

Addison Comprehensive Plan

Addison Community Development Department

Adopted by: Village of Addison, January 2013

Category: Land Use and Housing

<http://www.cmap.illinois.gov/addison>

Location: DuPage County

Population: 36,942 residents

Despite being a 'built-out' community with a range of thriving uses, Addison faces unique commercial and housing challenges that need to be addressed in a comprehensive manner. Over the past decade, the community's resident population has grown more diverse and older. Keeping this in mind, the Comprehensive Plan recommends policies and programs that will support revitalization of the community's retail sector as well as improve housing diversity to accommodate a range of age groups.

Increasing Housing Choices: Given that the Village's senior population is growing and will continue to do so for the perceivable future, the Village needs to increase housing options to include senior housing. There are no senior housing units in the Village currently. In addition to proposing programs that would encourage the development of senior housing, the Plan also analyzed several specific sites for their development potential and identified the best locations for senior housing in the community. One such location would be the proposed 'Town Center', a site that would serve as the community's cultural epicenter once redeveloped.

Plan Benefits: At the outset of the planning process, Village officials expressed the need to address two main topics; commercial revitalization, and housing foreclosures. A market study was conducted for seven specific sites that are currently vacant or underutilized to identify their development potential. To address housing foreclosures, CMAP staff worked closely with the Village's Building department and DuPage County to formulate recommendations that would provide assistance to troubled homeowners as well as help maintain the physical condition of foreclosed properties. For an in-depth analysis of housing issues, the Plan encouraged the Village to apply for a 'Homes for Changing Region' grant.

Implementation: Since the plan's adoption, the following implementation actions have been **initiated and/or completed**:

- The Village successfully applied and received a 'Homes for a Changing Region' grant. The project is scheduled to begin in the summer of 2013.
- The Village is in the process of updating its building code in a manner that would encourage residential rehabilitation, as recommended in the Plan
- The Village is actively pursuing the development of senior housing on a few parcels proximate to the proposed 'Town Center'.



New retail development along Lake Street



Condominium development along Lake Street

Above: New attractive condominium development along Lake Street with supporting retail uses within walking distance and accessible via network of pedestrian sidewalks.

Below: Municipal complex consisting of Village Hall, Police Department, Public Library, and DuPage High School District 88 buildings.



Village Hall campus near proposed 'Town Center'

