

## **BUSINESS & DEVELOPMENT**

*Economic Development Division*

Diane Marlin, Mayor

March 2018



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### **Updates**

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#### **SINGLE FAMILY CONSTRUCTION**

Year-to-date single and two family new construction is up significantly over the past three years. This increase is due to seven projects in Stone Creek including six new spec homes totalling 15,166 in new square footage as well as a large scale single family home planned for 15,754 square feet.

#### **DOMINO'S**

Domino's Pizza has started construction on a new \$750,000 building at 407 E University. The project will further develop the Five Points intersection, a key gateway to Downtown Urbana and add a national brand east of the intersection.

#### **CASA DEL MAR**

A new Mexican restaurant will locate in the former Milo's restaurant space. The restaurant owners plan to open in early May, and the renovation will feature the addition of an outdoor patio seating area. Casa Del Mar's owners currently operate multiple other successful Mexican restaurants in Central Illinois.

#### **BEST OF AFRICA**

Best of Africa grocery store, open since 2015 at 208 W Griggs, has submitted plans for an expansion. With the expansion, the owners plan to expand their catering business, operate a sit-down restaurant, and open a special event and performance space for parties and local African immigrant performers.

#### **KRISPY KRUNCHY CHICKEN**

National chain Krispy Krunchy Chicken plans to co-locate with Courtesy Cleaning Center at 402 N Broadway to offer Cajun style fried chicken.

#### **200 S VINE**

The City issued an RFP for the 200 S Vine block on March 8th. Submissions and questions will be accepted through April 16th. Multiple developers have expressed interest in the site for medium to high density residential and mixed use projects.

#### **BUSINESS OUTREACH**

In March, Economic Development staff spoke with 13 potential new and expanding businesses, and attended seven networking events including the Home and Gardens Expo as well as Urbana Business Association and Young Professionals of Champaign Urbana networking events.

#### **THINK URBANA MARKETING**

The City hosted the second annual Homebuilders Breakfast on March 20th. The event had ten Realtor, homebuilder, and prospective homeowner attendees. A series of Realtor neighborhood tours, hosted by the City of Urbana and the Urbana Business Association will start April 19th. Information on these events can be found at the Think Urbana Facebook page ([facebook.com/thinkurbana](https://facebook.com/thinkurbana)).

## Upcoming Events

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APRIL 14, 1:00pm-5:00pm:

Urbana Celebrates the Boneyard.- Family Friendly event featuring Dance Music Therapy, COLAB, Hybrid Arts, Joyful Bubbles, and art stations. Boneyard Creek Crossing, northwest corner of Griggs and Race.

APRIL 16, 12:00pm:

200 S Vine St RFP Responses Due.

APRIL 19, 3:00pm-6:00pm:

Urbana Realtor Tours - Urbana for All Ages. Starting at Urbana Free Library, 210 W Green.

APRIL 24, 7:30am-9:00am:

Urbana Business Association Connections Over Coffee. Athletico, 144 N Vine.

APRIL 24, 11:00am-1:00pm:

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

APRIL 25, 11:00am-12:00pm:

Urbana Business Association Workshop: Train Your Brain to Navigate Negativity. Urbana Civic Center, 108 E Water

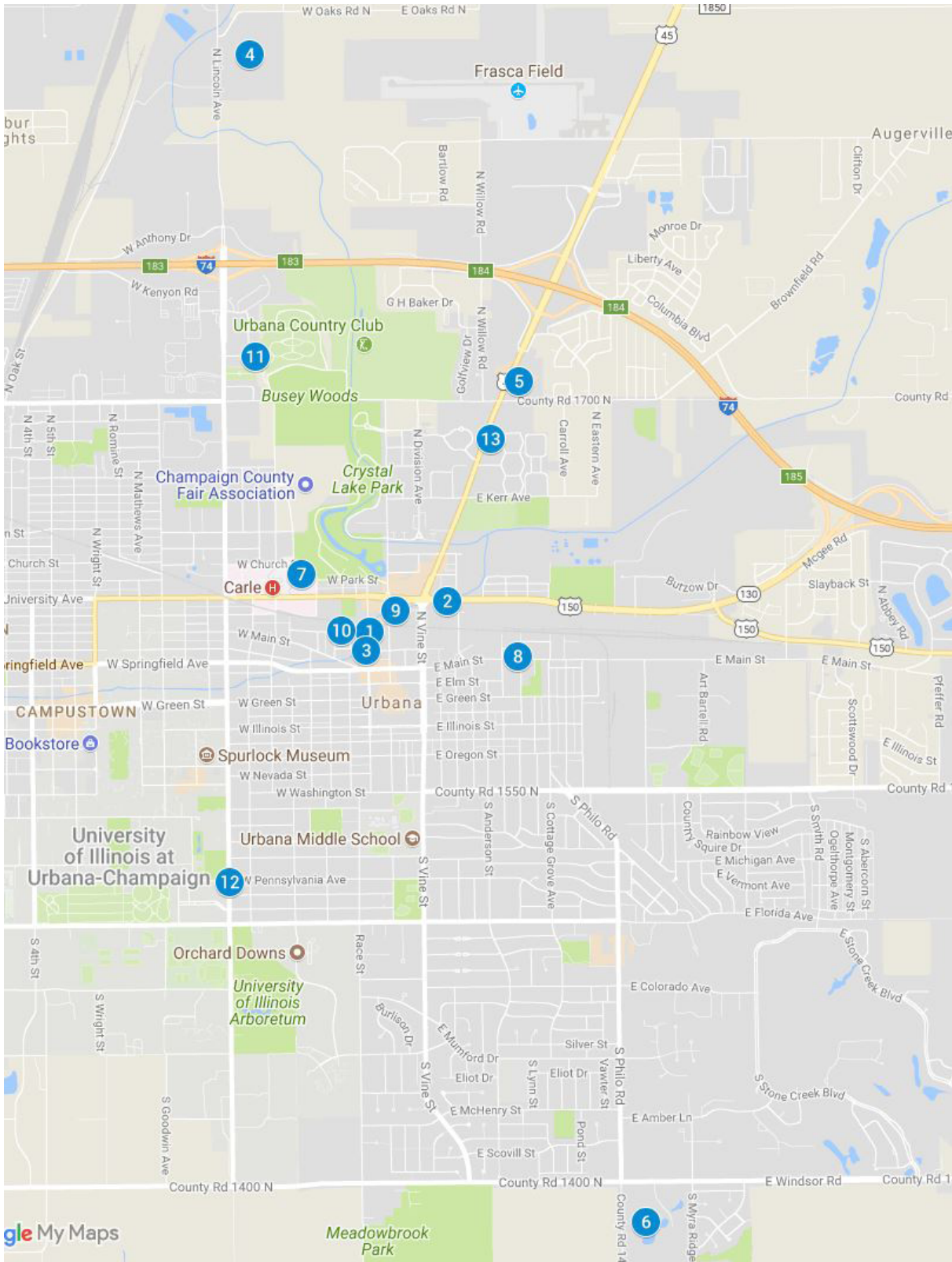
APRIL 26, 5:30pm-7:30pm:

Sneak Peek - Urbana Arts Grant Announcement Event. Broadway Food Hall, 401 N Broadway.

MAY 5, 7:00am-12:00pm:

First Market at the Square. Corner of Illinois and Vine.

Additional community and business events can be found at [business.urbanabusiness.com/events/calendar/](https://business.urbanabusiness.com/events/calendar/) and [visitchampaigncounty.org/events](https://visitchampaigncounty.org/events).



- 1 25 O’Clock Brewing
- 2 Dominos Pizza
- 3 Analog
- 4 Roanoke Concrete
- 5 Dust and Son’s

- 6 Casa Del Mar
- 7 Carle Foundation Hospital
- 8 Convenience Store
- 9 Krispy Krunchy Chicken
- 10 Best of Africa

- 11 A&R Mechanical
- 12 Château Normand
- 13 El Progresso

**CURRENT PROJECTS**

<b>BUSINESS</b>	<b>TYPE</b>	<b>ADDRESS</b>	<b>UPDATE</b>	<b>NEW/ RENO</b>	<b>COST</b>	<b>PROGRAM</b>	<b>MAP KEY</b>
25 O'Clock Brewing - Taproom	<i>Microbrewery</i>	208 W Griggs	Under Construction	Renovation	Unknown	TRI, TDG, EZST	1
Analog	<i>Coworking Space</i>	129 N Race	Under Construction	Renovation	Unknown	TDA, TDG, EZST	2
Roanoke Concrete Products	<i>Concrete Plant</i>	3202 N Lincoln	Under Construction	New Building	\$493,666	-	3
Dust and Son's	<i>Construction</i>	1702 N Cunningham	Under Construction	Addition	\$54,324	-	4
Casa Del Mar - Patio	<i>Restaurant</i>	2870 S Philo	Permit Issued	Renovation	\$25,000	EZST	5
Carle Foundation - 8th Floor	<i>Hospital</i>	611 Park	Permit Issued	Renovation	\$1,329,347	-	6
Convenience Store	<i>Convenience</i>	808 E Main	Plans Under Review	Renovation	\$400,000	-	7
Krispy Krunchy Chicken	<i>Restaurant</i>	402 N Broadway	Plans Under Review	Renovation	Unknown	-	8
Best Of Africa	<i>Grocery Store</i>	208 W Griggs	Plans Under Review	Renovation	Unknown	-	9
A&R Mechanical	<i>Contracting</i>	711 Kettering	Plans Under Review	Expansion	\$1,200,000	-	10
Chateau Normand	<i>Apartments</i>	1404 S Lincoln	Plans Under Review	Renovation	\$16,000,000	-	11
El Progresso	<i>Grocery Store</i>	1302 N Cunningham	Plans Under Review	New Building	\$500,000	-	12

TDA: TIF Development Agreement  
 TRI: TIF Redevelopment Incentive  
 TDG: TIF Business Grant

EZST: Enterprise Zone Sales Tax Exemption  
 EZPT: Enterprise Zone Property Tax Abatement

## Think Urbana

To-date, 33 projects, containing a total of 69 units, have applied to receive Think Urbana incentives.



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

A total of 48,996 new construction square feet were added in Urbana from January through March 2018. This growth was higher than the past three years for these months. This increase is largely due to six new homes being built on spec in Stone Creek as well as a large scale new construction single family home.

The City of Urbana collects data on square feet added through issued building permits for both additions and new construction.

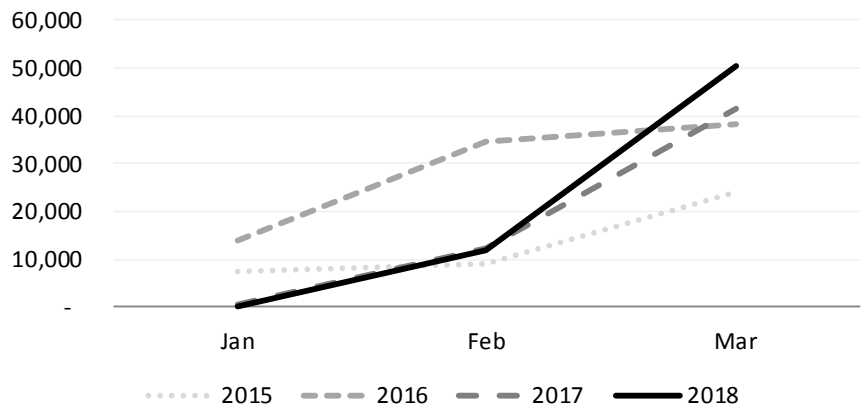
*Source: Urbana Permit Data*

## Single-Family and Duplex Residential Square Feet Added

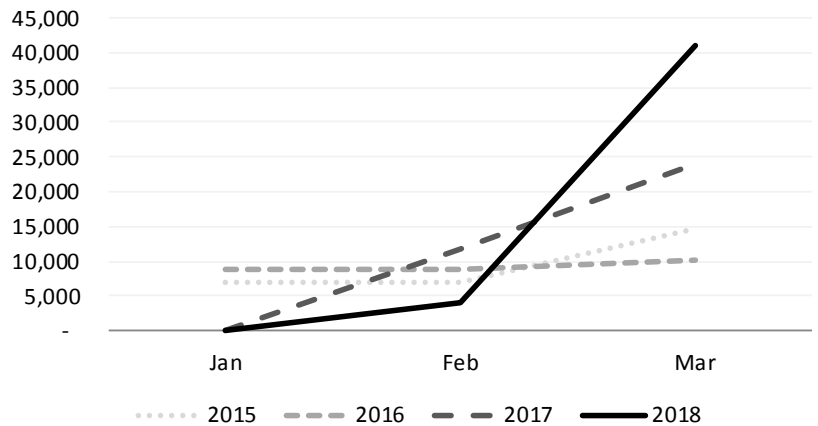
A total of 41,076 square feet were added year-to-date for new construction one and two family homes from January through March of 2018 in Urbana. This amount was significantly higher than the prior three years. Six new homes built on spec added 15,166 new square feet, while one large scale single family home added 15,754 square feet.

*Source: Urbana Permit Data, News Gazette Permit Data*

### Year-To-Date Square Footage Added All New Construction & Additions



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



*Source: Urbana Permit Data*

## Research & Analysis

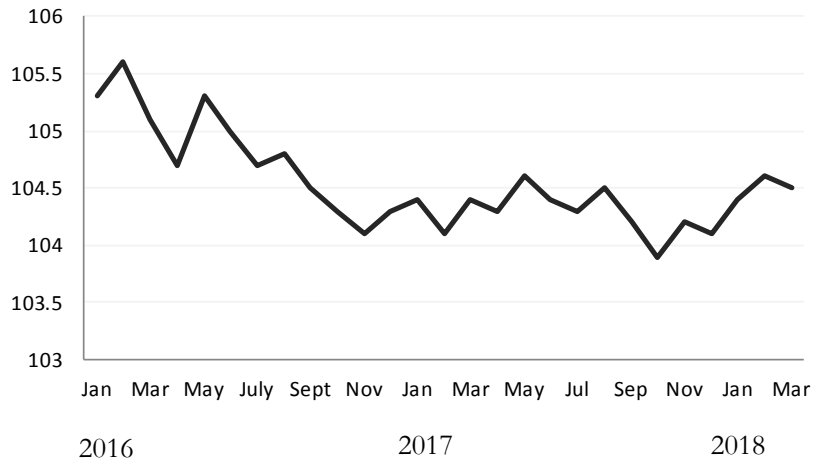
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### Flash Index

The Flash Index decreased from 104.6 in February to 104.5 in March. 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 a number under 100 indicates contraction.

*Source: U of I Flash Index*

### 2016 - 2017 Illinois Flash Index



*Source: U of I Flash Index*

### Home Sales

Year-to-date homes sales in Champaign County were lower than in 2017 but remained higher than the two years prior.

As of February 281 homes sold year-to-date in 2018 compared to 293 in 2017. The Champaign County Association of REALTORS® provides monthly data on Champaign County home sales.

*Source: CCAR Newsletter*

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

