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COMMUNITY & REAL ESTATE GUIDE

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CONTENTS

This guide follows the same buyer-friendly format used in the Realty One Chicago Willowbrook Community + Real Estate Guide, with local resources and live real-estate links adapted for Downers Grove.

- 01 Welcome to Downers Grove
- 02 Current Real Estate Search
- 03 Downers Grove at a Glance
- 04 Real Estate & Housing
- 05 60515 vs. 60516
- 06 Schools
- 07 Parks & Recreation
- 08 Downtown, Shopping & Dining
- 09 Transportation & Commuting
- 10 Library & Community Services
- 11 Property Taxes
- 12 Building, Zoning & Development
- 13 Flooding & Stormwater
- 14 Buying in Downers Grove
- 15 Selling in Downers Grove
- 16 Frequently Asked Questions
- 17 Useful Links & Contacts

QUICK ONLINE ACCESS

[Search Downers Grove real estate](#)

[Downers Grove home values & market report](#)

[Advanced property search](#)

01 WELCOME TO DOWNERS GROVE

Downers Grove is a well-established DuPage County community with a traditional downtown, three Metra stations, mature residential neighborhoods, extensive parks, and convenient access to I-88 and I-355. Downtown combines independent shops, restaurants, services, events and the historic Tivoli Theatre, giving the village a walkable center that is unusual for many Chicago suburbs.

For real-estate buyers, the village offers a broad mix of housing: vintage homes near downtown, mid-century neighborhoods, newer infill construction, luxury custom homes, condominiums, townhomes and larger properties in selected areas. Location within Downers Grove matters because school boundaries, train access, lot size, housing age and proximity to downtown can materially affect buyer demand.

03 DOWNERS GROVE AT A GLANCE

- **County:** DuPage County
- **Primary ZIP codes:** 60515 and 60516
- **Rail:** BNSF Metra service with Belmont, Main Street and Fairview stations
- **Schools:** Downers Grove Grade School District 58 and Community High School District 99 serve much of the village; some addresses may be served by other districts, so always verify by property address.
- **Recreation:** Downers Grove Park District maintains nearly 600 acres of parks and facilities.
- **Downtown:** More than 300 businesses are represented in the downtown district.

[Village of Downers Grove](#)

[Downtown Downers Grove](#)

02 CURRENT REAL ESTATE SEARCH

Use live IDX searches rather than static property lists. Inventory, prices and listing status change continuously.

[All Downers Grove real estate](#)

[Single-family homes for sale](#)

[Condos for sale](#)

[Townhomes for sale](#)

[Land for sale](#)

[Downers Grove home values & market report](#)

[Advanced property search](#)

04 REAL ESTATE & HOUSING

Downers Grove is not one uniform housing market. Walk-to-downtown properties, newer construction, larger lots, school assignments, proximity to Metra and neighborhood character can create meaningful value differences even between homes with similar square footage.

The current Realty One Chicago Downers Grove market-report page shows inventory ranging from entry-level housing through luxury properties above \$1 million, illustrating the community's unusually broad price and housing mix.

05 60515 VS. 60516

60515 generally covers the northern portion of Downers Grove, including downtown and many neighborhoods convenient to the Main Street, Fairview and Belmont rail corridor. It includes older housing stock as well as substantial luxury infill and custom construction.

60516 generally covers southern Downers Grove and includes a mix of established subdivisions, townhomes, larger homes and convenient access to 63rd/75th Street commercial corridors. Do not use ZIP code alone to judge a property; school boundaries, specific neighborhood, lot and condition are more important.

06 SCHOOLS

School attendance is address-specific. Buyers should verify the assigned elementary, middle and high school directly with the school district before making a purchase decision.

Downers Grove Grade School District 58 serves grades K-8 through elementary and middle schools. **Community High School District 99** operates Downers Grove North and Downers Grove South high schools. Private-school options also exist in and around the community.

[Downers Grove Grade School District 58](#)

[Community High School District 99](#)

[Village community directory - schools and services](#)

07 PARKS & RECREATION

The Downers Grove Park District manages nearly 600 acres of parks and facilities. Local amenities include neighborhood parks, athletic fields, playgrounds, community programming and recreation facilities. Popular destinations include McCollum Park, Hummer Park, Prince Pond and the Lincoln Center.

[Downers Grove Park District](#)

[Lincoln Center](#)

[Park pavilion information](#)

08 DOWNTOWN, SHOPPING & DINING

Shopping and dining are major lifestyle advantages in Downers Grove. The downtown district is centered around Main Street and the Metra station, with independent retailers, boutiques, cafes, restaurants, entertainment and community events. Larger shopping corridors are located along Ogden Avenue, Butterfield Road, 63rd Street and 75th Street.

SHOPPING

Downtown Downers Grove - Main Street / Curtiss Street / Warren Avenue area. A walkable collection of independent shops and services, including Anderson's Bookshop, boutiques, specialty retailers and the historic Tivoli Theatre area.

Downers Plaza Shopping Center - Ogden Avenue corridor. Neighborhood-oriented shopping with grocery and everyday retail options.

Finley Square / Butterfield Road corridor - Convenient open-air shopping, services and dining with quick access to I-88 and I-355.

Downers Park Plaza / 75th Street corridor - Everyday retail and services convenient to southern Downers Grove.

[Downtown Downers Grove business directory](#)

DINING

The Foxtail - 5237 Main St. Contemporary Mediterranean-influenced restaurant in downtown Downers Grove.

Pierce Tavern - 5135 Main St. Neighborhood tavern known for burgers, pizza, cocktails and a lively downtown atmosphere.

GIA MIA - 994 Warren Ave. Italian restaurant and pizza bar featuring wood-fired pizza, small plates and pasta.

Cadence Kitchen & Co - 5101 Mochel Dr. New American restaurant and bar near the downtown Metra corridor.

Ballydoyle Irish Pub & Restaurant - 5157 Main St. Irish pub, restaurant, live music and events.

The Baked Apple Breakfast Co. - 1224 Ogden Ave. Casual breakfast and lunch restaurant known for hearty breakfast dishes.

Parkers' Restaurant & Bar - 1000 31st St. Contemporary American dining with seafood, steaks and a more polished atmosphere.

[Downtown food & drink directory / specials](#)

09 TRANSPORTATION & COMMUTING

Downers Grove is especially attractive to commuters because the BNSF Railway serves three stations in the village: Belmont Road, Main Street and Fairview Avenue. The Main Street station is a major commuter stop, and express service can substantially reduce travel time to downtown Chicago compared with all-stop trains.

- **Metra:** BNSF line to Chicago Union Station and western suburbs.
- **Expressways:** Convenient access to I-88 and I-355, with I-294 accessible from the surrounding area.
- **Pace:** Regional bus service connects Downers Grove with surrounding communities and employment centers.
- **Downtown parking:** A combination of on-street, garage, visitor and commuter parking is available; rules and availability should be checked before travel.

[Metra BNSF information](#)

[Downtown parking information](#)

10 LIBRARY & COMMUNITY SERVICES

The Downers Grove Public Library is located in the downtown area and offers collections, meeting rooms, digital resources, children's and teen programming, adult services and community events.

[Downers Grove Public Library](#)

[Village community directory](#)

11 PROPERTY TAXES

Property taxes in Downers Grove are based on assessed value, applicable tax rates and the taxing districts serving the specific parcel. Two similarly priced homes can have different tax bills because of assessment history, exemptions and taxing-district boundaries. Buyers should review the most recent tax bill and available exemptions rather than relying on a neighborhood average.

[DuPage County property tax information](#)

[DuPage County property lookup](#)

12 BUILDING, ZONING & DEVELOPMENT

Before buying with plans to expand, rebuild, add an accessory structure, change use or substantially remodel, confirm zoning, setbacks, lot coverage, permit requirements and any applicable overlays directly with the Village. A large lot does not automatically mean every proposed improvement is permitted.

[Village of Downers Grove](#)

13 FLOODING & STORMWATER

Drainage conditions can vary by parcel. Buyers considering homes near creeks, low areas or properties with known drainage concerns should review flood maps, disclosures, insurance implications and site-specific drainage conditions. A standard home inspection is not a substitute for specialized flood or drainage due diligence when conditions warrant it.

[FEMA Flood Map Service Center](#)

14 BUYING IN DOWNERS GROVE

Start with the factors that are difficult or impossible to change: location, lot, school assignment, train/highway access and neighborhood setting. Then evaluate condition, layout and renovation potential. In a market with older homes and significant infill construction, buyers should compare not just price per square foot but effective age, quality of renovation, basement utility, lot characteristics and resale competition.

[Realty One Chicago - Buying](#)

[Search Downers Grove properties](#)

15 SELLING IN DOWNERS GROVE

Pricing should be neighborhood-specific. A broad Downers Grove average can be misleading because the village spans two primary ZIP codes, multiple school attendance areas, downtown/walk-to-train locations, different lot sizes and housing ages, and both conventional and luxury segments. The strongest pricing analysis uses recent comparable sales that match the subject property's location and buyer profile as closely as possible.

[Downers Grove home values & market report](#)

[Realty One Chicago - Selling](#)

16 FREQUENTLY ASKED QUESTIONS

Is Downers Grove commuter-friendly?

Yes. Three BNSF Metra stations plus access to I-88 and I-355 are major transportation advantages.

Does every Downers Grove address attend the same schools?

No. Verify school assignments for the exact property address with the applicable district.

Is downtown walkability important to value?

It can be an important demand factor, especially for buyers prioritizing Metra, restaurants, shops and community events, but it should be evaluated alongside home condition, lot, schools and price.

Are 60515 and 60516 separate markets?

They have different housing patterns, but ZIP code alone is too broad for valuation. Neighborhood-level comparable sales are more useful.

17 USEFUL LINKS & CONTACTS

[Village of Downers Grove](#)

[Downtown Downers Grove](#)

[Downers Grove Park District](#)

[Downers Grove Public Library](#)

[District 58](#)

[District 99](#)

[Metra BNSF](#)

[DuPage County](#)

[Realty One Chicago](#)

[Downers Grove property search](#)

[Downers Grove home values](#)

IMPORTANT INFORMATION

This guide is intended as a general community and real-estate resource. Information, boundaries, school assignments, transportation schedules, businesses, regulations, taxes, property availability and market conditions can change. Buyers and sellers should independently verify information that is material to their decision with the appropriate municipality, school district, taxing authority, service provider or other qualified source.

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REALTY ONE CHICAGO

DOWNERS GROVE COMMUNITY + REAL ESTATE GUIDE

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