

# JULY BUSINESS & DEVELOPMENT REPORT

Community Development Services Department

Laurel Lunt Prussing, Mayor  
Elizabeth H. Tyler, Community Development Director  
August 15, 2016



## Updates



### CENTRAL AREA TIF:

A draft of the Tax Increment Finance (TIF) redevelopment plan for Central Urbana has been completed and is available online at [urbanaininois.us/central-tif-plan](http://urbanaininois.us/central-tif-plan). A Public hearing on the establishment of the new TIF was held on July 11. Adoption will be considered in August.



### THINK URBANA

Staff continue to market the Think Urbana program, and have made yard signs available for local developers and realtors. Multiple local developers have created additional incentives to further promote development. To date, thirteen Think Urbana Eligible projects have been issued permits, and three have applied for incentives.



### HIGHLAND GREEN:

The City continues to work on the 33-unit Highland Green project and has committed \$291,580 in Federal HOME Investment Partnerships funding to the development team, and \$208,420 in Federal Community Development Block Grant funding to bring the total federal subsidy of the project up to \$500,000. The project site will be donated from the City to the development team at their anticipated closing in late-August or early-September



### HISTORIC BUILDINGS MAP:

The web map of historic buildings in Urbana is up and running at [historic-urbana-webmap.netlify.com/](http://historic-urbana-webmap.netlify.com/). The map is interactive and contains information and images for all local and national landmarks, and the City's "100 Most Important Buildings". The project was funded by a grant from the Illinois Historic Preservation Agency.



### 40 UNDER 40

Marketing Coordinator & Director of Urbana's Market at the Square Natalie Kenny Marquez has been selected as a Central Illinois Business Magazine 40 Under 40 recipient.

## Upcoming Events



### THROUGH AUGUST 11:

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



### AUGUST 16 -17:

Visit Champaign County inaugural Tourism Summit, Hyatt Place, Champaign.



AUGUST 23, 11:45am:

Business and Development Luncheon sponsored by First Federal Bank. With guest speaker Jayne DeLue of Visit Champaign County, Urbana Country Club, 100 E Country Club Rd.



AUGUST 26-27

Urbana Sweetcorn Festival, featuring Friday night headliner Diamond Rio, and Saturday night headliner Smash Mouth.



AUGUST 30, 11:00am-2:00pm:

Downtown Urbana Food Truck Rally. Urbana Civic Center, 106 E Water.



SEPTEMBER 15, 8:00am-3:30pm:

Illinois Green Infrastructure Conference: Stormwater and the Urban Ecosystem. i-Hotel Conference Center.



SEPTEMBER 16-34:

Pygmalion Festival, Tech Conference, Krannert Center for the Performing Arts.



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

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



SEPTEMBER 27, 11:00am-2:00pm:

Downtown Urbana Food Truck Rally. Urbana Civic Center, 106 E Water.



SEPTEMBER 29 - OCTOBER 1:

Regional Neighborhood Network Conference, Hilton Garden Inn, Champaign 1501 S Neil. Registration now open at 2016rnnc.com.

## Development Activity

### CURRENT PROJECTS

BUSINESS	DESCRIPTION	LOCATION	PROJECT TYPE
<b>D o w n t o w n</b>			
Cracked Glass	<i>Stained Glass Art</i>	602 E High	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 - Under Construction
25 O'Clock Brewery	<i>Brewery</i>	208 W. Griggs	Renovation - Plans Reviewed
Gateway Shoppes Outlot	<i>Quick Service Restaurant</i>	106 E. University	New - Plans Submitted

**U n i v e r s i t y - M e d i c a l**

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**

Mosque & Islamic Assoc.	<i>Religious</i>	106 S Lincoln	New - Under Construction
Leek & Sons	<i>Funeral Home</i>	1215 Bradley Avenue	New - Permit Issued

**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 &amp; Veteran – 33 Units</i>	401 & 403 E Kerr	New - Preparing Plans
Northgate Gaming Lounge	<i>Gaming Parlor</i>	1504 N. Cunningham	Renovation - Plans Submitted

**S o u t h U r b a n a**

Rigg's Beer Distribution	<i>Brewery</i>	1901 S. High Cross	New Business
Piemonte Sausage	<i>Sausage Producer</i>	1805 S Philo	New Business
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
County Market	<i>Grocery</i>	1819 Philo	Business Closed, Future Plans Pending

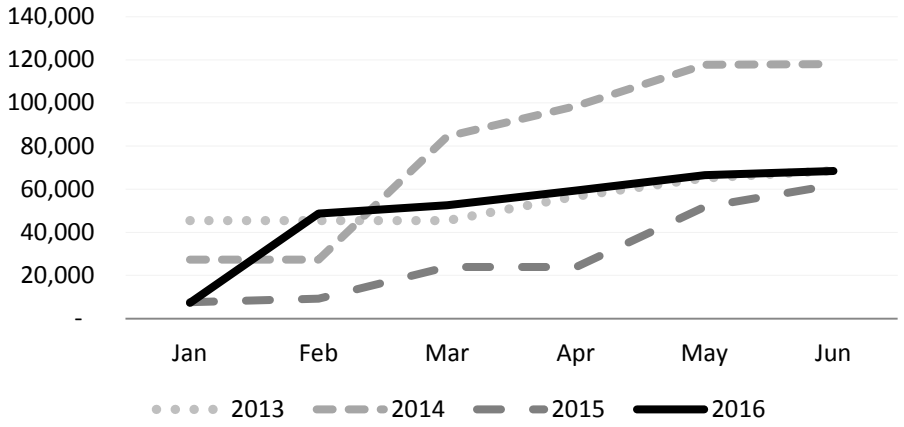
## Added Square Feet (by permit)

### Total Square Feet Added Year-to-Date

The City of Urbana collects data on square footage added through issued building permits, for both additions and new construction. Year-to-date square footage added, for all building types, increased in 2016 from 2015. As of June, both figures remain below the year-to-date square footage added for 2014. A total of 68,437 square footage has been added since January 1st 2016, 6,573 more than in 2015.

### Year-To-Date Square Footage Added

*New Construction & Additions*

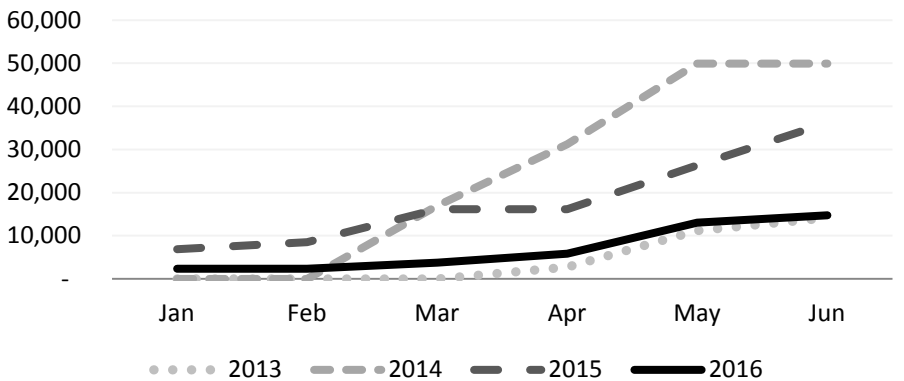


### Single-Family and Duplex Residential Square Feet Added

Year-to-date square footage added for single and two-family new residential construction is lower in 2016 than in 2014 and 2015, and follows the 2013 trend. The City created the Think Urbana program (the residential marketing campaign for the Enterprise Zone) to promote residential development. Under this new program new single and two family housing is expected to increase. To-date, three projects have applied to receive Think Urbana incentives.

### Year-To-Date Single and Two-Family Square Footage Added

*New Construction*



**THINK URBANA**

## Flash Index

The U of I Flash Index provides a quick look at the performance of the Illinois economy. The Flash Index decreased slightly from 105 in June to 104.7 in July.

*Source: U of I Flash Index*

## Home Sales & Values

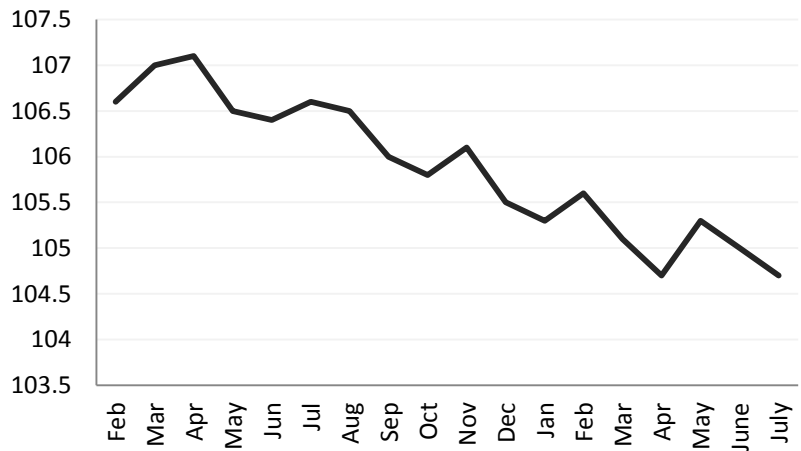
The number of year-to-date homes sold in Urbana remained steady with both 2014 and 2015 through June 2016. Home values increased by 0.3% from May 2016 to June 2016. Annually, Urbana home values increased by 2.3%, compared to a 1.3% increase in Champaign.

*Source: Zillow.com*

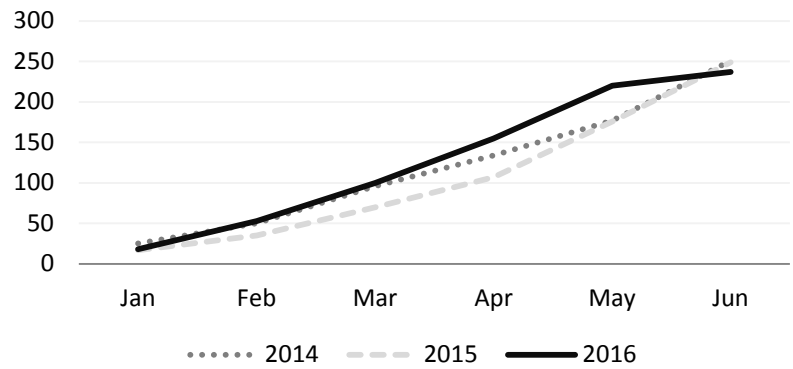
In June, the market decreased slightly, with 394 total homes sold in Champaign County, a decrease of 2% from June 2015. However, total year-to-date homes sold increased by 9.23% from 2015. An additional 297 home sales were pending, a decrease of 2.94% from March 2015. The median home sale price in June 2016 was 0.23% higher than in June 2015

*Source: CCAR Newsletter*

### 2015 - 2016 Illinois Flash Index

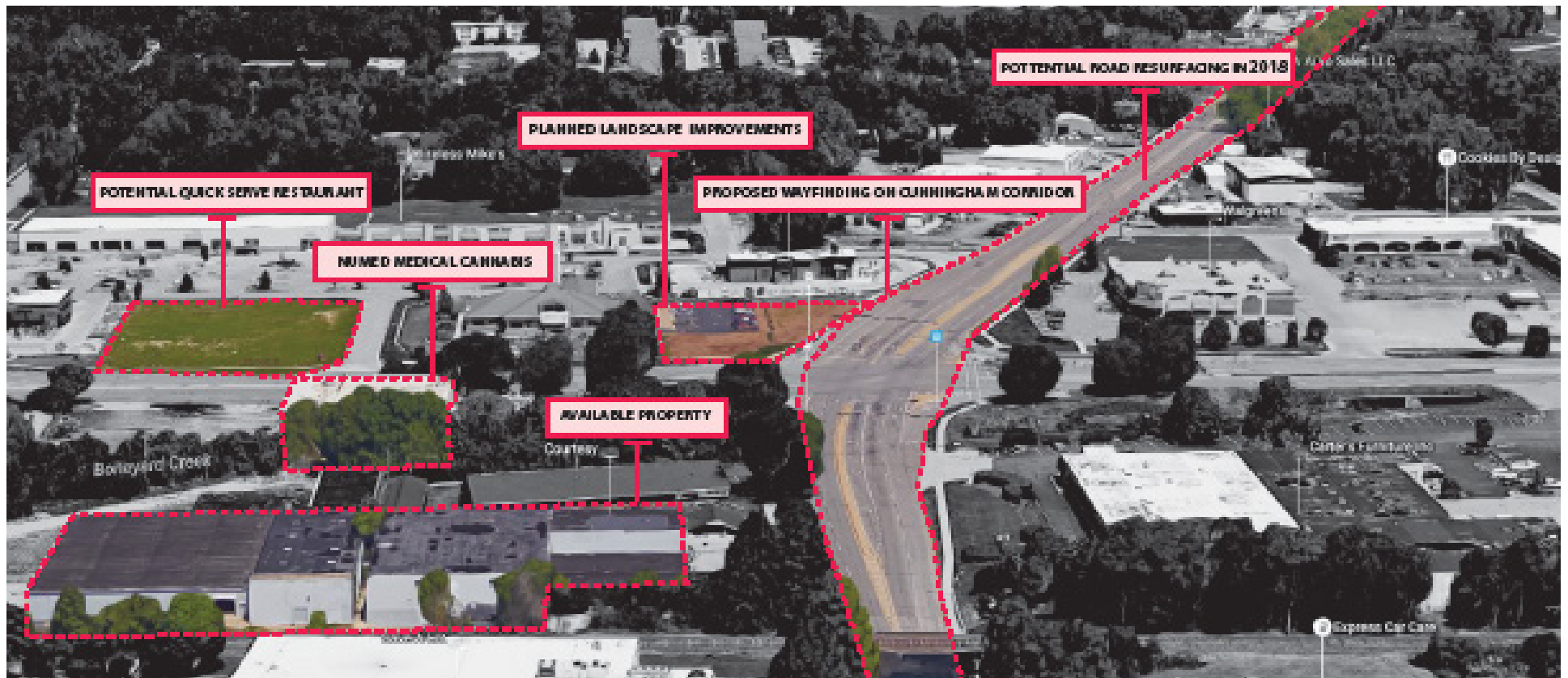


### YTD Homes Sold ZIP 61801 and 61802



*Source: Zillow.com*

## area update of the month: FIVE POINTS INTERSECTION



The Five Points intersection serves as the main gateway to Downtown Urbana, fostering an active and inviting mix of commercial uses in this area has been a priority for the City. Traditionally filled with auto related businesses, development of retail-oriented establishments continues to progress. Plans have been submitted for a new fast casual restaurant in the past vacant Gateway Shoppes outlet. Construction has also begun at the former Blockbuster building, for the new NuMed RX medical cannabis dispensary.

As one of the largest available Downtown properties, the former Gill building, located along Vine street, offers a unique opportunity for future growth. The Five Points and Gateway Shoppes centers continue to maintain low vacancy rates, and the UofI Credit Union has plans to add landscaping at their corner. The City has long-term plans for the intersection including the planned Boneyard Creek improvement. Currently, to add further vibrancy to the area, staff continue to work on wayfinding and signage for the Cunningham Corridor, including at the Five Points Intersection. Additionally, road surfacing is slated to begin in 2017 along Cunningham Avenue.