

REALTY ONE CHICAGO

BUY | SELL | INVEST | LIVE

ELMHURST, ILLINOIS

COMMUNITY & REAL ESTATE GUIDE

*A Perfect Blend
of Suburban Charm
and City Convenience.*

Beautiful homes. Top-rated schools.
Vibrant downtown. Scenic parks.
A welcoming community.
Discover why so many are proud
to call Elmhurst home.

COMMUNITY
PEOPLE
LIFESTYLE
OPPORTUNITY

A STRONGER
TOMORROW
TOGETHER

HISTORIC ROOTS.
MODERN LIVING.
BRIGHTER
TOMORROWS.

- ✓ BEAUTIFUL HOMES
- ✓ TOP-RATED SCHOOLS
- ✓ PARKS & RECREATION
- ✓ DINING & SHOPPING
- ✓ CONVENIENT LOCATION
- ✓ STRONG COMMUNITY



BEAUTIFUL HOMES



PARKS & RECREATION



DINING & SHOPPING



TOP-RATED SCHOOLS



BUYING

Find your
dream home
in Elmhurst.



SELLING

Maximize your
home's value with
custom strategies.



INVESTING

Explore real estate
opportunities with
expert guidance.



RELOCATING

Make Elmhurst
your new home
with confidence.



COMMUNITY

Discover a vibrant
lifestyle that
fits your goals.

WALDEMAR KOMENDZINSKI

MANAGING BROKER/OWNER

630-366-6996 (Office)

815-630-1998 (Cell)

www.realtyone-chicago.com

*Let's Make
Your Next Move Together!*

YOUR LOCAL ELMHURST
REAL ESTATE EXPERT

HOMES
PEOPLE
COMMUNITY
RESULTS

01 WELCOME TO ELMHURST

An established DuPage County community with direct Metra service, a vibrant downtown and a broad mix of housing.

Elmhurst is a western suburban community in DuPage County, Illinois, located near Interstate 290 and Illinois Route 83. Its position gives residents convenient access to Oak Brook, Villa Park, Lombard, Berkeley, Hillside, O'Hare Airport and the greater Chicago area.

The local housing stock is diverse. Buyers can find condominiums, townhomes, bungalows, Cape Cods, ranch homes, split-levels, traditional two-story homes, custom residences, newer construction and luxury properties.

For anyone considering a move, school attendance, taxes, municipal services and zoning should be verified for the exact property location.

[City of Elmhurst - Official Website](#)

[U.S. Census Bureau - Elmhurst QuickFacts](#)

Realty One Chicago local guidance

Use the live property search for current Elmhurst listings, or request a property-specific market analysis if you are thinking about selling.

[Search Elmhurst Homes](#)

02 CURRENT REAL ESTATE SEARCH

Use live IDX pages rather than static listing screenshots so the report remains useful as inventory changes.

[All Elmhurst Real Estate](#)

[Single-Family Homes](#)

[Condos for Sale](#)

[Townhomes for Sale](#)

[Elmhurst Home Values](#)

[Create a Custom Market Report](#)

[Advanced Property Search](#)

For pricing decisions, compare the subject property with similar active, pending and recently closed homes rather than relying on a single citywide average or automated estimate.

03 ELMHURST AT A GLANCE

Category	Elmhurst
County	DuPage County
Primary ZIP Code	60126
2020 Census population	45,786
Primary road access	I-290 and Illinois Route 83
Metra	Elmhurst Station - Union Pacific West Line
Nearby communities	Oak Brook, Villa Park, Lombard, Berkeley, Hillside, Bensenville

Population figures are community-level context. Real estate decisions should be based on current property and MLS data.

[U.S. Census Bureau - Elmhurst QuickFacts](#)

04 REAL ESTATE & HOUSING

Elmhurst offers a broad range of housing styles and price points. A citywide median can be misleading because condominiums, vintage bungalows and large custom residences serve very different market segments.

- Condominiums and elevator buildings
- Townhomes and attached housing
- Bungalows, Cape Cods, ranch and split-level homes
- Traditional two-story single-family homes
- Renovated and expanded properties
- Larger-lot homes and custom residences
- New construction
- Luxury homes and investment properties

Pricing an Elmhurst property

A professional comparative market analysis should consider location, condition, square footage, lot size, school district, taxes, improvements, competing inventory, recent sales and current buyer demand.

[Elmhurst Home Values](#)

05 ELMHURST VS. ZIP CODE 60126

The mailing address and ZIP Code should not be the only source used for property-specific due diligence. Exact school attendance, taxing districts, municipal services and zoning can vary by property.

- Municipality and local services
- Property-taxing districts
- School district and attendance boundaries
- Water and sewer providers
- Police and fire protection
- Building regulations and permit requirements
- Zoning and land-use rules

Buyer due diligence

Before purchasing, verify the individual address with the City, school district, DuPage County and applicable utility or governmental authorities. Do not rely solely on a listing description or mailing address.

06 SCHOOLS

Attendance boundaries are property-specific and should be confirmed directly with the district.

ELMHURST COMMUNITY UNIT SCHOOL DISTRICT 205

District 205 serves most Elmhurst students and operates elementary schools, middle schools, York Community High School, early childhood and transition programs.

York Community High School

355 W. St. Charles Road, Elmhurst, IL 60126

[Elmhurst Community Unit School District 205](#)

[District 205 Attendance & Boundary Information](#)

ELMHURST UNIVERSITY

190 Prospect Avenue, Elmhurst, IL 60126

Elmhurst University is a private university located near downtown Elmhurst and Wilder Park.

[Elmhurst University](#)

School boundaries can change. Buyers should verify attendance directly with the appropriate school district before purchasing.

07 PARKS & RECREATION

Elmhurst Park District maintains neighborhood parks and recreation facilities with trails, playgrounds, athletic amenities, pools, courts, picnic areas and open space.

WILDER PARK

175 S. Prospect Avenue, Elmhurst, IL 60126

BERENS PARK

493 N. Oaklawn Avenue, Elmhurst, IL 60126

BUTTERFIELD PARK

385 E. Van Buren Street, Elmhurst, IL 60126

[Elmhurst Park District - Parks](#)

08 ILLINOIS PRAIRIE PATH

The Illinois Prairie Path runs through Elmhurst and is one of the major outdoor recreation and transportation assets for the community and western suburbs.

- Walking and running
- Bicycling
- Regional trail connections
- Neighborhood access
- Outdoor recreation and commuting

[Illinois Prairie Path - Official Information](#)

09 SHOPPING & DINING

Downtown Elmhurst and the city's other commercial districts provide convenient access to groceries, restaurants, retail and everyday services. Additional shopping is available along Route 83 and in nearby Oak Brook.

SHOPPING & GROCERIES

- Elmhurst City Centre - Downtown Elmhurst
- Elmhurst Crossing - Route 83 / St. Charles Road
- Whole Foods Market - 215 IL-83
- Mariano's - 678 N. York Street
- Jewel-Osco - 944 S. York Street

[Explore Elmhurst - Shopping](#)

LOCAL DINING

- Francesca's Amici - 174 N. York Street
- GIA MIA - 116 E. Schiller Street
- 151 Kitchen | Bar - 151 N. York Street
- 100 South Chop House and Grill - 100 S. York Street
- Roberto's Ristorante & Pizzeria - 483 Spring Road

[Explore Elmhurst - Restaurants](#)

10 TRANSPORTATION & COMMUTING

HIGHWAYS

- Interstate 290 - regional access toward Chicago and northwest suburbs
- Illinois Route 83 - primary north-south corridor
- North Avenue / Illinois Route 64 - major east-west corridor
- Interstate 294 and Interstate 88 - accessible from nearby corridors

METRA

Elmhurst has its own Metra station on the Union Pacific West Line. The station provides direct commuter rail access toward downtown Chicago and western suburbs.

[Metra](#)

PACE

Pace provides suburban bus service. Routes and schedules change, so current service should be confirmed directly with Pace.

[Pace Suburban Bus](#)

AIRPORTS

[Chicago O'Hare International Airport](#)

[Chicago Midway International Airport](#)

11 LIBRARY & COMMUNITY SERVICES

ELMHURST PUBLIC LIBRARY

125 S. Prospect Avenue, Elmhurst, IL 60126

The library serves the community with books, digital resources, computers, educational programs, children's activities, meeting spaces and community programming.

[Elmhurst Public Library](#)

CITY OF ELMHURST

209 N. York Street, Elmhurst, IL 60126

The City website provides information about government, public works, building permits, zoning, refuse and recycling, utilities, transportation, meetings and municipal codes.

[City of Elmhurst](#)

[Elmhurst Refuse & Recycling](#)

12 PROPERTY TAXES

Elmhurst is located in DuPage County. Property-tax bills can vary substantially because the total bill reflects the applicable taxing districts and exemptions.

- Assessed value
- School district
- Municipality
- Park district
- Library district
- Other taxing bodies
- Homeowner or senior exemptions

Two properties with similar market values can have different tax bills. Buyers should review the actual tax history for the specific property and understand whether current exemptions will continue after a transfer.

[DuPage County Government](#)

[DuPage County Property Tax Lookup](#)

13 BUILDING, ZONING & DEVELOPMENT

Anyone considering a major renovation, addition, new construction or redevelopment should investigate current municipal requirements before purchasing or beginning work.

- Building permits
- Planning
- Zoning
- Development approvals
- Zoning maps
- Construction requirements

[Elmhurst Building Department](#)

[Elmhurst Planning & Zoning](#)

14 FLOODING, DRAINAGE & STORMWATER

Drainage and water-related conditions should be evaluated for any individual property, especially when the home has a basement, lower level or history of water intrusion.

- FEMA flood-zone designation
- Seller disclosures
- Previous water intrusion
- Basement condition
- Sump pump and battery backup
- Sewer backup protection
- Property grading and drainage
- Flood insurance requirements

[FEMA Flood Map Service Center](#)

[Elmhurst Stormwater Management](#)

Property-specific review

A community report cannot determine the flood or drainage condition of an individual home. Review maps, disclosures, inspection findings and site conditions for the actual property.

15 BUYING IN ELMHURST

A practical due-diligence checklist.

- 01 Confirm the municipality and parcel information
- 02 Review current and historical property taxes
- 03 Verify school district and attendance boundaries
- 04 Check flood-zone status
- 05 Review disclosures for water intrusion
- 06 Review HOA rules and assessments, if applicable
- 07 Check for special assessments
- 08 Confirm permits for additions or renovations
- 09 Inspect roof, HVAC and mechanical systems
- 10 Confirm water and sewer providers
- 11 Review zoning and land-use restrictions
- 12 Research nearby planned development
- 13 Compare recent similar sales
- 14 Evaluate commute and Metra access
- 15 Consider future resale position

Start an Elmhurst home search

Use Realty One Chicago for current inventory and property-search tools.

[Search Elmhurst Homes](#)

16 SELLING IN ELMHURST

A strong pricing strategy requires more than an automated valuation. A professional market analysis should consider the details that make the property comparable - or not comparable - to other nearby sales.

- Recent closed comparable sales
- Current competing listings
- Pending sales
- Days on market
- Price reductions
- Property condition and renovations
- Lot size and usable square footage
- Location and school district
- Property taxes
- Current inventory and buyer demand

What could your Elmhurst home sell for?

Realty One Chicago can prepare a property-specific comparative market analysis using current local market information.

[Elmhurst Home Values](#)

[Selling with Realty One Chicago](#)

17 FREQUENTLY ASKED QUESTIONS

Where is Elmhurst, Illinois?

Elmhurst is in DuPage County, west of Chicago, near I-290 and Route 83.

What is the Elmhurst ZIP Code?

The primary ZIP Code is 60126. Property-specific school, tax and municipal information should still be verified.

Does Elmhurst have a Metra station?

Yes. Elmhurst Station is on Metra's Union Pacific West Line.

What kinds of homes are available?

The market includes condos, townhomes, bungalows, Cape Cods, ranches, split-levels, traditional single-family homes, custom homes, newer construction and luxury properties.

What school district serves Elmhurst?

Elmhurst Community Unit School District 205 serves most of the community, but attendance should be verified for the exact property.

17 FREQUENTLY ASKED QUESTIONS - CONTINUED

Is Elmhurst close to major highways?

Yes. I-290 and Route 83 are major transportation advantages, with I-294 and I-88 accessible nearby.

Are there parks and trails nearby?

Yes. Elmhurst has an extensive park system, and the Illinois Prairie Path runs through the community.

Where can I search current homes?

Use Realty One Chicago's live Elmhurst IDX search so listing information can stay current.

How can I find out what my home is worth?

A property-specific comparative market analysis can evaluate recent comparable sales, current competition and the condition and features of the home.

18 USEFUL LINKS & CONTACTS

Click any blue link in the PDF to open the resource online.

REAL ESTATE

[All Elmhurst Real Estate](#)

[Single-Family Homes](#)

[Condos for Sale](#)

[Townhomes for Sale](#)

[Elmhurst Home Values](#)

[Create a Custom Market Report](#)

[Advanced Property Search](#)

LOCAL GOVERNMENT

[City of Elmhurst](#)

[Elmhurst Building Department](#)

[Elmhurst Planning & Zoning](#)

[Refuse & Recycling](#)

[DuPage County Government](#)

REALTY ONE CHICAGO

ELMHURST COMMUNITY + REAL ESTATE GUIDE

Waldemar Komendzinski

Managing Broker/Owner

Office: 630-366-6996 | Cell: 815-630-1998

www.realtyone-chicago.com

Local Knowledge. Professional Guidance. Real Estate Made Personal.