Granny Flat Academy
Introductions
Tonight’s Agenda

What Is An ADU? How Can We Build Them?
Eli Spevak, Orange Splot LLC

What Are Some Local Examples of ADUs?
President Emily Berendt, Village of Bull Valley
Sue Powers, Resident, Village of Bull Valley
Kyle Smith, Metropolitan Mayors Caucus

How Can A Municipality Allow ADUs?
Patrick Day, Chicago Metropolitan Agency for Planning
Kristin Ihnchak, Chicago Metropolitan Agency for Planning
Maggie Jarr, Chicago Metropolitan Agency for Planning
What Is An ADU?
How Can We Build Them?

Petite, Discreet and Affordable Homes for Today’s Smaller Households

Eli Spevak
Orange Splot LLC
Orange Splot LLC

Author, Illustrator and Inspiration: Daniel Pinkwater
Accessory Dwelling Units

Great housing option. Terrible name. (but there are plenty of other choices...)

Carriage House
Granny Flat
In-law Suite
Mother-in-law Flat
Sidekick
Laneway House
Backyard Cottage
Garden Suite
Secondary Dwelling Unit (SDU)
Tiny House
Basement Apartment
Next Gen
Grand Retreat
Ancillary Unit
What’s an Accessory Dwelling Unit (ADU)?

An accessory dwelling unit (ADU) is a second dwelling unit on a single family residential lot.
ADU Types

- Bruce and Carolyn Nelson’s detached ADU
- Martin Brown’s garage conversion ADU
- Granger House internal ADU
- Derin & Andra Williams’ basement ADU
ADU Types

Dan Gray’s ADU (over garage)

Sabin Green detached ADU condo

Caleb & Tori Bruce’s main house -> ADU

Front yard, basement ADUs at 123 Sesame Street
Cole ADU conversion of attached garage

(Naomi Cole, Asmund Tweto, Nick Weitzer Co.)
Sang Park’s detached ADU

(Polyphon Architects)
Not Quite the Same as ADUs, Part I: Detached Bedrooms

Mother-in-Law unit (Schuyler Smith)  Ruth’s Cottages (Orange Splot LLC)

Granny Flat Academy  CMAP  Metropolitan Mayors Caucus  AARP Real Possibilities
Why So Much Interest in ADUs?

Fonzie and Ritchie, from Wikipedia. The Fonz lived over the garage.
1. Lack of Housing Choice

- Apartments: 30%
- Houses on large lots: 46%
- Houses on small lots: 10%
- Attached houses: 2%
- Duplexes: 3%
- ADUs: <1%
“Missing Middle” Housing Types

For Traditional, Walkable Neighborhoods
2. Familiarity & Acceptance
(A Long-standing American Tradition)

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

Screen capture from Terms of Endearment (1983)

James Borchert’s “Alley Life in Washington, DC” - Brown’s Court, S.E.
3. Adaptibility: Flexible for All Stages of Life; Short & Long term Uses

Accessory Dwelling Units
Infographic by Ryan Sullivan / www.pasteinplace.com

Bruce and Carolyn Nelson’s detached ADU
4. Multi-Generational Housing

Grandma Never Had It So Good

By SANDY KEENAN  MAY 7, 2014

“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

Kavita Daswani, LA Times

Lesa Dixon-Gray’s mom Shirley
(from Lina Menard’s post in www.accessorydwellings.org)
5. Demographics: Smaller Homes for Smaller Households

![Diagram of homes from 1950 to 2005](image)

**Source:** City of Milwaukie and URBSWORKS

<table>
<thead>
<tr>
<th>YEAR</th>
<th>HOME SIZE</th>
<th>FAMILY SIZE</th>
<th>SQ. FT. PER PERSON</th>
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<tbody>
<tr>
<td>1950</td>
<td>983</td>
<td>3.8</td>
<td>258.7</td>
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<tr>
<td>2008</td>
<td>2500</td>
<td>2.6</td>
<td>961.5</td>
</tr>
</tbody>
</table>
7. Affordability

**For Residents**

1. 13% of ADU occupants are charged $0 in rent
2. 5% of ADU occupants are charged < $500/month
3. Unlike professional property managers, many Mom & Pop landlords never get around to raising the rent

**For Owners**

4. Rental income from an ADU can help cover mortgage payments for younger homeowners and people on fixed incomes.
5. 48% of ADU owners are between 55 and 74 years old.

From Jordan Palmeri, Oregon DEQ
A Few More Reasons to Support ADUs

8. Politically Palatable: Discreet Density & Disbursed Impact

9. Life Safety problems with illegal ADUs

10. Aging in Place without leaving the neighborhood

11. Why shouldn’t I be allowed to do an ADU?

Derin & Andra Williams’ basement ADU

Martin Brown’s garage conversion ADU
Get Real About Who Actually Builds ADUs...

Amateur Homeowner Developers
It’s Not Easy: Obstacles to Overcome

1. Regulations, Fees, Discretionary processes
2. Climbing the learning curve (zoning, building codes)
3. ADUs aren’t cheap
4. Limited financing options: Cash & HELOCs
5. Inefficiencies of scale: No scalable/production model (at least not yet)
6. Becoming a landlord isn’t for everyone
It’s Not Just The Regulations!

Title 33, Planning and Zoning
1/1/16

Chapter 33.205
Accessory Dwelling Units

33.205 Accessory Dwelling Units

Sections:

33.205.010 Purpose
33.205.020 Where These Regulations Apply
33.205.030 General Requirements
33.205.040 Development Standards
33.205.050 Density

33.205.010 Purpose
Accessory dwelling units are allowed in certain situations to:

- Create new housing units while respecting the look and scale of single-dwelling development;
- Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives;
- Allow more efficient use of existing housing stock and infrastructure;
- Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and
- Provide a broader range of accessible and more affordable housing.

33.205.020 Where These Regulations Apply
An accessory dwelling unit may be added to a house, attached house, or manufactured home in an R, C, or EX zone, except for attached houses in the R20 through R5 zones that were built using the regulations of 33.110.240.E, Duplexes and Attached Houses on Corners.

33.205.030 General Requirements

A. Number of residents. The total number of individuals that reside in both units may not exceed the number that is allowed for a household.

B. Other uses.

1. Type B home occupation. An accessory dwelling unit is prohibited on a site with a Type B home occupation.
2. Type A accessory short-term rental. An accessory dwelling unit is allowed on a site with a Type A accessory short-term rental.
3. Type B accessory short-term rental. An accessory dwelling unit is allowed on a site with a Type B accessory short-term rental if the accessory dwelling unit meets the standards of Paragraph 33.815.040.B.1.
Tours & Classes

BUILD SMALL, LIVE LARGE
FRIDAY, SEPT 8TH
6PM-9PM
ADU WORKSHOP
GETTING STARTED WITH PERMITTING, FINANCING & DESIGN PRESENTATION BY BILL AUSTIN

SATURDAY, SEPT 9TH
10AM-4PM
SELF-GUIDED ADU TOUR
NORTHEAST PXD
4PM-8PM
FREE PARTY AT CABAZAN
THE TINY HOUSE HOTEL
“MUSIC, BEER, 3 WEEKEND-AISSION FOR PUBLIC

SUNDAY, SEPT 10TH
10AM-4PM
SELF-GUIDED ADU TOUR
SOUTHEAST PXD

PORTLAND'S ACCESSORY DWELLING UNIT TOUR
SEPT 9TH - 10TH, 2017
EARLY BIRD TICKETS UNTIL JUL 15TH
$25 FOR 1 PERSON $12.50 FOR 2
REGULAR ADMISSION
$30 FOR 1 PERSON $15 FOR 2

REGISTER AT: ACCESSORYDwellings.ORG
Political Advocacy

Accessory Dwellings
A one-stop source about accessory dwelling units, multigenerational homes, laneway houses, ADUs, granny flats, in-law units...

Preview of Some of the ADUs Featured on the Fall, 2015 ADU Tour

The Death of Detached ADUs in Portland and What To Do About It

eg. SDC waiver, Zoning Code updates, Property taxation
Get inside 24 rentable granny flats: Portland's Accessory Dwelling Unit Tour (photos)

By Janet Eastman, jeastman@oregonian.com
The Oregonian/OregonLive

'Granny Pods' Help Keep Portland Affordable

Portland's new housing stock is tilting to Accessory Dwelling Units

By Steve Law
Thursday, March 02, 2017

Portland's new housing stock is getting miniaturized, with builders planning nearly as many accessory dwelling units as regular single-family houses.

Newly released data show the city issued 615 building permits for new accessory dwelling units or ADUs in 2016, approaching the 867 permits issued for regular houses.

Once a tiny niche in the market, ADUs — also called granny flats or mother-in-law apartments — now are poised to surpass regular home construction in the city. Data from the Bureau of Planning and Sustainability and Bureau of Development Services shows ADUs are growing in popularity each year, while the number of new regular houses seems to have plateaued.

In contrast, a decade ago, the city issued 30 times as many permits for single-family houses as ADUs.
Basic Web Communication From the City

- Program Guide
- Zoning codes
- Building codes
- Fees
- Utilities
- Permit sets
AccessoryDwellings.org

Accessory Dwellings
A one-stop source about accessory dwelling units, multigenerational homes, laneway houses, ADUs, granny flats, in-law units...

Natalie & Justin Strom’s ADU: Two Bathrooms & An Attic

Includes:
- Case studies
- Videos
- Tour info

• Zoning code
• Appraisal guide
• Financing guide
• Research
Importance of Buzz
(Especially for Homeowners)
But Regulations DO Matter

Title 33, Planning and Zoning
Chapter 33.205
Accessory Dwelling Units

33.205 Accessory Dwelling Units

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33.205.030 General Requirements

A. Number of residents. The total number of individuals that reside in both units may not exceed the number that is allowed for a household.

B. Other uses.

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2. Type A accessory short-term rental. An accessory dwelling unit is allowed on a site with a Type A accessory short-term rental.

3. Type B accessory short-term rental. An accessory dwelling unit is allowed on a site with a Type B accessory short-term rental if the accessory dwelling unit meets the standards of Paragraph 33.815.040.B.1.
What If We Legalize ADUs?

Many cities have allowed ADUs, but in very restrictive ways.
A growing number of older adults are looking to downsize because they don’t want or can’t afford a large home.

Should we create smaller housing options where they can age in their own community? Care for grandkids? Live near their caregivers?

Choices for Our Older Residents
Choices for Our Younger Residents

Will each of our neighborhoods have places where teachers can afford to live? For first time homebuyers?

For people moving out of their parent’s home? For new families?
“How To” For ADUs: Questions?
What Are Some Local Examples of ADUs?

President Emily Berendt, Village of Bull Valley
Sue Powers, Resident, Village of Bull Valley
Kyle Smith, Metropolitan Mayors Caucus
Bull Valley
Bull Valley:
President Emily Berendt
Bull Valley:
Homeowner Sue Powers
Demonstration ADU: Outside
Demonstration ADU: Inside
Demonstration ADU: Completed Finishes

Door to Unit

Features in Kitchen
Park Forest
Park Forest Planned Unit Development

• Village sought to complete redevelopment of former Goldblatt’s

• Developer proposed single family homes with attached ADUs

• Village agreed to allow 5 ADUs
  • Deed restriction requires owner occupancy
  • Parking requirements met in shared garage

• Village allowed ADUs citywide in Unified Development Ordinance
Park Forest Planned Unit Development
ADUs in the Glen

- Village served as master developer for the Glen, a former naval station
- One new neighborhood included ADUs
- Homeowner must occupy one unit, but the other may be rented
- Village has not encountered any issues with the rental units
ADUs in the Glen
Local Examples of ADUs: Questions?
How Can A Municipality Allow ADUs?

Local Regulations for Accessory Dwelling Units

Kristin Ihnchak, Chicago Metropolitan Agency for Planning
Patrick Day, Chicago Metropolitan Agency for Planning
Maggie Jarr, Chicago Metropolitan Agency for Planning

Granny Flat Academy
What is CMAP?

• Regional planning agency est. in 2005
• Serves 7 counties, 284 municipalities, 8.5 million residents
• Directs resources to communities pursuing planning work that helps to implement the regional plan
ON TO 2050: A regional plan to achieve prosperity together

Reflects communities’ priorities

Five recommendation areas, guided by three overarching principles: Inclusive Growth, Resilience, Prioritized Investment
Village of Park Forest

Population: 21,831 (2016)

Recently Adopted Plans:

• Growing Green: Park Forest Sustainability Plan (2012)
• Homes for a Changing Region Report (2012)
• Bicycle & Pedestrian Plan (2014)
Village of Park Forest
Unified Development Ordinance

<table>
<thead>
<tr>
<th>Use Standards</th>
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<tbody>
<tr>
<td>Location</td>
<td>Permitted as part of the existing principal structure (i.e. attic, basement, attached garage)</td>
</tr>
<tr>
<td>Number</td>
<td>1 ADU permitted per single-family dwelling unit</td>
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<tr>
<td>Size</td>
<td>May not exceed 40% of GFA of the principal structure, or 800 SF, whichever is less</td>
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<tr>
<td>Occupancy</td>
<td>Property owner must maintain permanent residence in either the principal structure or ADU</td>
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<tr>
<td>Off-Street Parking</td>
<td></td>
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<tr>
<td>Parking Requirement</td>
<td>1 per dwelling unit</td>
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**Adopted:** 12/11/2017
Village of South Elgin


Recently Adopted Plans:
• BRT Feasibility Study (2010)
• Watershed Plan (2011)
• 2030 Comprehensive Plan (2012)
• Bicycle & Pedestrian Plan (2014)
## Village of South Elgin

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<td>Permitted as part of the existing principal structure (i.e. attic, basement, attached garage); Permitted as part of accessory structure in the rear yard only</td>
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<tr>
<td>Number</td>
<td>1 ADU permitted per principal dwelling unit on a lot</td>
</tr>
<tr>
<td>Size</td>
<td>May not exceed 900 SF</td>
</tr>
<tr>
<td>Design</td>
<td>Shall be designed to be clearly secondary to the principal dwelling unit; For ADUs located in an accessory structure, exterior materials must be compatible with the primary dwelling unit</td>
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### Off-Street Parking

| Parking Requirement | 1 per dwelling unit                                      |

**Adopted: 10/1/2018**
Municipal Regulations for ADUs: Questions?
Thank You!

Your Granny Flat Presenters:

National Examples
Eli Spevak
Orange Splot LLC
elispevak@gmail.com

Local Examples
President Emily Berendt
Village of Bull Valley
berendt.president.bv@gmail.com

Kyle Smith
Metropolitan Mayors Caucus
ksmith@mayorscaucus.org

Local Ordinances
Patrick Day
CMAP
pday@cmap.illinois.gov

Kristin Ihnchak
CMAP
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mjarr@cmap.illinois.gov