

# SPECIAL USE PERMIT APPLICATION

02/23/26

## DRIVE-THRU | SPECIAL USE PROPOSAL STATEMENT

The proposed programming for 7 Lake St. includes an internal drive-thru adjacent to the coffee roastery programming. The program serves local residents and commuters traveling back and forth from the city with an option for those on a quick time constraint. This program nods to the prior use of the building and maintains the structures ability to accommodate both cars and people simultaneously. Approximate hours of operation for the drive-thru and adjacent bypass lane will be 7AM - 11AM. During non-operating hours of approximately 11:30AM - 7PM, the bypass lane has the opportunity to function as additional seating or dining for the cafe. No outdoor dining will be provided. Full fire protection systems will be designed with MEP consultants post ZBA approval.

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### OWNER CONTACT INFORMATION:

SORG SPEED INC.  
408 N. AUSTIN BLVD, OAK PARK, IL 60302  
PH: 708.408.4902

### DRAWINGS PREPARED BY:

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**HAMMERSLEY  
ARCHITECTURE**



# 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): TBD

Address/Location of Property in Question: 7 W Lake St, Oak Park, IL 60302

Property Identification Number(s)(PIN): 16-08-127-015-0000

Name of Property Owner(s): Sorg Speed, Inc.

Address of Property Owner(s): 408 N Austin Blvd Oak Park, IL 60302

E-Mail of Property Owner(s): [REDACTED] Phone: [REDACTED]

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

Name of Applicant(s): Greg Sorg

Applicant's Address: 408 N Austin Blvd Oak Park, IL 60302

Applicant's Phone Number: [REDACTED] E-Mail: [REDACTED]

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

Project Contact: (if Different than Applicant) same

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

Contact's Phone Number: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

Property Interest of Applicant:  Owner  Legal Representative  Contract Purchaser  Other

(If Other - Describe): \_\_\_\_\_

NC / Neighborhood

Existing Zoning: Commercial Describe Proposal: \_\_\_\_\_

The proposed programming for 7 Lake St. includes an internal drive-thru adjacent to the coffee roastery programming. The program serves local residents and commuters traveling back and forth from the city with an option for those on a quick time constraint. This program also nods to the prior use of the building and maintains the structures ability to accommodate both cars and people simultaneously.

Size of Parcel (from Plat of Survey): 5,212 (est) Square Feet

**Adjacent:      Zoning Districts      Land Uses**

To the North: NC / Neighborhood Commercial      Businesses, retail, restaurant, multi-family residential

To the South: NC / Neighborhood Commercial      Railroad, single family and multi-family residential

To the East: NA / Austin (Zoned Public Open Space)      Restaurant(s), park, playground, open space

To the West: OS / Open Space      Recreation space, skatepark, indoor playground, park

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

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

Describe Improvement: NC / Neighborhood Commercial is current zoning. Looking to understand uses  
aloud within this zoning designation.

**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?**    \_\_\_\_ Yes    X No

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

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

**Is the subject property located within any Historic District?**    \_\_\_\_ Yes    X 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 8 USE      Section: SECTION 8-1 USE MATRIX

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;**

The direction of the neighborhood within which 7 Lake St. sits is a community forward approach while blending  
unique one-off programs to draw both local and additional visitors to support these businesses. The drive-thru  
function adds an unexpected, eclectic yet functional program to compliment the proposed coffee roastery/shop  
program. The drive-thru function nods to nostalgia while providing a 21st century functionality to its local/non-local  
residents.

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.

Sorg Speed, Inc.

(Printed Name) Applicant

[Redacted Signature]

1/22/26

Date

same

(Printed Name) Owner

(Signature) Owner

Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

22 DAY OF JANUARY 2026

*Magda Malek*

(Notary Public)





# Special Use Approval Standards

**Date:** 28 January 2026  
**To:** Village of Oak Park Zoning Board of Appeals, Village Board  
**Re:** 7 Lake Street Coffee Shop Project, Special Use Permit Application for an interior drive-thru

## Approval Standards Questionnaire Responses

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.

We identify that adding a drive thru impacts pedestrian traffic at North Blvd. and the new curb cut on Lake St. will likewise increase vehicular traffic across the pedestrian walkway. We propose audio / visual warning systems and manned staff at the front and rear doors of the space during drive-thru operational hours.

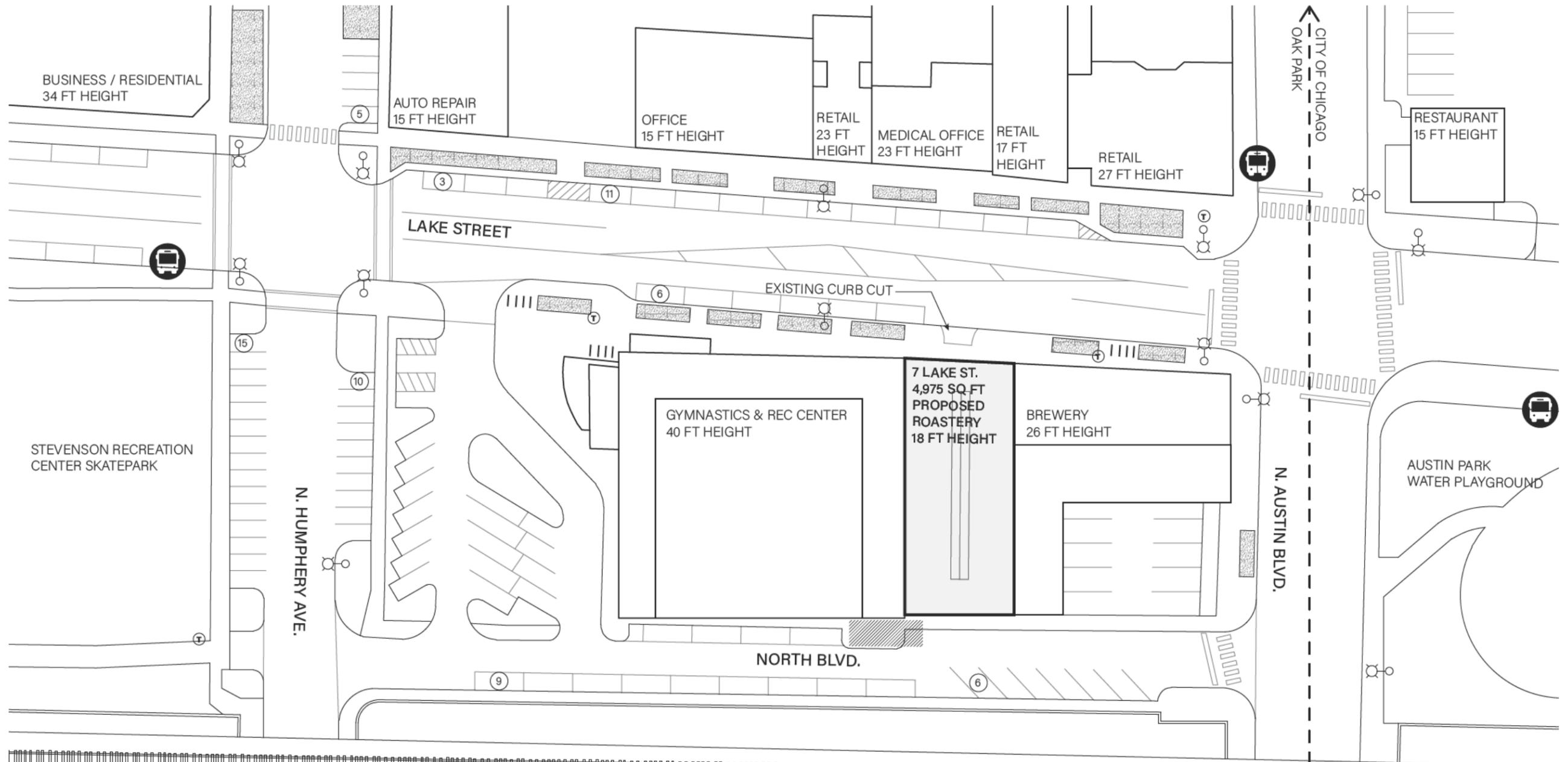
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

All of the land use of adjacent properties is zoned NC Neighborhood Commercial. Similarly, properties in the immediate vicinity are zoned NC, aside from parks zoned Open Space. Therefore, this is compatible as it is also a commercial space with a specialty of a drive-thru to help the community access its product during peak commute hours of 7AM - 11AM. The rest of the time the space is open, this drive-thru will not operate as such.

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.

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

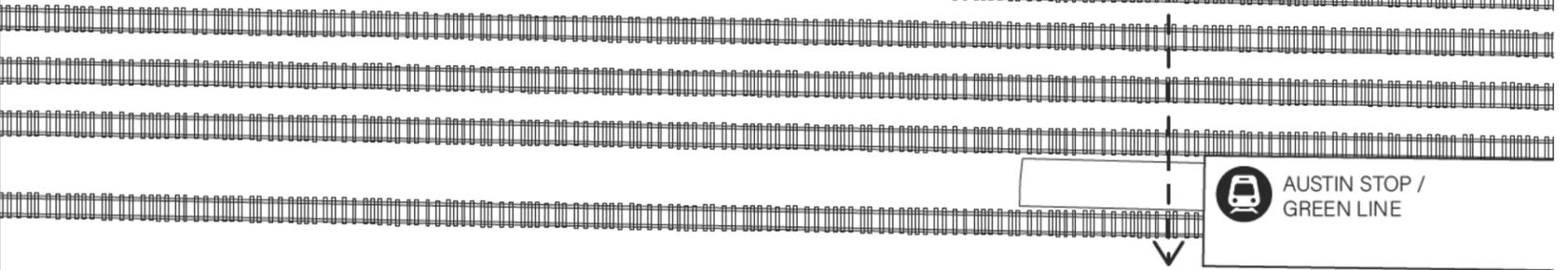
As per the zoning chart we are requesting a special use permit because the drive-thru is not typically allowed in this zone. However, the drive-thru will have limited operating hours over the course of the day and all requirements re: lane widths, stacking spaces etc are successful in this proposal.

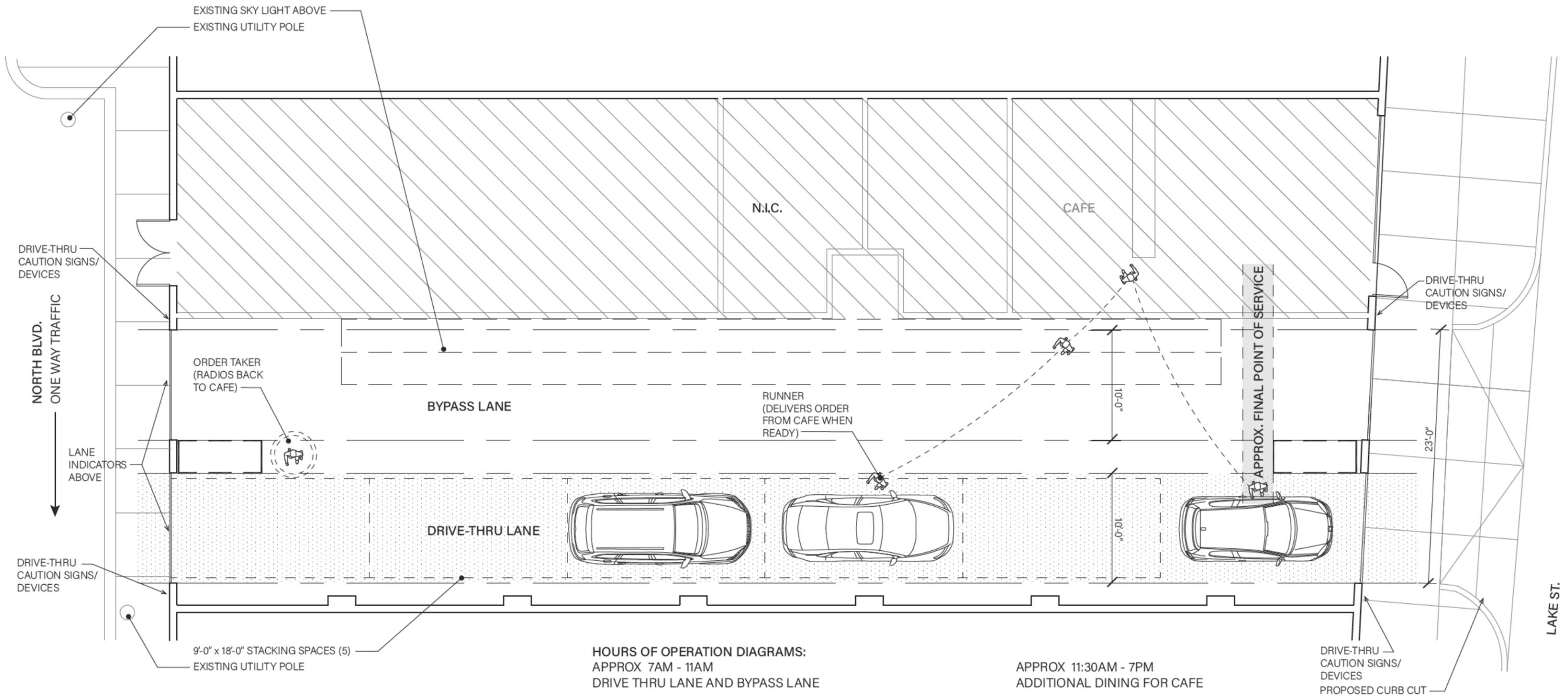


**MAP KEY**

⑮	PUBLIC PARKING SPACES	▨	PLANTERS / GRASS
⊗	STREET LIGHT POLES	▩	DUMPSTERS / TRASH PICK UP ZONE
Ⓣ	TRASH CANS		BIKE RACKS
🚏	TRANSIT / METRO STOP	← - →	NEIGHBORHOOD BOUNDARY
🚌	TRANSIT / BUS STOP		

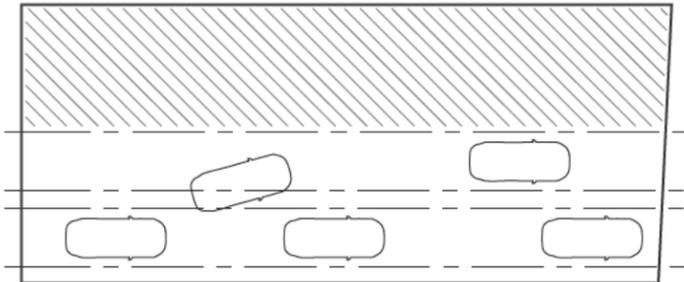
NOTE: ALL BUILDINGS IN OAK PARK SHOWN ON THIS MAP ARE ZONED NC, NEIGHBORHOOD COMMERCIAL ASIDE FROM STEVENSON RECREATION CENTER SKATEPARK WHICH IS ZONED OS, OPEN SPACE



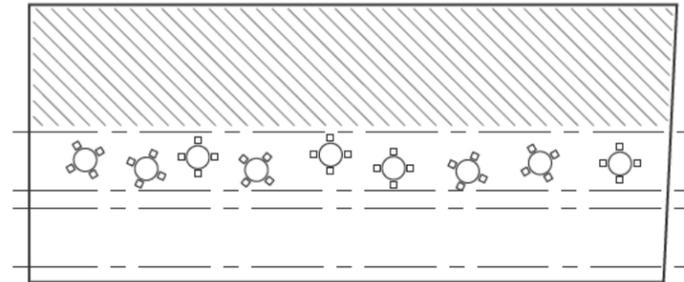


9'-0" x 18'-0" STACKING SPACES (5)  
EXISTING UTILITY POLE

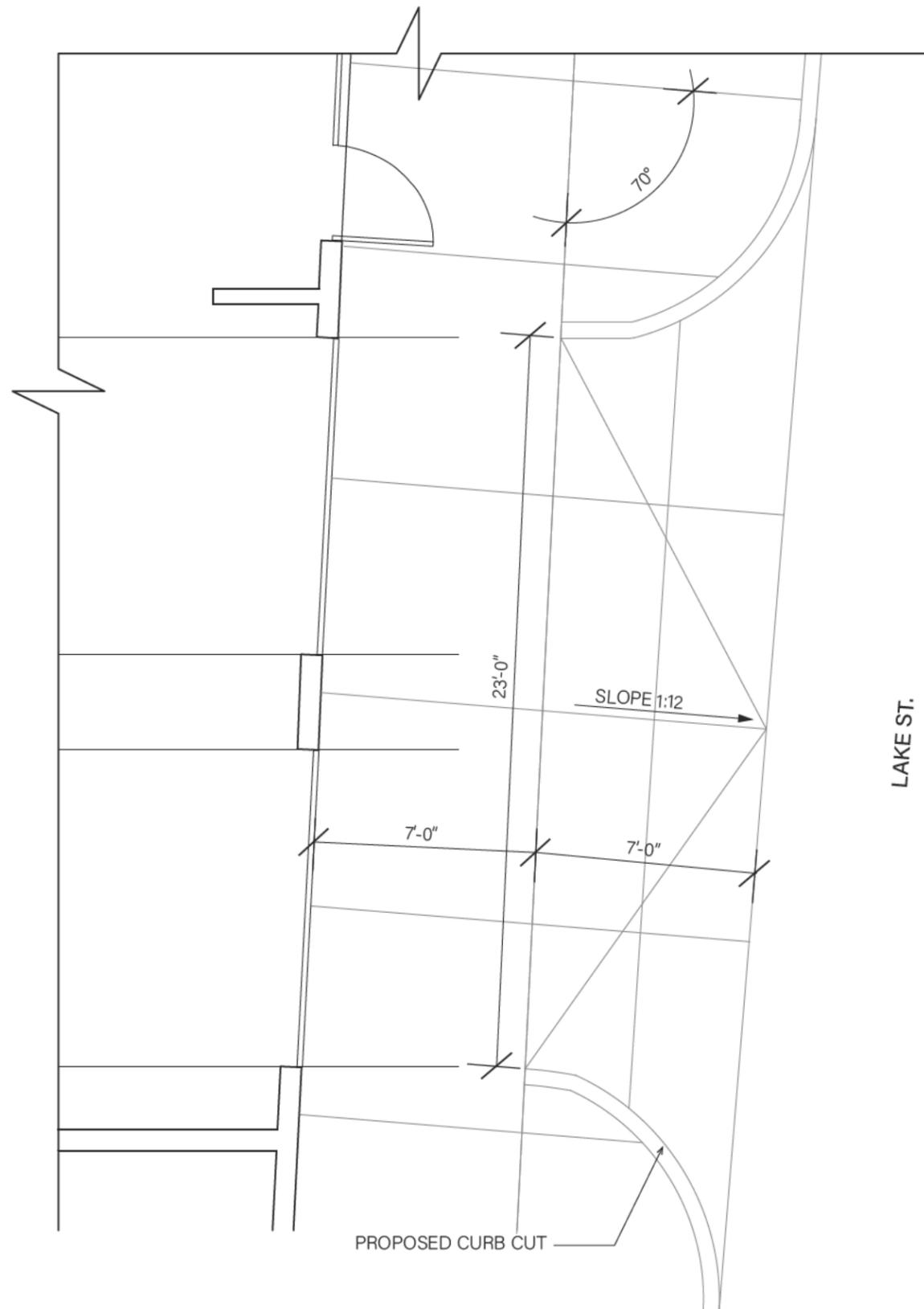
**HOURS OF OPERATION DIAGRAMS:**  
APPROX 7AM - 11AM  
DRIVE THRU LANE AND BYPASS LANE



APPROX 11:30AM - 7PM  
ADDITIONAL DINING FOR CAFE



**AREAS:**  
DRIVE-THRU LANE ..... 1400 SF  
BYPASS LANE..... 1400 SF  
N.I.C. .... 2100 SF



FIELD WORK DATE: 9/4/2015 REVISION DATE(S): (REV.0 9/10/2015)  
IL1509.0165  
BOUNDARY SURVEY  
COOK COUNTY

LAKE STREET (80' RW)

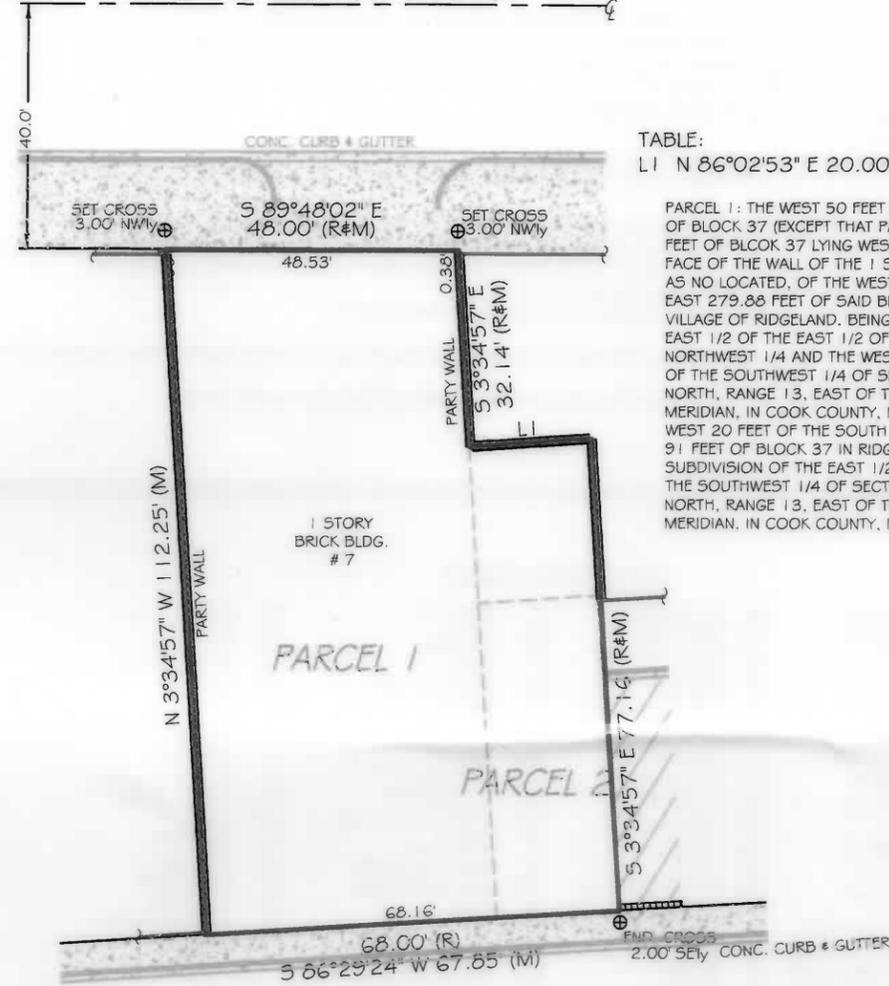


TABLE:  
L1 N 86°02'53" E 20.00' (R#M)

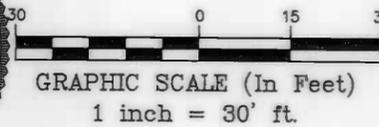
PARCEL 1: THE WEST 50 FEET OF THE EAST 141 FEET OF BLOCK 37 (EXCEPT THAT PART OF SAID EAST 141 FEET OF BLOCOK 37 LYING WESTERLY OF THE EASTERLY FACE OF THE WALL OF THE 1 STORY BRICK BUILDING AS NO LOCATED, OF THE WEST 138.88 FEET OF THE EAST 279.88 FEET OF SAID BLOCK 37), ALL IN THE VILLAGE OF RIDGELAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7 AND THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE WEST 20 FEET OF THE SOUTH 77.16 FEET OF THE EAST 91 FEET OF BLOCK 37 IN RIDGELAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

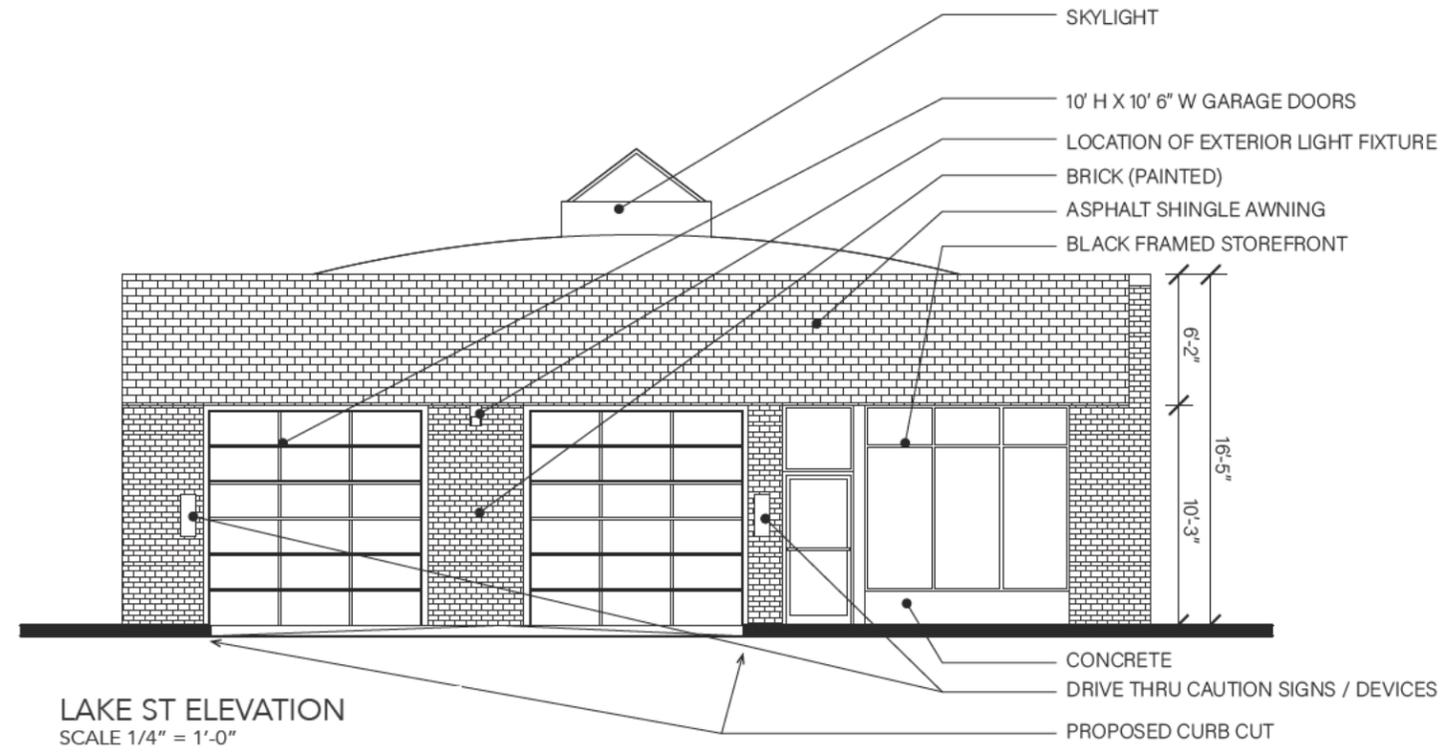
STATE OF ILLINOIS } ss  
COUNTY OF GRUNDY } TOTAL AREA OF PROPERTY SURVEYED = 6640 SQ.FT. ±

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF SEPTEMBER, 2015 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

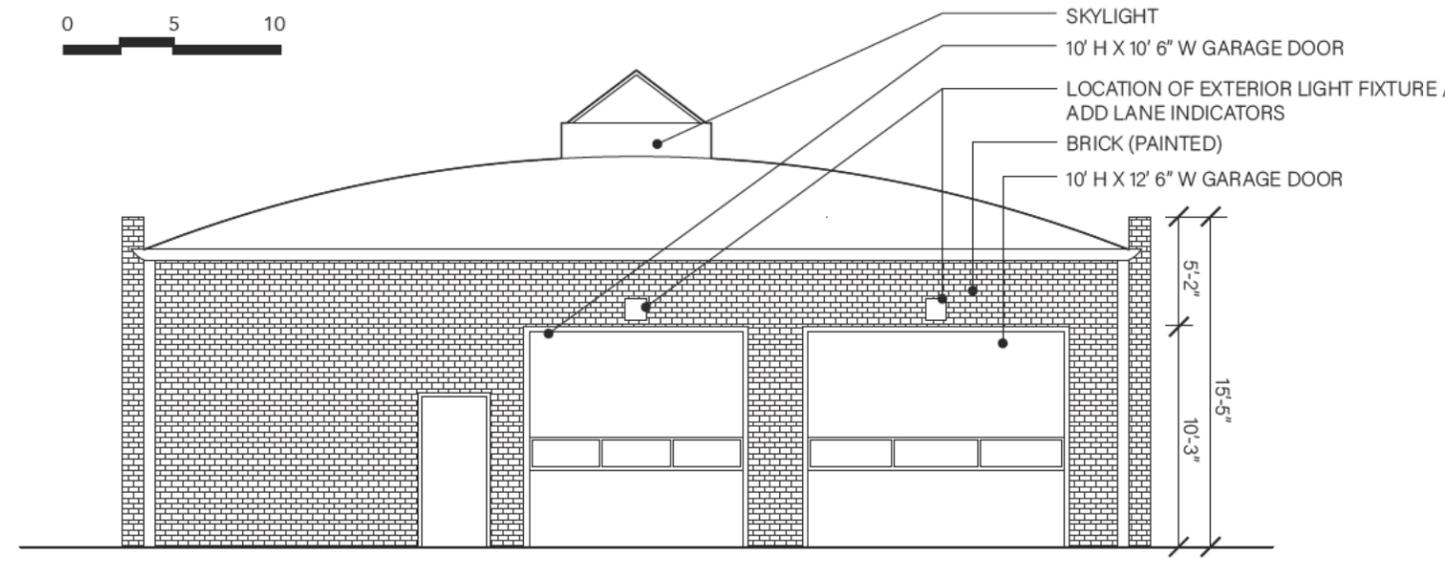
*Kenneth Kennedy*

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403  
LICENSE EXPIRES 11/30/2016  
EXACTA LAND SURVEYORS LB# 5763





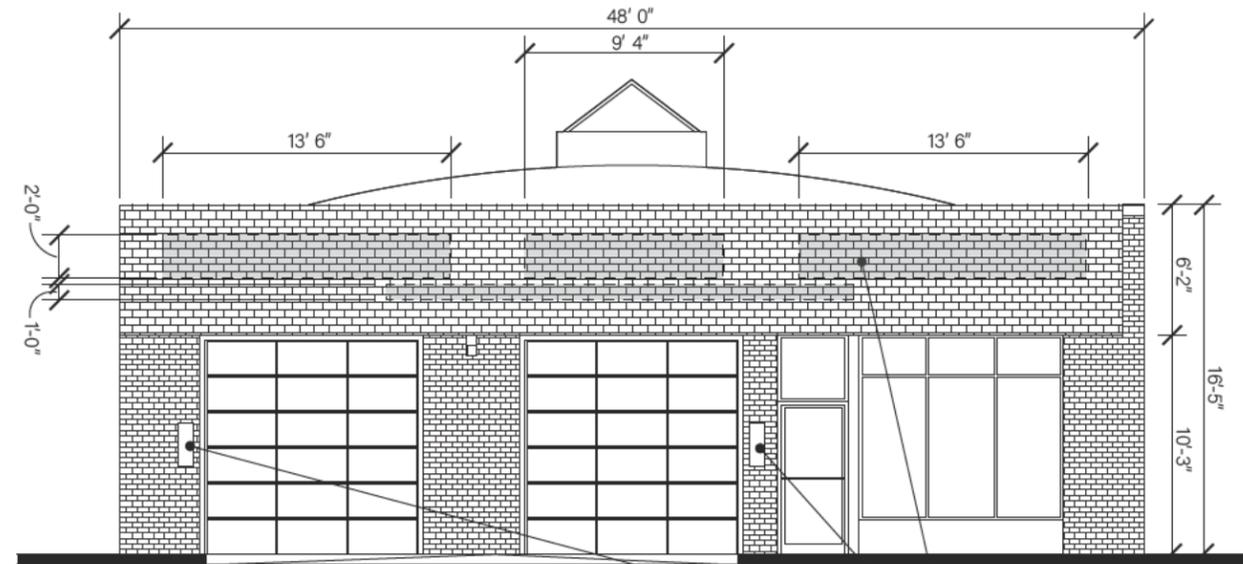
LAKE ST ELEVATION  
SCALE 1/4" = 1'-0"



N BLVD ELEVATION  
SCALE 1/4" = 1'-0"



NOTE: GARAGE DOORS AT N. BLVD  
ELEVATION EXIT AT GRADE

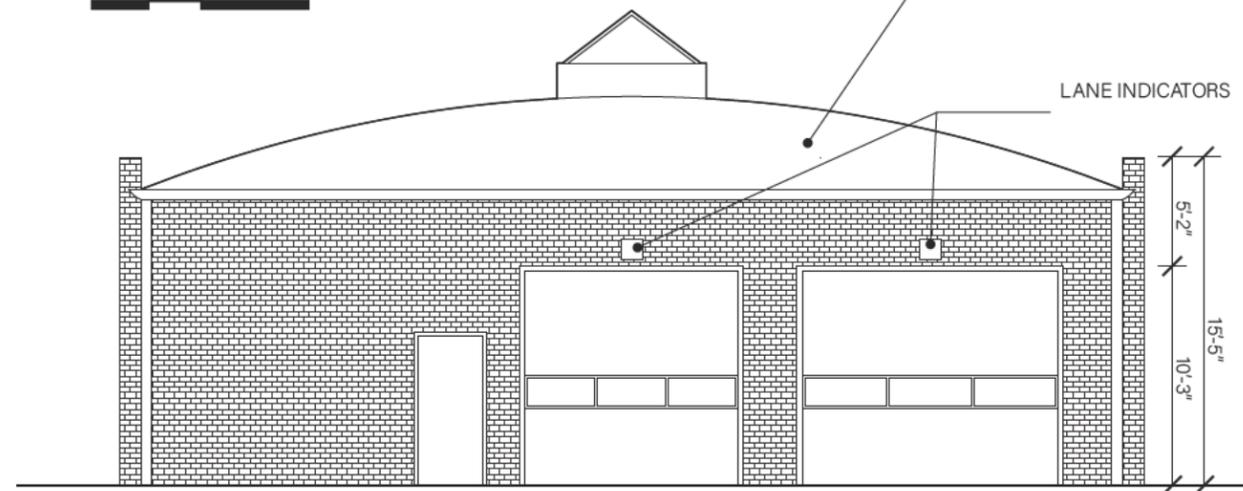


LAKE ST ELEVATION

SCALE 1/4" = 1'-0"



EXISTING OR PREVIOUS  
SIGNAGE LOCATIONS  
DRIVE THRU CAUTION SIGNS / DEVICES  
NOTE: THERE WAS NO SIGNAGE  
ON REAR ELEVATION IN EXISTING CONDITIONS



N BLVD ELEVATION

SCALE 1/4" = 1'-0"



SIGNAGE ALLOWED:  
BUILDING FRONTAGE: 48'-0" x 3 SQ. FT. = 144 SQ. FT.  
PREVIOUS SIGNAGE AREA: 89 SQ. FT.  
PROPOSED SIGNAGE: TBD