

SL CMAP



ADUs 101

Village of River Forest

Zoning Board of Appeals
May 20, 2021



Agenda

ADU 101 Presentation

Panel Discussion

Workshop

ON

TO

2050

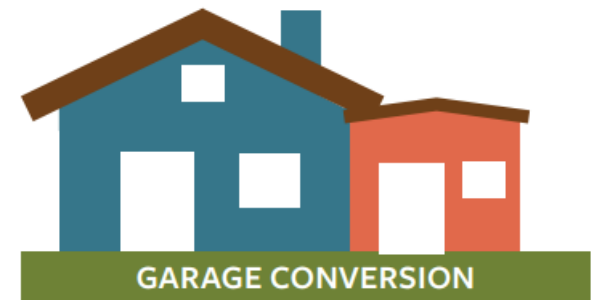
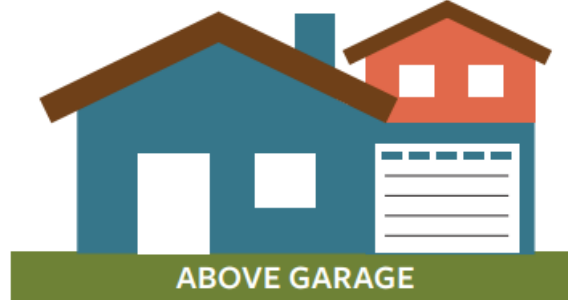
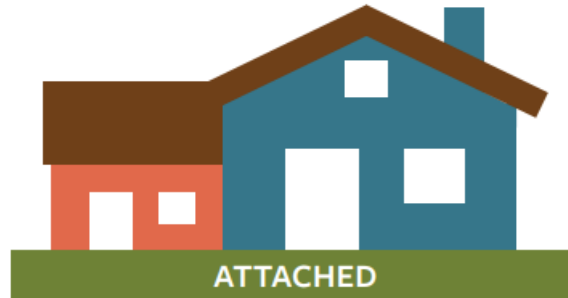
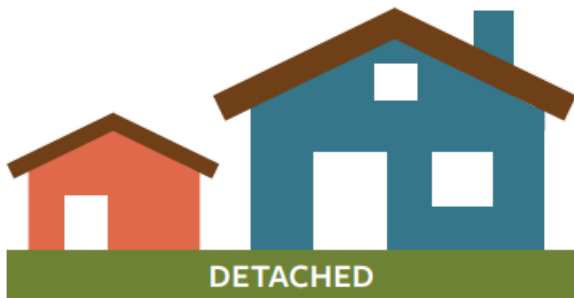
What is an Accessory Dwelling Unit?

Carriage House
Granny Flat
In-law Suite
Mother-in-law Flat
Sidekick
Laneway House
Backyard Cottage
Garden Suite
Secondary Dwelling Unit
Tiny House
Basement Apartment
Next Gen
Grand Retreat
Ancillary Unit
Backyard Cottage



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What is an ADU?



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

Source: AARP – ABCs of ADUs

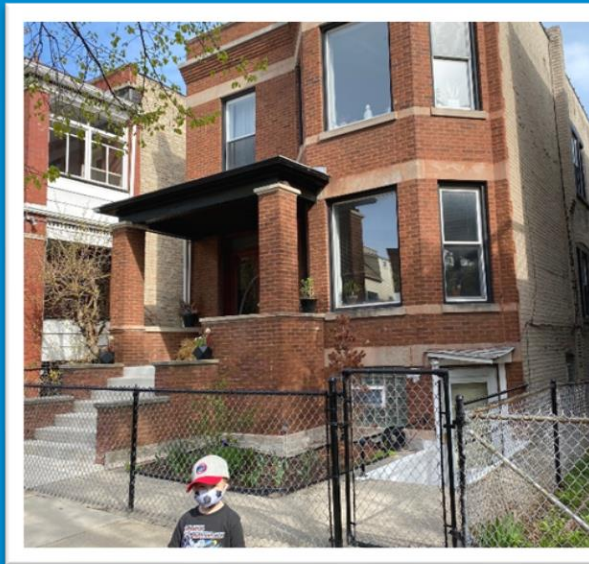
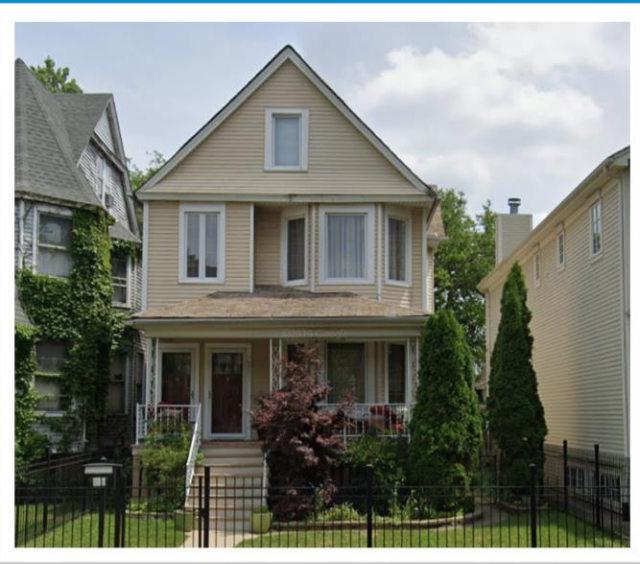
ADU Types

Detached

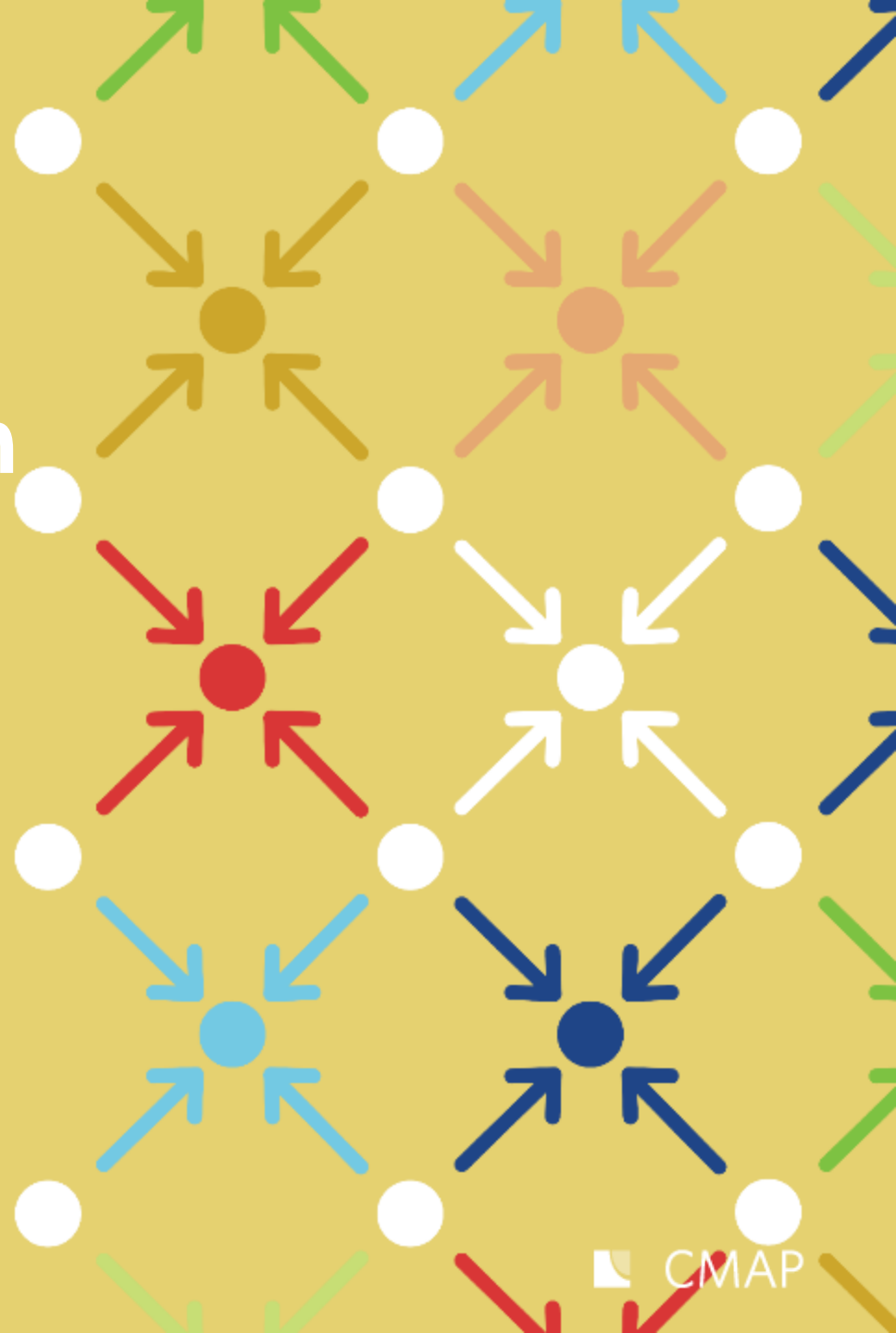


ADU Types

Attached & Internal



Why the interest in ADUs Now?

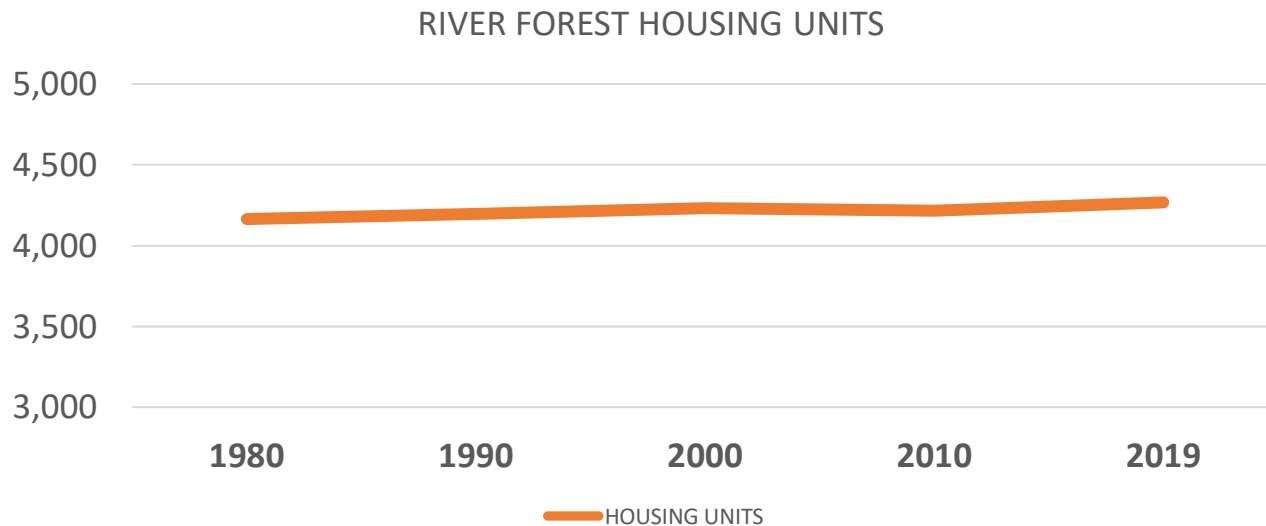


Village of River Forest Affordable Housing Plan (2020)

Explore amending the zoning ordinance to accommodate Accessory Dwelling Units (ADU) as a conditional use in the R1 and R2 zoning districts.

An ADU is essentially a legal and regulatory term for a secondary house or apartment that shares the building lot of a larger, primary house, either in an accessory or primary structure.

1. Adding Housing Units in a Built-out Community



YEAR	1980	1990	2000	2010	2019
HOUSING UNITS	4,165	4,197	4,232	4,218	4,266
% CHANGE		0.8%	0.8%	-0.3%	1.1%

Source: US Census Bureau

2. Familiarity and Acceptance

A Long-standing American Tradition



Screen capture from Terms of Endearment (1983)



Uncle Jesse & Aunt Becky's attic apt (Full House Season 4, 1991)



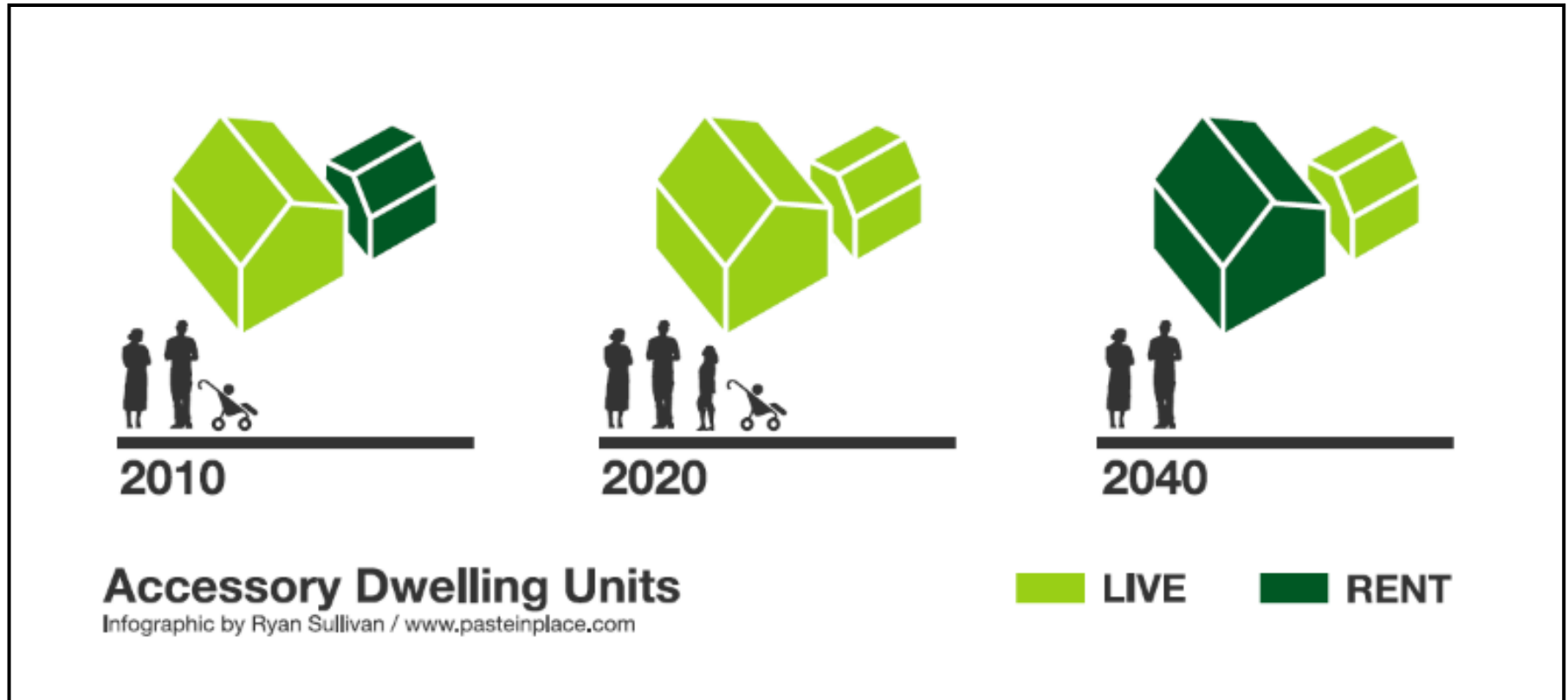
Jefferson's house while Monticello was getting built (Lester Walker, A Little House of My Own)



Oscar's attached ADU

3. Adaptability

Flexible for All Stages of Life; Short & Long term Uses



4. Multi-generational housing



Lenore Prato and Ken Finney built a small house behind their home so her parents, Arnold and Mildred, could be close by. “I like that we’re setting an example for our kids,” Ms. Prato said of their daughters, Lucia, 10, left, and Adeline, 12, right.

Laure Joliet for The New York Times

“

It’s a perfect situation for us. It’s like having three houses in one. We all eat together, but we also have our privacy when we want it.

— Marie Clausman

Grandma Never Had It So Good

By SANDY KEENAN MAY 7, 2014



5. Changing Demographics



AVERAGE SIZE OF NEW SINGLE-FAMILY HOME AND
AVERAGE PERSONS PER HOUSEHOLD

US CENSUS AND NATIONAL ASSOCIATION OF HOME BUILDERS

YEAR	MEDIAN HOME SIZE	HOUSEHOLD SIZE	SF/PERSON
1950	983 SF	3.8	258.7
2020	2,261 SF	2.53	893.7

Source: US Census Bureau

6. Affordability

Rent for ADUs are generally less than other rental property types

48% of ADU owners are between 55 and 74 years old

58% of ADU owners report renting at lower than market rates



7. Aging in Place

YEAR	MEDIAN AGE RIVER FOREST	MEDIAN AGE COOK COUNTY	MEDIAN AGE CMAP REGION
2020	41.3	36.6	37.2

Source: CMAP Community Snapshot

River Forest is getting older.

A growing number of older adults are looking to downsize because they don't want or can't afford a large home.

ADUs offer an opportunity to create smaller housing options where they can age in their own community, care for grandkids and live near their caregivers.

ADUs in the Chicago Region

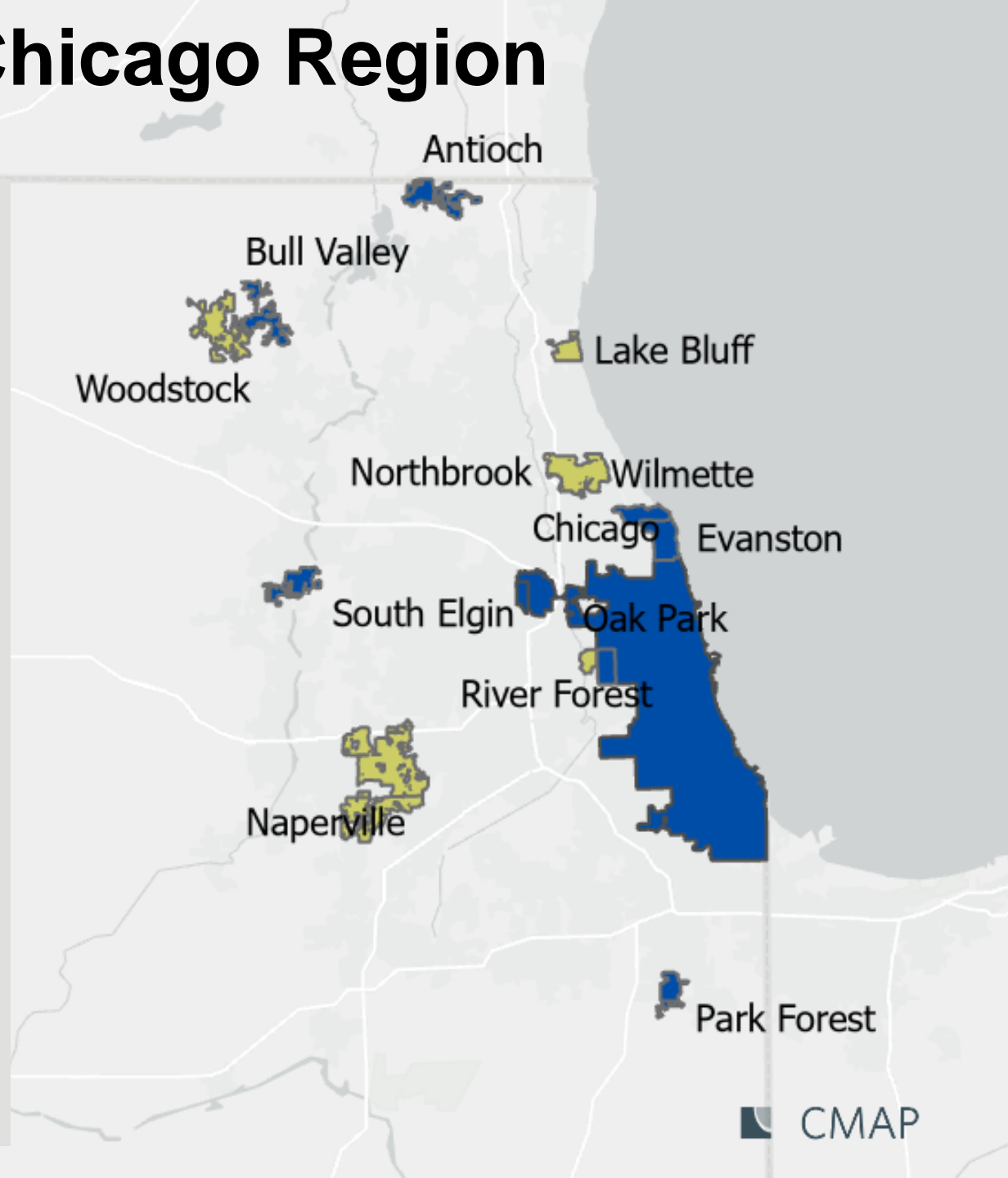
Legend

ADUs Permitted

- Antioch
- Bull Valley
- Chicago
- Evanston
- Oak Park
- Park Forest
- South Elgin
- Wilmette

ADUs Under Consideration

- Lake Bluff
- Naperville
- Northbrook
- River Forest
- Woodstock



ADU Considerations

- Location
- Type
- Size
- Occupancy
- Design
- Parking
- Administration
- Feasibility
- Additional Topics



Municipality	Bull Valley	Evanston	Park Forest	South Elgin
Type	Attached and detached	Attached and detached	Attached	Attached and detached
Maximum Number Per Lot	1 ADU per single-family home	1 ADU per single-family home	1 ADU per single-family home	Same as the number of principal dwellings permitted
Location	Subject to side and rear setback requirements	Subject to side and rear setback requirements	Subject to side and rear setback requirements	Subject to rear setback requirement if ADU is detached
Maximum Size	Not more than 30% of the net floor area of the principal dwelling; two bedrooms	1,000 square feet (detached) 1 full floor (attached)	Not more than 40% of gross floor area of the principal structure; or 800 SF	900 square feet
Occupancy	Property owner must live in principal dwelling or ADU	None required	Property owner must live in principal dwelling or ADU	None required
Parking	1 space per ADU	None required	1 space per ADU	1 space per ADU
Design Requirement	Yes	Yes	None required	Yes
Administration	By right	By right	By right	Special use



www.cmap.illinois.gov/onto2050

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Panel Discussion

Q&A



David Schwartz
Founder
Chicago Granny Flats

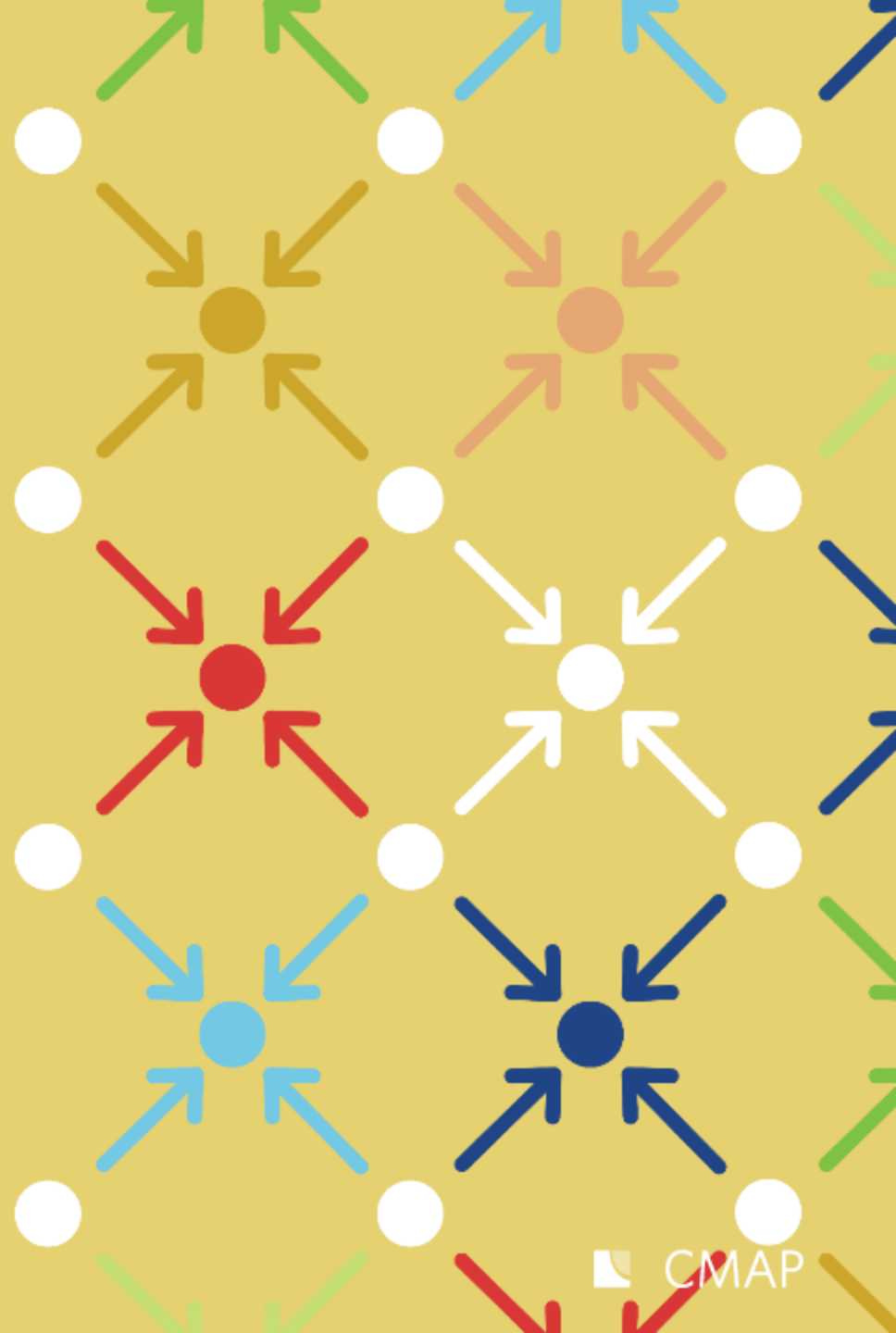


Craig Failor
Village Planner
Oak Park



Sarah Flax
Housing & Grants Manager
Evanston

ZBA Workshop



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ADU Considerations:

- Location
- Type
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- Feasibility
- Additional Topics



Location

- R1
- R2
- R3 (?)

Type

- Attached
- Detached

Occupancy

- Owner-occupied (Primary U or ADU)
- No restrictions on occupancy

Parking

- 1 uncovered
- No parking requirement

Administration

- Conditional Use
- By right

Next Steps

June 10: ZBA

June 14: Village Board

July 8: ZBA

August 12: ZBA

August 23: Village Board



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