

Highlights



O'REILLY AUTO PARTS

O'Reilly Auto Parts submitted plans for a \$915,226 - 7,000 square foot new building at 1806 S Philo Rd.

ALDI EXPANSION



Aldi submitted permits for a 1,987 square foot expansion of their building located at 3102 E University Ave.

STEPHENS BUILDING



Wicked Rascal Barber Shop & Grooming Co., a barbershop with locations currently in St Joseph and Mahomet, will open its third shop in the Stephens Building within a few months.

STRAWBERRY FIELDS



Strawberry Fields owner Mohammad Al-Heeti consolidated 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. The consolidated World Harvest Foods and Strawberry Fields business held a ribbon cutting on April 14th, and the new store officially opened on April 15th

SPICY TRIBE



Spicy Tribe, a multilingual digital contents (marketing) agency specializing on a variety of Asian American projects, opened within [co][lab].

PINES AWARD



The Pines (SE corner of Windsor Rd and Philo Rd) received a merit award from the Champaign County Design and Conservation Foundation. The neighborhood was selected based on its merit as a model example of a commercial space enhancing the aesthetics of the Champaign Urbana area.

Program Updates



THINK URBANA MARKETING

On April 17th, the City presented on Think Urbana at the Home Builders Association of East Central Illinois Codes Luncheon to over 35 homebuilders. In addition, the City marketed Think Urbana along with the new downtown Urbana map at the Home Garden & Design Expo to over 250 visitors on April 8th-9th.



REALTOR BUS TOUR


The 2017 Realtors Bus Tour, sponsored by First Federal Bank and Attie's Bar and Grill, was held on April 13th. The Tour highlighted Think Urbana, available subdivisions, Urbana amenities, and recent Downtown development. The event had approximately thirty attendees. Staff completed a survey of attendees and received positive feedback.

CHAMPAIGN COUNTY FIRST




In April, Economic Development Manager Brandon Boys attended the Champaign County First Washington DC Fly-In along with officials from across the county. The delegation met with the region's congressional delegation and multiple federal agencies to advocate for projects to spur economic development and improve the quality of life in Champaign County. 2017 Priority Projects included high speed rail, passenger rail, I-57/74 Interchange, Willard Airport and a "complete street" extension of Florida Avenue to High Cross Road in Urbana.


OPEN SCENE

 The four Open Scene weekend intensives; making beats with Derek Linzy, storytelling with Andrea Perkins, hip hop with Mother Nature, and theater with Hill L. Waters were held at the Urbana-Champaign Independent Media Center. These weekend intensives included arts workshops, dialogues, and public showcases to explore the theme of social justice and community development through an artistic discipline. Youth Leaders will lead a final public discussion on May 6th.


FOOD TRUCK RALLY

 The first Food Truck Rally was held on April 25. The event was a success with high attendance and beautiful weather.


ARTS GRANTS CELEBRATION


 The City held a reception on April 21 to announce and celebrate the 2017 recipients of the Arts Grants awards. To learn more about the recipients, visit urbanaillinois.us/artsgrants.


Upcoming Events


 APRIL-MAY:
Pedestrian Master Plan Neighborhood Meetings - For dates and more information email glewis@ccrpc.org or visit cuuats.org.


 MAY 5 5:00pm on:
Imbibe Urbana First Friday, Downtown Urbana. Main Street Urbana.


 MAY 6, 8:00am-1:00pm:
Opening day of Urbana's Market at the Square.


 MAY 6, 10:00am-2:00pm:
Neighborhood Peace Walk, beautification and Fellowship- Call Snyder Property Management and the Champaign County NAACP at (217) 693-5676 for more information.


 MAY 6, 2:00pm-4:00pm:
Open Scene Leader Final Presentation - Youth Leaders will hold a showcase and community discussion based on the four Open Scene weekend workshops held from February through April 2017. Urbana-Champaign Independent Media Center, 202 S Broadway.

 MAY 10, 4:00pm-6:00pm:
Toast to Tourism - Visit Champaign County will celebrate travel and tourism locally and nationwide. Memorial Stadium, 1402 S 1st St, Champaign.

 MAY 10, 6:00-10:00pm:
Community Full Moon Night Ride - An adventure under the moonlight from Meadowbrook Park in Urbana to the Sidney Dairy Barn and back! Meadowbrook Park, Windsor Road Parking Lot.

 MAY 20, 2:00pm-8:00pm:
C-U Food Cruise - Enjoy a guided tour on bike to the finest BBQ restaurants, micro breweries, and ice cream stands around Champaign-Urbana! Tours leave at 2:30 from Hessel Park, Champaign.

 MAY 23, 12:00pm-130pm:
Quarterly Business and Development Luncheon - The Urbana Business Association will provide updates on their activities and discuss their future plans. Urbana Civic Center 108 E Water.

 MAY 30, 11:00am-1:00pm:
Urbana Food Truck Rally - Urbana Civic Center, 108 E Water.

Development Activity

CURRENT PROJECTS					
BUSINESS	DESCRIPTION	LOCATION	PROJECT TYPE	CONSTRUCTION COST	APPROVED INCENTIVES
Downtown					
World Harvest	<i>Grocery Store</i>	306 W Springfield	Business Merger	Unknown	TGD
Blackbird	<i>Night-Club</i>	119 W Main	Renovation - Under Construction	\$116,000	TDA, EZST
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
Broadway Market	<i>Food Market</i>	401 N Broadway	Renovation - Under Construction	\$371,925	TDA, EZST
Busey Wealth Management	Bank	201 W Main	Renovation – Under Construction	\$1,500,000	EZST
Lincoln Square Mall	<i>Management Office</i>	300 S Broadway	Remodel - Plans Approved	\$2,500	-
University-Medical					
T-Mobile	Mobile Phones	110 E University Suite F	Remodel - Complete	\$39,300	-
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 - Under Construction	\$750,000	-
West Elm Apartments	Multi-Family Apartment	611 W Elm	New - Under Construction	\$618,000	-
West Green Apartments	<i>Multi-Family Apartment</i>	708 and 710 W Green	New - Under Construction	Unknown	-
MTD Training	<i>Institutional Training Facility</i>	1207 E University	New - Under Construction	\$867,000	-
Tricoci University of Beauty Culture	Beauty School	110 E University	Renovation - Permit Issued	Unknown	-
Aldi	Grocery Store	3102 E University Ave	Expansion - Plans Submitted	Unknown	-
North Lincoln Avenue					
Gaming Parlor	<i>Gaming</i>	2002 N Lincoln	Remodel - Complete	\$10,000	-
Mosque & Islamic Assoc.	<i>Religious</i>	106 S Lincoln	New - Under Construction	\$1,471,786	-
Leek & Sons	<i>Funeral Home Avenue</i>	1215 Bradley	New - Under Construction	\$1,260,043	EZST, EZPT
Holiday Inn Express	<i>Hotel</i>	1003 W Killarney	Remodel - Under Construction	\$120,000	-
Cunningham Avenue					
Cell Tower	Cell Tower	2000 N. Cunningham	New - Complete	\$10,000	-
Highland Green	<i>Affordable Workforce & Veteran – 33 Units</i>	401 & 403 E Kerr	New - Under Construction	\$4,041,765	EZST, EZPT
Hickory River	Restaurant	1706 N Cunningham	Renovation – Under Construction	\$95,000	-
Southeast Urbana					
Clark-Lindsey Village	<i>Assisted Living (24 Residents) & 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	-
Walmart	<i>Online Ordering</i>	100 S High Cross	Renovation - Under Construction	\$166,000	-
Amber Glen	<i>Assisted Living</i>	1706 E Amber Lane	Renovation - Under Construction	\$768,000	EZST
U Haul	<i>Truck Rentals & Storage</i>	2010 S Philo	Renovation - Under Construction	\$550,000	-

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)

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

A total of 46,994 square feet was added in new construction from January through April 2017, this growth is 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

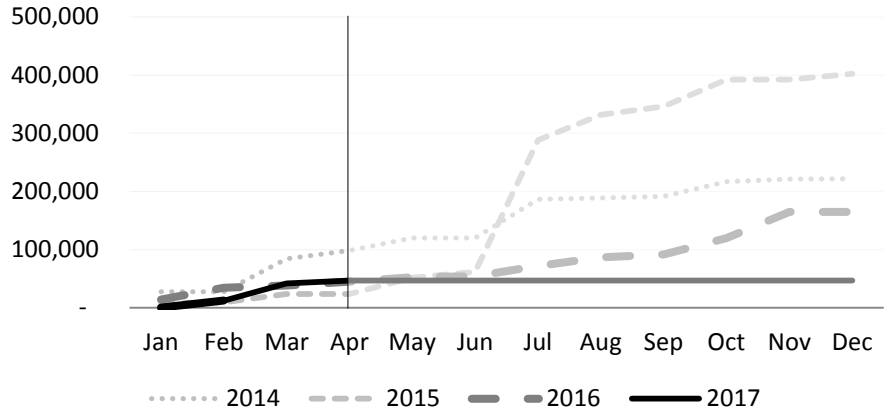
Single-Family and Duplex Residential Square Feet Added

Year-to-date square footage through April for new one and two family homes totaled 24,066 square feet from January through April 2017, higher than for the previous two years. To-date, 22 projects, containing a total of 56 units, have applied to receive Think Urbana incentives.

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.

Year-To-Date Square Footage Added

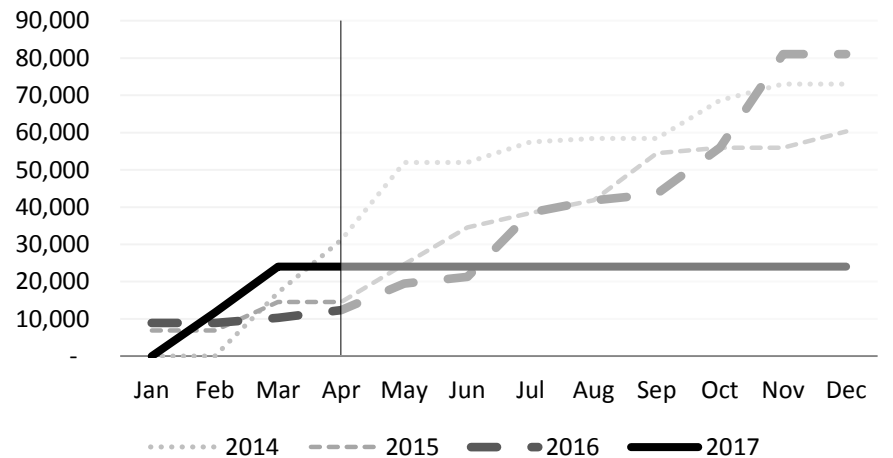
All New Construction & Additions



Source: Urbana Permit Data

Year-To-Date Square Footage Added

Single and Two Family New Construction



Source: Urbana Permit Data



THINK URBANA

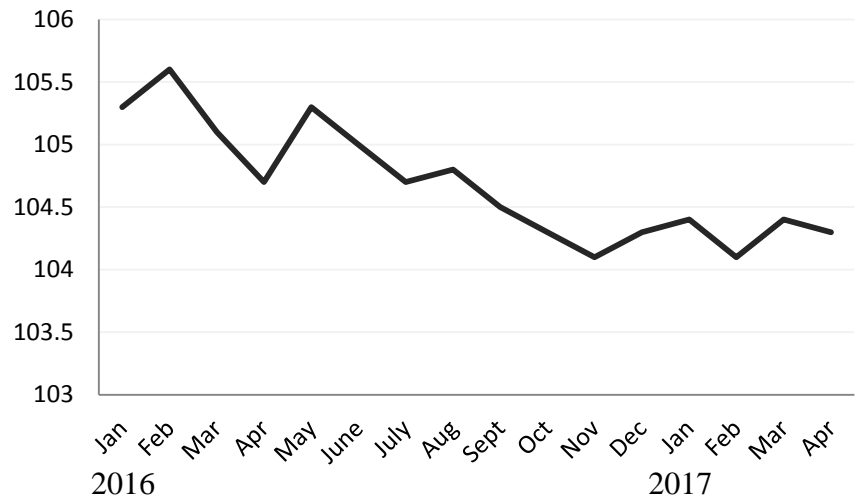
Research & Analysis

Flash Index

The Flash Index decreased slightly from 104.4 in March to 104.3 in April. 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



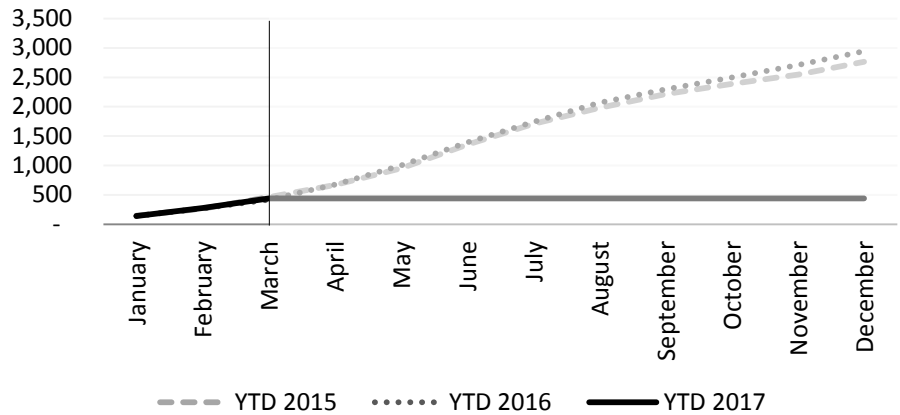
Source: U of I Flash Index

Home Sales

Year-to-date homes sales in Champaign County kept pace with 2016, as of March 2017, with 438 homes sold year-to-date in 2017 and 416 in 2016. March home sales were up slightly from 172 in 2016 to 182 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



Source: CCAR Newsletter