

REALTY **ONE** CHICAGO

BUY | SELL | INVEST | LIVE

LOCAL  
EXPERTISE  
PROVEN  
RESULTS

# WILLOWBROOK, ILLINOIS

## COMMUNITY & REAL ESTATE GUIDE

A GREAT PLACE TO LIVE,  
WORK AND INVEST

BEAUTIFUL  
NEIGHBORS  
STRONG COMMUNITY  
BRIGHT FUTURE



HOMES &  
REAL ESTATE



COMMUNITY &  
LIFESTYLE



PARKS &  
RECREATION



SCHOOLS &  
EDUCATION



MARKET INSIGHTS  
& TRENDS

*Discover*

WILLOWBROOK  
A STRONGER TOMORROW  
TOGETHER



WALDEMAR KOMENDZINSKI  
MANAGING BROKER/OWNER



630-366-6996 (Office)



815-630-1998 (Cell)



[www.realtyone-chicago.com](http://www.realtyone-chicago.com)

YOUR LOCAL  
REAL ESTATE  
EXPERT IN  
WILLOWBROOK  
AND DUPAGE COUNTY

## 00 GUIDE CONTENTS

---

*Use this guide as a starting point; property-specific details should always be independently verified.*

- 01 Welcome to Willowbrook
- 02 Current Real Estate Search
- 03 Willowbrook at a Glance
- 04 Real Estate & Housing
- 05 Willowbrook vs. 60527
- 06 Schools
- 07 Parks & Recreation
- 08 Waterfall Glen
- 09 Shopping & Dining
- 10 Transportation & Commuting
- 11 Library & Community Services
- 12 Property Taxes
- 13 Building, Zoning & Development
- 14 Flooding & Stormwater
- 15 Buying in Willowbrook
- 16 Selling in Willowbrook
- 17 Frequently Asked Questions
- 18 Useful Links & Contacts

### Quick access online

Search live Willowbrook listings, condos, townhomes and home-value information directly through Realty One Chicago.

[Open Willowbrook Real Estate](#)

## 01 WELCOME TO WILLOWBROOK

*A compact DuPage County community with strong regional access and a broad mix of housing.*

Willowbrook is a western suburban community in DuPage County, Illinois, located near Interstate 55 and Illinois Route 83. Its position gives residents convenient access to Burr Ridge, Darien, Hinsdale, Oak Brook, Westmont, Downers Grove and the greater Chicago area.

The local housing stock is diverse for a community of its size. Buyers can find condominiums, townhomes, ranch homes, split-levels, traditional two-story homes, custom residences, newer construction and luxury properties.

For anyone considering a move, the most important point is that a Willowbrook mailing address does not automatically tell the full story. School districts, taxes, municipal services and zoning can vary by exact property location.

[Village of Willowbrook - Official Website](#)

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

### Realty One Chicago local guidance

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

[Search Willowbrook Homes](#)

## 02 CURRENT REAL ESTATE SEARCH

*Use live IDX pages rather than static listing screenshots so the report remains useful after publication.*

[All Willowbrook Real Estate](#)

[Single-Family Homes](#)

[Condos for Sale](#)

[Townhomes for Sale](#)

[Willowbrook Home Values](#)

[Create a Custom Market Report](#)

[Advanced Property Search](#)

Market conditions change frequently. 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 WILLOWBROOK AT A GLANCE

| Category                 | Willowbrook                                                      |
|--------------------------|------------------------------------------------------------------|
| County                   | DuPage County                                                    |
| Primary ZIP Code         | 60527                                                            |
| 2025 population estimate | 9,126                                                            |
| 2020 Census population   | 9,236                                                            |
| Median household income  | \$99,239                                                         |
| Primary road access      | I-55 and Illinois Route 83                                       |
| Nearby Metra             | Clarendon Hills, Hinsdale, Westmont, Downers Grove               |
| Nearby communities       | Burr Ridge, Darien, Hinsdale, Westmont, Downers Grove, Oak Brook |

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

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

## 04 REAL ESTATE & HOUSING

Willowbrook offers a broad range of housing styles and price points. This is one reason a citywide median can be misleading: a condominium and a large custom residence serve very different segments of the market.

- Condominiums and elevator buildings
- Townhomes and attached housing
- Ranch and split-level homes
- Traditional two-story single-family homes
- Renovated and updated properties
- Larger-lot homes and custom residences
- New construction
- Luxury homes and investment properties

### Pricing a Willowbrook 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.

[Willowbrook Home Values](#)

## 05 WILLOWBROOK VS. ZIP CODE 60527

*The mailing address and the municipality are not always the same thing.*

A property with a Willowbrook mailing address or 60527 ZIP Code may not necessarily be located within the incorporated Village of Willowbrook. This distinction can affect several practical issues for a buyer or owner.

- 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 municipality, school district, DuPage County and applicable utility or fire-protection authorities. Do not rely solely on the mailing address.

## 06 SCHOOLS

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

### GOWER SCHOOL DISTRICT 62

Gower School District 62 serves portions of the Willowbrook area.

Gower West Elementary School  
7650 Clarendon Hills Road, Willowbrook, IL 60527

Gower Middle School  
7941 Madison Street, Burr Ridge, IL 60527

### [Gower School District 62](#)

### HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT 86

Portions of Willowbrook are served by Hinsdale Township High School District 86, including attendance areas associated with Hinsdale Central and Hinsdale South. The assigned high school depends on the property address.

Hinsdale Central High School  
5500 S. Grant Street, Hinsdale, IL 60521

Hinsdale South High School  
7401 Clarendon Hills Road, Darien, IL 60561

### [Hinsdale Township High School District 86](#)

### [District 86 Attendance & Boundary Information](#)

### Important school note

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

## 07 PARKS & RECREATION

Willowbrook maintains neighborhood parks and recreation facilities that provide a mix of trails, playgrounds, athletic amenities, ponds, picnic areas and open space.

### TONY AND FLORENCE BORSE MEMORIAL COMMUNITY PARK

208 Midway Drive, Willowbrook, IL 60527

### PRAIRIE TRAIL PARK

183 MacArthur Drive, Willowbrook, IL 60527

### WILLOW POND / KIWANIS PAVILION

A neighborhood recreation area with outdoor amenities and gathering space.

[Willowbrook Parks & Recreation](#)

## 08 WATERFALL GLEN FOREST PRESERVE

Nearby Waterfall Glen Forest Preserve is one of the major outdoor recreation assets for the Willowbrook/Darien area. The preserve covers roughly 2,500 acres and includes an extensive trail network.

- Hiking and running
- Bicycling
- Cross-country skiing
- Horseback riding
- Fishing
- Wildlife viewing
- Nature photography

The preserve is known for its natural areas and Rocky Glen waterfall. Trail conditions, rules and closures should be checked with the Forest Preserve District before visiting.

[Waterfall Glen Forest Preserve - Official Information](#)

## 09 SHOPPING & DINING

Route 83 is Willowbrook's primary commercial corridor, providing convenient access to groceries, restaurants, retail and everyday services. Additional shopping and dining is available in Oak Brook, Burr Ridge, Darien, Hinsdale, Downers Grove and Westmont.

### SHOPPING & GROCERIES

- Willowbrook Town Center - 7185 Kingery Highway
- Whole Foods Market - 6300 Kingery Highway
- Pete's Market - 840 Plainfield Road
- Target - 7601 Kingery Highway
- Hinsdale Lake Commons - 6300 Robert Kingery Highway

### LOCAL DINING

- Dell Rhea's Chicken Basket - 645 Joliet Road
- Madison's Pub & Grill - 7611 S. Madison Street
- Damascus Falafel - 10S410 Kingery Highway
- Oishi Sushi - 6300 Kingery Highway
- Chicago Waffles - 10S642 Kingery Highway
- CHI-SHACK - 301 75th Street
- Portillo's - 7195 Kingery Highway

Dell Rhea's Chicken Basket is especially notable for its connection to historic Route 66.

## 10 TRANSPORTATION & COMMUTING

### HIGHWAYS

- Interstate 55 - regional access toward Chicago and southwest suburbs
- Illinois Route 83 - primary north-south corridor through Willowbrook

- Interstate 294 - accessible from the Burr Ridge/Hinsdale area
- Interstate 355 - western suburban north-south access
- Interstate 88 - accessible through the Oak Brook area

#### **METRA**

Willowbrook does not have its own Metra station. Nearby BNSF Line stations include Clarendon Hills, Hinsdale, Westmont and Downers Grove. The best station depends on the property location and commute pattern.

#### **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 Midway International Airport**

#### **Chicago O'Hare International Airport**

## 11 LIBRARY & COMMUNITY SERVICES

---

### INDIAN PRAIRIE PUBLIC LIBRARY

401 Plainfield Road, Darien, IL 60561

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

[Indian Prairie Public Library](#)

### VILLAGE OF WILLOWBROOK

835 Midway Drive, Willowbrook, IL 60527

The Village website provides information about government, police, public works, building permits, zoning, parks, water, refuse and recycling, meetings and municipal codes.

[Village of Willowbrook](#)

[Willowbrook Refuse & Recycling](#)

## 12 PROPERTY TAXES

---

Willowbrook is located in DuPage County. Property-tax bills can vary substantially from one property to another because the total bill reflects the applicable taxing districts and exemptions.

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

Two properties with similar market values can therefore 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](#)

## 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
- Unified Development Ordinance
- Construction requirements

[Willowbrook Community Development](#)

### COMPREHENSIVE PLAN

Willowbrook adopted an updated Comprehensive Plan in 2025 to guide long-term development. It addresses land use, housing, transportation, commercial areas, parks, facilities, the natural environment and community identity.

[Willowbrook Comprehensive Plan](#)

## 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](#)

#### 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 WILLOWBROOK

*A practical due-diligence checklist.*

- 01 Confirm the municipality
- 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 a Willowbrook home search

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

[Search Willowbrook Homes](#)

## 16 SELLING IN WILLOWBROOK

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 Willowbrook home sell for?**

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

[Willowbrook Home Values](#)

[Selling with Realty One Chicago](#)

## 17 FREQUENTLY ASKED QUESTIONS

---

**Where is Willowbrook, Illinois?**

Willowbrook is in DuPage County, southwest of Chicago, near I-55 and Route 83.

**What is the Willowbrook ZIP Code?**

The primary ZIP Code is 60527. However, the mailing area extends beyond the incorporated Village, so property-specific verification matters.

**Does Willowbrook have a Metra station?**

No. Nearby BNSF Line stations include Clarendon Hills, Hinsdale, Westmont and Downers Grove.

**What kinds of homes are available?**

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

**What school district serves Willowbrook?**

There is no single district for every property. Portions are served by Gower School District 62 and Hinsdale Township High School District 86, among others.

**Is Willowbrook close to I-55?**

Yes. Access to I-55 and Route 83 is one of the community's major transportation advantages.

**Are there parks nearby?**

Yes. Willowbrook has local parks, and nearby Waterfall Glen Forest Preserve provides extensive outdoor recreation.

**Where can I search current homes?**

Use Realty One Chicago's live Willowbrook 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 Willowbrook Real Estate](#)

[Single-Family Homes](#)

[Condos for Sale](#)

[Townhomes for Sale](#)

[Willowbrook Home Values](#)

[Create a Custom Market Report](#)

[Advanced Property Search](#)

**LOCAL GOVERNMENT**

[Village of Willowbrook](#)

[Willowbrook Community Development](#)

[Willowbrook Comprehensive Plan](#)

[DuPage County Government](#)

[Refuse & Recycling](#)

[SCHOOLS & LIBRARY](#)

[Gower School District 62](#)

[Hinsdale Township High School District 86](#)

[District 86 Boundary Information](#)

[Indian Prairie Public Library](#)

[RECREATION & TRANSPORTATION](#)

[Willowbrook Parks & Recreation](#)

[Waterfall Glen Forest Preserve](#)

[Metra](#)

[Pace](#)

[Illinois Tollway](#)

[Chicago Midway Airport](#)

[Chicago O'Hare Airport](#)

[FEMA Flood Map Service Center](#)

## REALTY ONE CHICAGO

**Waldemar Komendzinski**

Managing Broker/Owner | Office: 630-366-6996 | Cell: 815-630-1998

[www.realtyone-chicago.com](http://www.realtyone-chicago.com)

*Local Knowledge. Professional Guidance. Real Estate Made Personal.*

### IMPORTANT INFORMATION

Community, market and real estate information changes over time. School attendance boundaries, taxes, zoning, municipal services, utility providers, flood information and property-specific details should be independently verified with the appropriate school district, municipality, county or governmental agency before making a real estate decision.