

August 27, 2020

President and Board of Trustees  
Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

**Re: Application of the Village of Oak Park for  
Consideration of Amendments to the Village  
of Oak Park Zoning Ordinance Regarding  
Temporary Education Day Camps – PC 20-02**

Dear President and Board of Trustees:

In August of 2020, the Village of Oak Park (“Applicant”), submitted an application for consideration of amendments to the Village of Oak Park Zoning Ordinance (“Zoning Ordinance”) with the Plan Commission (“Commission”). The Applicant requested that the Commission consider whether to amend the Zoning Ordinance to allow a temporary educational day camp – remote learning facility use 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 Zoning Ordinance to add a new subsection 8.5(l) to provide for standards for the issuance of a temporary use permit for temporary educational day camps – remote learning facility uses (together the “Amendments”).

Notice and Hearing.

On August 5, 2020, legal notice of the public hearing was published in *The Wednesday Journal*, a newspaper of general circulation within the Village of Oak Park.

Pursuant to legal notice, the Commission conducted a public hearing on the application on August 24, 2020, at which time and place a quorum of the members of the Commission was present.

Having heard and considered the testimony and evidence at the public hearing, the Commission makes the following findings of fact:

#### FINDINGS OF FACT

1. The Applicant is the Village of Oak Park.
2. The Applicant asked the Commission to consider whether it is appropriate to make the Amendments to the Zoning Ordinance.
3. The Zoning Ordinance was adopted in its current form in September of 2017 and it has been amended several times since then.
4. The Commission heard testimony regarding the proposed Amendments.

#### Standards.

5. The following are standards for approval of text amendments in Subsection 14.1(E)(2) of the Zoning Ordinance:

- a. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.
- b. The relative gain to the public, as compared to the hardship imposed upon the applicant.
- c. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
- d. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.
- e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

f. The extent to which the proposed amendment creates nonconformities.

g. The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.

6. The Commission finds that the Amendments satisfy the standards in Subsection 14.1(E)(2), and that approval of the requested Amendments is appropriate.

7. Specifically, the Commission finds that making the Amendments to the Zoning Ordinance will promote the public health, safety, and welfare, will make the regulations in the Zoning Ordinance more closely aligned with the intent of the Zoning Ordinance and Comprehensive Plan of the Village of Oak Park, and will further the land planning goals of the Village of Oak Park.

8. The Amendments would allow local agencies an opportunity to provide remote learning opportunities for private and public educational uses during a pandemic on a temporary basis in conjunction with after-school day care for children up to the age of 18.

9. The Amendments would require an applicant for a temporary educational day camp to apply for a Temporary Use Permit from the Village, which would be reviewed and approved administratively by the Zoning Administrator, and a Temporary Use Permit would be renewable.

### **RECOMMENDATION**

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, and based on the above findings, the testimony and the evidence presented at the public hearing, this Commission, sitting as a Zoning Commission, hereby recommends to the Village President and Board of Trustees that the

application be GRANTED, and that the Amendments be made to the Zoning Ordinance, as set forth in **EXHIBIT A** attached hereto and made a part hereof.

This report adopted by a 5 to 0 vote of the Plan Commission, sitting as a Zoning Commission, this 27th day of August, 2020.

**EXHIBIT A**  
**AMENDMENTS**

(attached)

The following amendments to the Zoning Ordinance are recommended, with additions underlined.

## 1. Definition of Temporary Educational Day Camp – Remote Learning

### Article 2 “Uses”

#### Section 2.3 “Definitions”

Add “Temporary Educational Day Camp – Remote Learning” with the following definition:

**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.

## 2. Use Table Amendment

### Article 8 “Uses”

#### Section 8.3 “Use Restrictions” Table 8-1 “Use Matrix”

Add the following new use:

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

### **3. Additional Use Standards**

#### **Article 8 “Uses”**

#### **Section 8.5 “Temporary Use Standards”**

Add the following new Section 8.5.I., titled “Temporary Educational Day Camp – Remote Learning:”

##### 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.