
CITY OF CHICAGO

RULES



LARGE LOTS

PROGRAM

Last Updated: December 10, 2014



DPD

CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

Mayor Rahm Emanuel

Commissioner David L. Reifman

BY AUTHORITY VESTED IN THE COMMISSIONER OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT PURSUANT TO **2-157**, THE FOLLOWING RULES REGARDING **LARGE LOTS PROGRAM** ARE ADOPTED HEREIN.

By Order of the Commissioner:

Signed: 
Commissioner David L. Reifman

Date: 11-10-15

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Effective: **December 10, 2014**



Five-Year Housing Plan / Green Healthy Neighborhoods Large Lot Program

This program will invite property owners and non-profit organizations including block clubs within an application area to purchase multiple city-owned lots on their block for \$1 per parcel.

Initiative Goals

1. Give local residents greater control over vacant land in their neighborhood
2. Dispose city-owned land in these neighborhoods efficiently, which returns the land to the tax rolls
3. Create wealth in the community by allowing owners to sell land after five years
4. Increase safety, build community, and raise home values by creating more neighborhood-level investment

Background

The Large Lot Pilot Program is one of the recommendations to come out of both the Five Year Housing Plan, which was recently approved by City Council, and the Green Healthy Neighborhoods Plan, which was approved by the Chicago Plan Commission on Thursday, March 20th, 2014.

The Five Year Housing Plan commits over \$1.1B from federal, state, city, and private sources to provide more than 40,000 affordable housing units over the next five years. It also proposes creative land use strategies such as; creating larger, more attractive estates in depopulated areas through the Large Lot program, encouraging dense mixed-use development near transit stations, and repurposing vacant land for urban agriculture and storm-water management.

The Green Healthy Neighborhoods Plan provides guidance on how to maximize the use of vacant land and other neighborhood resources within Chicago's Englewood, West Englewood, Washington Park and Woodlawn community areas as well as parts of the New City, Fuller Park, and Greater Grand Crossing community areas. The 18-month planning process kicked off in March 2011, and engaged local organizations, residents, and community leaders in tours and conversations about the future of their individual neighborhoods and how best to foster their stabilization.

Program Overview

- Property owners and non-profits, including block clubs who are current on all City debts and who own property on same block may purchase up to two lots per property owned for \$1 each.
- Priority will be given to adjacent land owners.
- Lots must be vacant, city-owned and zoned Residential.
- Property restrictions expire after 5 years.

HOW TO APPLY

Announcements of selected neighborhoods and application period dates will be posted periodically on the Large Lot Program website www.largelots.org. The application is electronic and available through the program website. Items needed to apply.

- Access to a Computer
- Electronic copy (jpeg or pdf) of the DEED to your property