



Inclusionary Housing Ordinance + Zoning Bonus 2024 Summary Sheet

Covered Development - 5+ dwelling units:

- **Rental:** At least 10% of units must be Inclusionary units. If public funding is used, at least 20% of units must be Inclusionary units. This can be met by paying in-lieu fees. If zoning relief is requested, half of the required Inclusionary units must be on-site and half may be paid via in-lieu fees.
- **For Sale:** At least 10% of units must be Inclusionary units. If public financing is used, at least 20% of units must be Inclusionary units. This can be met by paying in-lieu fees. If fees are paid in-lieu of all required Inclusionary units, the fee is 1.5x the applicable rate. See the 2024 In-Lieu Fees Table.
- **Note:** When the minimum of Inclusionary units includes a fractional unit, the following applies: 0.5+ is calculated as 1 unit; <0.5 is calculated as 0 units on-site or 0.5 units for in-lieu fees. Zoning bonuses available for full unit when provided on-site.

Zoning Bonuses for the minimum on-site Inclusionary units (5% or 10% with public financing) and the remaining requirement paid by in-lieu fees:

	Downtown (D, RP)	Commercial (B, C, M, O)	Residential (R, T, U)
Density	+2 / Inclusionary unit	+1 / Inclusionary unit	+1 / Inclusionary unit
FAR	+2.0	+1.0	--
Parking	No parking minimums for Inclusionary units		
Height	--	--	+12' (not eligible for PD's)
Building and Impervious Surface Coverage	--	--	+15%

Parking for on-site Inclusionary units is waived (see above) and parking for other units is as follows:

Bedrooms	Parking Spaces - TOD Area	Parking Spaces - Non-TOD Area
0-1	0.55	0.75
2	1.1	1.25
3+	1.65	1.5



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Zoning Bonuses: for all Inclusionary units provided on-site (10% or 20% with public financing):

	Downtown (D, RP)	Commercial (B, C, M, O)	Residential (R, T, U)
Density	+4 / Inclusionary unit	+2 / Inclusionary unit	+2 / Inclusionary unit
FAR	+2.0	+1.0	--
Parking	No parking minimums for Inclusionary units		
Height	--	--	+12 (not eligible for PDs)
Building and Impervious Surface Coverage	--	--	+15%
PD Site Development Allowances	City Council majority vote required to exceed maximum site development allowances (instead of supermajority vote)		

Parking for on-site Inclusionary units is waived (see above) and parking for other units is as follows:

Bedrooms	Parking Spaces - TOD Area	Parking Spaces - Non-TOD Area
0-1	0.55	0.75
2	1.1	1.25
3+	1.65	1.5



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Primarily Affordable Developments exceed the minimum requirements of on-site Inclusionary units and/or %AMI levels. Zoning Bonuses apply as follows:

- Zoning Bonuses only apply to the required (10% or 20%) on-site units. Additional Inclusionary units are not eligible for any Zoning Bonuses.
- Additional Inclusionary units are treated as market rate for calculating Zoning Bonuses and fee waivers/deferrals.

Incentives for all Inclusionary Housing compliant developments:

- Expedited application process.
- Building Permit fees waived for Inclusionary units and the proportional share of common areas.
- Remaining Building Permit fees are deferred to TCO application (other fees are not deferred).

Additional Requirements:

- Inclusionary unit gross rents may not exceed current 60% AMI maximum gross rents. Rents not exceeding lower rents, such as 30% or 50% AMI are encouraged.
- Current in-lieu fees are \$209,195 per Inclusionary unit in Downtown and Research Park districts and \$179,310 for all other districts. In-lieu fees are updated annually based on CPI increases in the Chicago Metro area.
- Inclusionary units must comply with Inclusionary Program guidelines for a minimum of 30 years.
- In-Lieu Fees are due prior to Building Permit issuance.
- In-Lieu Fees are not reduced if the number of dwelling units is reduced after Building Permit issuance.
- Alternative Equivalent Proposals may be requested and require City Council approval. Zoning Bonuses do not apply to Alternative Equivalent Proposals.

This document is intended to provide a summary of the current regulations and applicable bonuses. Verify all regulations in the current [IHO Ordinance](#) and [Zoning Ordinance](#)