
CITY OF CHICAGO

RULES



ADJACENT NEIGHBORS

LAND ACQUISITION PROGRAM

(ANLAP)

Last Updated: June 25, 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 **2-159**, THE FOLLOWING RULES REGARDING **ANLAP PROGRAM** ARE ADOPTED HEREIN.

By Order of the Commissioner:

Signed: 

Commissioner David L. Reifman

Date: 11-10-15

Published: June 25, 2014
Effective: June 25, 2014



Adjacent Neighbors Land Acquisition Program (ANLAP)

English |
Español |
عربي

The Adjacent Neighbors Land Acquisition Program (ANLAP) allows homeowners in certain areas within the city of Chicago to purchase vacant city-owned lots for less than market value if the parcel meets certain criteria established by the law.

Eligibility Criteria For Purchases With ANLAP:

- Purchaser must provide proof of ownership and occupancy of the property immediately adjacent to the vacant lot. Proof must be provided in the form of a deed, title policy, etc.
- The vacant lot must be zoned either RM-5, RT-4, RS 1-3
- The appraised fair market value (FMV) of the lot must not exceed \$50,000
- Minimum bids for parcels with the FMV of \$10,000 or less must be \$1,000
- Minimum bids for parcels with the FMV of \$10,001 to \$20,000 must be \$2,000
- Minimum bids for parcels with the FMV of \$20,001 or more must be \$2,000 + 50% of the FMV exceeding \$20,001
- Purchaser must not be delinquent in payment of real estate taxes and/or other debts to the city of Chicago.
- A letter of support from the alderman whose ward occupies the ANLAP parcel and City Council approval is required for all purchases.
- The purchase of the ANLAP parcel must be finalized within six months of City Council approval.

ANLAP Fact Sheet

Fees are non-refundable, and payment must be in the form of a certified or cashier's check.

- Application fee: \$150
- Earnest Money/Good Faith Deposit: 10% of the purchase price is due within sixty days of City Council approval.

Covenant/Restrictions of the ANLAP parcel are below:

1. Buyer can only purchase one parcel through the ANLAP program.
2. Buyer cannot sell the ANLAP parcel separate from the adjacent property.
3. The ANLAP parcel must be improved within six months of conveyance. Improvements to the ANLAP parcel are limited to garage, integrated house-addition to your residence on the adjacent property, and/or landscaping.
4. The restrictions listed above will expire ten years after the date of conveyance.

To begin the ANLAP process, review and complete the ANLAP Fact Sheet and ANLAP Application fax or mail to:

The Department of Housing and Economic Development
121 N. LaSalle St.
City Hall, Room 1003
Chicago, IL 60602
Ph: 312.744.LAND (5263)
Fax: 312.744.5826

**ADJACENT NEIGHBORS LAND ACQUISITION PROGRAM (ANLAP)
SALES INITIATION FORM**



City of Chicago
Department of Planning and Development
Real Estate Division
121 North LaSalle Street, Room 1003
Chicago, Illinois 60602
Phone: (312) 744-LAND (5263)/Fax: (312) 744-5826

Date submitted: _____

Applicant Information

Name: _____

Organization (if applicable): _____

Address: _____

City, State, Zip: _____

Telephone number (daytime): _____

Do you own this property? Yes No

Is this your primary residence? Yes No

ANLAP Property Information

Address: _____

Property Index Number (PIN), if available: _____

Detailed description of intended use for property (response required):

Please attach proof of ownership (copy of your recorded deed) and occupancy (copy of photo ID and gas or electric bill). A non-refundable application fee of \$150 is required once aldermanic and departmental approval have been received. You will be notified by DPD when to submit the fee.



FACT SHEET FOR: Adjacent Neighbors Land Acquisition Program (ANLAP)

The Adjacent Neighbors Land Acquisition Program (ANLAP) allows homeowners with the city of Chicago to purchase vacant vacant city-owned lots for less than market value if the parcel meets certain criteria established by law.

Eligibility Criteria for purchasing an ANLAP parcel are:

- Purchaser must provide proof of ownership and occupancy of the property (the lot your home is on and any contiguous side yards you own) immediately adjacent to the ANLAP parcel. Proof must be provided in the form of a recorded deed, utility bills, and photo ID.
- The ANLAP parcel must be zoned Residential (RS, RT, OR RM districts). The City will confirm the zoning.
- The appraised Fair Market Value (FMV) of the ANLAP parcel must not exceed \$50,000. All appraisals will be purchased and provided by the City of Chicago.
- Minimum bids for parcels with the FMV of \$10,000 or less must be \$1,000.
- Minimum bids for parcels with the FMV of \$10,001 to \$20,000 must be \$2,000.
- Minimum bids for parcels with the FMV of \$20,001 or more must be \$2,000 + 50% of the FMV exceeding \$20,001.
- Purchaser must not be delinquent in payment of real estate taxes and/or other debts to the City of Chicago.
- A letter of support from the alderman and City Council approval will be required for all purchases.
- Purchase of the ANLAP parcel must be finalized with six months of City Council approval.

FEES: Are non-refundable, and payment must be in the form of a certified or cashier's check only.

- Application fee: \$150.00
- Earnest Money/Good Faith Deposit: 10% of the purchase price is due within 60 days of City Council approval.

Restrictions of the ANLAP parcel are below:

1. Buyer can only purchase one parcel via ANLAP.
2. Buyer cannot sell the ANLAP parcel separate from the adjacent property.
3. The ANLAP parcel must be improved within 6 months of conveyance. Improvements to the ANLAP parcel are limited to a residential garage, an addition to the adjacent house and/or landscaping. Any improvements to the ANLAP parcel must comply with zoning, building and other City codes.
4. The restrictions listed above will expire 10 years after the date of conveyance.

By signing below you are indicating that you fully understand the terms and conditions of the ANLAP real estate transaction. You must submit this signed sheet with your completed application and other supporting documents.

X _____ Date: _____
Print Name

X _____ Date: _____
Signature

ANLAP parcel address: _____

ANLAP parcel Property Index Number (PIN #): _____ Ward: _____
(can be provided by the City if needed)