I. CALL TO ORDER / DECLARATION OF QUORUM

II. APPROVAL OF THE DECEMBER 2, 2008 AND DECEMBER 10, 2008 DRAFT MEETING MINUTES

III. CONTINUATION OF PUBLIC HEARING FOR PROPOSED ZONING MAP AMENDMENT, SPECIAL USE, AND MAJOR VARIANCES

08PLND-0120 1200 Davis Street

An application by the Roycemore School, contract purchaser, for multiple forms of zoning relief, as identified below. The applicant proposes to relocate their current facilities from 640 Lincoln Street in Evanston, Illinois to 1200 Davis Street -- a property currently owned by the General Board of Pension and Health Benefits of the United Methodist Church -- and operate a private educational institution on the site, providing education from junior kindergarten through 12th grade. The applicant requests:

1. An amendment to the map of the Zoning Ordinance. The applicant requests that the city remove the property commonly referred to as 1200 Davis from the O1 Office zoning district and place it wholly within the R4 General Residential zoning district. Pursuant to Section 6-3-4 of the Zoning Ordinance, a map amendment must be granted by the City Council on recommendation of the Plan Commission;

2. A special use permit to operate a private educational institution in an R4 General Residential zoning district. Pursuant to Section 6-8-5-3 of the Zoning Ordinance, operation of a private educational institution in an R4 district requires a Special Use permit granted by the City Council on recommendation of the Zoning Board of Appeals;

3. A major variation from Section 6-8-5-7 (B)(1) of the Zoning Ordinance, permitting a street side yard of 13 feet from the north property line along Davis Street where a minimum of 15 feet is required, for the purpose of constructing the exit stairs required for the proposed educational use; and

4. A major variation from Section 6-8-5-9 of the Zoning Ordinance, permitting a building lot coverage of 63 percent of the site, where the R4 district allows a maximum lot coverage of 55 percent, for the purposes of constructing additions to the site including additional paved vehicular access ways and a gymnasium. Pursuant to Section 6-3-8 of the Zoning Ordinance, major variations of these types may be granted by the Zoning Board of Appeals.
Board of Appeals on recommendation of the Site Plan and Appearance Review Committee.

IV. ADJOURNMENT
The next regular ZBA meeting is scheduled for TUESDAY, JANUARY 20, 2009 at 7:30pm in the Civic Center. The next regular Plan Commission meeting is scheduled for WEDNESDAY, FEBRUARY 11, 2009 at 7pm in the Civic Center.

Order of agenda items is subject to change. Information about the Plan Commission is available online at: http://www.cityofevanston.org/plancommission. Questions can be directed to the Planning Division at 847/866-2928. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact Facilities Management at 847/866-2916 (voice) or 847/448-8052 (TTY).