

**Attachment A**

March 4, 2026

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

**Re: Application of Greg Sorg (Sorg Speed, Inc.) for Special Use Permits for a specialty food service facility and drive-through to be located 7 Lake Street (Calendar No. 8-26-Z, 9-26-Z)**

Dear Village President and Board of Trustees:

On January 28, 2026, Greg Sorg (Sorg Speed, Inc.) (the "Applicant") filed applications (Calendar No. 8-26-Z, 9-26-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 special use permits to operate a specialty food service facility (a coffee roastery) with drive-through located at 7 Lake Street ("Subject Property").

A public hearing was held on the applications 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 March 4, 2026 at 7:00 p.m. The notice and time and place of the public hearing was duly published on February 11, 2026, 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 applications 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 special use permits pursuant to Section 8.3 (Table 8.1: Use Matrix) of the Zoning Ordinance to operate a specialty food service facility (a coffee roastery) with a drive-through located at 7 Lake Street.

### The Subject Property.

2. The Subject Property is a single parcel with a land area of approximately 5,212 square feet located midblock with frontage on both Lake Street to the north and North Boulevard to the south.

3. The building was used as a car wash in the past, but it is currently vacant. It has two existing overhead garage doors providing access from North Boulevard, and two matching overhead doors along Lake Street.

4. The Applicant proposes to utilize the parts of the existing drive-through configuration and modify the interior space to open a coffee roastery business with a drive-through (the “Proposal”).

5. The east drive-through lane would be a primary drive-through lane with vehicles entering from North Boulevard and exiting onto Lake Street. The inner (west) drive-through lane would function as a bypass lane during drive-through hours.

6. The drive-through at the coffee roastery will operate between the hours of 7:00 a.m. to 11:00 a.m.

The Applicant.

7. The Applicant submitted evidence that the drive-through coffee shop would allow for the successful use of the Subject Property.

8. The Applicant presented evidence that it is ready to move forward with the proposed use of the Subject Property upon the Village's approval of the special use permit.

9. 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 Special Use Standards pursuant to Section 14.2 (E);
- c. Application for Variance;
- d. Cover Sheet & Purpose Statement;
- e. Plat of Survey;
- f. Existing Conditions Elevations; and
- g. Signage Elevations.

Compatibility with Surrounding Uses.

10. The character of the neighborhood within the NC Neighborhood Commercial Zoning District is commercial uses intended to serve the community.

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

12. The Proposal allows for an adaptive reuse of an existing structure and would complement nearby retail, office, and recreation uses.

13. All traffic would enter from North Boulevard and exit onto Lake Street, and the drive-through component would only be active during the mornings with the coffee roastery and walk-in coffee shop remaining active.

Project Review Team.

14. 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.

15. The Team supports the special use permits with the following conditions:
  - a. Pedestrian protection systems should be installed for safety, including mirrors, warning signs, lights, and sound emitting devices.
  - b. Any planned curb cuts must meet Village and ADA standards and not conflict with utilities and street trees.
  - c. No outdoor dining at the Subject Property.

The Need for Zoning Relief.

16. An Applicant cannot operate a drive-through facility or a specialty food service establishment 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.

17. 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.

18. The evidence shows that the proposed drive-through coffee roastery is suitable within the NC Neighborhood Commercial Zoning District and is compatible with the surrounding

neighborhood.

19. The evidence shows that the proposed drive-through coffee shop would have little overall impact on traffic patterns, pedestrian traffic and area parking.

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

21. 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 the special use permit be GRANTED, pursuant to Section 8.3 (Table 8.1: Use Matrix) of the Zoning Ordinance for a coffee roastery and pursuant to a vote of 7 - 0 that a special use permit be GRANTED, pursuant to Section 8.3 (Table 8.1: Use Matrix) of the Zoning Ordinance for a drive-through to be operated at the coffee roastery by the Applicant to be located at 7 Lake Street, Oak Park, Illinois subject to the following conditions:

1. The drive-through can only operate from 7am – 11 am each day.
2. Pedestrian protection systems should be installed for safety, including mirrors, warning signs, lights, sound emitting devices, raised traffic island (“pork chop island” or similar style) to force vehicles to turn right, and install detectable warnings (truncated domes) when the curb cut work on Lake Street is completed.
3. Any planned curb cuts must meet Village and ADA standards and not conflict with utilities and street trees.
4. Install a right turn only sign.
5. No outdoor dining at the Subject Property.

This report adopted by a 7 to 0 vote of this  
Zoning Board of Appeals, this 4<sup>th</sup> day of March,  
2026.