Evanston Development Cooperative

Vision
To engage Evanston residents in meaningful, intergenerational, and collaborative societal progress.

Mission
To construct high-performing, practical ADUs using a locally trained workforce.

Values
Sensible Housing
Job Creation
Community Wealth
Racial Equity
Sustainability
Democratic Ownership
Coach Houses
Accessory Dwelling Units (ADUs)
Backyard Homes
Empty Garages: The Answer to California’s Housing Shortage?

One answer to the lack of affordable apartments might begin at home
Community Momentum

Oct. 20
90 RSVPs

Backyard Home Walking Tour

Nov. 6
40 People

Half of Evanston Properties Are Zoned For a Backyard Home. Are you living on one of them?

Join us for a discussion on practical housing:
Wednesday, Nov. 6th • 5:30 pm • Levy Senior Center

Bright Ideas for Your Backyard

Evanston Development Cooperative

Presented by:
Debra F. Go, CDC President
Terri Howe, AARP Illinois State Director
For Immediate Release

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CITY OF EVANSTON SELECTED TO JOIN NLC’S CITIES OF OPPORTUNITY INITIATIVE

EVANSTON, IL - The City of Evanston is one of six communities nationwide to be selected to participate in the National League of Cities (NLC) Institute for Youth, Education, and Families (YEF Institute) Cities of Opportunity Initiative.
Evanston ADU Zoning Today

• Allowable in all residential zoning districts
• Only behind single-family homes
• Need vehicular access
• Building height
  • 20’ slanted roof; 14.5’ flat
  • 28’ or ¾ of main house in historic district
• Need +1 additional parking space
Community Feedback

1. Fairness of “Single-Family Only”
   • 2-flat owners that want to build an ADU

2. Hard to Age In-Place with Parking Requirement
   • Living units on 2nd floor with stairs

3. Construction Complications with Height/Roof
   • Dormers increase construction costs & void manufacturer warranties
“I own a 2-flat in Evanston. My family and I live on the first floor. I’m renting out the second floor. I read the article in Evanston Now about EDC looking for Evanston homeowners potentially building coach houses on their property for homeless people.

I’m interested in this. We have a portion of land on our property that might be just right for a small coach house for a single person to reside.

There is a shed on that land right now, but we don’t use it and don’t need it. I’m looking forward to your reply. Thank you.”
“We are at very preliminary family discussions regarding the possibility of constructing a coach house - generated by the article about your company - for my wife and I, and leasing the main house.

The rationale for this project would be so that my wife and I can have a smaller residence in Evanston, i.e., downsizing as seniors, and stay here beyond the 36 years so far.

Please do keep me posted on changes that occur in Evanston regarding the possibility of constructing a coach house for us.”

*With the ADU parking requirement, these aging homeowners do not have the building lot coverage to build a ground-level, accessible ADU.*