

# MAY BUSINESS & DEVELOPMENT REPORT

Community Development Services Department

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## Business & Development Initiatives



### 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). Economic Development Staff also completed a retrospective for the two Downtown TIF Districts at the request of City Council. The plan and retrospective were presented to City Council on June 13th, and is available online at [urbanaininois.us/TIF/about](http://urbanaininois.us/TIF/about). The TIF Joint Review Board meeting to discuss the creation of the Central Urbana TIF was held on June 15th. A public hearing for the new TIF will be held July 11th.



### HISTORIC PRESERVATION MONTH:

Historic Preservation Month had an unprecedented level of activities. Commissioners and staff led a bike tour and two walking tours, with 40-50 people attending the tours. There were also three very well attended lectures held at the Urbana Free Library, covering architectural styles, vernacular building types, and Civil War-era houses in Urbana.

## Community Development Initiatives



### MARKET AT THE SQUARE

The Market at the Square will host numerous events throughout July including Read at the Market, Sprouts at the Market, Art at the Market, chef demonstrations, and a blood drive.



### PUBLIC ART

Commissioner Virginia Waaler has pledged to make a contribution toward the purchase of Stranger Reduction Zone. Travis Hocutt is the feature in this month's Art Now episode, the episode can be viewed at [urbanaininois.us/artnow](http://urbanaininois.us/artnow).

## Upcoming Events



JUNE 18, 1:00pm - 9:00pm:

Uncork Urbana Wine Festival, held by the Urbana Business Association and the Illinois Grape Growers & Vintners Association. Downtown Urbana.



JUNE 22, 2:00pm:

Ribbon Cutting Ceremony for Cunningham Avenue Improvements. 1706 N Cunningham Avenue.



JUNE 28, 11:00am - 2:00pm:  
June Food Truck Rally, Urbana Civic Center 108 E. Water St.



JULY 9, 8:00am:  
Virtual tour of Market at the Square and a bike ride to Meadowbrook Park with Visit Champaign County, Market at the Square.



JULY 25, 11:00am - 2:00pm:  
July Food Truck Rally, Urbana Civic Center 108 E. Water St.



JUNE 30, 3:00pm - 8:00pm:  
Urbana Business Association Illini Poker Run Pub Tour, Campustown



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



AUGUST 23 12:00pm - 1:00pm:  
Business and Development Luncheon, Urbana Civic Center, 108 E Water St.



AUGUST 26-27  
Urbana Sweetcorn Festival



SEPTEMBER 18, 10:00am - 5:00pm  
Urbana Art Expo, Urbana Civic Center 108 E. Water St.



SEPTEMBER 29 - OCTOBER 1:  
Regional Neighborhood Network Conference, Hilton Garden Inn, Champaign 1501 S Neil.



## Development Activity



### CURRENT PROJECTS

BUSINESS	DESCRIPTION	URBANA LOCA-	PROJECT TYPE
<b>D o w n t o w n</b>			
Prelim	<i>Software Development</i>	206. W Main	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 - Plans Reviewed
25 O'Clock Brewery	<i>Quick Service Restaurant</i>	208 W. Griggs	Renovation - Plans Reviewed
Labescape	<i>Escape Room</i>	Lincoln Square	Renovation - Plans Submitted
Urbana Retail Shoppes	<i>Quick Service Restaurant</i>	106 E. University	New - Plans Submitted
Broadway Market	<i>Food Market</i>	401 N Broadway	Renovation - Applied Demo Permit
Mr. Gas Plus	<i>Gas Station</i>	809 E. Main	Applied for Liquor License
<b>U n i v e r s i t y - M e d i c a l</b>			
Campus Circle	<i>Mixed Use -181 Units</i>	University Ave	New - Complete
Next 2 Campus Apartments	<i>Residential – 84 Units</i>	901 Western	New - Complete
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 - Plans Submitted
Burger King	<i>Restaurant</i>	1106 E. University	Renovation - Plans Submitted
<b>N o r t h L i n c o l n A v e n u e</b>			
Auto Repair	<i>Auto Repair</i>	1908 N Linview	New - Complete
Crisis Nursery	<i>Social Service</i>	1309 W Hill	Addition - Complete
Henson Disposal	<i>Recycling</i>	910 Saline Court	New - Complete
Mosque & Islamic Assoc.	<i>Religious</i>	106 S Lincoln	New - Under Construction
Leek & Sons	<i>Funeral Home</i>	1215 Bradley Avenue	New - Plans Reviewed
Northgate Gaming Lounge	<i>Gaming Parlor</i>	1504 N. Cunningham	Renovation - Plans Submitted
<b>C u n n i n g h a m A v e n u e</b>			
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

## South Urbana

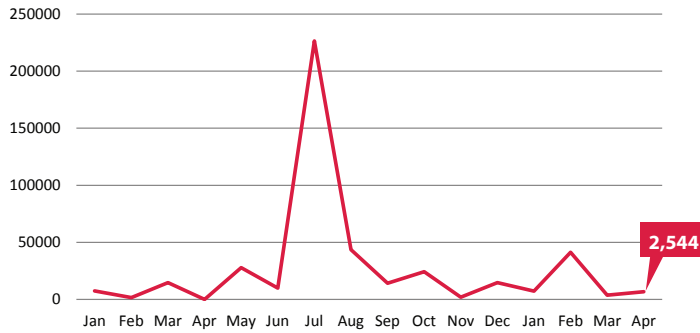
Meijer Curbside Pickup	Grocery	2005 S Philo	Addition - Complete
Clark-Lindsey Village	Residential, Wellness,— 24 residents	101 W Windsor	New - Under Construction
Rigg's Beer Distribution	Brewery	1901 S. High Cross	Renovation - Under Construction
Marco's Pizza	Restaurant	1901 S Philo	Remodel - Plans Reviewed
Dottie's	Gaming Hall	1901 S Philo	Remodel - Submitted Plans
Amber Glen	Assisted Living	1704 E Amber Lane	Renovation - Submitted Plans
Urbana Food Mart	Gaming / Fast Food	1501 E Washington	Applied Liquor License



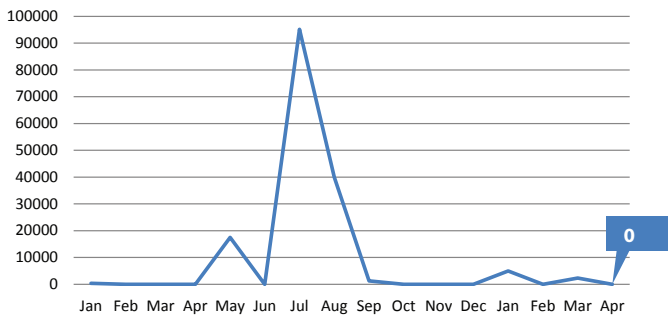
### Added Square Feet (by permit)



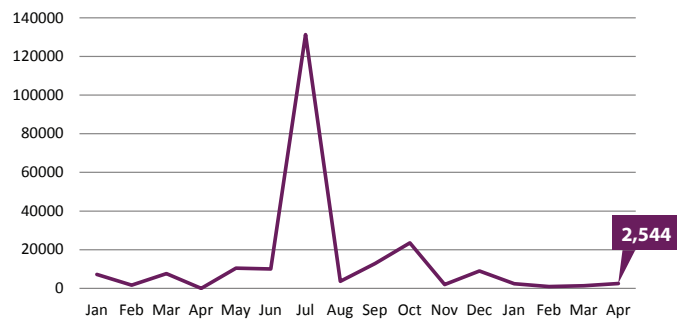
**Total Square Feet Added by Month**



**Monthly Commercial SQFT Added**



**Monthly Residential SQFT Added**



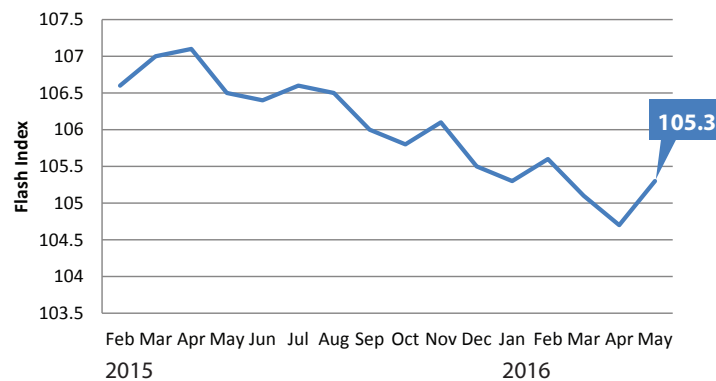
Total square feet added for April 2016 increased over April 2015 by 6,825 square feet. A total of 45,133 square feet have been added year to date through April 2016, 21,256 square feet greater than the year to date figure for 2015. Commercial square feet added decreased, while residential square feet added increased from March to April.



## Research & Analysis



### 2015 - 2016 Illinois Flash Index



The U of I Flash Index provides a fast look at the performance of the Illinois economy. In May 2016 the Flash Index increased to 105.3 from 104.7, the highest level since February 2016.

*Source: U of I Flash Index*

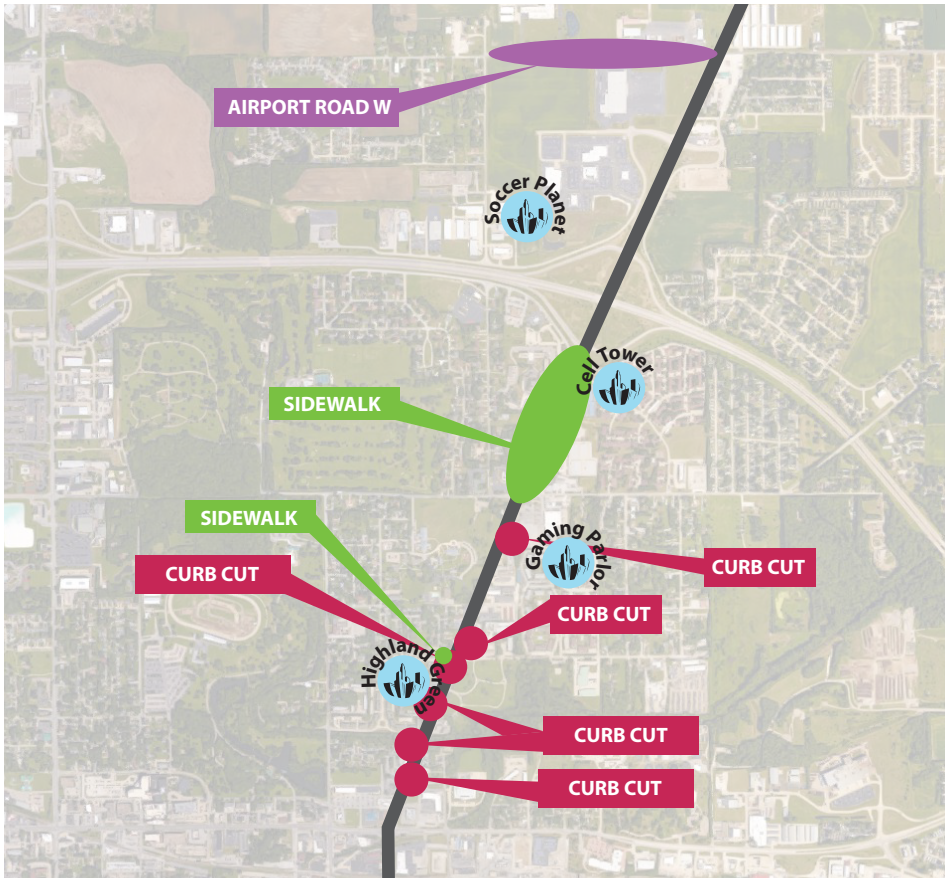
In May, the market saw gains, with 325 total homes sold in Champaign County, an increase of 15.24% from May 2015. An additional 358 home sales were pending. The median home sale price in May 2016 was 4.06% lower than in May 2015.

*Source: CCAR Newsletter 6/14/2016*

Home values increased by 0.5% from March 2016 to April 2016. Annually, Urbana home values decreased by 0.2%, compared to a 0.3% increase in Champaign.

*Source: Zillow.com Local Market Overviews*

# area update of the month: CUNNINGHAM AVENUE



## Background

The beautification of Cunningham Avenue is a major Council priority. The City adopted the Cunningham Avenue Beautification plan in October 2008 to address the challenges of beautifying this older commercial Corridor. Although aspects of the plan were deemed infeasible, City staff has continually worked to implement beautification efforts, including public infrastructure improvements and facilitating additional development. Currently, City staff across departments are implementing projects that were previously in planning stages.

## Public Infrastructure

Public Works expects to complete extensive sidewalk improvements along Cunningham Avenue from Perkins to Interstate 74 by June 24th. Additionally, six sidewalk curb-cut closures will be completed

along Cunningham Avenue. A ribbon cutting for these infrastructure improvements will be held on June 22nd. Both of these projects are funded by TIF District Four. The City is currently working to acquire land and secure right-of-way and easements for reconstruction of Airport Road West of Cunningham Avenue, pursuant to a State grant in association with job creation at Frasca International. Following the completion of this step, Public Works will move to relocate utilities. Staff has received word that the Illinois DOT is planning to repave Cunningham Avenue in FY 2018. The State is encouraging the City to apply for grant funding to extend sidewalk infrastructure North of Interstate 74 in the coming months.

## Development

The City has as a goal the creation of an affordable residential development at 401-403 E. Kerr Avenue for many years. A development team consisting of Brinshore Development, the Homestead Corporation of Champaign-Urbana, and the Housing Authority of Champaign County have come together to create such a development. The planned project will be called Highland Green, and it will contain 33-units consisting of single-family homes and duplexes. Units will be affordable to households of various income levels, and the Housing Authority of Champaign County have contributed nine Veteran's Affairs Supportive Housing vouchers to the project, providing much needed housing and supportive services to veterans.

In addition to the Highland Green project, plans for a new cell phone tower to be located South of Interstate 74, and plans for a new gaming parlor located in Northgate Plaza are being reviewed. City Council approved a redevelopment agreement for an expansion to the soccer facility at 2310 Willow Road.