

SPECIAL USE PERMIT APPLICATION

02/23/26

ROASTERY | SPECIAL USE PROPOSAL STATEMENT

The proposed programming for 7 Lake St. includes a coffee roastery, coffee shop, small dining space and restrooms. The program directly compliments neighboring commercial and public uses such as parks and recreational spaces while offering an additional dining option. The coffee roastery and shop will also serve local residential and commuters traveling along the metro at the nearby Austin stop. In addition, the building proposes to house an internal drive-thru (separate special use package). When the drive-thru's bypass lane is not operation (outside the hours of 7AM - 11AM) this area will provide 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 a coffee roastery, coffee shop, small dining space and restrooms. The program directly compliments neighboring commercial and public uses such as parks and recreational spaces while offering an additional dining option. The coffee roastery and shop will also serve local residential and commuters traveling along the metro at the nearby Austin stop.

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 block of programs within which 7 Lake St. sits is a piece of a neighborhood which offers a blend of spaces to
foster community interaction. With the larger surrounding context, this area tries to increase the human scale and
walking/biking. The proposed coffee shop and in-house roastery will only bolster these goals of the neighborhood.
Adding a local, unique program which provides a one-off experience within the context of Oak Park helps to
increase walkability and community oriented relationships by offering another filled storefront where people can
meet, work, or pause on their way to nearby neighborhood amenities.

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]

(Signature) Applicant

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 On-Site Roaster

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.

Adding a roastery / coffee shop will not have a substantial or adverse impact on the neighborhood or endanger the public health, safety, or welfare of its residents.

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

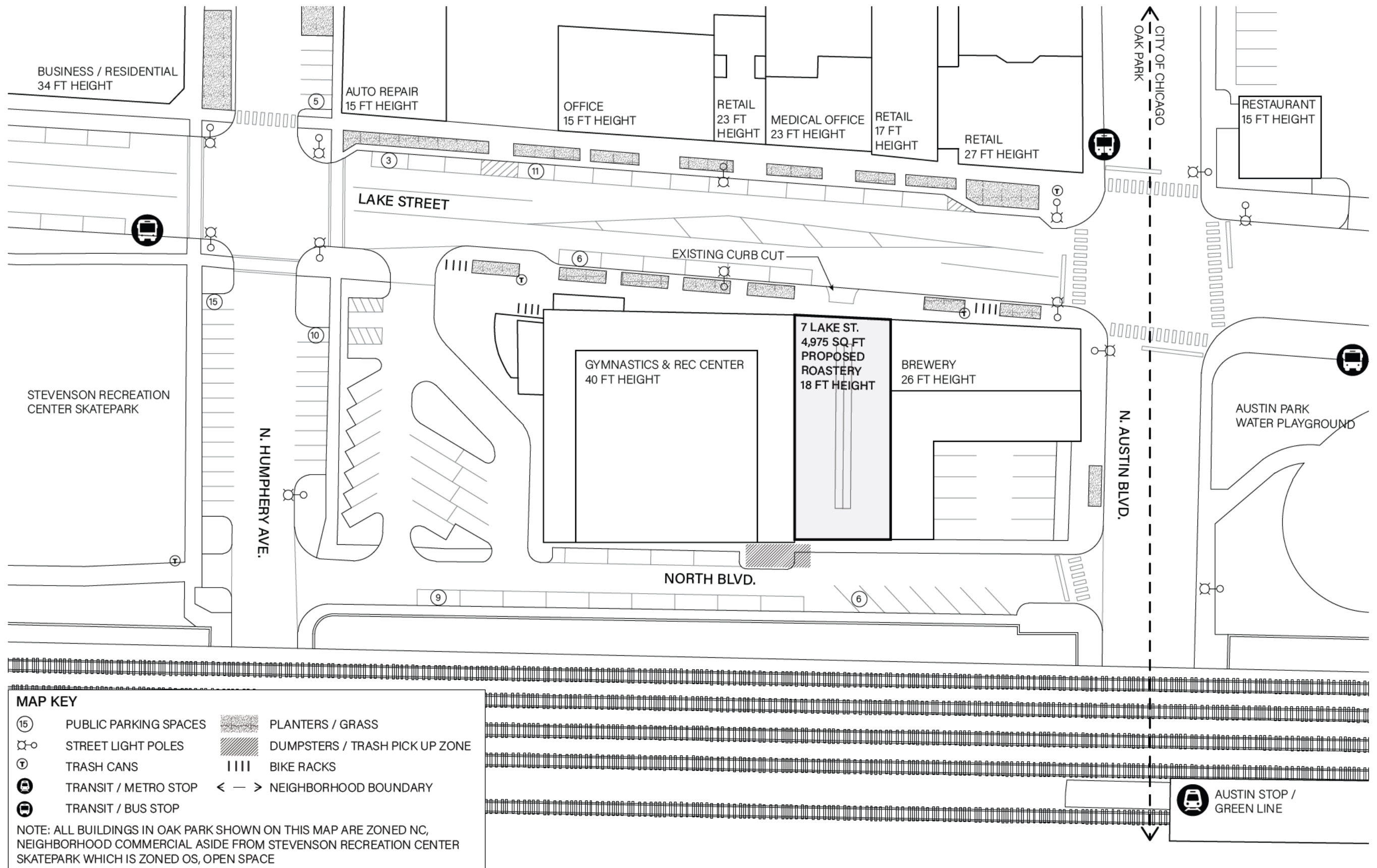
All of the land use of adjacent properties is zoned NC Neighborhood Commercial. Similarly, properties in the immediate vicinity are zoned NC, aside from parks zoned Open Space. Therefore, this is compatible as it is also a commercial space with a specialty of a roastery contained within.

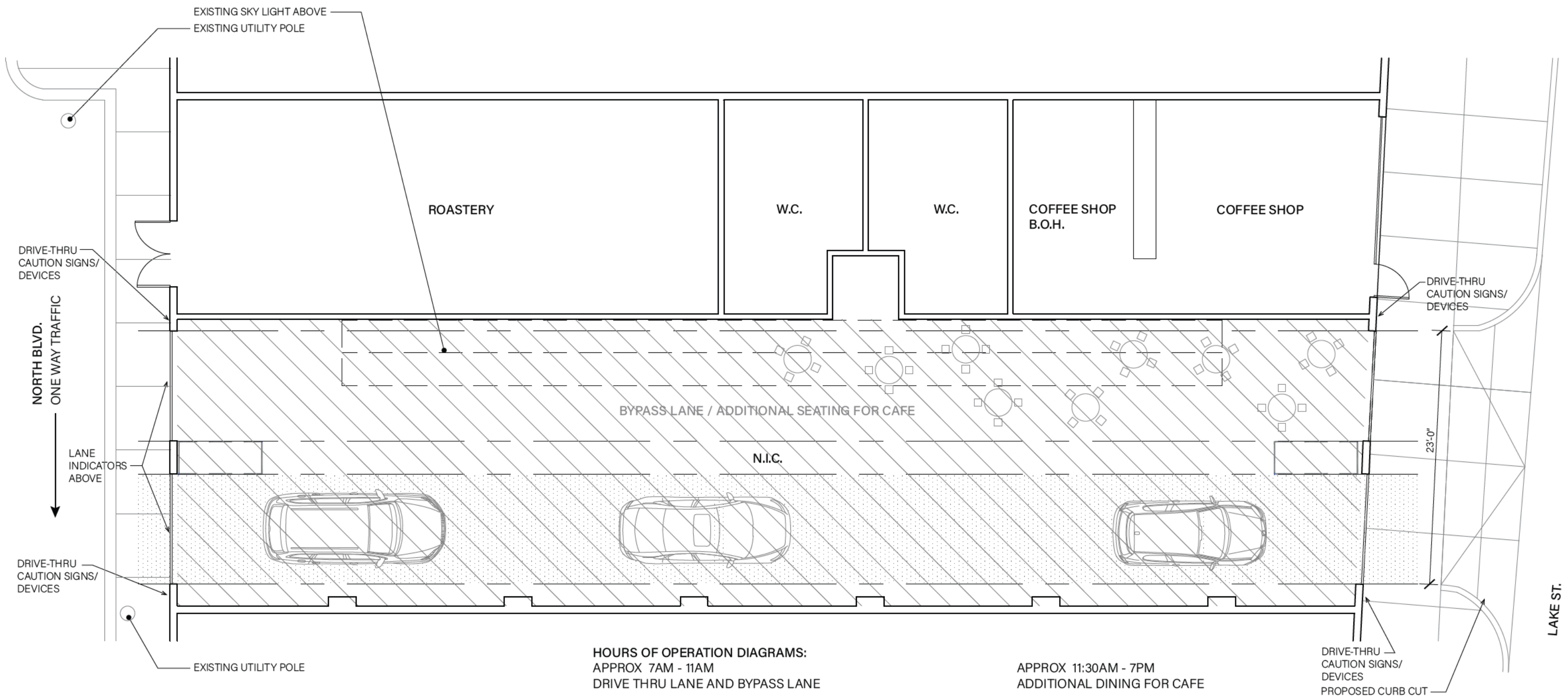
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.

We are looking to create a public / social space by providing a service that is commercial and community based. This expands beyond the usual coffee shop by roasting its own beans in house. The owner of 7 Lake St. likewise owns 1 Lake Brewery and nearby buildings. The proposed coffee shop / roastery is conceptually the same as 1 Lake Brewing next door except in this case it would be coffee rather than beer.

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 there is no precedent for the coffee roastery in the zoning use chart.

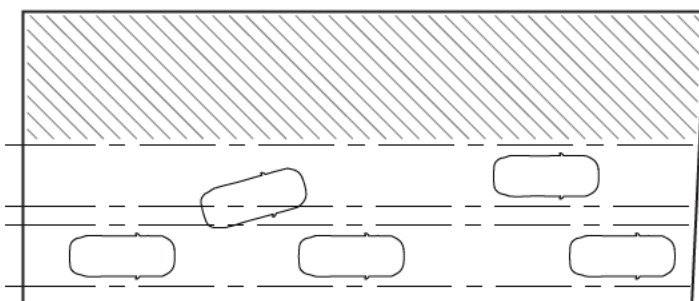




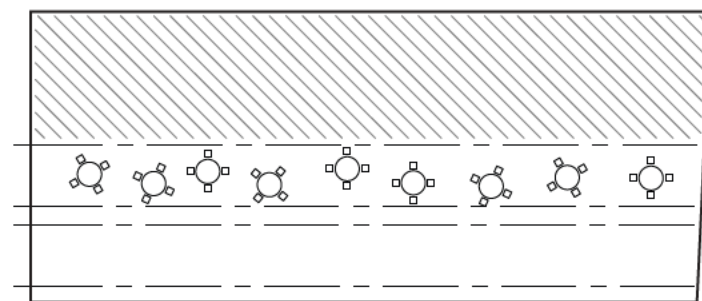
AREAS:

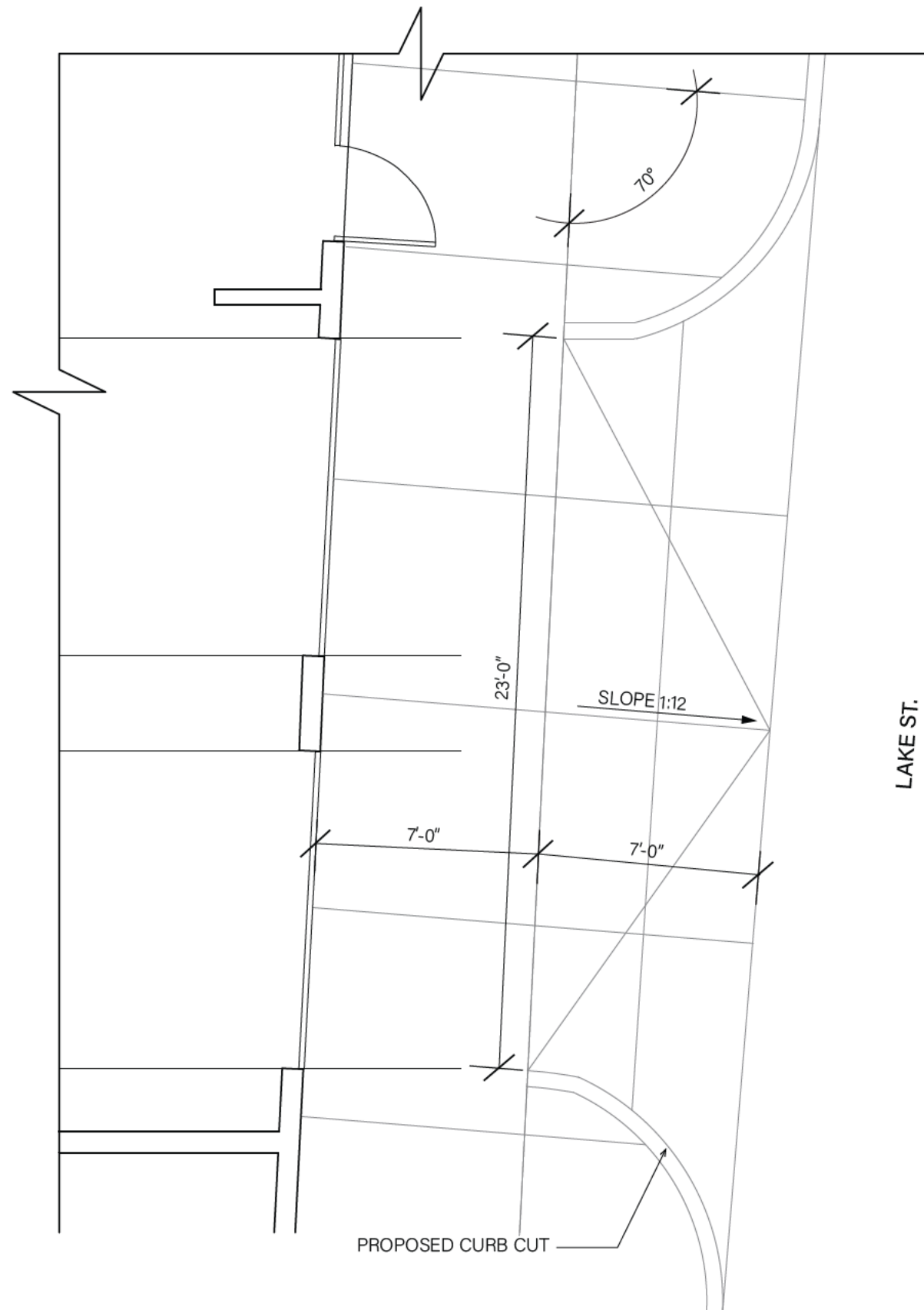
ROASTERY	960 SF
WATER CLOSETS (2).....	500 SF
COFFEE SHOP BOH.....	250 SF
COFFEE SHOP.....	385 SF
N.I.C.	2800 SF

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



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





LAKE ST.





