



# 2 Community Profile

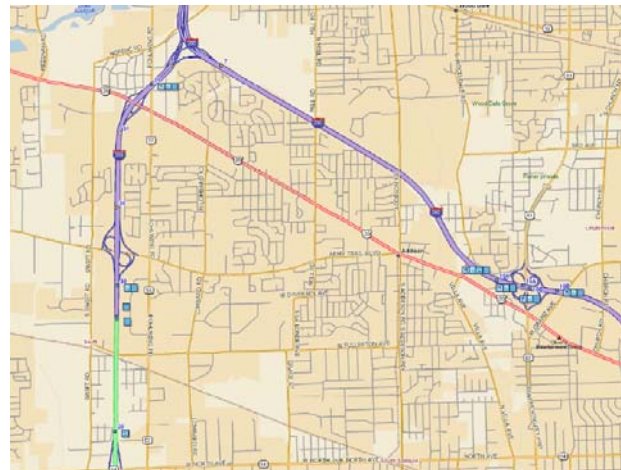




## COMMUNITY PROFILE

Celebrating its 125<sup>th</sup> year, Addison is a culturally diverse community located approximately 18.5 miles west of the Chicago Loop, Addison is easily accessible via State and interstate highway systems, with Interstate 355 on the west end of the Village and Interstate 290 on the north providing major north-south and east-west access that links with the City of Chicago to the east and the large suburban areas along the interstate corridors. U.S Route 20 (Lake Street), IL Route 83 and IL Route 64 also provide major access routes through the community, with Lake Street the primary commercial corridor in Addison. Just east of Addison, with access from both I-290 and Lake Street, is the I-294 corridor known as the Tri-State as it links to Indiana to the south and Wisconsin to the north. It also provides easy access to O'Hare Airport, located approximately 6 miles northeast of Addison. The community is served by four Pace Bus routes that offer access to various suburban areas and link to both Metra and CTA rail lines.

Being an older inner suburban community, the Village of Addison has experienced growth pressures almost constantly from the post-war 1950s through the recent boom of the past few decades. Over the past 10 years, and with the current recessionary economy, Addison is in a period of slow growth that is fueled largely by redevelopment, especially of the commercial areas of the community. According to the Chicago Metropolitan Agency for Planning (CMAP), the population of Addison is projected to grow to 38,561 by the year 2030, an increase of just over seven percent. The coming 2010 census will provide a good indication of how much of that growth has already occurred.



The 9.5 square mile Village of Addison has a good business and industry base, with numerous retail business areas throughout the community and the U.S. Route 20 (Lake Street) corridor being an important economic generator in the community. It is also home to four business/industrial parks located in the west and south areas of the community. The Meadows Business Park is the largest with 198 acres, with the 70-acre *Addison Business Center*, 37-acre *Tollway Park* and 30-acre *Corporate Center* the other major business and industrial parks in the community. There are over 45 businesses that employ more than 100 people. CMAP expects continued employment growth in Addison, with an increase of over 8600, or 38%, by the year 2030.

The cost of living in Addison is relatively inexpensive when compared to other regional communities. Property taxes are kept lower than most other DuPage County communities due to the thriving commercial and industrial areas of the community. Addison is able to offer its residents the conveniences and amenities that come with having access to one of the largest major metropolitan areas in the country, while providing its own services, character and amenities that provide a high quality of life for the residents.



## HISTORY

Addison's German heritage dates back to 1934 when European settlers first began staking land claims in the area. Prior to that time the area, like much of the Great Lakes region, was occupied by the Potawatomi Nation, an Algonquian-speaking people who practiced both an agricultural and hunter-gatherer lifestyle. Fur trading with the French allowed the Potawatomi to become good businessmen, and grew their Nation to include over five million acres in what are now five of the Great Lakes states. The British victory in the French & Indian war proved hostile for the Potawatomi, who had sided with the French and were, by the early 1800s, being displaced by white settlers of European decent and moved further into the wilderness areas.

In 1838 a church was formed called the German United Reformed Lutheran Congregation of Dunklee's Grove. By the 1840s Dunklee's Grove was a thriving German community along Salt Creek, with a variety of successful businesses, including a blacksmith, cobbler, grist mill and general store. In 1849, the land was organized into Townships, and Addison Township was named after the 18<sup>th</sup> century writer Joseph Addison. The area continued to grow with a dominant Lutheran influence, and the farmland continued to be a valuable resource for the community.

The first public school was built in 1858 when School District #4 was formed. The beginnings of Concordia University came in 1864 when the Evangelical Lutheran Teachers' Seminary moved to Addison, Illinois. In 1874 the Evangelical Lutheran Church built an orphanage just west of the village to provide seminary students with valuable teaching experience.

In 1884 the Village of Addison became incorporated with a population of 400 residents, and its first law enforcement agency was established. In 1890 the Addison Railroad Company was formed, bringing visitors, commerce and the new residents to

the community. Telephone service first became available in 1895, and on February 1, 1912, the Public Service Company of Northern Illinois brought Electric street lights to Addison.

Street improvements began in the 1920s as automobiles made their appearance more predominant. In 1922, Lake Street was paved, and paved roads and passenger rail fueled a growing population.



A water system was installed in 1924, and a few years later the Great Depression brought hard times on the entire country. The Addison State Bank, originally opened in 1902, was forced to close its doors temporarily. Eighty-six Addison men served in the armed forces during World War II, all of whom managed to come home safely.

The post-war 1950 population of Addison was 823. But by 1963 it had reached 13,272. With this growth came greater business opportunities and services, but schools and other services provided by the community had a difficult time keeping up with the needs. School District 4 did not open its second school until 1957, and another grade school was opened by the St. Joseph Catholic Parish. In 1958 the Central Park Committee, a volunteer group of homeowners, helped establish and maintain parks on land largely provided by developers. And it was in 1965 that Addison voters approved a referendum to establish a park district. Also in 1965, another Catholic grade school was opened, and the following year both the Addison Trail High School and Driscoll Catholic High School were opened. By 1972, Addison had nine public grade schools and a junior high school as population growth continued.

During this same growth period, industrial growth also continued in Addison, where the west and south areas of the Village grew as industrial parks. The Lake Street corridor changed significantly over the years, but most obviously during the 1960s-80s when the older village-style business and commercial area was replaced with strip shopping centers, fast food restaurants and a variety of other retail establishments to serve the local population. Beginning in the late 1960s, residential development also transitioned from single family houses to apartment buildings and condominium development.

## ADDISON TODAY

The cultural diversity of Addison is most evident in the schools, where over 50% of the students come from homes where a language other than English is primarily spoken. The community offers quality services for residents and visitors, with a variety of restaurants, entertainment and recreation venues and local services that meet the community needs. While Addison has definitely felt the effects of the current economic recession, the community still maintains a healthy industrial base. With as much as twenty percent of all manufacturing operations in DuPage County located in Addison, the importance of this economic sector to the community and the region cannot be understated. Addison has recently undertaken a redevelopment effort with the primary goal to *"Create a compelling Town Center that becomes the centerpiece of the community."* *The Town Center Redevelopment Project proposes to create 350,000 to 400,000 square feet of additional commercial space and add 500 to 600 multi-family residential homes. This project, when realized, will improve and define the character of Addison for years to come.*

## DEMOGRAPHICS

Addison has seen many decades of significant growth through the 1960s. During the 1970s, population growth began to show more moderate growth as the boundaries of Addison and surrounding communities began to meet and available land for development started to be less plentiful. During this period, however, Addison saw a shift from the construction of single-family homes to multi-family apartment and condominium buildings, meaning that more people were living on less land area.

Between 1980 and 1990, Addison's population grew from 29,759 to 32,058; an increase of 7.7%. During this period, the Latino population more than doubled in size to 13.4% of the population. The 1990s saw another period of somewhat higher growth as the community grew by 12% to 35,914 by the year 2000. The Latino population once again more than doubled in size, encompassing 28.4% of the population of Addison. The early part of this past decade saw this growth rate continue, but it became more moderated at the end of the decade as the national economy stumbled. With 2010 a new Census year, the U.S. Census Bureau provided new 3-year estimates through 2008, with an estimated total population of 36,917; an increase of 2.8%. The 2008 Latino population is estimated to be approximately 38.8% of the total population.

Some interesting facts about the population of Addison include:

- 9.6% of the residents are over the age of 65  
This number has remained relatively stable over the past few decades as so much of the overall population increase can be attributed to younger families moving into Addison.
- 29.2% of the residents are under the age of 20  
This is a relatively high percentage that has grown as families move into the community.
- 19.5% of the population over the age of 25 has a Bachelors Degree & Higher  
This percentage is below the national average of just over 24%.
- 67.1% of the population over the age of 16 are in the labor force  
This illustrates that there are likely many two-working parent households.
- 36.6% of the population is foreign-born  
This includes recent immigrants as well as people who have moved to the U.S. over the past fifty years or more. This number is almost triple the national average of 12.5%.
- 57.2% of the population speaks some other language other than English in their home.  
This is an exceptionally high number that reflects representation from the Latino population, but also from numerous other ethnicities from around the world.

## HERITAGE

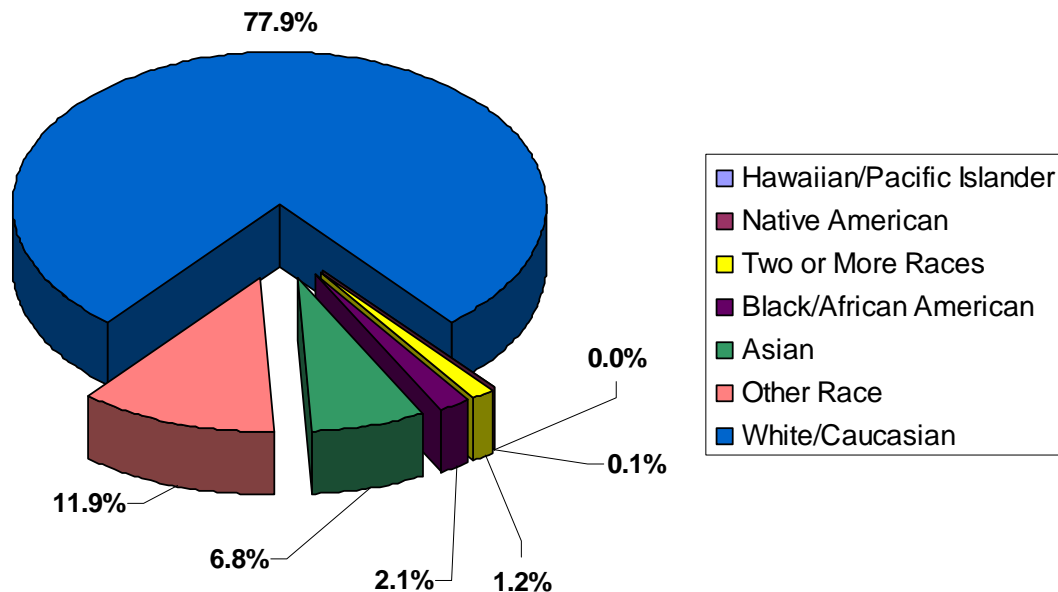
The historical settling of the Addison community by European immigrants and emigrants, mostly of German heritage, is still evident in the profile of its citizens, though the high percentage of Latinos and other ancestries are very well represented. A listing of the predominant European ancestries reported to the U.S. Census in 2000 is as follows:

Italian	16.8%	Swedish	1.8%
German	14.8%	Czech	1.3%
Polish	13.1%	French	1.2%
Irish	9.1%	Dutch	1.1%
English	3.2%	Norwegian	1.1%



## RACE DISTRIBUTION

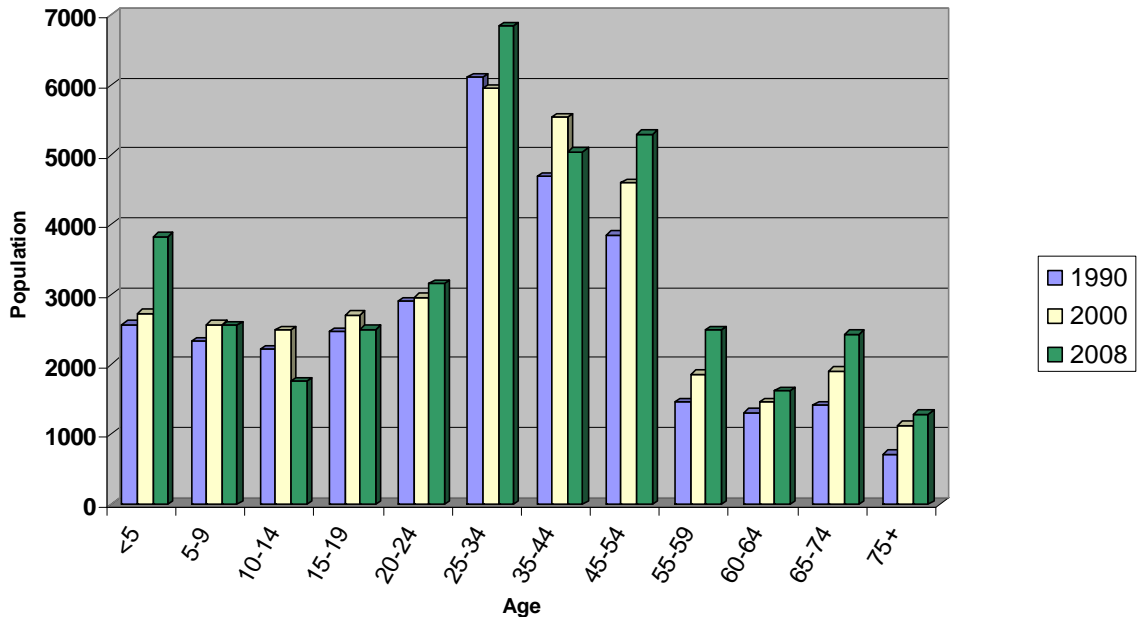
The distribution of the population within Addison shows that, while a significant majority is Caucasian, other heritages are represented. It should be noted that the number of foreign born residents and those who consider English a second language also reflect on the diversity of those who identified themselves as Caucasian. The Latino population makes up nearly 35% of the population, regardless of race.



## AGE

The U.S. Census Bureau estimated the 2008 median age in Addison to be 33.4 years old. Pre-school and school-age children under the age of 18 make up just under a quarter of the population, a number that has remained fairly consistent since the 1990 Census, but is an increase over the previous two decades. The largest increases since 1990 have been in the under 5, 45-54 and 55-59 age brackets. This coupled with the 25-34 and 35-44 brackets being the two highest, and school-aged children population, presents a strong family demographic in Addison. Across the country, a flattening in the number of children entering school was expected through the first decade of the new century as the children of the Baby Boom generation ages through their school years. In Addison this is not the case, as multi-family housing development and the increase in the Latino population has helped to change the age demographic of the community.





The Baby Boom generation encompasses those born in the years 1946 through 1964. In the 2008 numbers above, these include 44 to 62 year olds. While there is a possibility that the younger boom generation is evidenced here, other demographic characteristics of Addison, such as the percentage of foreign-born residents, suggest that the American boomers are not represented in Addison as much as in some other regional communities.

## HOUSING

In 2008, the Census reported 12,296 housing units in the Village of Addison, an increase of 491 housing units since 2000. There is a good mix of housing, including a significant amount of residential property that could be considered affordable.

The median residential home value in Addison in 2008 was \$296,500, an increase of \$123,300, or 71%, since 2000. But while this median home value increased significantly during the first 8 years of the decade, the collapse of the housing market in 2009 has significantly changed these values. According to Trulia Real Estate Search, the average home sales price in the last quarter of 2009 was \$185,000 based on 70 sales, a decrease of 14% over the previous quarter. At the time of this writing there were 248 residential properties listed for sale, including both new and resale homes. 299 homes in Addison have gone through foreclosure.

## EMPLOYMENT & INCOME

Jobs in manufacturing, professional management, retail, education, healthcare and hospitality services are the largest employment sectors in Addison. Resident employment in management, manufacturing and sales are particularly strong, with 77% of the resident workforce in these areas of employment. The average per capita income in 2000 was \$21,615, with a household income of \$54,495, both higher than the national average.

