



ACTIONS

Land Use Commission

Wednesday, December 10, 2025 | 7:00 PM

**Lorraine H. Morton City Hall, James C. Lytle City Council Chambers,
Lorraine H. Morton City Hall, 909 Davis Street**

Those wishing to make public comments at the Land Use Commission meeting may submit written comments in advance or sign up to provide public comment in-person during the meeting by calling/texting 847-448-4311 or completing the Land Use Commission meeting online comment form available by clicking [here](#), or visiting the Land Use Commission webpage, <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Land Use Commission meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

Join Zoom Meeting

<https://us06web.zoom.us/j/89454927650?pwd=GPeobmwqbl7lg8a6hbd2qe4niPbF1T.1>

Meeting ID: 894 5492 7650

Passcode: 570581

Or telephone

Dial

+1 309 205 3325 US

+1 312 626 6799 (Chicago)

1. CALL TO ORDER/DECLARATION OF A QUORUM: JEANNE LINDWALL, CHAIR

2. APPROVAL OF MEETING MINUTES

A. **Minutes of September 24, 2025**

-

[September 24, 2025 Draft Meeting Minutes](#)

Action: Approved with edits, 4-0 with 2 abstentions.

- B. **Minutes of October 8, 2025** # - #
[October 8, 2025 Draft Meeting Minutes](#)
Action: Approved, 5-0 with 1 abstention.

3. OLD BUSINESS

- A. **Land Use Commission Rules & Procedures - Update** # - #
The Land Use Commission should review the proposed amendments to their Rules & Procedures then either vote to adopt as proposed or make specific changes and then vote to adopt.
[Land Use Commission Rules & Procedures - Update](#)
Action: Motion to have staff and the Chair continue review and bring edits back to the Commission for the next meeting, approved, 6-0.

4. NEW BUSINESS

- A. **Zoning Text Amendment | Requirements for Child Residential Care Homes | #25PLND-0049**

In conjunction with zoning case no. 25-ZMJV-0046, Karen Croteau, applicant, requests a Text Amendment to Section 6-4-4-3 of the Zoning Ordinance, to modify the distance requirement for Child Residential Care Homes in the R4a zoning district. The Land Use Commission is the recommending body for this case and the City Council is the determining body in accordance with Section 6-3-4-6 of the Evanston Zoning Code.

Action: Motion to recommend approval, passed 6-0.

- B. **Special Use | 824 Gaffield Place | #25ZMJV-0046** # - #

In conjunction with zoning case no. 25PLND-0049, a request to amend the Zoning Ordinance to modify the distance requirement for Child Residential Care Homes in the R4a zoning district as contained in Section 6-4-4-3, Karen Croteau, applicant, requests a Special Use to allow a Child Residential Care Home (Section 6-8-6-3) at 824 Gaffield Place located in the R4a General Residential District. The Land Use Commission makes a recommendation to the City Council, the determining body for this case, in accordance with Section 6-3-5-8 of the Evanston Zoning Ordinance. PIN: 11-07-121-010-0000.

[Text Amendment and Special Use - 824 Gaffield Pl](#)

[824 Gaffield - Additional Comments](#)

Action: Motion to recommend approval, inclusive of conditions as listed below, approved 6-0.

Conditions:

1. The Applicant shall construct the associated improvements to

the Subject Property as described herein, as authorized by the terms of this ordinance in substantial compliance with all applicable City Code requirements and the Applicant's testimony and representations to the Land Use Commission, the P&D Committee, and the City Council, and;

2. Applicant to record Ordinance amending the existing Special Use with the Cook County Recorder of Deeds.

5. OTHER BUSINESS

- A. **Adoption of the 2026 Meeting Calendar** # - #
[Proposed 2026 Land Use Commission Meeting Dates](#)
Action: Approved, 6-0.

6. PUBLIC COMMENT

7. ADJOURNMENT