

ARO In-Lieu Fee Table – with 2023 CPI increases

Location	Option	In-lieu Fee per Unit if payment is made on January 1 to December 31, 2023	In-lieu Fee per Unit if payment is made on January 1 to December 31, 2024
Downtown	Option 1 (20% set-aside)	\$212,630	\$217,482
	Option 2 (16% set-aside)	\$265,787	\$271,853
	Option 3 (13% set-aside) (Rental only)	\$327,123	\$334,588
	Option 4 (10% set-aside) (Rental only)	\$425,259	\$434,964
Inclusionary Housing Areas and Community Preservation Areas	Option 1 (20% set-aside)	\$151,878	\$155,344
	Option 2 (16% set-aside)	\$178,535	\$182,609
	Option 3 (13% set-aside) (Rental only)	\$233,659	\$238,991
	Option 4 (10% set-aside) (Rental only)	\$303,756	\$310,688
Low-Moderate Income Areas	Option 1 (10% set-aside)	\$60,751	\$62,138
	Option 2 (8% set-aside)	\$75,939	\$77,672

Calculation and Timing of Payment of ARO In-Lieu Fees

The ARO includes a requirement that the in-lieu fee be adjusted annually, beginning on January 1, based on the United States Department of Labor, Bureau of Labor Statistics Consumer Price Index (CPI) for all Urban Consumers for the Chicago metropolitan area. Between September 2022 and September 2023, the CPI index increased by 2.28%.

The in-lieu fee amount will be calculated at the time the Affordable Housing Profile (AHP) is signed by the ARO Project Manager, using the fee that is effective at that time. However, if payment is not made before the fee has been annually adjusted, the fee will be recalculated to the updated in lieu fee amount. For the full Ordinance and Rules, please visit www.cityofchicago.org/ARO