



Cook County Land Bank Authority (CCLBA) Quarterly Report | FY 2025 Q1

County of Cook Agency | December 1st, 2024 - February 28th, 2025



COOK COUNTY LAND BANK AUTHORITY | FISCAL YEAR 2025 Q1

The following report is a breakdown of all activity conducted by the Cook County Land Bank Authority (CCLBA) during the first quarter of the 2025 Fiscal Year (12/1/2024 - 2/28/2025). This includes all acquisitions, dispositions, demolitions, and rehabs performed during the fiscal quarter. In addition, a cumulative tally of CCLBA inventory and reactivated properties has been added to document the running total from the end of the fiscal quarter. Finally, the CCLBA has documented all Earned Program Income for this fiscal quarter as well as homes sold through the Homebuyer Direct Program.

2025 FISCAL YEAR - 1st QUARTER			
ACQUISITION METHOD	QUANTITY	SUBURBAN MUNICIPALITIES	CITY OF CHICAGO
ACQUISITIONS	64	35	29
DISPOSITIONS	118	44	74
DEMOLITIONS	4	2	2
REHABS	120	45	75
INVENTORY (As of 2/28/2025)	2,001	403	1,598
REACTIVATED PROPERTIES (As of 2/28/2025)	2,136	1,057	1,079
HOMEBUYER DIRECT PROGRAM - HOMES SOLD	3	1	2
EARNED PROGRAM INCOME	\$2,046,067.21	*All figures represent unaudited numbers for FY 2024.	

COOK COUNTY LAND BANK AUTHORITY | CORE BUSINESS ACTIVITIES

FY 2025 Core Business Activities (December 1 st , 2024 – February 28 th , 2025)			
Metric	FY 2025 Goals		In Progress
Acquisition	500	64	1,240
Disposition	250	118	267
Rehab	250	120	538
Cumulative Core Business Outcomes (As of 2/28/2025)			
Community Wealth		\$255,926,952	
Long-Term Tax Delinquent Prop. – Redemptions		\$31,292,682	
Cumulative Core Business Activities (As of 2/28/2025)			
Acquisition	4,761	Demolition	195
Disposition	2,780	Rehab	2,202
Inventory	2,001	Reactivated	2,136

COOK COUNTY LAND BANK ACTIVITY | FISCAL YEAR 2025 Q1

The following table is a breakdown of all Cook County Land Bank Activity conducted within the first quarter of the 2024 fiscal year. It includes an itemization of all CCLBA acquisitions, dispositions, demolitions, and completed rehabs by neighborhoods located in the City of Chicago and suburban municipalities within Cook County. A summary page of all activity can be found

SUBURBAN MUNICIPALITIES					CITY OF CHICAGO				
MUNICIPALITY	ACQUISITIONS	DISPOSITIONS	DEMOLITIONS	REHABS	NEIGHBORHOOD	ACQUISITIONS	DISPOSITIONS	DEMOLITIONS	REHABS
ALSIP	-	-	-	-	Archer Heights	-	-	-	-
ARLINGTON HEIGHTS	-	-	-	-	Ashburn	-	-	-	-
BELLWOOD	-	-	-	-	Auburn Gresham	1	4	-	-
BERKELEY	-	-	-	-	Austin	-	1	-	9
BERWYN	-	1	-	-	Avalon Park	-	2	-	1
BLUE ISLAND	-	1	-	-	Avondale	-	-	-	-
BRIDGEVIEW	-	-	-	-	Belmont Cragin	-	-	-	-
BROADVIEW	-	-	-	-	Beverly	-	-	-	-
BROOKFIELD	-	-	-	-	Bridgeport	-	-	-	-
BUFFALO GROVE	-	-	-	-	Brighton Park	-	-	-	-
BURBANK	-	-	-	-	Burnside	-	-	-	-
BURNHAM	-	-	-	-	Calumet Heights	1	-	-	-
CALUMET CITY	1	-	-	-	Chatham	-	-	-	5
CALUMET PARK	1	1	-	1	Chicago Lawn	-	1	-	1
CHICAGO HEIGHTS	-	-	-	-	Clearing	-	-	-	-
CICERO	-	-	-	-	Douglas	-	-	-	-
COUNTRY CLUB HILLS	-	1	-	-	Dunning	-	-	-	-
CRESTWOOD	-	1	-	1	East Garfield Park	-	1	-	6
DES PLAINES	-	-	-	-	East Side	-	-	-	-
DIXMOOR	-	-	-	-	Englewood - East	2	5	-	5
DOLTON	-	-	-	-	Englewood - West	1	7	2	11
EAST HAZEL CREST	-	-	-	-	Fuller Park	-	-	-	-
ELMWOOD PARK	-	-	-	-	Gage Park	-	-	-	-
EVERGREEN PARK	-	-	-	-	Galewood	-	-	-	-
FRANKLIN PARK	-	1	-	-	Garfield Ridge	-	-	-	-
FLOSSMOOR	-	-	-	-	Grand Boulevard	-	-	-	-
FORD HEIGHTS	-	-	-	-	Grand Crossing	1	3	-	1
FOREST PARK	-	-	-	-	Hegewisch	-	-	-	-
GLENWOOD	-	-	-	-	Hermosa	-	5	-	-
HARVEY	4	1	-	-	Humboldt Park	-	18	-	10
HARWOOD HEIGHTS	-	-	-	-	Hyde Park	-	-	-	-
HAZEL CREST	-	-	-	-	Irving Park	-	-	-	-
HICKORY HILLS	-	-	-	-	Jefferson Park	-	-	-	-
HILLSIDE	-	-	-	-	Kenwood	-	-	-	-
HOFFMAN ESTATES	-	-	-	-	Little Village	-	-	-	2
HOMEWOOD	-	-	-	1	Logan Square	-	-	-	-
LA GRANGE PARK	-	-	-	-	Lower West Side	-	-	-	-
LANSING	-	-	-	1	Montclare	-	-	-	-
LYNWOOD	-	-	-	-	Morgan Park	-	-	-	-
MARKHAM	27	13	-	13	Mount Greenwood	-	-	-	-
MATTESON	-	19	-	-	New City	-	1	-	1

on the preceding page as well as a map of all activity from the Land Bank's inception. In total, there were **64** parcels acquired this fiscal quarter, **118** parcels were sold, **4** were demolished, and **120** were successfully rehabbed and occupied.

SUBURBAN MUNICIPALITIES					CITY OF CHICAGO				
MUNICIPALITY	ACQUISITIONS	DISPOSITIONS	DEMOLITIONS	REHABS	NEIGHBORHOOD	ACQUISITIONS	DISPOSITIONS	DEMOLITIONS	REHABS
MAYWOOD	-	-	-	23	North Lawndale	1	1	-	5
MELROSE PARK	-	-	-	-	Norwood Park	-	-	-	-
MERRIONETTE PARK	-	-	-	-	Portage Park	-	-	-	-
MIDLOTHIAN	-	-	-	-	Pullman	-	-	-	1
MOUNT PROSPECT	-	-	-	-	Riverdale	-	-	-	-
NILES	-	-	-	-	Roseland	1	-	-	6
NORTHLAKE	-	-	-	-	South Chicago	-	-	-	1
DAK FOREST	-	-	-	-	South Deering	1	1	-	2
DAK LAWN	-	-	-	1	South Shore	2	1	-	-
DAK PARK	-	-	-	-	Washington Heights	-	-	-	2
OLYMPIA FIELDS	-	-	-	-	Washington Park	-	2	-	-
ORLAND HILLS	-	-	-	-	West Elsdon	-	-	-	-
ORLAND PARK	-	-	-	-	West Garfield Park	-	2	-	1
PALOS HEIGHTS	-	-	-	-	West Lawn	-	-	-	-
PARK FOREST	-	-	-	1	West Pullman	18	15	-	1
PHOENIX	-	-	-	-	West Ridge	-	-	-	-
POSEN	-	-	-	-	Woodlawn	-	4	-	4
RIGHTON PARK	-	2	-	-					
RIVERDALE	1	-	-	-					
RIVERSIDE	-	-	-	-					
ROBBINS	-	-	-	-					
ROLLING MEADOWS	-	-	-	2					
SAUK VILLAGE	-	1	-	-					
SCHAUMBURG	-	-	-	-					
SKOKIE	-	-	-	-					
SOUTH CHICAGO HEIGHTS	-	-	-	-					
SOUTH HOLLAND	1	2	-	1					
STEEGER	-	-	-	-					
STONE PARK	-	-	-	-					
STREAMWOOD	-	-	2	-					
THORNTON	-	-	-	-					
TINLEY PARK	-	-	-	-					
WESTCHESTER	-	-	-	-					
WORTH	-	-	-	-					
UNINCORPORATED	-	-	-	-					

Homebuyer Direct Program | FY 2025 Q1

The following table is a breakdown of homes sold through the Homebuyer Direct Program within the first quarter of the 2025 fiscal year.

SUBURBAN MUNICIPALITIES		CITY OF CHICAGO	
MUNICIPALITY	QUANTITY	NEIGHBORHOOD	QUANTITY
South Holland	1	Englewood West	1
		New City	1

INVENTORY & REACTIVATED PROPERTIES | AS OF 2/28/2025

The following is a breakdown of all Cook County Land Bank existing inventory as well as a breakdown of properties successfully rehabbed and reactivated. Inventory can be defined as properties/parcels that the CCLBA currently owns at a specific point in time. Reactivated properties are a subset of all completed rehabs, and denotes when the parcel/property has not only been successfully rehabbed, but has been converted back to a productive and sustainable use. Both of these fields have been tallied from the CCLBA's inception to the end of the most recent fiscal quarter (February 28th, 2025). A summary

SUBURBAN MUNICIPALITIES			CITY OF CHICAGO		
MUNICIPALITY	INVENTORY	REOCCUPIED PROPERTIES	NEIGHBORHOOD	INVENTORY	REOCCUPIED PROPERTIES
ALSIP	1	2	Archer Heights	-	1
ARLINGTON HEIGHTS	-	-	Ashburn	3	7
BELLWOOD	25	23	Auburn Gresham	70	61
BERKELEY	1	-	Austin	86	94
BERWYN	-	10	Avalon Park	6	12
BLUE ISLAND	4	4	Avondale	-	3
BRIDGEVIEW	-	1	Belmont Cragin	-	17
BROADVIEW	4	6	Beverly	-	1
BROOKFIELD	-	3	Bridgeport	-	1
BUFFALO GROVE	-	1	Brighton Park	-	6
BURBANK	2	5	Burnside	5	2
BURNHAM	1	3	Calumet Heights	3	13
CALUMET CITY	40	57	Chatham	30	28
CALUMET PARK	-	33	Chicago Lawn	14	29
CHICAGO HEIGHTS	2	358	Clearing	-	5
CICERO	44	11	Douglas	-	2
COUNTRY CLUB HILLS	11	3	Dunning	2	2
CRESTWOOD	-	1	East Garfield Park	98	64
DES PLAINES	-	3	East Side	6	6
DIXMOOR	-	1	Edgewater	-	1
DOLTON	26	29	Englewood - East	148	42
EAST HAZEL CREST	-	1	Englewood - West	221	80
ELMWOOD PARK	-	3	Fuller Park	5	5
EVERGREEN PARK	-	12	Gage Park	3	7
FLOSSMOOR	-	8	Garfield Ridge	-	-
FORD HEIGHTS	-	1	Galewood	-	4
FOREST PARK	-	2	Grand Boulevard	5	10
FRANKLIN PARK	2	11	Grand Crossing	72	49
GLENWOOD	1	10	Hegewisch	1	6
HARVEY	28	9	Hermosa	-	-
HARWOOD HEIGHTS	-	1	Humboldt Park	127	95
HAZEL CREST	4	48	Hyde Park	-	1
HICKORY HILLS	1	-	Irving Park	-	1
HILLSDALE	-	5	Jefferson Park	-	1
HOFFMAN ESTATES	-	1	Kenwood	1	-
HOMEWOOD	-	21	Lincoln Square	-	2
LA GRANGE PARK	-	1	Little Village	10	12
LANSING	2	24	Logan Square	-	1

page of all inventory and occupancies can be found on the third page of this report. In total, there were **2,001** parcels in the Cook County Land Bank's inventory as of 2/28/2025, with **1,598** parcels located in the City of Chicago and **403** parcels located in suburban Cook County. **2,136** properties were successfully reactivated by the end of 2/28/2025, with **1,079** located in the City of Chicago and **1,057** located in suburban Cook County.

SUBURBAN MUNICIPALITIES			CITY OF CHICAGO		
MUNICIPALITY	INVENTORY	REOCCUPIED PROPERTIES	NEIGHBORHOOD	INVENTORY	REOCCUPIED PROPERTIES
LYNWOOD	-	2	Lower West Side	-	3
MARKHAM	32	21	Montclare	-	1
MATTESON	12	16	Morgan Park	18	13
MAYWOOD	73	101	Mount Greenwood	-	2
MELROSE PARK	1	13	New City	41	15
MERRIONETTE PARK	-	2	North Lawndale	108	24
MIDLOTHIAN	-	13	Norwood Park	-	1
MOUNT PROSPECT	3	-	Portage Park	-	1
NILES	-	2	Oakland	6	-
NORTHLAKE	-	-	Pullman	3	15
OAK FOREST	1	7	Riverdale	27	1
OAK LAWN	-	22	Roseland	109	79
OAK PARK	2	1	South Chicago	46	24
OLYMPIA FIELDS	3	1	South Deering	18	6
ORLAND HILLS	-	2	South Shore	45	53
ORLAND PARK	1	-	Washington Heights	17	30
PALOS HEIGHTS	-	1	Washington Park	15	9
PARK FOREST	10	32	West Elsdon	-	2
PHOENIX	-	1	West Garfield Park	56	12
POSEN	1	14	West Lawn	-	3
RIGHTON PARK	4	11	West Pullman	123	40
RIVERDALE	21	5	West Ridge	2	1
RIVERSIDE	4	19	Woodlawn	48	73
ROBBINS	-	7			
ROLLING MEADOWS	-	2			
SAUK VILLAGE	8	4			
SCHAUMBURG	-	1			
SKOKIE	1	-			
SOUTH CHICAGO HEIGHTS	5	1			
SOUTH HOLLAND	9	27			
STEGER	4	1			
STONE PARK	1	2			
STREAMWOOD	2	4			
THORNTON	-	2			
TINLEY PARK	4	6			
WESTCHESTER	-	1			
WORTH	2	-			
UNINCORPORATED	-	1			

