

# FEBRUARY BUSINESS & DEVELOPMENT

Community Development Services Department

Laurel Lunt Prussing, Mayor

Elizabeth H. Tyler, Community Development Director

March 13 2016



## Development Highlights



### STRAWBERRY FIELDS

Strawberry Fields owner Mohammad Al-Heeti will consolidate World Harvest Foods into the Strawberry Fields location, expanding Strawberry Fields' international offerings and maintaining the popular cafe. Mr. Al-Heeti will utilize both names for the consolidated business.



### O'REILLY AUTO PARTS

O'Reilly submitted a minor subdivision plat for a new O'Reilly Auto Parts store to be located at 1806 and 1808 S Philo Rd.



### CLARK-LINDSEY VILLAGE

Clark-Lindsey Village held open houses for their Green House Homes throughout January. Each Green house home is designed to resemble a single-family-home and houses twelve residents



### BLUEBIRD BOUTIQUE

Bluebird boutique, a womens clothing store, has signed a lease for the City owned property located Downtown at 212 W Green Street.



### AFFORDABLE HOUSING

Construction continues on the 33-unit Highland Green project on Kerr Avenue in north Urbana. TWG Development of Indianapolis has progressed in its purchase of both the Aspen Court and Washington School properties. In a joint procurement effort, the Housing Authority of Champaign County selected Brinshore Development of Northbrook, Illinois to be the developer at the Urbana Townhomes site in east Urbana, along with other projects in the County.

## Program Updates



### HOMEBUILDERS BREAKFAST

The first ever Urbana Homebuilders Breakfast was held at Eastland Suites on February 23rd. At the event, new and existing builders to the market learned about the program and heard a testimonial from Mike Kennedy of Kennedy Builders.



### BUSINESS & DEVELOPMENT LUNCHEON

The February Business and Development Luncheon was sponsored by the Atkin's Group. The event featured developer and Realtor testimonials from Ivan Richardson, Barbara Gallivan, and Brad Richardson on the program, and had over fifty attendees.



### ONGOING THINK URBANA MARKETING

The 2017 Realtors Bus Tour, to be sponsored by Attie's Bar and Grill and First Federal Bank will be held on April 13th. The Realtors Bus Tour will highlight Think Urbana, available subdivisions, Urbana amenities, and recent Downtown development. In addition, the City staff will market Think Urbana at the Home Garden & Design Expo on April 8th-9th.



### OPEN SCENE

The first Open Scene weekend intensive at the Independent Media Center (IMC) with youth and adult participants, making beats with Derek Linzy was held on February 24-26th. The second weekend intensive, storytelling with Andrea Perkins, will take place on March 10th-12th at the IMC. Two additional artists, hip hop artists Mother Nature, and theater collective Hill L. Waters will hold additional workshops in March and April. These weekend intensives will include arts workshops, dialogues, and public showcases to explore a theme of social justice and community development through an artistic discipline.



### CONTRACTORS BREAKFAST

In partnership with the Champaign, Rantoul, and Champaign County, the City held the 2017 Contractors breakfast. The event provided contractors with information regarding building rehab and affordable housing. The event had over sixty attendees.



### URBANA ARTS GRANTS PROGRAM

The Urbana Arts Grants Program application period for the 2017 Urbana Arts Grants Program closed February 6th, with the City receiving a total of forty-six applications. Grantees were selected by jury and will be announced in mid-March. To learn more, visit [urbanaininois.us/artsgrants](http://urbanaininois.us/artsgrants).



### BUSINESS OUTREACH

In February, Economic Development met with Mirabelle Fine Pastries, Urbana Fine Arts Center, and B Spirits to discuss business needs and opportunities for expansion.



### CSA FAIR

Market held a successful CSA Fair with over twelve farmers and upwards of 350 customers in attendance.



### DEPARTMENT OUTREACH

Community Development Director Libby Tyler along with Champaign's Planning and Development Director Bruce Knight presented to the local engineer's at the Case Engineering Council's annual "E-week" banquet on February 23rd.

## Upcoming Events



MARCH 10, 6:00pm-8:00pm & MARCH 12, 2:00pm-4:00pm:

Open Scene Public Workshops- Andrea Perkins. Independent Media Center, 202 S Broadway Ave.



MARCH 17, 6:00pm-6:30pm:

UBA World's Shortest St. Patrick's Day Parade.



MARCH 24, 6:00pm-8:00pm & MARCH 26 2:00pm-4:00pm:

Open Scene Public Workshops - Mother Nature. Urbana-Champaign Independent Media Center, 202 S Broadway Ave.



APRIL 7:

Imbibe Urbana First Friday, Downtown Urbana. Main Street Urbana.



APRIL 8, 10:00am-2:00pm:

Urbana Celebrates the Boneyard. Boneyard Creek Improvement Project, at the corner of Race and Griggs Streets.



APRIL 8, 9:00am-5:00pm & APRIL 9, 10:00am-4:00pm:

Home Garden & Design Expo with UBA Market in the Square, Lincoln Square Mall, 300 S Broadway Ave.



APRIL 13, 8:30am-11:00am:

2017 Realtor Bus Tour, the tour will highlight subdivisions with Think Urbana plots and Urbana amenities. Attie's Bar and Grill, 2600 S Stone Creek Blvd. RSVP by Friday April 7 by emailing [erhorwitz@urbanaininois.us](mailto:erhorwitz@urbanaininois.us).

## Development Activity

CURRENT PROJECTS					
BUSINESS	DESCRIPTION	LOCATION	PROJECT TYPE	PROJECT COST	APPROVED INCENTIVES
<b>Downtown</b>					
Schnucks	<i>Grocery Store</i>	200 N Main	Renovation - Under Construction	\$893,550	-
Stephens Building	<i>Mixed use – 4 units</i>	218 W Main	Rehab - Under Construction	\$350,000	TDA, EZST
25 O’Clock Brewery	<i>Brewery</i>	208 W. Griggs	Renovation - Under Construction	\$210,000	TRI, EZST
Lincoln Square Mall	<i>Management Office</i>	300 S Broadway	Remodel - Plans Under Review	\$2,500	-
Broadway Market	<i>Food Market</i>	401 N Broadway	Renovation - Plans Under Review	Unknown	TDA, EZST
<b>University-Medical</b>					
CUMTD	<i>Government</i>	803 E University	Expansion - Under Construction	\$8,225,960	-
Dairy Queen	<i>Fast Food</i>	911 W University	Renovation - Under Construction	\$250,000	-
Panda Express	<i>Quick Service Restaurant</i>	106 E University	New - Plans Review Completed	Unknown	-
West Green Apartments	<i>Multi-Family Apartment</i>	708 and 710 W Green	New - Plans Under Review	Unknown	-
MTD Training	<i>Institutional Training Facility</i>	1207 E University	Expansion - Plans Under Review	\$867,000	-
T-Mobile	<i>Mobile Phones</i>	110 E University Suite F	Remodel - Plans Submitted	\$39,300	-
<b>North Lincoln Avenue</b>					
Mosque & Islamic Assoc.	<i>Religious</i>	106 S Lincoln	New - Under Construction	\$1,471,786	-
Leek & Sons	<i>Funeral Home</i>	1215 Bradley	New - Under Construction	\$1,260,043	EZST, EZPT
Gaming Parlor	<i>Gaming</i>	2002 N Lincoln	Remodel - Under Construction	\$10,000	-
Holiday Inn Express	<i>Hotel</i>	1003 W Killarney	Remodel - Under Construction	\$120,000	-
<b>Cunningham Avenue</b>					
Cell Tower	<i>Cell Tower</i>	2000 N. Cunningham	New - Under Construction	\$10,000	-
Highland Green	<i>Affordable Workforce &amp; Veteran – 33 Units</i>	401 & 403 E Kerr	New - Under Construction	\$4,041,765	EZST, EZPT
<b>Southeast Urbana</b>					
Clark-Lindsey Village	<i>Assisted Living (24 Residents) &amp; Wellness Center</i>	101 W Windsor	New - Under Construction	\$4,066,756	-
White Oaks Mini Storage	<i>Storage</i>	3004 Tatman Court	New - Under Construction	\$130,000	-
Day Care Center	<i>Day Care</i>	1101 E Colorado	Remodel - Conditional Use Approved	Unknown	-
Amber Glen	<i>Assisted Living</i>	1704 E Amber Lane	Renovation - Plans Approved	Unknown	-
U Haul	<i>Truck Rentals &amp; Storage</i>	2010 S Philo	Renovation - Plans Under Review	Unknown	-

TDA: TIF Development Agreement  
 TRI: TIF Redevelopment Incentive

TBG: TIF Business Grant  
 EZST: Enterprise Zone Sales Tax Exemption

EZPT: Enterprise Zone Property Tax Abatement

## Added Square Feet (by permit)

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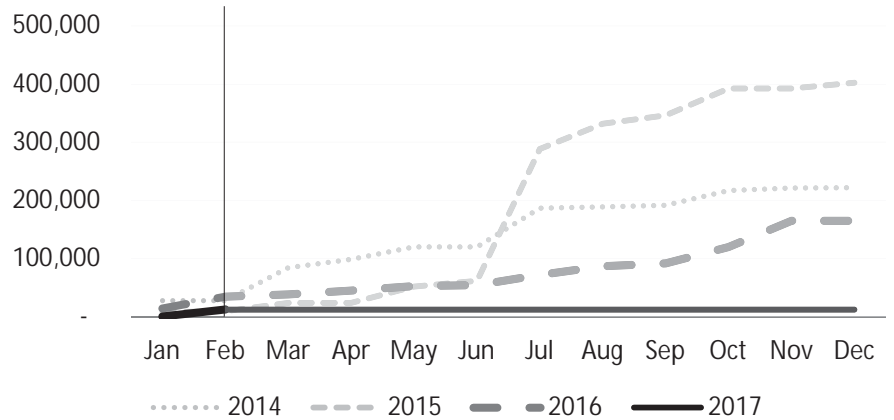
### Total Square Feet Added Year-to-Date All Project Types

A total of 12,297 square feet was added in new construction from January through February 2017, growth consistent with prior years for these months. The City of Urbana collects data on square footage added through issued building permits for both additions and new construction.

Source: Urbana Permit Data

### Year-To-Date Square Footage Added

*All New Construction & Additions*



Source: Urbana Permit Data

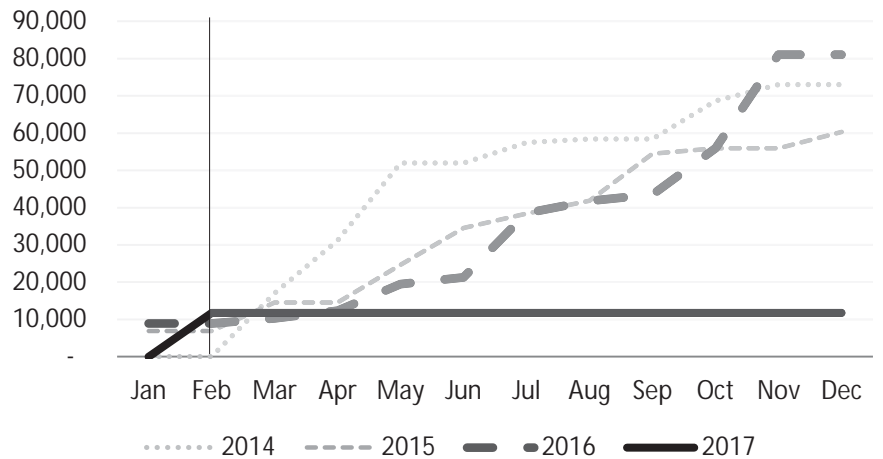
### Single-Family and Duplex Residential Square Feet Added

For February, year-to-date square feet added for one and two family homes was at its highest in four years. Square footage added for single and two-family new residential construction totaled 11,729 square feet from January through February 2017. In 2016, the City created the Think Urbana program (the residential marketing campaign for the Enterprise Zone) to promote new lower-density residential development. Under this program new single and two family housing starts are expected to increase dramatically. To-date, 48 units have applied to receive Think Urbana incentives.

Source: Urbana Permit Data

### Year-To-Date Square Footage Added

*Single and Two Family New Construction*



Source: Urbana Permit Data



**THINK URBANA**

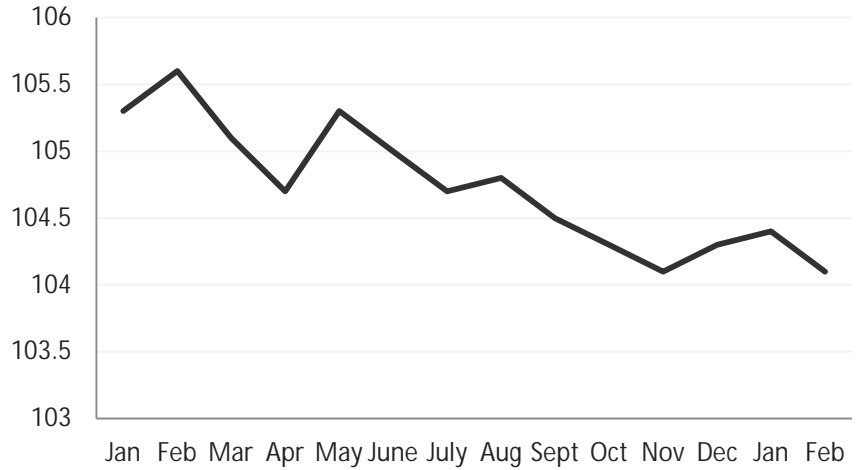
## Research & Analysis

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### Flash Index

The Flash Index decreased slightly from 104.4 in January to 104.1 in February. The U of I Flash Index provides a quick look at the performance of the Illinois economy. A number over 100 indicates the economy is expanding, while under 100 contracting. *Source: U of I Flash Index*

**2015 - 2017 Illinois Flash Index**

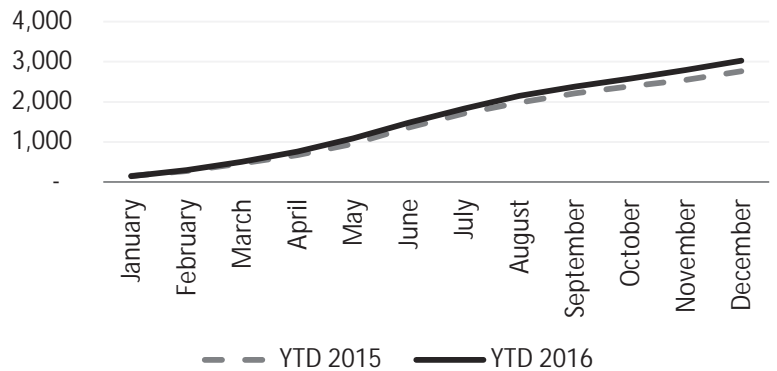


*Source: U of I Flash Index*

### Home Sales

Year-to-date homes sales in Champaign County were up in 2016 from 2015, with 3,027 homes sold in 2016 and 2,763 in 2015. January home sales were down slightly from 142 in 2017 to 140 in 2017. The Champaign County Association of REALTORS® provides data monthly on Champaign County home sales. *Source: CCAR Newsletter*

**Year-to-date Champaign County Home Sales**



*Source: CCAR Newsletter*