

#23125-T1
INTRO DATE
JULY 15, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

3300 W. Pierce Avenue

2. Ward Number that property is located in: 26

3. APPLICANT VP 26th Pierce LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]

EMAIL nick@vandyprojects.com CONTACT PERSON Nicholas VanderVoort

4. Is the applicant the owner of the property? YES ☐ NO ☒

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER 3300 W. Pierce LLC

ADDRESS 2436 West Bloomingdale Avenue CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-952-6334

EMAIL mark@venturemarkinc.com CONTACT PERSON Mark Falanga

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Graham C. Grady/Sylvia C. Michas c/o Taft, Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive Suite 2600

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-836-4036; 312-836-4030 EMAIL ggrady@taftlaw.com; smichas@taftlaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure statements: _____

Nicholas VanderVoort; Sarah Tuchler

7. On what date did the owner acquire legal title to the subject property? December 17, 2019

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: RS3 District Proposed Zoning District: B2-5 District
10. Lot size in square feet (or dimensions): 5,953.10 sf
11. Current Use of the Property: The subject property is improved with a vacant high 1-story & 3-story brick building (wt. basement), which was built in 1899 and most recently operated as Salvation and Deliverance Ministries International ("Existing Building").
12. Reason for rezoning the property: The reason for rezoning the subject property is to permit the adaptive reuse and interior renovation of the existing church building with a new residential development containing a total of twenty (20) dwelling units.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC): The Existing Building will remain, with no proposed additions or expansions. The Applicant plans to fully repurpose and renovate the interior of the Existing Building with twenty (20) dwelling units. Twenty (20) bicycle spaces will be located within the basement level for use by residents. The subject property is located within a Transit-Served Location (TSL). There is no on-site parking. The existing building height of 67'-7" (to the top of structure) shall remain.
14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310. **Not applicable**

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

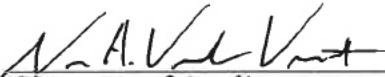
☐ **Administrative Adjustment 17-13-1003:** Not applicable

☒ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.** In order to bring the Existing Building into compliance with the Chicago Zoning ordinance, the Applicant seeks to reduce i. the front setback of subject property from the required 9 ft. to zero and ii. the side setback of the subject property from the required 5.45 ft. to zero (§17-13-1101-B), and all zoning relief as needed and as allowed by the Chicago Zoning Ordinance, for attached plans.

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☒ NO ☐

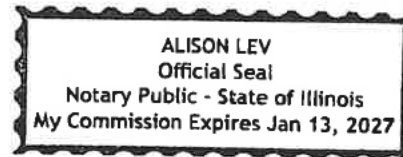
COUNTY OF COOK
STATE OF ILLINOIS

Nicholas VanderVoort, Manager of VP 26th Pierce LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.


Signature of Applicant

Subscribed and Sworn to before me this
29th day of June, 2026


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

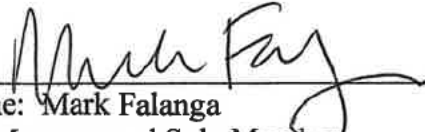
Ward: _____

PROPERTY OWNER AUTHORIZATION

The undersigned, on behalf of 3300 W. Pierce LLC, the legal titleholder of the property commonly known as 3300 W. Pierce Street, Chicago, IL (the “**Property**”) hereby authorizes VP 26th Pierce LLC and any affiliate or designee thereof and its attorneys, Taft Stettinius & Hollister LLP, to file one or more applications for zoning approvals and related permits with the City of Chicago with respect to the development of the Property.

IN WITNESS WHEREOF, the undersigned has executed this Property Owner Authorization as of this 28 day of June, 2026.

3300 W. Pierce, LLC
an Illinois limited liability company

By: 
Name: Mark Falanga
Its: Manager and Sole Member

"WRITTEN NOTICE"
AFFIDAVIT
(Section 17-13-0107)

June 29, 2026

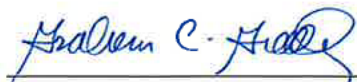
Alderman Gilbert Villegas
Chairman
Committee on Zoning, Landmarks and Building Standards
City of Chicago
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Graham C. Grady, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicants, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, located at **3300 W. Pierce Avenue** exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

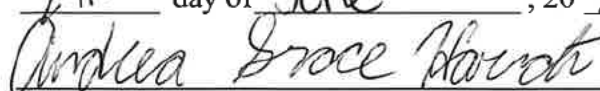
The undersigned certifies that the notice contained the addresses of the property sought to be rezoned; a statement of the intended uses of the property; the name and address of the applicant; the name and addresses of the owners; and a statement that the applicant intend to file the application for a change in zoning on approximately **July 15, 2026**.

The undersigned certifies that the applicants have made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a list containing the names and addresses of the people required to be served.



Graham C. Grady

Subscribed and Sworn to before me this

29th day of June, 20 26






111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Graham C. Grady
312.836.4036
ggrady@taftlaw.com

NOTICE

USPS First Class Mail

June 29, 2026

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about July 15, 2026, the undersigned will file for an application for a change in zoning from a RS3 Residential Single-Unit (Detached House) District to a B2-5 Neighborhood Mixed-Use District on behalf of VP 26th Pierce, LLC., the applicant ("Applicant") for the property located at 3300 W. Pierce Avenue (the "Subject Property"), including the following variations per Section 17-13-0303-D of the Chicago Zoning Ordinance: (i) reduction in the front property setback from the required 9 feet to zero and (ii) reduction in the side property setback from the required 5.45 ft. to zero (§17-13-1101-B). By allowing the proposed variations, the existing building (*detailed below*) will be brought into compliance under the Chicago Zoning Ordinance.

The Subject Property is improved with a high 1-story and 3-story brick building, built in the late 1800s, and formerly operated as Salvation and Deliverance Ministries ("Existing Building"). The Applicant requests the zoning approvals to authorize the adaptive reuse and interior renovation of the Existing Building with a new residential building containing twenty (20) dwelling units. The Subject Property is a Transit Served Location, and there is no on-site parking. The Applicant will provide twenty (20) bicycle spaces within the lower level of the Existing Building.

Please note that the Applicant is not seeking to rezone or purchase your property. The Applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

The Applicant is located at [REDACTED]

3300 W. Pierce, LLC is located at 2436 W. Bloomingdale Avenue Chicago, IL 60647.

Any questions regarding this notice may be directed to the undersigned, Applicant's attorney, Graham C. Grady, at Taft, Stettinius & Hollister, 111 East Wacker Drive, Suite 2600, Chicago, IL 60601, ggrady@taftlaw.com or (312) 836-4036.

Very truly yours,

Graham C. Grady

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003083
7100 N. TRUMP AVE. LINCOLNWOOD, ILLINOIS 60468
TEL (947) 875-3000 FAX (947) 875-2187
e-mail: pds@professionalsurvey.com
www.professionalsurvey.com

ALTA/NSPS LAND TITLE SURVEY
OF

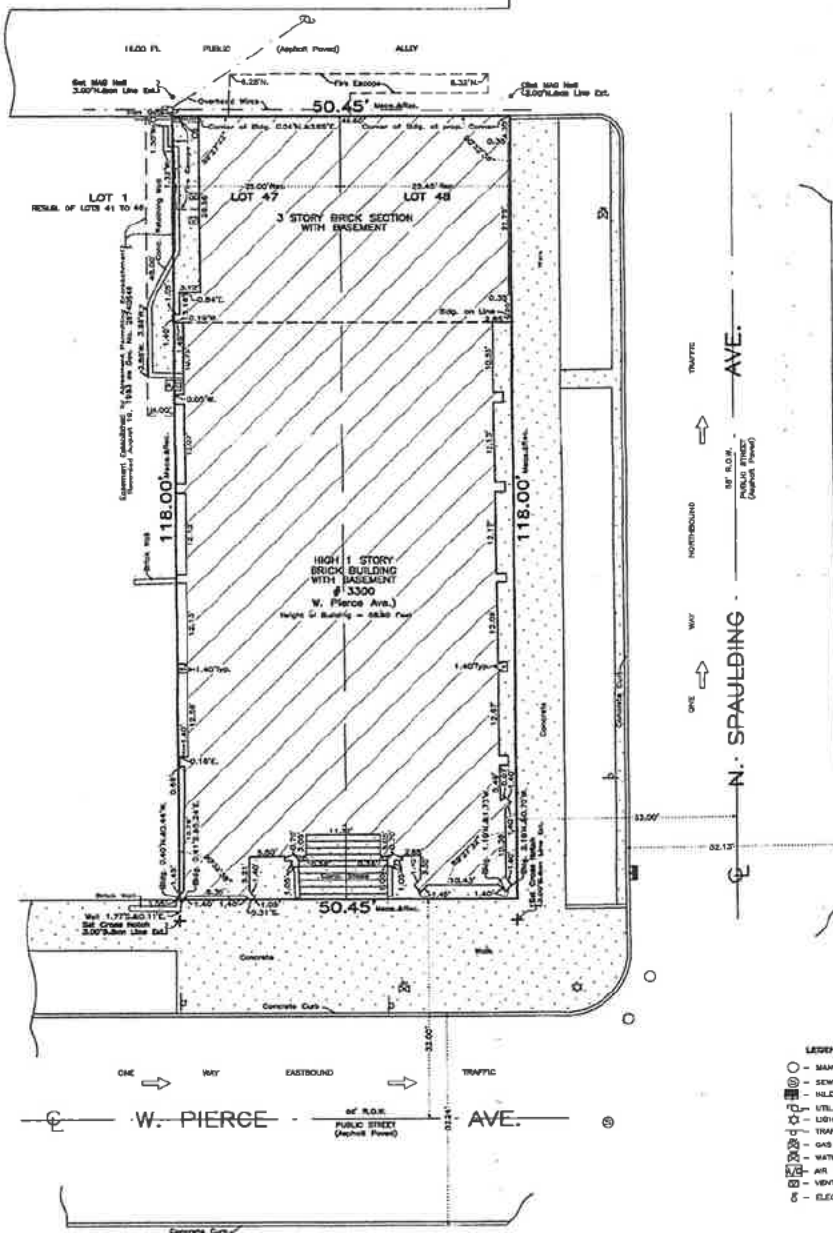
LOTS 47 AND 48 IN BLOCK 2 IN PIERCE'S HAMBURST PARK ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 33 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
LAND TOTAL AREA: 5,953 SQ. FT. = 0.137 ACRE.
EXTERIOR FOOTPRINT AREA OF BUILDING: 8,300 SQ. FT.
COMMONLY KNOWN AS: 3300 WEST PIERCE AVENUE, CHICAGO, ILLINOIS.
PERMANENT INDEX NUMBER: 18-02-302-031-0000.



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

VEGETY MAP



- LEGEND:
- - MANHOLE
 - ⊙ - SEWER MANHOLE
 - ⊕ - INLET
 - ⊕ - UTILITY POLE
 - ⊕ - LIGHT POLE
 - ⊕ - TRAFFIC SIGN
 - ⊕ - GAS VALVE
 - ⊕ - WATER VALVE
 - ⊕ - AIR CONDITIONER
 - ⊕ - VENT
 - ⊕ - ELECTRIC PIPE

NOTES: FIDELITY MATERIAL TITLE INSURANCE COMPANY.
COMMITMENT NO. 018104031
EFFECTIVE DATE NOVEMBER 1, 2019.

DIMENSIONS ARE NOT TO BE ASSUMED FROM
SCALES.
ORDER NO. 18-06164
SCALE: 1 INCH = 10 FEET.
DATE OF FIELD WORK: December 15, 2019.
ORDERED BY: LAW OFFICES OF
RICHARD J. RUBIN

FLOOD CERTIFICATE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE
MAP OF CHICAGO, ILLINOIS, THIS PROPERTY IS IN A MINIMUM FLOOD AREA AND IS
DETERMINED AS ZONE "A".
(AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO DETERMINE THIS ZONE.



NOTED:
TERRAIN ARE NO SURFACE
PUNCHING BRACKS ON SITE.

TO: LAWRENCE M. LUSK
SALVAGE AND DELIVERANCE FULL COINS, CHICAGO, ILL.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
RICHARD J. RUBIN
NORTH PALM BEACH
3300 W. PIERCE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE
MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD LOCAL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,
AND INCLUDES ITEMS 1, 2, 3, 4, 5(a), 7(a), 7(b), 8 & 14 OF TABLE A THEREOF. THE
FIELD WORK WAS COMPLETED ON DECEMBER 15, 2019.
DATE OF MAP: December 15, 2019.
Surveyor: *Richard J. Rubin*
E. PROF. LAND SURVEYOR NUMBER 033-005817 MY LICENSE EXPIRES NOVEMBER 30, 2025.
Drawn by: *Richard J. Rubin*