



Village of Oak Park

STAFF REPORT

TO: Plan Commission

REVIEW DATE: August 24, 2020

FROM: Village Staff

PREPARED BY: Craig Failor, Village Planner

P R O J E C T T I T L E

PC 20-02: Zoning Ordinance Text Amendment – Temporary Educational Day Camp - Remote Learning. The Applicant (Village of Oak Park) seeks an amendment to Article 8 (“Uses”), Table 8-1 (“Use Matrix”) of the Oak Park Zoning Ordinance to allow a temporary educational day camp – remote learning facility as a permitted use in multiple residential and commercial zoning districts and an amendment to Article 8 (“Uses”), Section 8.5 (“Temporary Use Standards”) of the Oak Park Zoning Ordinance to add a new subsection 8.5(l) to provide for standards for the issuance of a temporary use permit for a temporary educational day camp – remote learning facility.

A P P L I C A N T I N F O R M A T I O N

APPLICANT
Village of Oak Park
123 Madison Street
Oak Park, IL 60302

A n a l y s i s

Description

The request to amend the Zoning Ordinance would allow local agencies a chance to provide remote learning opportunities for private and public educational uses during the pandemic on a temporary basis in conjunction with after-school day care for children up to the age of 18. If this text amendment is approved, the applicant for a temporary educational day camp will be required to apply for a Temporary Use Permit which would be authorized administratively by the Zoning Administrator. The temporary use permit would be renewable.

It is important to note: This temporary use can be obtained by an agency, such as Hepzibah, who can provide sites for remote learning and associated day care for children from public or private schools. If an agency or group seeks a location for remote-learning purposes only, that use is permitted by zoning within our commercial and business districts.

Z o n i n g O r d i n a n c e

Proposed Amendments:

Section 2. Zoning Ordinance Amended. Article 2 (“Definitions and Rules of Measurement”), Section 2.3 (“Definitions”) of the Oak Park Zoning Ordinance is amended to add the underlined language to read as follows:

ARTICLE 2. DEFINITIONS AND RULES OF MEASUREMENT

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2.3 DEFINITIONS

Temporary Educational Day Camp – Remote Learning. A facility which offers on a temporary basis the use of a designated space primarily for remote educational learning opportunities on behalf of local public, private and parochial primary and secondary institutions, including associated after school child care for groups of children up to 18 years of age.

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Section 3. Zoning Ordinance Amended. Article 8 (“Uses”), Table 8-1 (“Use Matrix”) of the Oak Park Zoning Ordinance is amended to add the underlined language to read as follows:

ARTICLE 8. USES

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TABLE 8-1 USE MATRIX

This Table would be amended to include the following:

TABLE 8-1: USE MATRIX																		
Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT ¹	HS	GC	MS ¹	NA	NC ¹	RR ¹	OS	I	H	Use Standard § = Section
<u>Temporary Educational Day Camp-Remote Learning</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>		<u>§8.5.1</u>

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Section 4. Zoning Ordinance Amended. Article 8 (“Uses”), Section 8.5 (“Temporary Use Standards”) of the Oak Park Zoning Ordinance is amended to add the underlined language to read as follows:

ARTICLE 8. USES

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8.5 TEMPORARY USE STANDARDS

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I. Temporary Educational Day Camp-Remote Learning

1. A temporary educational day camp - remote learning is a permitted use in the zoning districts set forth in the use matrix in Table 8-1 of this chapter. A temporary educational day camp - remote learning shall not be located in a single-family, two-family, multi-family, or townhouse dwelling unit.
2. Any required permits must be issued prior to occupancy of the use.
3. The duration of the use shall be determined by the Zoning Administrator and shall not exceed one (1) year. A new application shall be required for an extension of the original time period granted for the use.
4. The applicant shall submit a temporary use permit application to the Zoning Administrator which shall include the location, hours of operation, and duration of the use.
5. The application shall meet the requirements for a temporary use permit as set forth in Section 14.9 of this Ordinance.

Recommendation

Staff supports this Zoning Ordinance text amendment in light of the pandemic circumstances relative to the need for additional space for educational programming such as remote learning. This text amendment will also support local families attempting to managing work, school and daycare.

End of Report.

- C. Plan Commission
Greg Smith; Klein, Thorpe & Jenkins / Plan Commission Attorney
Tammie Grossman, Development Customer Services Director
Michael Bruce, Zoning Administrator
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