

BUSINESS & DEVELOPMENT

Economic Development Division

Diane Marlin, Mayor

February 2019



Updates

208 W GRIGGS

The Best of Africa Food Store completed an expansion of their African grocery store in the same building and has submitted plans for a new event space. The new space would accommodate up to 100 people and would serve African cuisine.

PROPOSED URBANA ARTS DEVELOPMENT

In late 2018, the City was approached by Northbrook, Illinois-based Brinshore Development with a proposal for an arts-centered, affordable housing development on a city-owned parking lot south of Illinois Street, near Lincoln Square. The City and Brinshore announced in February that the project is unable to move forward due to external funding factors. Brinshore remains committed to continuing to work with the City of Urbana and the Champaign County Housing Authority to complete an affordable housing project at South Lierman Avenue in East Urbana.

ENCHANTMENT ALLEY

Enchantment Alley announced they will move to 123 W Main on March 18th. Enchantment Alley is a self-proclaimed one-stop geek superstore with movie and card game memorabilia available for sale and events center space to play. The business will provide additional family-friendly activities to Downtown Urbana.

GATHER

Rael Development has proposed a 5-story mixed-use project on the SE corner of Lincoln and University Avenues. Gather would contain 200 apartments, 16 townhouses, and 50 extended-stay rooms, along with nearly 15,000 square feet of lobby, retail, and outdoor public areas. City Council approved re-zoning of the site to B-3 as well as a Special Use Permit to construct arts, extended stay units, and retail space in February.

Upcoming Events

MARCH 6, 10:00am - 11:00am:

Urbana Arts & Culture Program Art in the Market. Lincoln Square, Urbana.

MARCH 22, 1:00pm - 1:30pm:

Urbana Business Association Ribbon Cutting - Gopher Maphia Games. Lincoln Square.

MARCH 22, 2:30pm - 3:00pm:

Urbana Business Association Ribbon Cutting - Rick's Bakery. 124 W Main.

MARCH 22, 4:00pm - 4:30pm:

Urbana Business Association Ribbon Cutting - Scrubs and Cuts. 1717 Philo.

MARCH 26, 5:30pm - 7:00pm:

Urbana Business Association Connections Over Cocktails. CU Adventures in Time and Space, 302 N Broadway.

MARCH 29, 5:30pm - 8:30pm:

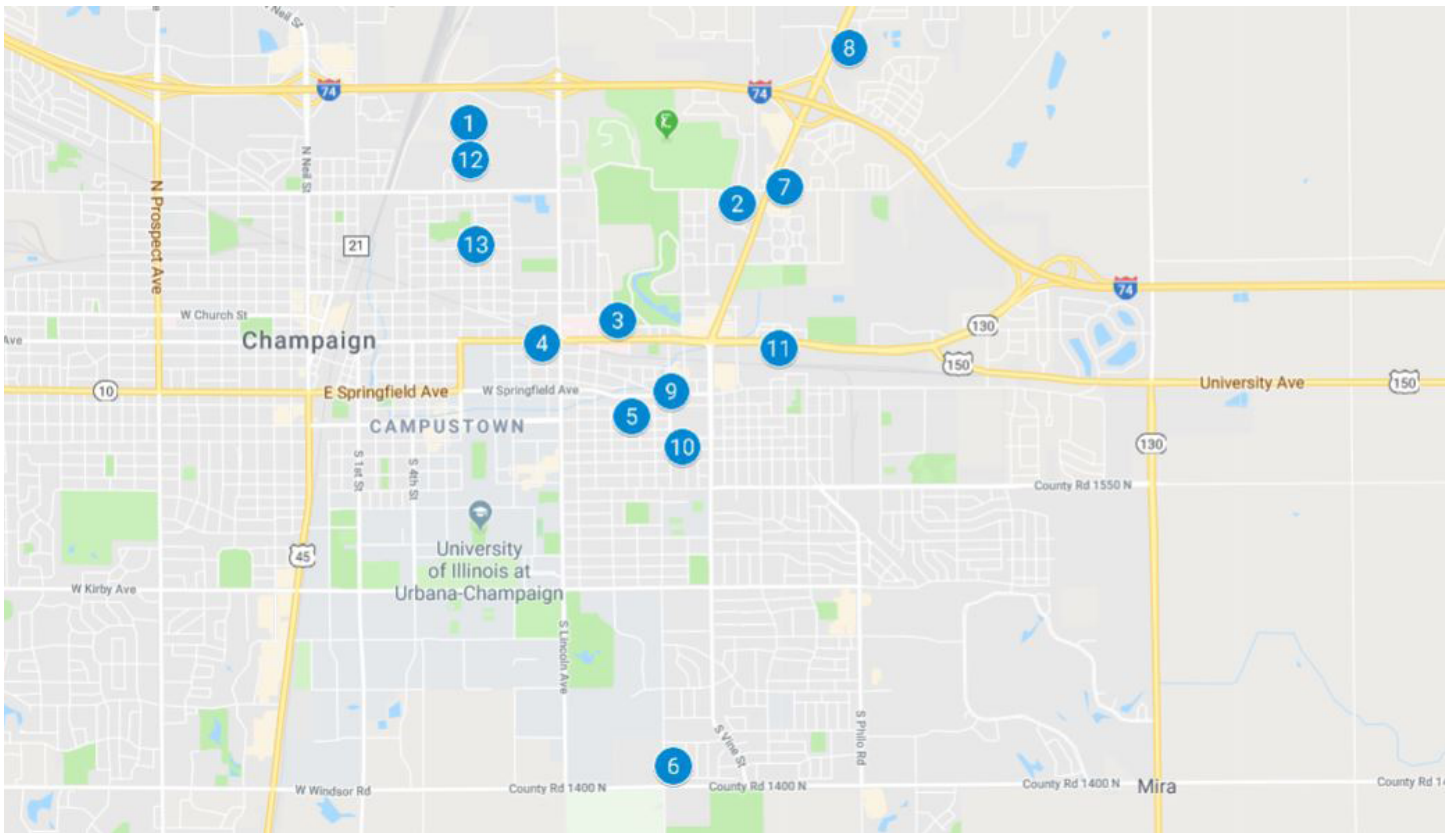
14th Annual Innovation Celebration. Parkland College - Student Union, 2400 W. Bradley.

APRIL 6, 12:00pm - 4:00pm:

Urbana Celebrates the Boneyard. Boneyard Creek Crossing, Griggs and Race.

Additional community and business events can be found at business.urbanabusiness.com/events/calendar/ and visitchampaigncounty.org/events

Development



BUSINESS	TYPE	ADDRESS	UPDATE	NEW / RENOVATION	COST	PROGRAM	MAP KEY
Illinois American Addition	Utility Company	1406 Cardinal Ct	Complete	Addition	\$ 1,133,000		1
Cunningham Children's Home	Social Services	1303 N Cunningham	Complete	New Building	\$ 10,587,500		2
Carle Emergency Dept	Hospital	611 W Park	Under Construction	Addition	\$ 4,400,000		3
Carle Concourse Addition (Shell Only)	Hospital	611 W Park	Permit Issued	New Building	\$ 2,000,000		3
Taco Bell	Fast Food Restaurant	1003 W University	Permit Issued	Remodel	\$ 101,500		4
408 W Green	Apartments - 5 Units	408 W Green	Permit Issued	New Building	Unknown		5
Stonecreek Church	Religious Institution	2502 S Race	Permit Issued	Remodel	\$ 200,000		6
5th Dimension Auto Body	Auto Repair	806 E Perkins	Permit Issued	Addition	\$ 151,000		7
JX Truck Center	Truck Repair & Sales	2408 N Cunningham	Plans Under Review	New Building	Unknown	EZST	8
Cohen Building	Vanilla Box	136 W Main	Plans Under Review	Renovation	Unknown		9
PNC	Bank	507 S Broadway	Plans Under Review	Renovation	Unknown		10
MTD Hydrogen Fuel Project	Bus Facility	803 E University	Plans Under Review	Remodel	\$ 2,000,000		11
Union Gardens	Apartments	Carver/Federal	Plans Under Review	New Building	Unknown		12
Morningstar Church	Religious Institution	1402 W Eads	Plans Under Review	Addition	Unknown		13

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

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

Think Urbana

Since 2016, 48 projects, containing a total of 235 units, have applied to receive Think Urbana incentives.



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

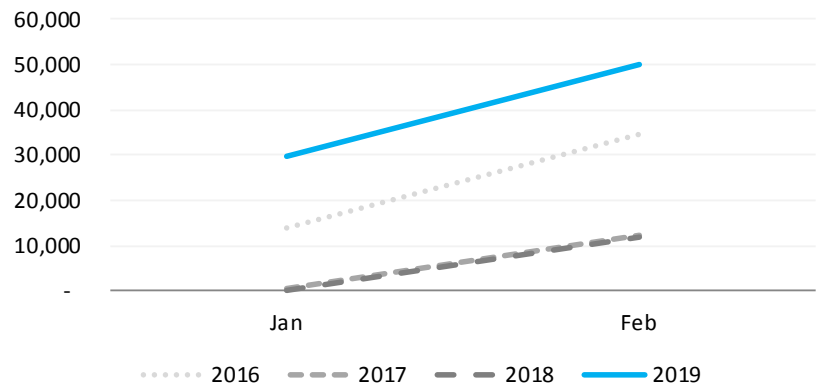
A total of 50,120 square feet were added in Urbana from January through February 2019.

With additions to the Plastic Container Corporation and new single-family home construction in Stone Creek, 2019 total square feet added became higher than in the previous three years (year-to-date).

The City of Urbana collects data on square feet 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

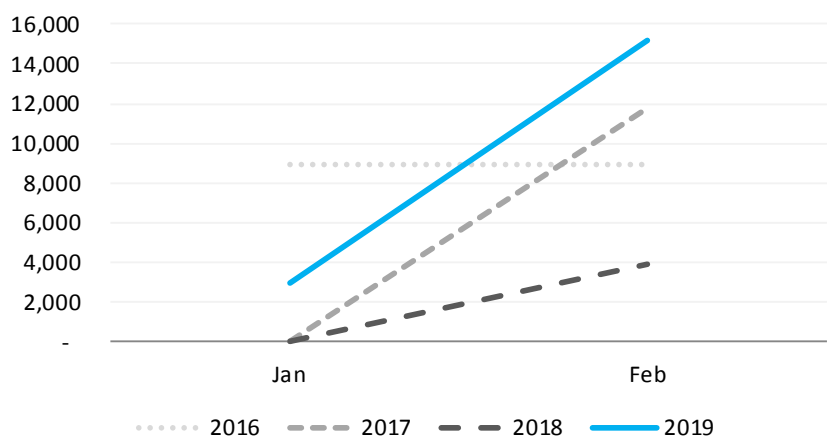
Single-Family and Duplex Residential Square Feet Added

A total of 15,158 square feet were added year-to-date for new construction of one and two family homes from January through February 2019, higher than the prior three years.

The increase in square feet added in 2019 over the previous three years was primarily caused by construction of new SFR at Stone Creek.
Source: Urbana Permit Data

Year-To-Date Square Footage Added

Single and Two Family New Construction



Source: Urbana Permit Data

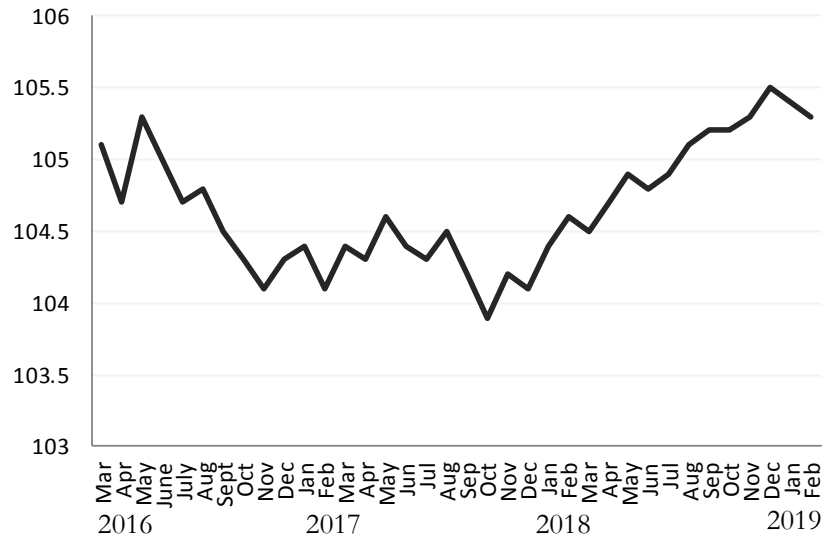
Flash Index

The Flash Index decreased from 105.4 in January to 105.3 in February. The index remains near highs last seen in early 2016.

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 - 2019 Illinois Flash Index



Source: U of I Flash Index

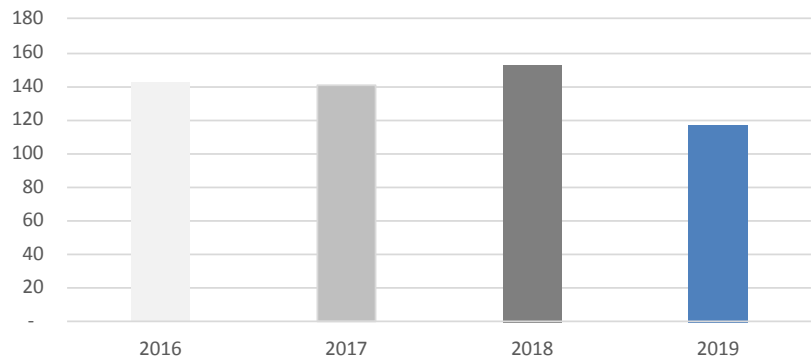
Home Sales

January 2019 home sales were 24% lower than in January 2018, with 117 closed sales compared to 153.

Total home sales in Champaign County were lower than for the prior three years. The Champaign County Association of REALTORS® provides monthly data on Champaign County home sales.

Source: CCAR Newsletter

Year-to-date Champaign County Home Sales - January



Source: CCAR Newsletter