

JUNE BUSINESS & DEVELOPMENT REPORT

Community Development Services Department

Laurel Lunt Prussing, Mayor
Elizabeth H. Tyler, Community Development Director
July 11, 2016



Initiatives



CENTRAL AREA TIF:

A draft of the Tax Increment Finance (TIF) redevelopment plan for Central Urbana has been completed and is available online at urbanaillinois.us/central-tif-plan. The proposed TIF plan was recommended for approval by the TIF Joint Review Board on June 15th. A Public hearing on the establishment of the new TIF will be held on July 11 at 7:00pm in the Urbana City Council Chambers. Adoption will be considered for August.



PUBLIC ART

Commissioner Virginia Waaler and her husband Jack Waaler have made a contribution toward the purchase of Stranger Reduction Zone, located at the Urbana Free Library. Lynn Smith is the feature in this month's Art Now episode, the episode can be viewed at urbanaillinois.us/artnow.



SMART GROWTH CONFERENCE

Libby Tyler will speak on place-based economic development at the Local Leaders Council of Smart Growth America in Washington, DC on July 18th.

Upcoming Events



JULY 14, 5:00pm - 6:30pm:

Opening reception for Artist of the Corridor Judy Lee's exhibition "Mini Masterpainters." City Building Lobby, 400 S. Vine St.



JULY 25, 11:00am - 2:00pm:

July Food Truck Rally, Urbana Civic Center 108 E. Water St.



THROUGH AUGUST 11:

13 Thursdays -Discounts and special events available in East Campustown every Thursday through August 11th.



AUGUST 23 12:00pm - 1:00pm:

Business and Development Luncheon, Urbana Civic Center, 108 E Water St.



AUGUST 26-27

Urbana Sweetcorn Festival .



SEPTEMBER 18, 10:00am - 5:00pm

Urbana Art Expo, Urbana Civic Center 108 E. Water St.



SEPTEMBER 29 - OCTOBER 1:

Regional Neighborhood Network Conference, Hilton Garden Inn, Champaign 1501 S Neil.

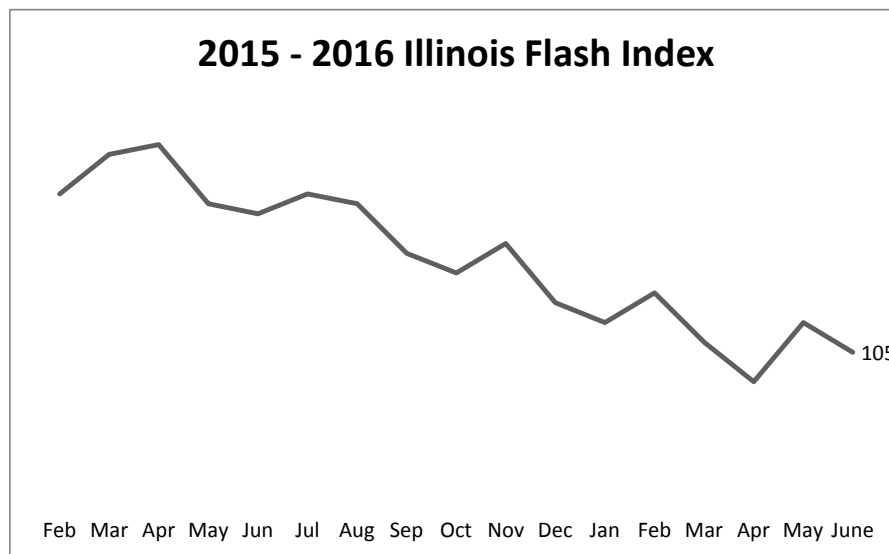
Development Activity

CURRENT PROJECTS			
BUSINESS	DESCRIPTION	LOCATION	PROJECT TYPE
D o w n t o w n			
Prelim	<i>Software Development</i>	206. W Main	New Business
Stephens Building	<i>Mixed use – 4 units</i>	218 W Main	Rehab - Under Construction
CUMTD Facility Expansion	<i>Public Transportation</i>	803 E. University	Addition - Under Construction
Lucy Lu's	<i>Gaming Hall</i>	202 W University	Renovation - Under Construction
Parasol Records	<i>Online Retail</i>	303 W Griggs	Renovation - Under Construction
Choices Inc.	<i>Social Service</i>	102 E. Main	Renovation - Under Construction
Cherry Tree Cafe	<i>Cafe</i>	129 N Race	Renovation - Under Construction
Dairy Queen	<i>Fast Food</i>	911 W University	Renovation - Under Construction
Lab Escape	<i>Escape Room</i>	Lincoln Square	Renovation - Under Construction
Broadway Market	<i>Food Market</i>	401 N Broadway	Renovation - Permit Issued
25 O'Clock Brewery	<i>Brewery</i>	208 W. Griggs	Renovation - Plans Reviewed
Urbana Retail Shoppes	<i>Quick Service Restaurant</i>	106 E. University	New - Plans Reviewed
U n i v e r s i t y - M e d i c a l			
Campus Circle	<i>Mixed Use -181 Units</i>	University Ave	New - Complete
Next 2 Campus Apartments	<i>Residential – 84 Units</i>	901 Western	New - Complete
Farmhouse Fraternity	<i>Fraternity</i>	809 W Pennsylvania	Remodel - Under Construction
Alpha Gamma Delta	<i>Sorority</i>	1106 S Lincoln	Remodel - Under Construction
CUMTD	<i>Government</i>	1101 E University	Expansion - Under Construction
Starbucks	<i>Coffee Shop</i>	701 S Gregory	Renovation - Under Construction
Burger King	<i>Restaurant</i>	1106 E. University	Renovation - Plans Submitted
N o r t h L i n c o l n A v e n u e			
Auto Repair	<i>Auto Repair</i>	1908 N Linview	New - Complete
Crisis Nursery	<i>Social Service</i>	1309 W Hill	Addition - Complete
Henson Disposal	<i>Recycling</i>	910 Saline Court	New - Complete
Mosque & Islamic Assoc.	<i>Religious</i>	106 S Lincoln	New - Under Construction
Leek & Sons	<i>Funeral Home</i>	1215 Bradley Avenue	New - Permit Issued
Northgate Gaming Lounge	<i>Gaming Parlor</i>	1504 N. Cunningham	Renovation - Plans Submitted
C u n n i n g h a m A v e n u e			
Eastland Apartments	<i>Residential – 40 Units</i>	1905 N Cunningham	New - Under Construction
Cell Tower	<i>Cell Tower</i>	2000 N. Cunningham	New - Plans Submitted
Highland Green	<i>Affordable Workforce & Veteran – 33 Units</i>	401 & 403 E Kerr	New - Preparing Plans

S o u t h U r b a n a

Meijer Curbside Pickup	<i>Grocery</i>	2005 S Philo	Addition - Complete
Rigg's Beer Distribution	<i>Brewery</i>	1901 S. High Cross	Renovation - Complete
Clark-Lindsey Village	<i>Residential, Wellness,- 24 residents, Pool</i>	101 W Windsor	New - Under Construction
Dotty's	<i>Gaming Hall</i>	1901 S Philo	Remodel - Permit Issued
Marco's Pizza	<i>Restaurant</i>	1901 S Philo	Remodel - Permit Issued
Planet Fitness	<i>Gym</i>	1809 S Philo	Renovation - Plans Reviewed
Amber Glen	<i>Assisted Living</i>	1704 E Amber Lane	Renovation - Submitted Plans

Research & Analysis



The U of I Flash Index provides a fast look at the performance of the Illinois economy. In May 2016 the Flash Index decreased slightly to 105 from 105.3 in June.

Source: U of I Flash Index

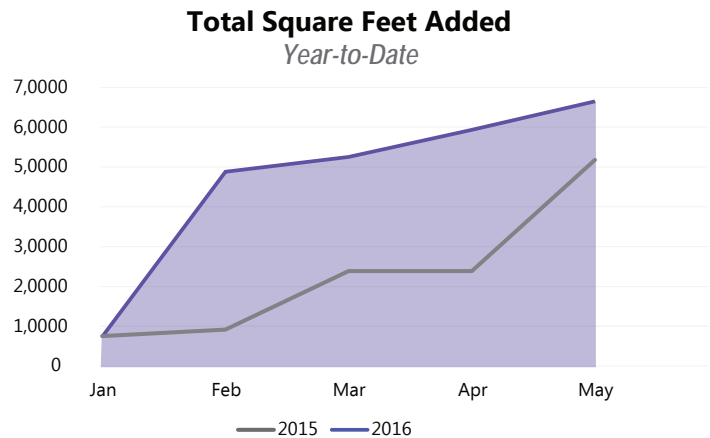
Home values decreased by 0.2% from April 2016 to May 2016. Annually, Urbana home values increased by 1.4%, compared to a 1.3% increase in Champaign.

Source: Zillow.com Local Market Overviews

Added Square Feet (by permit)

Total Square Feet Added Year-to-Date

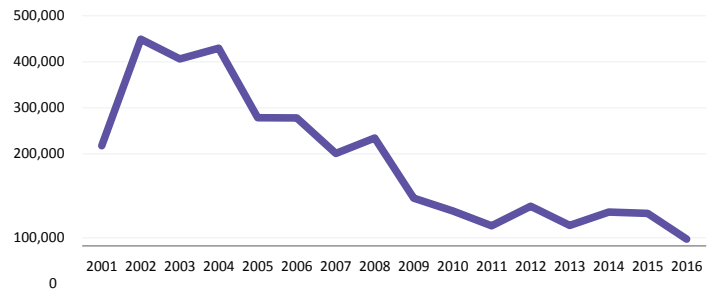
Total year-to-date square feet added was greater in 2016 than 2015 as of May. A total of 66,513 square feet have been added since January 1st 2016, 14,723 more than in 2015.



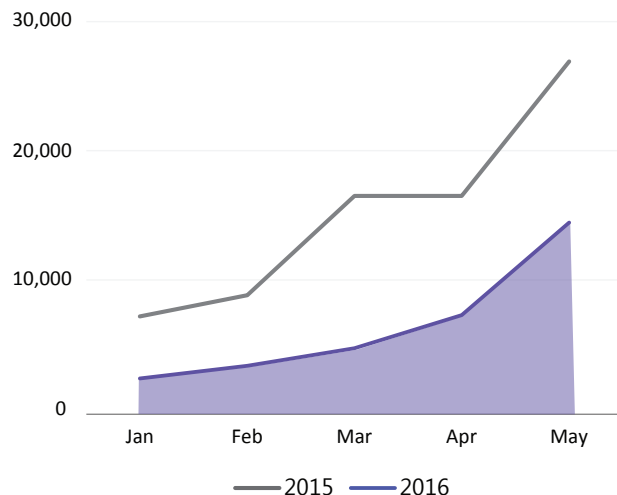
Single-Family and Duplex Residential Square Feet Added

The amount of single-family and duplex residential square feet added in Urbana has been decreasing since 2002. The City created the Think Urbana program (the residential marketing campaign for the Enterprise Zone) to promote residential development. Under this new program additions to single family housing should continue to increase.

Single Family and Duplex Residential Added SQFT Yearly 2001-2016



Single Family and Duplex Residential Added SQFT Monthly 2015-2016



area update of the month: PHILO ROAD



Over the past several years, the Philo Road Corridor has experienced a change from a regional destination shopping center to a neighborhood/community shopping center. With this change, new businesses are locating along the corridor, bringing new life to the area.

Three new national brands, Marco's Pizza, UHaul, and Planet Fitness, and a regional brand, Dotty's, are opening along the Philo Avenue corridor in 2016. Hot Slots 1/32, a novelty hobby store, will consolidate their current space to allow for the opening of Planet Fitness, increasing total occupancy of the building. UHaul has located in Southgate Plaza to the South of Rick's Bakery, decreasing vacancy along the corridor. Dotty's, a gaming parlor, and Marco's Pizza will open in the Family Video building.

Investment opportunities for the ground leases of both the CVS Pharmacy and Walgreens Pharmacy are being actively marketed at \$1.6 and \$6.8 million respectively. The CVS and Walgreens corporate chains typically utilize ground leases which allow for private investors to own the property underlying these retail stores across the nation. Both pharmacies on Philo Road have ten years or more remaining on their respective ground leases with options to further extend the lease terms. The long duration of these active leaseholds make ownership of the underlying properties very valuable as real estate investments. Rick's Bakery (2018 Philo Rd), which opened in 2012, has continually received positive reviews, including a mention in Smile Politely's BEST Food & Drink 2016. City staff is actively working with property owners and brokers to market remaining available sites along the corridor.