BURR RIDGE
ILLINOIS

COMMUNITY & REAL ESTATE GUIDE

LUXURY HOMES | EXCEPTIONAL LIFESTYLE | PREMIER LOCATION



DISTINCTIVE HOMES | BEAUTIFUL PARKS | UPSCALE SHOPPING & DINING | TOP-RATED SCHOOLS

LIVE | INVEST | RELOCATE

Welcome to Burr Ridge

Burr Ridge, Illinois, is an established western suburban community known for its distinctive homes, larger lots, mature landscaping, top-rated schools, convenient highway access, upscale shopping and dining, and an exceptional quality of life.

Located near I-55 and I-294, Burr Ridge provides convenient access to downtown Chicago, Midway International Airport, the I-88 employment corridor and surrounding western suburbs, including Hinsdale, Willowbrook, Darien, Indian Head Park and Western Springs.

WHY PEOPLE CHOOSE BURR RIDGE

LUXURY & DISTINCTIVE HOUSING
Custom homes, larger lots, gated communities and beautiful established neighborhoods.

CONVENIENT LOCATION
Near I-55, I-294, Route 83 and close to Hinsdale, Willowbrook, Darien and Oak Brook.

SHOPPING & DINING
Burr Ridge Village Center and County Line Square offer upscale shopping, dining and entertainment.

PARKS & RECREATION
Harvester Park, the Burr Ridge Park District, Pleasant Dale Park District and nearby forest preserves.

EXCELLENT SCHOOLS
Served by Gower District 62, Pleasantdale District 107, CCSD 180 and Hinsdale Township High School District 86 (depending on location).

A STRONG SENSE OF COMMUNITY
An attractive, well-maintained community with high owner occupancy and long-term residents.



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01 WELCOME TO BURR RIDGE

A distinctive western suburban community with luxury housing, larger properties, strong regional access and two-county geography.

Burr Ridge is a western/southwestern Chicago suburb located in both DuPage and Cook Counties. With access to Interstate 55 and Interstate 294, residents can reach Chicago, Midway Airport, Oak Brook, Hinsdale and employment centers throughout the region.

The housing market ranges from townhomes and established single-family homes to custom residences, gated communities, newer construction, estate-size properties and multimillion-dollar luxury homes.

For buyers, one of the most important details is Burr Ridge's two-county geography. Taxes, school districts, park districts, library service and other taxing bodies can vary by the exact property address.

Village of Burr Ridge - Official Website

U.S. Census Bureau - Burr Ridge QuickFacts

Realty One Chicago local guidance
Use the live property search for current Burr Ridge inventory, or request a property-specific market analysis if you are thinking about selling.
Search Burr Ridge Homes

02 CURRENT REAL ESTATE SEARCH

Use live Realty One Chicago IDX and market-report pages rather than static listing screenshots so the guide remains useful as inventory changes.

All Burr Ridge Real Estate

Burr Ridge Homes for Sale

Burr Ridge Land for Sale

Burr Ridge Home Values & Market Report

Selling with Realty One Chicago

Create a Custom Market Report

Advanced Property Search

Burr Ridge includes a substantial luxury segment, so property-specific comparisons matter. Use similar active, pending and recently closed homes rather than relying on one community-wide average.

03 BURR RIDGE AT A GLANCE

Category	Burr Ridge
Counties	DuPage + Cook Counties
Primary ZIP Codes	60527 and 60521
2025 population estimate	11,179
2020 Census population	11,192

Median household income	$156,829
Primary road access	I-55 and I-294
Nearby Metra	Hinsdale, Western Springs, Clarendon Hills, Westmont, La Grange
Nearby communities	Hinsdale, Willowbrook, Darien, Indian Head Park, Countryside, Western Springs

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 - Burr Ridge QuickFacts

04 REAL ESTATE & HOUSING

Burr Ridge offers a wide range of housing, but it is especially known for custom residences, larger lots and upper-end/luxury properties. Community-wide averages can hide major differences between attached housing, established homes and estate properties.

- Townhomes and maintenance-free housing
- Ranch and traditional single-family homes
- Custom-built residences
- Gated communities
- Larger wooded and estate-size lots
- Renovated and updated properties
- New construction and buildable land
- Luxury and multimillion-dollar homes

Pricing a Burr Ridge property
A professional comparative market analysis should consider lot, architecture, subdivision, condition, renovations, school district, taxes, amenities, competing inventory and recent sales.
Burr Ridge Home Values

05 BURR RIDGE: DUPAGE + COOK COUNTIES

Burr Ridge's two-county geography is a major property-specific consideration.

The Village extends into both DuPage County and Cook County. Two Burr Ridge homes located relatively close to each other can therefore have different assessment systems, taxing bodies, school districts and public-service arrangements.

- County and township
- Property-tax structure and assessment
- School district and attendance boundaries
- Park and library districts
- Water and sewer providers
- Fire protection and other taxing bodies
- Building, zoning and permit requirements

Buyer due diligence
Before purchasing, verify the county, school district, taxing districts, utilities and municipal details for the individual Burr Ridge address.

06 SCHOOLS

Multiple school districts serve Burr Ridge. Attendance boundaries are property-specific and should be confirmed directly with the applicable district.

GOWER SCHOOL DISTRICT 62

Gower School District 62 serves portions of the Burr Ridge 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

OTHER BURR RIDGE SCHOOL DISTRICTS

Depending on the address, Burr Ridge properties may also be served by Pleasantdale School District 107, Community Consolidated School District 180, District 181 and different high-school districts. Verify every address directly.

Pleasantdale School District 107
7450 S. Wolf Road, Burr Ridge, IL 60527

Community Consolidated School District 180
15W451 91st Street, Burr Ridge, IL 60527

Pleasantdale School District 107

Community Consolidated School District 180

Important school note
Multiple districts serve Burr Ridge and boundaries can change. Verify attendance directly with the appropriate school district before purchasing.

07 PARKS & RECREATION

Recreation in Burr Ridge is provided through more than one park district. The Burr Ridge Park District serves about 65% of the Village, while Pleasant Dale Park District serves portions of Burr Ridge and neighboring communities.

HARVESTER PARK + BURR RIDGE COMMUNITY CENTER

15W400 Harvester Drive, Burr Ridge, IL 60527 - a 37-acre community park with active recreation, natural areas, wetlands, trails, playgrounds and a fishing pond.

PLEASANT DALE PARK DISTRICT

7425 S. Wolf Road, Burr Ridge, IL 60527 - parks, recreation programs, Walker Park, athletic facilities and community activities.

BURR RIDGE PARK DISTRICT

The district maintains multiple park sites and recreation facilities, including Harvester Park and the Burr Ridge Community Center.

Burr Ridge Park District

08 WATERFALL GLEN FOREST PRESERVE

Nearby Waterfall Glen Forest Preserve is a major regional outdoor recreation asset. The preserve covers roughly 2,500 acres and includes an extensive trail network accessible from the Burr Ridge/Willowbrook/Darien area.

- 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

Burr Ridge's County Line Road and Burr Ridge Parkway area is a major local shopping and dining destination. Residents also have convenient access to Hinsdale, Willowbrook, Oak Brook, Darien and La Grange.

SHOPPING & LIFESTYLE

- Burr Ridge Village Center - Village Center Drive
- County Line Square - Burr Ridge Parkway / County Line Road
- Brookhaven Marketplace - Burr Ridge area
- Nearby Oakbrook Center - Oak Brook
- Downtown Hinsdale - shopping, dining and services

LOCAL DINING

- Capri Ristorante - Burr Ridge Parkway
- Cooper's Hawk Winery & Restaurant - Village Center Drive
- The Hampton Social - Village Center Drive
- Topaz Cafe - Village Center Drive
- Eddie Merlot's - Bridewell Drive
- Pella Signature - Village Center Drive
- Dao Sushi & Thai - Burr Ridge Parkway

Burr Ridge Village Center is the community's most recognizable lifestyle destination, combining restaurants, shops, services and seasonal events.

10 TRANSPORTATION & COMMUTING

HIGHWAYS

- Interstate 55 - direct regional access toward Chicago and southwest suburbs
- Interstate 294 - major north-south tollway access
- Illinois Route 83 - accessible west of Burr Ridge
- Interstate 88 - accessible through the Oak Brook area
- Nearby local corridors - County Line Road, Plainfield Road and 75th Street

METRA

Burr Ridge does not have its own Metra station. Nearby BNSF Line stations include Hinsdale, Western Springs, Clarendon Hills, Westmont and La Grange. 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

LIBRARY SERVICE

Library district eligibility can vary by property location.

Because Burr Ridge crosses county and district boundaries, residents should verify which library district serves a specific address. Indian Prairie Public Library in nearby Darien is one regional resource.

Indian Prairie Public Library

VILLAGE OF BURR RIDGE

7660 County Line Road, Burr Ridge, IL 60527 | 630-654-8181

The Village website provides information about government, police, public works, building permits, zoning, planning, water, community news, meetings and municipal codes.

Village of Burr Ridge

Pleasant Dale Park District

12 PROPERTY TAXES

Burr Ridge extends into both DuPage and Cook Counties. Property-tax review should therefore be performed on the individual property, with attention to county assessment practices and all applicable taxing districts.

- County and assessed value
- School district
- Township
- Park district
- Fire protection / library districts
- Other taxing bodies
- Homeowner, senior or other exemptions

Two Burr Ridge homes with similar market values can have different tax bills. Buyers should review the actual tax history and verify whether the property is in DuPage County or Cook County.

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

Village of Burr Ridge - Community Development

COMPREHENSIVE PLAN

Burr Ridge maintains long-range planning policies focused on neighborhood character, high-quality residential development, commercial areas, infrastructure and thoughtful land use. Buyers considering land, major additions or redevelopment should review current Village plans and zoning.

Village of Burr Ridge - Planning & Development

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 BURR RIDGE

A practical due-diligence checklist, with extra attention to Burr Ridge's county, luxury and larger-lot considerations.

01 Confirm DuPage County vs. Cook County
02 Review current and historical property taxes
03 Verify school district and attendance boundaries
04 Confirm township, park and library districts
05 Check flood-zone and drainage conditions
06 Review HOA or gated-community rules, if applicable
07 Review assessments and special assessments
08 Confirm permits for additions and renovations
09 Inspect roof, HVAC, mechanicals and major systems
10 Confirm water and sewer providers
11 Review zoning and land-use restrictions
12 Research nearby planned development
13 Compare truly similar recent sales
14 Evaluate commute and Metra access
15 Consider lot, architecture, amenities and future resale

Start a Burr Ridge home search
Use Realty One Chicago for current Burr Ridge inventory and property-search tools.
Search Burr Ridge Homes
https://www.realtyone-chicago.com/listings/city/Burr-Ridge/homes-for-sale/

16 SELLING IN BURR RIDGE

Burr Ridge pricing - especially in the luxury segment - requires careful property-specific analysis. Lot, architecture, renovation quality, subdivision, amenities and taxes can create major value differences between homes with similar square footage.

- Recent closed comparable sales
- Current luxury and local competition
- Pending sales
- Days on market
- Price reductions
- Property condition and renovation quality
- Lot size, privacy and usable square footage
- Architecture, subdivision and school district
- Property taxes and county
- Current inventory and buyer demand

What could your Burr Ridge home sell for?
Realty One Chicago can prepare a property-specific comparative market analysis using current local market information.
Burr Ridge Home Values

Selling with Realty One Chicago

17 FREQUENTLY ASKED QUESTIONS

Where is Burr Ridge, Illinois?

Burr Ridge is a western/southwestern Chicago suburb located in both DuPage and Cook Counties, near I-55 and I-294.

What ZIP Codes are used in Burr Ridge?

Burr Ridge properties commonly use 60527 and 60521, depending on location.

Does Burr Ridge have a Metra station?

No. Nearby BNSF Line stations include Hinsdale, Western Springs, Clarendon Hills, Westmont and La Grange.

What kinds of homes are available?

The market includes townhomes, ranches, traditional single-family homes, custom residences, gated communities, newer construction, estate properties and luxury homes.

What school district serves Burr Ridge?

There is no single district for every property. Gower 62, Pleasantdale 107, CCSD 180 and other districts serve different portions of the community.

Is Burr Ridge a luxury real estate market?

Burr Ridge has a significant upper-end and luxury segment, including custom residences, larger lots, gated enclaves and multimillion-dollar properties.

Are there parks nearby?

Yes. Burr Ridge Park District and Pleasant Dale Park District provide parks and recreation, and Waterfall Glen is a nearby regional outdoor resource.

Where can I search current homes?

Use Realty One Chicago's live Burr Ridge IDX search and market-report tools so listing information can stay current.

How can I find out what my Burr Ridge home is worth?

A property-specific comparative market analysis can account for lot, architecture, condition, renovations, subdivision, taxes, amenities and recent comparable sales.

18 USEFUL LINKS & CONTACTS

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

REAL ESTATE

Burr Ridge Homes for Sale

Burr Ridge Land for Sale

Burr Ridge Home Values & Market Report

Selling with Realty One Chicago

Create a Custom Market Report

Advanced Property Search

Realty One Chicago

LOCAL GOVERNMENT & PROPERTY RESEARCH

Village of Burr Ridge

Burr Ridge Community Development

DuPage County Government

Cook County Government

FEMA Flood Map Service Center

SCHOOLS & LIBRARY

Gower School District 62

Pleasantdale School District 107

Community Consolidated School District 180

Indian Prairie Public Library

RECREATION & TRANSPORTATION

Burr Ridge Park District
Pleasant Dale Park District
Waterfall Glen Forest Preserve
Metra
Pace
Illinois Tollway
Chicago Midway Airport
Chicago O'Hare Airport

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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.