

Attachment A

September 3, 2025

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

Re: Application of KidSpace Academy for a Special Use Permit to operate a Day Care Center to be located at 505 North Ridgeland Avenue (Calendar No. 14-25-Z)

Dear Village President and Board of Trustees:

On June 26, 2025, KidSpace Academy (the “Applicant”) filed an application (Calendar No. 14-25-Z) pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Village of Oak Park Zoning Ordinance (“Zoning Ordinance”) requesting the issuance of a special use permit to operate a day care center at 505 North Ridgeland Avenue, Oak Park, Illinois (“Subject Property”).

A public hearing was held on the application by the Village of Oak Park’s (“Village”) Zoning Board of Appeals (“ZBA”) in the Council Chambers of the Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois on September 3, 2025 at 7:00 p.m. The notice and time and place of the public hearing was duly published on July 16, 2025 in the *Wednesday Journal*, a newspaper of general circulation in the Village. Notice was also posted at the Subject Property and notices were mailed by the Applicant to owners of record within 300 feet of the Subject Property, advising them of the application and the public hearing to be held.

FINDINGS OF FACT

The Zoning Board of Appeals (“ZBA”) having fully heard and considered the testimony of all those present at the hearing who wished to testify and being fully advised in the premises, makes the following findings pursuant to Section 14.2(C)(2), 14.2(D)(1) and 14.2(E) of the Zoning Ordinance:

1. The Applicant seeks a special use permit pursuant to Section 8.3 (Table 8.1: Use Matrix) of the Zoning Ordinance to operate a day care center located in the NC Neighborhood Commercial Zoning District at the Subject Property.

The Subject Property.

2. The Subject Property is made up of three parcels under common ownership totaling 17,618 square feet in size and located near the northwest corner of Chicago Avenue and Ridgeland Avenue.

3. The Applicant will operate a day care center and the center will serve approximately 94 children between the hours of 6:00 a.m. to 6:00 p.m. Monday through Friday (the “Proposal”).

The Applicant.

4. TB Oak Park LLC is the owner of the Subject Property and has consented to this filing of the Application.

5. The Applicant needs a special use permit to operate a day care center in the NC Neighborhood Commercial Zoning District.

6. The Applicant presented evidence that it is ready to move forward with the day care center upon the Village Board’s approval of the special use permit.

7. The ZBA considered the following documents which were submitted into evidence at the time of the Public Hearing, and made part of the Record:

- a. Application for Special Use Permit;
- b. Responses to the Standards for Receiving a Special Use, as conveyed in Section 14.2(E) pursuant to the Zoning Ordinance;
- c. Project Summary;
- d. Location Map;
- e. Site Plan;
- f. Plat of Survey; and
- g. Drop off and Pick up Plan.

Compatibility with Surrounding Uses.

8. The character of the neighborhood within the NC Neighborhood Commercial Zoning District is retail and commercial in nature.

9. The Subject Property is surrounded by Chicago Avenue to the south, R-2 Single-Family Zoning District across the alley to the west, single-family homes to the north and a gas station to the east across Ridgeland Avenue.

10. The Applicant proposes to add a curb cut and new driveway to mitigate traffic to the adjacent alley and residential neighborhood.

11. The site is physically suitable for the type, density, and intensity of the proposed use.

12. The day care center plans to service approximate 94 children from 6:00 a.m. to 6:00 p.m. Monday through Friday.

11. If approved, the day care center will be compatible with the surrounding neighborhood.

Project Review Team.

12. The Village's Project Review Team ("Team") met to review the Applicant's Proposal. The Team consists of staff members from various internal Village departments.

13. The Team is in support of the special use permit if the Applicant adds a curb cut and new driveway to mitigate traffic to the adjacent alley and residential neighborhood.

The Need for Zoning Relief.

14. An Applicant cannot operate a daycare center in the NC Neighborhood Commercial Zoning District without a special use permit. *Zoning Ordinance*, Section 8.3 (Table 8.1: Use Matrix).

The Special Use Approval Standards.

15. A special use permit may be granted only if evidence is presented to meet the following approval standards pursuant to Section 14.2 (E) of the Zoning Ordinance:

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;
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity;
3. The special use in the specific location proposed is consistent with the spirit and intent of this [the Zoning] Ordinance, adopted land use policies and the Comprehensive Plan; and
4. The special use meets the requirements for such classification in this [the Zoning] Ordinance.

16. The evidence shows that the proposed day care center is suitable within the NC Neighborhood Zoning District and is compatible with the surrounding neighborhood.

17. The Applicant has provided reasonable assurances that its Proposal will be completed in a timely manner and shall comply with Village building code requirements.

18. The evidence shows that the issuance of a special use permit for the Subject Property is in the best interest of the Village of Oak Park and the Applicant has met the standards set forth in Section 14.2(E) of the Zoning Ordinance for the permit.

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, the Zoning Board of Appeals, hereby recommends to the President and Board of Trustees pursuant to a vote of 7 – 0, that a special use permit be granted to the Applicant to operate a day care center pursuant to Section 8.3 (Table 8.1: Use Matrix) of the Zoning Ordinance to be located at 505 North Ridgeland Avenue, Oak Park, Illinois.

This report adopted by a 7 to 0 vote of this Zoning Board of Appeals, this 3rd day of September, 2025.