



# Application for Public Hearing

## SPECIAL USE PERMITS

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (If applicable): KidSpace Academy

Address/Location of Property in Question: 505 N Ridgeland Avenue

Property Identification Number(s)(PIN): 16-06-424-023; -024; -026

Name of Property Owner(s): KidSpace Academy LLC

Address of Property Owner(s): 505 N Ridgeland Ave, Oak Park, IL 60302

E-Mail of Property Owner(s): \_\_\_\_\_ Phone: 773-998-9292

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) \_\_\_\_\_

Name of Applicant(s): KidSpace Academy LLC

Applicant's Address: 505 N Ridgeland Ave, Oak Park, IL 60302

Applicant's Phone Number: 773-998-9292 E-Mail \_\_\_\_\_

Other: \_\_\_\_\_

Project Contact: (if Different than Applicant) Nick Vandervoort

Contact's Address: \_\_\_\_\_

Contact's Phone Number: 312-771-1569 E-Mail vandyprojectsinc@gmail.com

Other: \_\_\_\_\_

Property Interest of Applicant: ☐ Owner ☐ Legal Representative ☐ Contract Purchaser ☒ Other

(If Other - Describe): Owner Representative

Existing Zoning: NC Describe Proposal: We would like a special use permit to operate existing vacant building as a daycare

**Size of Parcel** (from Plat of Survey): 17,535 Sqft Square Feet

| <b>Adjacent:</b> | <b>Zoning Districts</b> | <b>Land Uses</b>   |
|------------------|-------------------------|--------------------|
| To the North:    | <u>NC</u>               | <u>Commercial</u>  |
| To the South:    | <u>NC</u>               | <u>Commercial</u>  |
| To the East:     | <u>NC</u>               | <u>Commercial</u>  |
| To the West:     | <u>R2</u>               | <u>Residential</u> |

**How the property in question is currently improved?**

☐ Residential ☒ Non-Residential ☐ Mixed Use ☐ OTHER: \_\_\_\_\_

Describe Improvement: \_\_\_\_\_  
\_\_\_\_\_

**Is the property in question currently in violation of the Zoning Ordinance?** \_\_\_\_ Yes   x   No

If Yes, how? \_\_\_\_\_

**Is the property in question presently subject to a Special Use Permit?**   x   Yes \_\_\_\_ No

If Yes, how? Daycare/Child Care Center

If Yes, please provide relevant Ordinance No.'s \_\_\_\_\_

**Is the subject property located within any Historic District?**   x   Yes \_\_\_\_ No

If Yes: ☒ Frank Lloyd Wright ☐ Ridgeland/Oak Park ☐ Gunderson

**From what Section(s) of the Zoning Ordinance are you requesting approval / relief?**

Article: Article 14.2 Section: \_\_\_\_\_

Article: \_\_\_\_\_ Section: \_\_\_\_\_

Article: \_\_\_\_\_ Section: \_\_\_\_\_

**Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;**

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I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

KidSpace Academy

(Printed Name) Applicant

  
(Signature) Applicant

06/26/25

Date

KidSpace Academy

(Printed Name) Owner

  
(Signature) Owner

06/26/25

Date

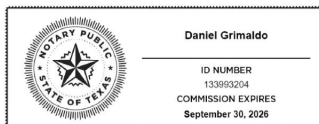
## Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

26th DAY OF June, 2025



(Notary Public)



505 N Ridgeland was sold in March of 2025 after being vacant for over four years. The space is currently still vacant and has undergone a complete interior demolition.

KidSpace Academy is a startup Child Care Center desiring to serve 80+ children from 6am - 6pm Monday through Friday.

The owners are longtime Oak Parkers and has over 30+ years of childcare experience.

The purchase of 505 N Ridgeland and potential daycare space will allow us to serve the 80+ infants/children in the Oak Park community and other communities nearby.

The building will undergo a complete renovation and build out to meet all of the Federal, State, and Local requirements.

We are excited to expand and continue to serve our children, families and the village of Oak Park.

Sincerely,

KidSpace Academy

## Special Use Standards

1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.

KidSpace Academy will not have any substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare. The proposed location has served and will continue to serve local businesses as well as members of the community who may need quality childcare. Many daycare centers in Oak Park have a waiting list and there are many new residential developments & growing families coming to Oak Park. This shows there's a need for more child care options in the area. With over 10+ years of experience owning and operating child care centers processes, procedures, and employees are safe & proficient.

2. The proposed special use is compatible with general land use of adjacent properties and other property within the immediate vicinity.

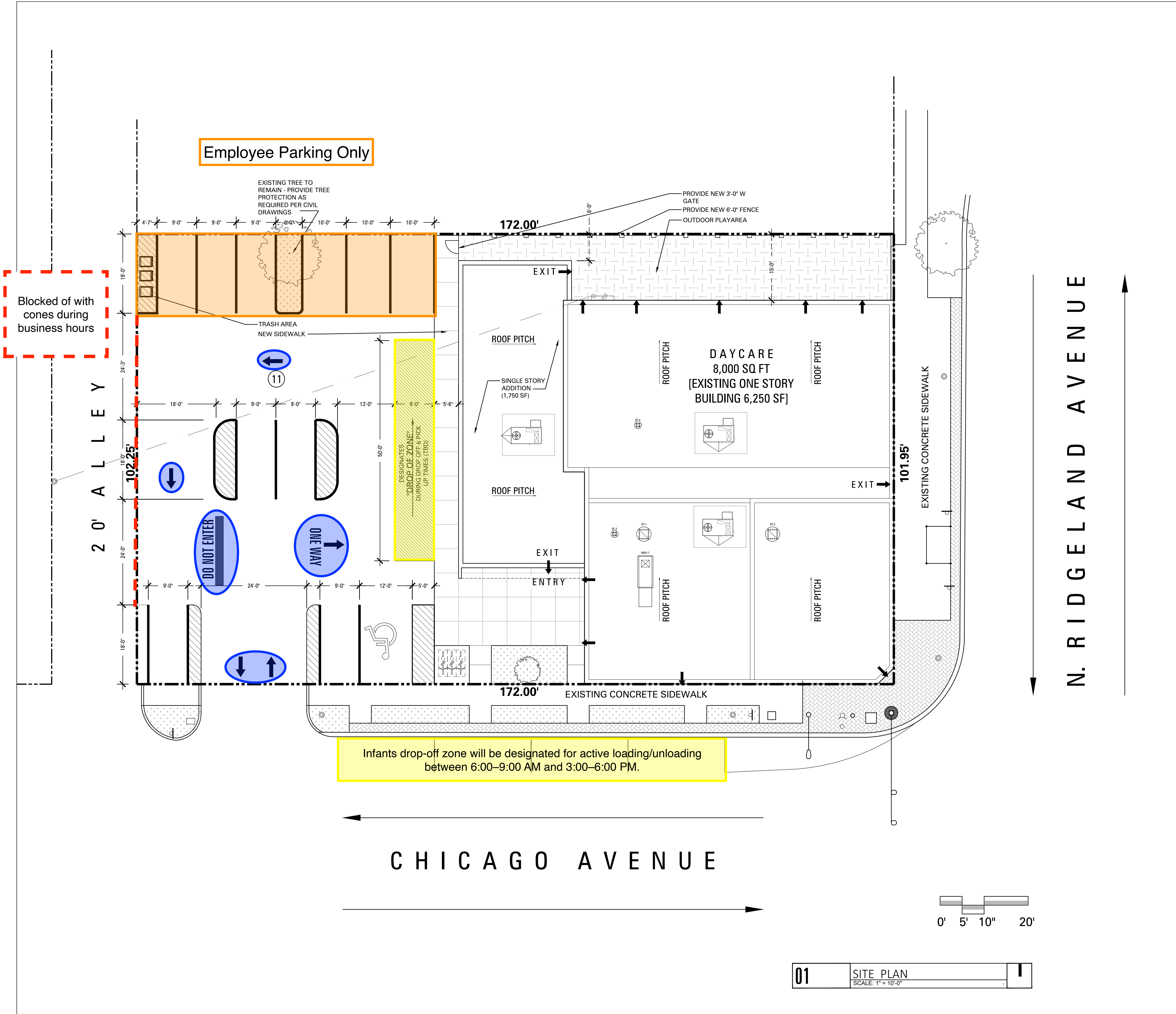
KidSpace Academy is very compatible with the general land use of adjacent properties and other properties within the immediate vicinity. We are on the same street with many commercial spaces and surrounded by many single family homes. With the current space being vacant a daycare it should be a very smooth transition.

3. The special use in the specific location proposed is consistent with the spirit and intent of this ordinance, adopted land use policies and the comprehensive plan.

KidSpace Academy is consistent with the spirit and intent of the ordinance, adopted land use policies and comprehensive plans. The current space has been vacant for over 3+ years. KidSpace Academy expansion will increase the amount of families we can serve in Oak Park. We also look forward to expanding and creating job opportunities in Oak Park.

4. The special use meets the requirements for such classification in this ordinance.

The special use of the specific location will be used for Daycare. We have consulted with DCFS to ensure that the location is suitable for the operation of a Daycare Center. The building will undergo a complete renovation and build out to meet the Federal, State, and local requirements.



SITE NOTES:

- PENDING SPECIAL USE APPROVALS AND SITE PLAN APPROVALS - ADDITIONAL INFORMATION WILL BE PROVIDED.
- SITE GRADING PLAN INCLUDING DRAINAGE
- TREE PRESERVATION PLAN
- LIGHTING & PHOTOMETRIC PLAN

**JONATHON N. HAGUE ARCHITECT**  
160 E. GRAND AVENUE - SUITE 300  
CHICAGO, ILLINOIS 60611  
708.771.3900

STATE OF ILLINOIS  
JONATHON NORRIS HAGUE  
01-016389  
LICENSED ARCHITECT  
JONATHON N. HAGUE  
AR #01-016389

**RIDGELAND DAYCARE  
ADDITION AND INTERIOR RENOVATION**  
505 RIDGELAND AVENUE  
OAK PARK, ILLINOIS 60302  
CLIENT:

| REV | DATE  | DESCRIPTION                   |
|-----|-------|-------------------------------|
| 01  | 02.25 | ISSUED FOR PERMIT             |
| 02  | 02.25 | ISSUED REVISED SITE PLAN      |
| 03  | 02.25 | REVISED                       |
| 04  | 02.25 | REVISED                       |
| 05  | 02.25 | REVISED BUILDING & SITE PLAN  |
| 06  | 02.25 | REVISED PER PLANNING          |
| 07  | 02.25 | ISSUE FOR REVIEWING PLANNING  |
| 08  | 02.25 | ISSUE TO ARCHITECTURE         |
| 09  | 02.25 | PROGRESS SET                  |
| 10  | 02.25 | ISSUE FOR REVIEW              |
| 11  | 02.25 | ISSUE FOR REVIEW              |
| 12  | 02.25 | ISSUE FOR INTERIOR RENOVATION |

ISSUE DATE: **09.02.2025**  
PROJECT NUMBER: **3096.00**  
DRAWN BY: JZ  
CHECKED BY: JH  
Copyright (c) by JONATHON N. HAGUE ARCHITECT. All Rights Reserved.  
SHEET TITLE:  
**SITE PLAN**  
SHEET NUMBER:  
**ASP-003**

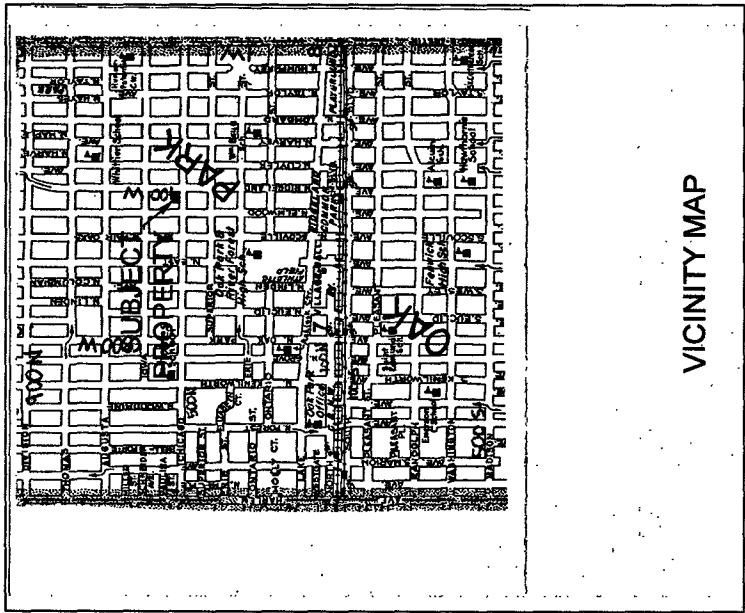
# CERTIFIED SURVEY, INC.

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

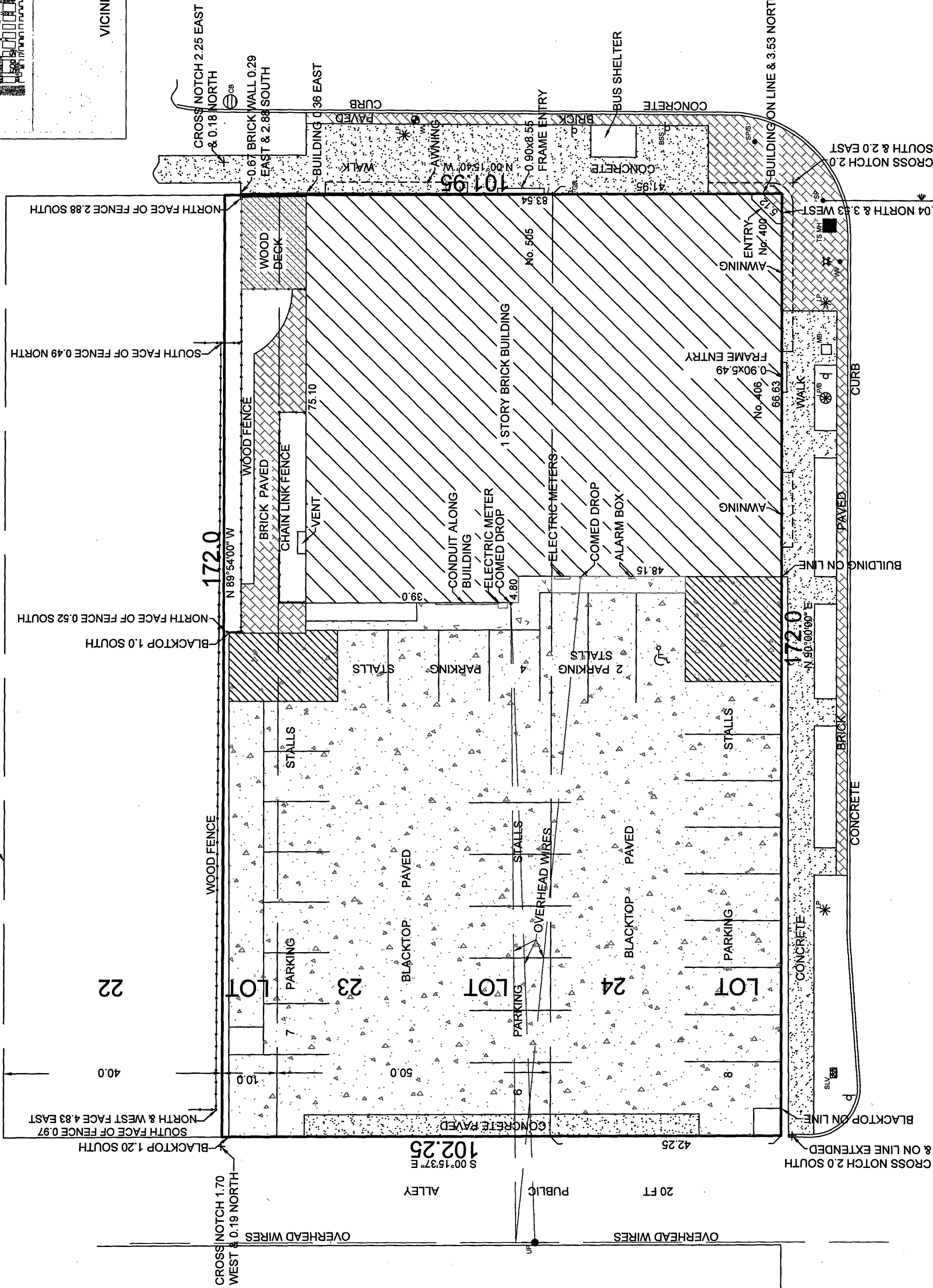
Email : surveys@certifiedsurvey.com

## ALTANSPS LAND TITLE SURVEY

LOT 22 (EXCEPT THE NORTH 40 FEET) AND LOTS 23 AND 24 IN THE SUBDIVISION OF BLOCK 7 IN FAIR OAKS SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



VICINITY MAP



### SURVEY NOTES

THE PROPERTY SHOWN HEREON IS LOCATED IN AN AREA WITH NO SPECIAL FLOOD HAZARD AREAS (NO PANEL PRINTED) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO.17031C0395J

THE LEGAL DESCRIPTION HEREON DESCRIBES THE SAME PROPERTY AS INSURED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. SC17029063 DATED OCTOBER 31, 2017.

EXCEPTION D) GRANT OF EASEMENT PER DOC. 13762056 - COPY OF DOCUMENT FURNISHED IS ILLEGIBLE. EXACT LOCATION OF EASEMENT CANNOT BE DETERMINED.

PROPERTY AREA = 17,561 SQ FT = 0.40 ACRE.

| LEGEND |                           |
|--------|---------------------------|
| SP     | SIGNAL POLE               |
| SPS    | SIGNAL POLE ON CONC. BASE |
| UP     | UTILITY POLE              |
| *      | SIGN                      |
| BS     | BUS STOP SIGN             |
| NPS    | NO PARKING SIGN           |
| SC     | SECURITY CAMERA           |
| CATV B | CABLE TV BOX              |
| CB     | CATCH BASIN               |
| FH     | FIRE HYDRANT              |
| WV     | WATER VALVE               |
| GV     | GAS VALVE                 |
| SLV    | STREET LIGHTING VAULT     |
| GR     | GAS REGULATOR             |
| SP     | SIGNAL POLE               |
| SPS    | SIGNAL POLE ON CONC. BASE |
| UP     | UTILITY POLE              |
| *      | SIGN                      |
| BS     | BUS STOP SIGN             |
| NPS    | NO PARKING SIGN           |
| SC     | SECURITY CAMERA           |
| CATV B | CABLE TV BOX              |
| CB     | CATCH BASIN               |
| FH     | FIRE HYDRANT              |
| WV     | WATER VALVE               |
| GV     | GAS VALVE                 |
| SLV    | STREET LIGHTING VAULT     |
| GR     | GAS REGULATOR             |
| MB     | MAIL BOX                  |
| TS MH  | TRAFFIC SIGNAL MANHOLE    |

REVISED DECEMBER 4, 2017

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER No. 800719 (Y)

ORDERED BY: LAWRENCE E. RAFFERTY

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

DECIMALS OF FOOT AND THEIR EQUIVALENT IN INCHES AND FRACTIONS THEREOF.

|          |          |         |
|----------|----------|---------|
| .01=1/8" | .07=7/8" | .50=6"  |
| .02=1/4" | .08=1"   | .58=7"  |
| .03=3/8" | .17=2"   | .67=8"  |
| .04=1/2" | .25=3"   | .75=9"  |
| .05=5/8" | .33=4"   | .83=10" |
| .06=3/4" | .42=5"   | .92=11" |
|          |          | 1.0=12" |

CHICAGO

(80 FT DEDICATED PUBLIC RIGHT OF WAY)

AVENUE

STATE OF ILLINOIS  
COUNTY OF COOK SS

TO :

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9 AND 14 OF TABLE A THEREOF.  
THE FIELDWORK WAS COMPLETED ON NOVEMBER 17, 2017.

DATE OF PLAT: NOVEMBER 21, 2017

PROFESSIONAL LAND SURVEYOR NO. 3408  
LICENSE EXPIRES NOVEMBER 30, 2018

## **KidSpace Academy –Drop-Off and Pickup Operations Plan**

This document outlines the formal traffic circulation and safety operations plan for parent and staff drop-off and pickup procedures at KidSpace Academy, located at 505 N. Ridgeland Avenue, Oak Park, IL. This plan is designed to balance operational needs with safety, traffic efficiency, and community impact mitigation.

### **1. General Overview**

KidSpace Academy will serve up to 94 children across multiple age groups. The site includes an 8,000 SF childcare facility with outdoor play area, internal circulation for staff parking, and designated parent drop-off and pickup zones.

Although our drop-off period is from 6:00-9:00am, our average peak drop-off time is between 7:00 am and 8:30am. A typical school we will see a steady stream of cars during the peak period (5-10 cars each half hour) with a total car count of between 20-30 total. Our pickup time range is typically from 3:00 pm to 6:00 pm (peak hours being between 4:00pm and 5:30pm). The same steady stream as seen in the morning of 5-10 cars each half hour adds together to total the same cumulative 20-30 cars over this peak period. The remaining drop-offs and pickups take place throughout the day.

### **2. Designated Drop-Off and Pickup Zones**

#### **A. Curbside Drop-Off Zone (Chicago Avenue):**

- A designated zone on Chicago Avenue will be used for curbside drop-off of infants.  
This zone will be active between 6:00–9:00 AM and 3:00–6:00 PM, marked with cones during business hours.
- Parents with children under the age 2 (35% of the school) will be walked into and from the school each morning and afternoon by a parent. When picked up, the parent/guardian for children under the age 2 is required to park and come into the school and greet the child or children in their classroom. Drop-off and pick up will take between 3-5 minutes each.
- KidSpace staff will escort children from vehicles to classrooms to minimize parent lingering and traffic delays.
- The zone will revert to public parking outside of these designated windows.

#### **B. Parking Lot Drop-Off Zone and Spots:**

- For pickup and drop off the children will be dropped off each morning and picked up in the afternoon by their parents/guardian. The main entrance will be on the south side of the building. Parents with children 3 or older (65% of school) will utilize the drop-off zone on the westside of the building.
  - 30 preschool-age children (ages 3) – Escorted by staff
  - 30 Pre-K/early school-age children (ages 4–6) – walk themselves in
- Five short-term spaces in the rear lot are reserved for parents needing to walk children inside.

- These spaces are clearly marked and monitored by staff to prevent stacking and ensure flow-through.

### **3. Staff and Employee Parking**

- There are only 12 staff members that are onsite during operating hours. The 5 parking stalls on the north side will be reserved for staff use. The remaining staff (approx. 6) will park on neighborhood streets and will not occupy curbside drop-off zones. We are encouraging carpooling and will stagger staff schedules where feasible to reduce demand.

### **4. Alley Traffic Control**

- During operational windows (6:00 AM to 6:00 PM) the alley will be blocked off by traffic barriers and signage.

### **5. Safety and Supervision**

- A trained staff member will be stationed at both the curbside and rear drop-off areas during operational hours.
- Traffic cones and signage will be deployed daily to guide vehicle flow and designate zones.
- Pedestrian paths and sidewalks will remain clear, with ADA compliance maintained throughout.