

CHI BLOCK BUILDER

LAND SALE GUIDE



Building Blocks, One Lot at a Time



How to Apply

Follow these steps for purchasing a City-owned lot through the ChiBlockBuilder online platform:

Step 1: Browse available properties at ChiBlockBuilder.com. Filter by community area, ward, zoning and other criteria.

Step 2: Complete an eligibility form to determine if you are eligible to purchase a given property for a proposed use.

Step 3: Complete an application that provides relevant information about your goals for the site.

Step 4: Receive an application response that details whether the application has been approved.

Step 5: Complete the City review and approval process and determine what design information and permits are needed for new construction.

Step 6: Finalize the purchase by providing funding and receiving a deed at closing.

Step 7: Begin your project to activate your land.

Frequently Asked Questions

Do all City land sales occur through ChiBlockBuilder?

Yes. The ChiBlockBuilder online platform consolidates multiple City land sale programs into a single portal for all property purchases from the City.

Who is eligible to purchase City land?

Residents, developers, community organizations, and other entities are eligible to submit applications to purchase lots. Applications are scored based on applicant experience, project impact and other factors.

What types of uses are allowed?

Lots are available for use as side yards, housing, business projects, open spaces and other projects that are allowed by zoning. Applications are submitted by project types listed on the ChiBlockBuilder.com portal.

How are City lot prices determined?

Sales prices are determined through formal market valuations that consider lot size, zoning, condition, comparable sales, and other factors. Valuations of available lots are updated every two years.

Affordable Housing applications



Affordable Housing applications are intended for residential developers seeking to purchase multiple lots for the construction of one- and two-unit buildings.

Finished units are sold to owner-occupants, with at least 75% of the units reserved for income-qualified buyers. The remaining units may be sold at market rates.

Affordable Housing applications through ChiBlockBuilder are administered through the Department of Housing's (DOH) City Lots for Working Families (CL4WF) program, which incentivizes affordable housing construction and monitors compliance.

Requirements

- Applications must consist of eight to 20 lots for the purpose of mixed-income residential construction.
- Only single-family homes, two-flats and townhouses may be constructed.
- At least 75% of the finished units must be priced as affordable for households earning up to 120% AMI.
- Income-qualified purchasers of finished properties must be an owner-occupant for at least five years.
- Lots on the Chicago Historic Boulevards system are not eligible.

Features

- Lots are sold for \$1 each.
- M/WBE, prevailing wage and city residency requirements for construction are waived.
- Inspection, connection, demolition and water connection fees are waived.
- Outstanding water liens are waived.
- Plan review, permit and field inspection fees are reduced by 50% after each initial home type.
- Open Space Impact Fees are reduced.

Market Rate applications



Market Rate applications are intended for residential, commercial and industrial construction projects.

Market Rate purchase offers should meet or exceed listed market values. Applications offering less than listed values must include significant public benefits.

Market Rate properties that are offered in clusters are valued by the aggregate values of their individual lots.

Market Rate projects are expected to conform to DPD's Neighborhood Design Guidelines.

Requirements

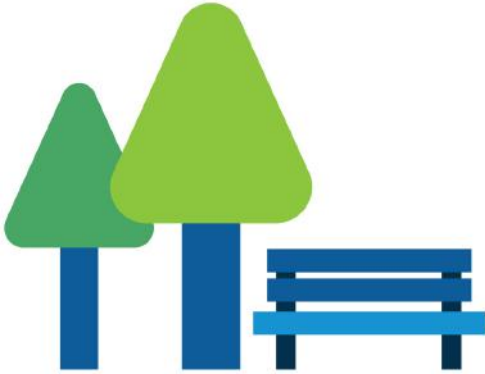
- Name and address of individual, business or non-profit
- Project description
- Site plan
- Project budget
- Proof of community support
- Description of impact on block and surrounding area
- Purchase offer
- Economic Disclosure Statement
- Indebtedness clearance

Application Scoring

The City's review of Market Rate submissions include the following criteria.

- Applicant experience and capacity
- Financial feasibility
- Project readiness
- Community support and alignment with long-term goals and plans
- Economic impact
- Purchase offer amount
- Affordability (residential projects only)

Open Space applications



Open Space applications are intended for open space projects that are managed by residents, non-profits, businesses and other organizations for neighborhood use.

Projects may include spaces used for passive and active recreation.

Open Space properties may be purchased at 10 percent of market values.

Proposed improvements must be completed within one year of closing and maintained as described in the application. Lots cannot be re-sold for at least five years.

Requirements

- Name and address of individual, business or non-profit
- Project description
- Site plan
- Project budget
- Proof of community support
- Description of impact on block and surrounding area
- Purchase offer
- Economic Disclosure Statement
- Indebtedness clearance

Application Scoring

The City's review of Open Space submissions include the following criteria:

- Applicant experience and capacity
- Applicant proximity to the subject property
- Financial feasibility and readiness
- Ability to pay property taxes, install a fence, and comply with municipal code requirements.
- Community support and alignment with long-term goals and plans

Side Yard applications



Side Yard applications are intended for owner-occupants of adjacent properties who want to purchase and manage City lots.

Side Yard properties may be purchased at 10 percent of market values.

Lots may be used as side yards or other uses permitted by zoning.

Improvements must be maintained as described in the application and according to the Chicago municipal code. Lots cannot be re-sold for at least five years.

Requirements

- Name and address of individual, business or non-profit
- Proof of ownership of adjacent property*
- Proof of residency on adjacent property**
- Purchase offer
- Economic Disclosure Statement
- Indebtedness check

*Copy of deed or mortgage document

**Copy of utility bill or government-issued identification that includes the address.

Application Scoring

The City's review of Side Yard submissions include the following criteria:

- Applicant adjacency to the City lot, including the rear.
- Applicant capacity to maintain the lot, install fencing and pay property taxes.

Multiple Side Yard applications for a single lot are selected by lottery.

Urban Agriculture applications



Urban Agriculture applications are intended for farming and productive landscape projects that are managed by local growers for at least 10 years.

Urban Agriculture lots are sold for \$1 each.

Properties must be fenced and fully operational within five years of closing, with produce being sold or provided to consumers lacking convenient access to fresh fruits and vegetables.

Requirements

- Name and address of individual, business or non-profit
- Project description
- Site plan
- Project budget
- Proof of community support
- Description of impact on block and surrounding area
- Purchase offer
- Economic Disclosure Statement
- Indebtedness clearance

Application Scoring

The City's review of Urban Agriculture submissions include the following criteria:

- Applicant experience and capacity
- Project feasibility and readiness
- Project sustainability
- Community impact and support

ChiBlockBuilder is the City of Chicago's application portal for the purchase and redevelopment of vacant City land.

Browse available properties at ChiblockBuilder.com.

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