

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, 2022	In-lieu Fee per Unit if payment is made on January 1 to December 31, 2023
Downtown	Option 1 (20% set-aside)	\$196,456	\$212,630
	Option 2 (16% set-aside)	\$245,570	\$265,787
	Option 3 (13% set-aside) (Rental only)	\$302,239	\$327,123
	Option 4 (10% set-aside) (Rental only)	\$392,911	\$425,259
Inclusionary Areas and Community Preservation Areas	Option 1 (20% set-aside)	\$140,325	\$151,878
	Option 2 (16% set-aside)	\$164,954	\$178,535
	Option 3 (13% set-aside) (Rental only)	\$215,885	\$233,659
	Option 4 (10% set-aside) (Rental only)	\$280,650	\$303,756
Low-Moderate Income Areas	Option 1 (10% set-aside)	\$56,130	\$60,751
	Option 2 (8% set-aside)	\$70,163	\$75,939

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 2021 and September 2022, the CPI index increased by 8.23%.

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