



CGNA PLANNING & DEVELOPMENT COMMITTEE  
MEETING MINUTES – 1858 W Grand Proposal

By:	Peter Frisbee	Date	Revised 10/15/2024 10/12/2024
Meeting Date:	October 9, 2024	P & D Committee Attendees	Peter Frisbee
Meeting Time:	6:30pm		Timmy Mathew
Meeting Location:	Space 1858		Julie Sawicki
Next Meeting Date:	November 13, 2024		Liz Tomka

**Meeting Agenda:**

6:30 pm – 1858 W Grand Avenue Proposal

Note minutes revised to correct various spelling and pronoun errors.

**Proposal Summary:**

Peter Nicholas, owner of the property at 1858 W Grand Avenue, presented his zoning change proposal to the CGNA Planning and Development Committee.

Mr. Nicholas, working with his zoning attorney Rolando Accosta, proposes to apply for a Type 1 zoning change for 1858 W Grand Ave. from its current zoning, which is M1-2 to C1-5. The reason for the request is to allow use of the current ground floor of the building as a private use, small event space. The request is for a change of use for the existing space with no new construction. He has chosen the change to C1-5 because that zoning classification does not require any parking spaces if the building area is less than 35,000 sf assuming parking group L (office). The building has a total sf of 3,777 on two above grade floors, with a classification of Class E Business. The event space itself is 1,107 sf with bathroom.

Mr. Nicholas said that he had attempted to acquire a 5-year lease from every off-street parking lot within 600 ft of the building without success. It has been our experience that there is an abundance of on street parking availability given that Space 1858 events typically take place on weekends and the occasional weekday evening.

If successful in securing a zoning change to C1-5, he would then downzone the property to B1-2 to be consistent with CGNA's past recommendation. In this case the C1-5 parking requirement would be grandfathered in.



Mr. Nicholas stated that his attorney has discussed this proposal with Alderman Villegas, who offered his support subject to CGNA review.

Mr. Nicholas submitted a copy of his Plan of Operation dated October 4, 2024.

**Discussion:**

In the past CGNA has supported an earlier proposal August 2021. At that time, a different alderman did not support the project would not speak directly with the owner of the property.

Of the Planning and Development Committee members present, the majority, from the immediate neighborhood, were familiar with Space 1858 and neighborhood parking issues and confirm that there is usually parking available nearby.

The Plan of Operation was reviewed and was acceptable to the committee members present.

**Conclusion:**

CGNA considers Space 1858, a small entertainment venue, to be a community asset. We strongly support the proposal to submit a Type 1 Zoning Change Application to change the zoning for 1858 W. Grand from M1-2 to C1-5. We understand that 1858 W Grand will be downzoned to B1-2 at a later date.