

ARO In-Lieu Fee Table – with 2021 CPI increases

ARO Zone	In-lieu Fee for projects submitted* from January 1 to December 31, 2020	In-lieu Fee for projects submitted* from January 1 to December 31, 2021	Authorized Agency In-Lieu Fee for projects submitted* from January 1 to December 31, 2020	Authorized Agency In-Lieu Fee for projects submitted* from January 1 to December 31, 2021	In-Lieu Fee Premium for projects submitted* from January 1 to December 31, 2020	In-Lieu Fee Premium for projects submitted* from January 1 to December 31, 2021
2007 ARO	\$105,929	\$107,394	-	-	-	-
Low-Moderate Income	\$52,964	\$53,697	-	-	-	-
Higher Income	\$132,411	\$134,242	\$105,929	\$107,394	-	-
Downtown rental	\$185,376	\$187,939	\$158,893	\$161,091	-	-
Downtown for sale	\$185,376	\$187,939	\$158,893	\$161,091	\$238,340	\$241,636
Pilsen/Little Village (LV)	\$182,411 Pilsen/ \$102,964 LV	\$184,242 Pilsen/ \$103,697 LV	-	-	-	-

How the Fee was Calculated

The ARO includes a requirement that the in-lieu fee be adjusted annually, beginning on January 1 of the year following the second anniversary of the effective date (Jan 1, 2018), 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 2019 and September 2020, the CPI index increased by 1.38%.

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