

Inclusionary Zoning Ordinance Comparison by Illinois Municipality

| Municipality (yr. adopted) & (IHDA Est. Yr) | % Affordable Housing Units ¹ | Est. 2015 & 2018 Population | Covered Developments | % Set Aside | Households Eligible for Affordable Units Developed under the Ordinance | Fee In-lieu |
|--|---|-----------------------------------|--|--|---|--|
| Chicago (2007 ²) (2018) | 42% 48.1% | 2,720,546 2,714,017 | ≥10 residential units AND receive a zoning change, City land, or financial assistance, or are a downtown PD | 10% (20% if city funded) | Owner-occupied: ≤ 100% AMI Renter-occupied: ≤60% AMI | \$100,000 per required unit (only available for non-city financed projects) |
| Evanston (2007 ³) (2018) | 15.4% 17.5% | 75,527 75,472 | ≥ 5 units including mixed use with residential component, new development, redevelopment, change of use to residential, change of tenure and those built in phases. | 10% (20% receiving public funds) | Owner-occupied: ≤ 100% AMI Renter-occupied : ≤ 60% AMI | \$175,000/affordable unit in Downtown and Research Park zoning area or \$150,000 in all other applicable zoning districts. NOTE: Condos – if fee in lieu used = 1.5 x amount above. |
| Highland Park (2003) (2018) | 6.7% 9.3% | 29,734 29,780 | All new development with residential component, renovation that adds residential units, change of use to residential, change in type of residential use, and change of tenure from rent to own | 20% | Owner-occupied: 50% affordable units sold to ≤ 65% AMI and 50% at an average of 100% AMI Renter-occupied: ≥33% affordable units rented to ≤50% AMI; ≥33% affordable units rented to 51-80% AMI; and ≤ 33% affordable units rented to 81-120% AMI | \$125,000/affordable unit; only an option in single-family developments of ≤19 units; can be prorated |
| Lake Forest (2005) (2018) | 5.6% 5.3% | 19,408 18,881 | ≥ 5 units, new residential or mixed use development, >50% renovation that increases residential units, change of use to residential, conversion to condominiums | 15% | Owner-occupied: ≥ 50% of affordable units sold to ≤80% AMI, remainder of affordable units sold to ≤120% AMI Renter-occupied: ≥ 50% of affordable units sold to ≤60% AMI, remainder of affordable units sold to ≤80% AMI | \$130,000/affordable unit or as determined by Council; alternately may dedicate land in City to affordable housing or build affordable units on alternate site, but only if Council approves |
| St. Charles (2008 ⁴) (2018) | 11.2% 17.1% | 33,460 32,745 | New construction on lots created or subdivision plats approved after February 15, 2008; permits issued to build units on lots where affordable units are demolished if the permitted unit has the same number of bedrooms; and permits issued for alteration that would increase the number of residential units on the property | 5% in construction of 1 to 15 dwelling units; 10% > 15 dwelling units | Owner-occupied: ≤80% AMI Renter-occupied: ≤60%AMI | 2008 \$140,000 / req. affordable unit 2010 \$104,500 / req. affordable unit 2016 \$72,819.50 / req. affordable unit 2017 \$72,819.50/ req. affordable 1- Fam., townhome, or 2-Fam. unit \$5,000 / req. affordable multi- family unit 2018 \$36,409.75 2019 \$36,409.75 |

¹ Based on calculations by the Illinois Housing Development Authority as required under the Illinois Affordable Housing Planning and Appeals Act (<https://www.ihda.org/wp-content/uploads/2016/03/Final2013AHPAANELGHandbook.pdf>)

² Revised ordinance went into effect on October 13, 2015. Legal parameters in the table reflect the revised ordinance. Number of resulting affordable housing units includes those since original adoption in 2007.

³ Revised ordinance went into effect on January 1, 2016. Legal parameters in the table reflect the revised ordinance. Number of resulting affordable housing units includes four approved since the revision went into effect.

⁴ Revised ordinance went into effect on January 1, 2016. Legal parameters in the table reflect the revised ordinance. Number of resulting affordable housing units includes those since original adoption in 2008.