

2021 ARO In-Lieu Fee Table – with 2022 CPI increases

Location	Option	Amount of In Lieu Fee per Unit for projects submitted* from October 1 to December 31, 2022.	Amount of In Lieu Fee for projects submitted* from January 1 to December 31, 2022.
Downtown	Option 1 (20% set-aside)	\$187,939	\$196,456
	Option 2 (16% set-aside)	\$234,924	\$245,570
	Option 3 (13% set-aside) (Rental only)	\$289,137	\$302,239
	Option 4 (10% set-aside) (Rental only)	\$375,878	\$392,911
Inclusionary Areas and Community Preservation Areas	Option 1 (20% set-aside)	\$134,242	\$140,325
	Option 2 (16% set-aside)	\$157,803	\$164,954
	Option 3 (13% set-aside) (Rental only)	\$206,526	\$215,885
	Option 4 (10% set-aside) (Rental only)	\$268,484	\$280,650
Low-Moderate Income Areas	Option 1 (10% set-aside)	\$53,697	\$56,130
	Option 2 (8% set-aside)	\$67,121	\$70,163

How the Fee was Calculated

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 2020 and September 2021, the CPI index increased by 4.53%.

The in-lieu fee will be calculated at the time the Affordable Housing Profile is approved by the ARO Project Manager, using the fee that is effective at the time the project is submitted*

Timing

The fee, as calculated, will be valid for two years following the date the project is submitted.* If the fee has not been received by the department within the two years following submission, the in-lieu fee owed will be recalculated, reflecting the current fee at the time that payment is made.

*For these purposes, “submitted” means (i) with respect to an application for zoning approval or the sale of city land, an ordinance authorizing the rezoning or city land sale has been introduced to city council; or (ii) with respect to financial assistance, a complete application has been received and accepted by the department. For the full Ordinance and Rules and Regulations, please visit www.cityofchicago.org/ARO