

- 1 AMC Niles 12  
301 GOLF MILL CENTRE, 0.4 MI
- 2 Golf Mill Shopping Center  
239 GOLF MILL CENTER, 0.5 MI

**TRANSIT**

- 1 Church/Greenwood  
UNITED STATES, 0.3 MI
- 2 Greenwood/Ballard  
UNITED STATES, 0.3 MI
- 3 Church/Stop Sign/National City  
UNITED STATES, 0.4 MI

**PARKS**

- 1 Feldman Park  
8801 WEST KATHY LANE, 0.4 MI
- 2 Kathy - Western Park  
DES PLAINES, 0.4 MI



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