



## Urbana/Champaign County Enterprise Zone 2022 Report

*EZAB Meeting February 9, 2023*

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### **Background**

The Urbana Enterprise Zone was established in January of 2016. The Enterprise Zone offers two main incentives for commercial and industrial development: sales tax exemption on eligible construction materials and property tax abatement on the assessed value of improvements. Property tax abatements are made possible through the participation of the following taxing bodies: City of Urbana, Urbana School District, Champaign County, Urbana Park District, CUMTD, Parkland College, and Cunningham Township. The *Think Urbana* program markets these incentives to low-density housing developments within the Enterprise Zone.

### **2022 Enterprise Zone Overview**

In the calendar year 2022, 70 new Enterprise Zone projects commenced, with a total estimated project cost of \$41.69 million (**Figure 1**)

Since the inception of the Enterprise Zone, there have been 241 projects totaling \$193.36 million in private investment. As a result of these projects, there have been 593 new and retained jobs to Champaign County, and 625 residential units built or under construction. As of 2022, completed projects added almost \$42.85 million in assessed value to the tax base (**Figure 2**).

### **New Commercial Project Highlights**

Three local businesses within a TIF district applied for sales tax exemption on building materials through the Enterprise Zone program. These projects include The Hotel Royer, Urbana Solar, and Best of Africa Restaurant. These businesses will not receive property tax abatement due to being located within the TIF district.

The Hotel Royer, a \$16 million project, began construction on July 1, 2021 but asked for a second extension in 2022 due to delays in building materials and supplies from the ongoing impact of the Covid 19 pandemic. An extension was granted by the Urbana City Council and the hotel now has an opening deadline of August 1, 2023.

Other commercial projects which will receive property tax abatement if the assessed value of their property rises in addition to Sales Tax Exemption include Blue Print Facer, Champaign Asphalt, EZ Lock Storage and Country Financial at the Pines on Windsor Road.

In total, the seven commercial projects applied for Enterprise Zone incentives in 2022 and have an estimated combined project cost of \$23.56 million and will result in 88 new jobs with the most jobs projected to be created by The Hotel Royer. (**Figure 3**).

### Think Urbana Highlights

In 2022 there were (63) new residential Enterprise Zone projects for new single family homes. Of the 248 building permits issued in Champaign County in 2022, 28% were issued in Urbana as compared to 17% in Savoy, 18% in Champaign and 37% in Mahomet. **(Figure 4)**. For locations of all EZ projects see map in **Figure 5**. A complete list of all Urbana Enterprise Zone projects to date is available in **Figure 6**.

- Attached Figures:      Figure 1 - Urbana Enterprise Zone Performance Summary To-Date  
                                  Figure 2 – Think Urbana EAV  
                                  Figure 3 – Urbana Enterprise Zone Employment Impact  
                                  Figure 4 – Regional Market Share  
                                  Figure 5 – *Think Urbana* Location Map  
                                  Figure 6 – Urbana Enterprise Zone Project List

**Figure 1. Enterprise Zone Performance Summary-to-Date**

Year	2016	2017	2018	2019	2020	2021	2022	Total
<i>Commercial</i>								
<b>Projects</b>	7	8	10	8	5	7	7	<b>52</b>
<b>Total Cost</b>	\$ 3,406,377	\$ 4,705,100	\$ 6,817,093	\$ 9,274,126	\$ 1,344,744	\$ 20,370,855	\$ 23,558,119	<b>\$ 69,476,414</b>
<b>New &amp; Retained Jobs</b>	35	114	191	39	96	30	88	<b>593</b>
<i>Residential</i>								
<b>Projects</b>	14	17	17	11	10	57	63	<b>189</b>
<b>Total Cost</b>	\$ 9,277,325	\$ 6,853,692	\$ 37,217,508	\$ 3,670,670	\$ 35,471,539	\$ 13,270,281	\$ 18,126,981	<b>\$ 123,887,996</b>
<b>Total Units</b>	47	20	163	14	256	61	64	<b>625</b>
<b>SF/duplex Units</b>	14	20	37	14	9	56	63	<b>213</b>
<i>Total</i>								
<b>Projects</b>	21	25	27	19	15	64	70	<b>241</b>
<b>Total Cost</b>	\$ 12,683,702	\$ 11,558,792	\$ 44,034,601	\$ 12,944,796	\$ 36,816,283	\$ 33,641,136	\$ 41,685,100	<b>\$ 193,364,410</b>

**Figure 2. Think Urbana EAV**

	2017	2018	2019	2020	2021	2022
<b>Base Value of Completed Projects</b>	\$ 15,060	\$ 100,610	\$ 563,300	\$ 2,674,030	\$ 3,461,940	\$ 4,242,450
<b>EAV Added Jan 2017</b>	\$ 607,350	\$ 607,350	\$ 607,350	\$ 607,350	\$ 607,350	\$ 607,350
<b>EAV Added Jan 2018</b>		\$ 1,937,840	\$ 1,937,840	\$ 1,937,840	\$ 1,937,840	\$ 1,937,840
<b>EAV Added Jan 2019</b>			\$ 2,536,060	\$ 2,536,060	\$ 2,536,060	\$ 2,536,060
<b>EAV Added Jan 2020</b>				\$ 9,827,510	\$ 9,827,510	\$ 9,827,510
<b>EAV Added Jan 2021</b>					\$ 2,207,480	\$ 2,207,480
<b>EAV Added Jan 2022</b>						\$ 21,486,608
<b>Total EAV</b>	\$ 622,410	\$ 2,645,800	\$ 5,644,550	\$ 17,582,790	\$20,578,180	\$ 42,845,298

**Figure 3. Urbana Enterprise Zone Employment Impact Summary**

2022 Employment	#	Notes
New Jobs	88	12.6 Average Per Project
Retained Jobs	0	0 Average Per Project
Most New - Single Project	75	The Hotel Royer (opening 8/23)

**Figure 4. Regional Permit Market Share**

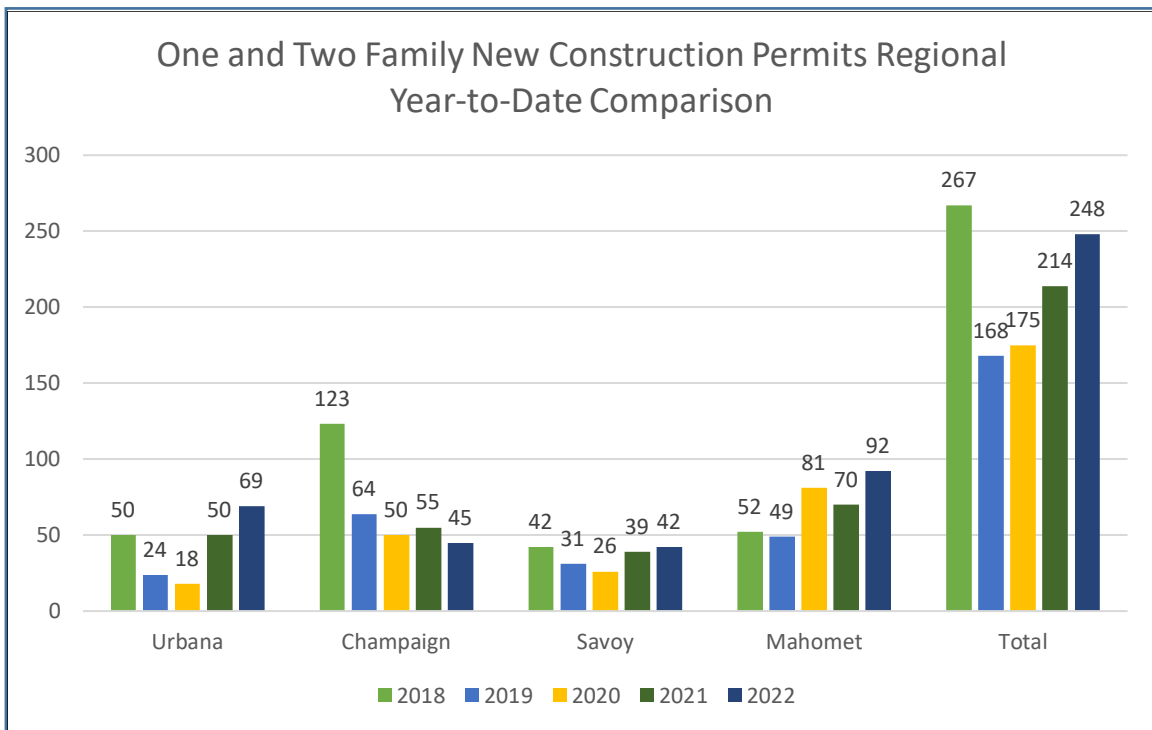
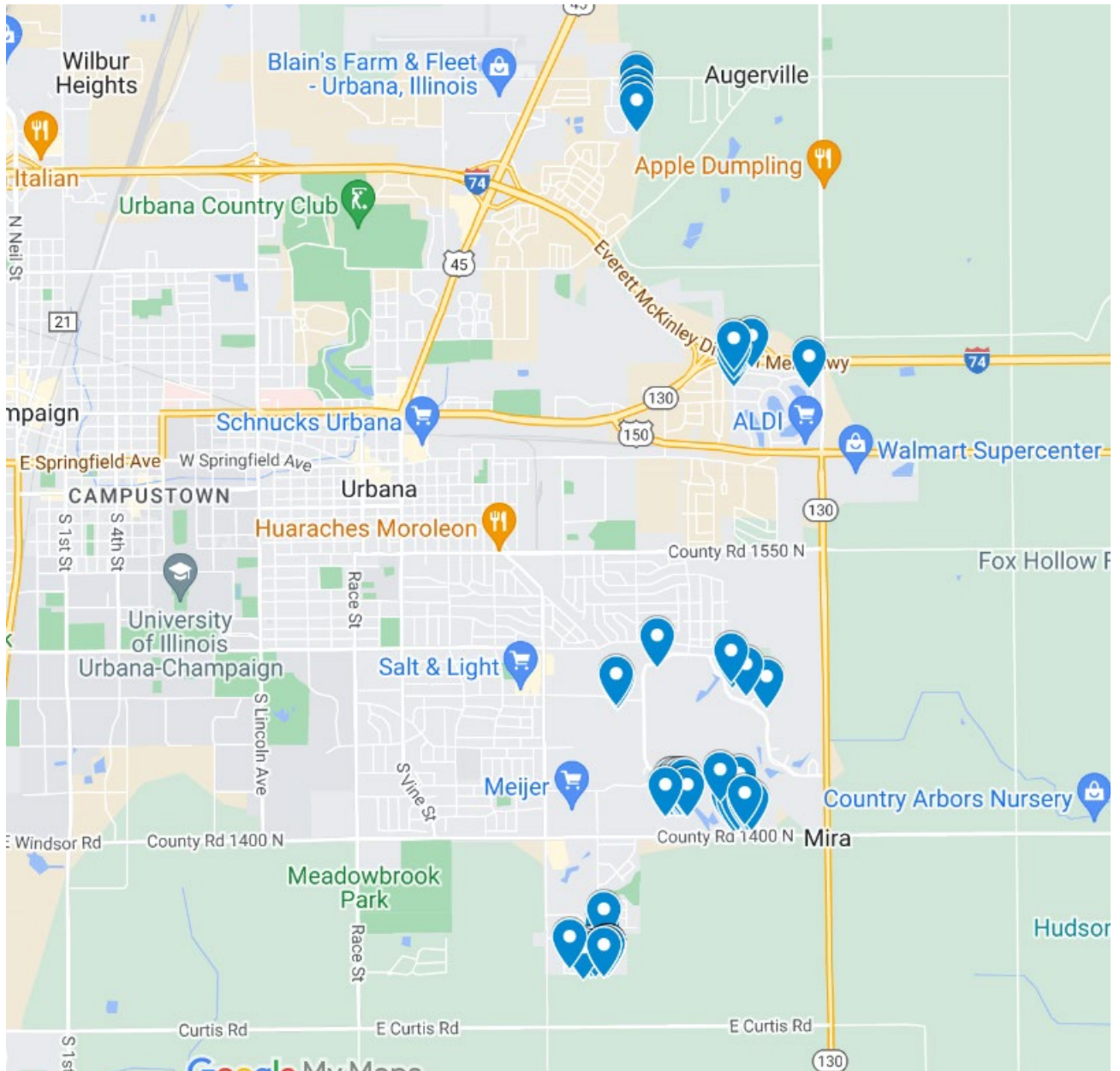


Figure 5. *Think Urbana* Location Map



<b>Table 6. Urbana Enterprise Zone Projects</b>		
<b>Project Name</b>	<b>Project Description</b>	<b>Total Estimated Cost</b>
<b>2016</b>		
25 O'Clock Brewery	Commercial Remodel - Brewery	\$268,000
129 N Race Remodel	Commercial Remodel - Café	\$50,000
Burger King	Commercial Remodel - Fast Food	\$1,000,000
Gateway Shop Suite B	Commercial Remodel - Tattoo Parlor	\$76,500
Leek & Sons Funeral Home	New Commercial - Full Service Funeral Home	\$1,663,877
EZ Lock Self Storage	New Commercial - Self Storage	\$150,000
FBM Inc	New Industrial - Drywall Manufacturer	\$198,000
Highland Green	New Residential - 33-unit Townhome Affordable Housing	\$5,350,000
Lexington Duplex	New Residential - Duplex	\$440,000
Quarton Home	New Single Family Home	\$540,000
Berardi House	New Single Family Home	\$522,450
Hankin Home	New Single Family Home	\$456,000
Birbal Jain Residence	New Single Family Home	\$407,875
2516 Muirfield Place U	New Single Family Home	\$350,000
Goodwin Residence	New Single Family Home	\$298,000
Hoch Job	New Single Family Home	\$280,000
1605 Vernon Dr	New Single Family Home	\$185,000
Johnson Cottage	New Single Family Home	\$164,000
3312 Myra Ridge Dr. Cottage #2	New Single Family Home	\$164,000
1707 Horizon Lane	New Single Family Home	\$163,000
2709 Skyline	New Single Family Home	\$120,000
<b>2017</b>		
Busey Bank Wealth Management Remodel	Commercial Remodel - Bank	\$1,508,600
Stark Improvements	Commercial Remodel - Exterior Improvements	\$24,000
Former Gill Building Improvements	Commercial Remodel - Misc. Improvements & Habitat Space	\$15,000
Tricoci Buildout	Commercial Remodel - Salon	\$131,500
Broadway Food Hall	Commercial Remodel- Food Hall	\$350,000
Sigma Adrich	Commercial Remodel- Manufacturing	\$400,000
U-Haul	Commercial Remodel- Self Storage	\$2,200,000
T Mobile	Commercial Remodel- Wireless Store	\$76,000
1614 Lexington Duplex	New Residential - Zero Lot-Line (2 Units)	\$623,902
Raymon Miller 3003-3005 Zero Lot	New Zero Lot-Line (2 Units)	\$380,000
Stillwater Zero Lot lines (2 units)	New Residential - Zero Lot-line (2 Units)	\$310,000
Reichard Home	New Single Family Home	\$1,500,000
LaRosa House	New Single Family Home	\$494,000

Dann and Theresa Johnson House	New Single Family Home	\$390,790
Harvey Residence	New Single Family Home	\$370,000
Armstrong Builders	New Single Family Home	\$325,000
Raymond Miller House at 3068 StoneCreek	New Single Family Home	\$320,000
Barker House	New Single Family Home	\$300,000
Feller House	New Single Family Home	\$290,000
Brooms House	New Single Family Home	\$290,000
Laurent Home	New Single Family Home	\$290,000
Ray Miller House #2	New Single Family Home	\$280,000
Ray Miller House #1	New Single Family Home	\$250,000
Harden Home	New Single Family Home	\$240,000
Fall Spec 2017	New Single Family Home	\$200,000
<b>2018</b>		
Urbana Fine Arts Studio	Commercial Remodel - Dance Studio	\$32,700
CU Adventures Remodel	Commercial Remodel - Escape Room	\$131,893
Lincoln Square Improvements	Commercial Remodel - Office Space	\$315,000
Casa Del Mar	Commercial Remodel - Restaurant	\$24,000
Bouffant Salon	Commercial Remodel - Salon	\$98,500
110 E University Suite I	Commercial Remodel - Game Store	\$75,000
A&R Mechanical Fab Shop	Industrial Remodel - Mechanical Equipment	\$2,200,000
Roanoke Concrete	New Industrial - Concrete	\$2,290,000
Glesco Solar Project	New Industrial - Solar Addition	\$60,000
Plastic Container Corp	New Industrial - Warehouse Addition	\$1,500,000
TAG Pebble Point	New Residential - 10 Single Family Homes	\$2,096,672
Retreat at Urbana	New Residential - 126 Unit Townhome Development	\$27,031,996
TAG 8 Single Family on Stone Creek Blvd	New Residential - 8 Single Family Homes	\$1,538,000
1714/1716 Lexington Duplex	New Residential - Duplex	\$383,265
3007 + 3009 Stillwater Zero Lots	New Residential - Zero-Lot Line (2 Units)	\$350,000
Pebblebrooke & Stonebrook Zero-Lots	New Residential - Zero-Lot Lines (4 Units)	\$730,500
Santogrossi Residence	New Single Family Home	\$2,000,000
Jacobs Single Family Residence	New Single Family Home	\$570,000
2718 Castlerock Spec	New Single Family Home	\$500,000
Price Home	New Single Family Home	\$405,000
Ironwood Homes	New Single Family Home	\$360,000
Phillips Home	New Single Family Home	\$306,075
1703 Horizon	New Single Family Home	\$200,000
Collins Custom Home	New Single Family Home	\$200,000
2806 Haydon Spec	New Single Family Home	\$200,000
Fall Skyline Spec	New Single Family Home	\$196,000

2510 Fairfield Spec	New Single Family Home	\$150,000
<b>2019</b>		
Cohen Building Phase I	Commercial Remodel - Restaurant	\$600,000.00
Sunnycrest Hair Salon	Commercial Remodel - Salon	\$150,000.00
Beau Visage Spa	Commercial Remodel - Spa	\$50,000.00
Soul Care Remodel	Commercial Remodel - Wellness Center	\$54,126.00
Little Hearts & Hands	New Commercial - Day Care	\$2,200,000.00
El Progresso	New Commercial - Grocery Store	\$720,000.00
Culver's	New Commercial - Restaurant	\$2,500,000.00
JX Enterprises	New Commercial - Truck Facility	\$3,000,000.00
3004-3010 Stillwater Landing Zero Lots	New Residential - Zero-Lot Lines (4 Units)	\$780,000.00
3503 Deer Ridge	New Single Family Home	\$300,000.00
Cole House	New Single Family Home	\$329,170.00
Landis Farm Spec #2	New Single Family Home	\$150,000.00
1705 Horizon Custom	New Single Family Home	\$200,000.00
Landis Farm Spec #3	New Single Family Home	\$150,000.00
2406 FairField (abate only)	New Single Family Home	\$181,500.00
Rindfleisch & Kim Home	New Single Family Home	\$610,000.00
3010 E Stone Creek	New Single Family Home	\$190,000.00
Raimondo Home	New Single Family Home	\$460,000.00
2806 Plantation Point	New Single Family Home	\$320,000.00
<b>2020</b>		
407 W. University	Commercial Remodel - Restaurant	\$600,000
1111 W. Kenyon Road	Commercial Remodel	\$4,000,000
121 W. Water	Commercial Remodel – Restaurant	\$350,000
1908 N. Lincoln	Commercial Remodel – Hotel	\$110,000
200 S. Vine	New Multi-Family Residence	\$8,134,638
410 N. Lincoln	New Mixed Use	\$25,578,000
2001 S. Philo Road	Commercial Remodel	\$634,744
3012 Beringer Circle	New Single Family Home	\$610,000
1502 Marc Trail	New Single Family Home	\$200,000
1701 Vernon	New Single Family Home	\$155,000
1705 Vernon	New Single Family Home	\$159,000
1707 Vernon	New Single Family Home	\$159,000
1610 E. Horizon Lane	New Single Family Home	\$212,900
1609 Horizon & 1611 Vernon	New Single Family Home	\$304,000
2508 Fairfield	New Single Family Home	\$204,900
<b>2021</b>		
1702 Horizon	New Single Family Home	\$155,000
1607 Vernon	New Single Family Home	\$280,000
1906 East Colorado	New Single Family Home	\$376,000

1601 Horizon	New Single Family Home	\$155,000
1602 E Vernon	New Single Family Home	\$255,034
1612 Horizon	New Single Family Home	\$155,000
1710 Vernon	New Single Family Home	\$155,000
1817 S Bohn Circle	New Single Family Home	\$315,000
2813 Stone Creek	New Single Family Home	\$197,000
2821 East Stone Creek	New Single Family Home	\$300,000
1606 E Vernon	New Single Family Home	\$178,400
1725 Stone Creek	New Single Family Home	\$350,000
2947 E Stone Creek	New Single Family Home	\$375,000
Emulsicoat	Commercial expansion	\$10,800,000
Frasca	Commercial expansion	\$1,190,000
Guilliford Services	Commercial expansion	\$1,200,000
1604 Vernon Drive	New Single Family Home	\$158,000
1608 Horizon	New Single Family Home	\$153,234
1608 Vernon	New Single Family Home	\$153,234
1609 E Vernon Drive	New Single Family Home	\$188,500
1610 Vernon	New Single Family Home	\$153,234
1702 Vernon	New Single Family Home	\$153,234
1704 Vernon	New Single Family Home	\$153,234
1706 Vernon	New Single Family Home	\$153,234
1708 Vernon	New Single Family Home	\$153,234
2401 Fairfield	New Single Family Home	\$163,000
2818 E Stone Creek	New Single Family Home	\$295,000
3403 Deer Ridge	New Single Family Home	\$154,800
3409 Myra Ridge	New Single Family Home	\$159,000
3501 Deer Ridge	New Single Family Home	\$180,000
1704 E Horizon Lane	New Single Family Home	\$260,296
1802 Bohn Circle	New Single Family Home	\$330,000
EconoLodge	Commercial Remodel	\$193,855
2725 E Stone Creek Blvd	New Single Family Home	\$445,000
2722 Castlerock	New Single Family Home	\$725,000
2819 Haydon Drive	New Single Family Home	\$382,054
Clark Lindsey	Commercial Expansion/Remodel	\$6,585,000
1712 Vernon	New Single Family Home	\$148,715
1902 S High Cross Road	New Single Family Home	\$669,841
2222 Stone Creek	New Single Family Home	\$448,350
3411 Memory Lane	New Single Family Home	\$160,000
1606 Horizon	New Single Family Home	\$148,234
1618 Lexington	New Single Family Home	\$160,000
3311 Deer Ridge	New Single Family Home	\$140,000



3315 Memory Lane	New Single Family Home	\$136,000
3401 Memory Lane	New Single Family Home	\$136,000
3403 Memory Lane	New Single Family Home	\$136,000
3405 Memory Lane	New Single Family Home	\$136,000
3410 Myra Ridge	New Single Family Home	\$136,000
Creative Thermal	Commercial Remodel	\$321,000
Fish Alley	Commercial Remodel	\$81,000
1912 Kathryn	New Single Family Home	\$240,000
2505 Muirfield Place	New Single Family Home	\$450,000
3057 Stone Creek	New Single Family Home	\$528,500
3404 Myra Ridge	New Single Family Home	\$136,000
3407 Memory Lane	New Single Family Home	\$136,000
3408 Myra Ridge	New Single Family Home	\$136,000
3409 Memory Lane	New Single Family Home	\$136,000
2403 Fairfield	New Single Family Home	\$143,000
2519 S Muirfield Place	New Single Family Home	\$475,000
2507 Fairfield Drive	New Single Family Home	\$133,000
2509 Fairfield Drive	New Single Family Home	\$119,000
1813 Stone Creek Blvd	New Single Family Home	\$280,000
2506 N. Skyline	New Single Family Home	\$200,000
	<b>2022</b>	
2707 Skyline Drive	New Single Family Home	\$259,000
Hotel Royer	Commercial	\$16,123,230
Urbana Solar	Commercial	\$3,400,000
2601 Skyline Drive	New Single Family Home	\$305,000
2613 Wadsworth Lane	New Single Family Home	\$250,000
2639 Muirfield Place	New Single Family Home	\$406,000
2643 Muirfield Place	New Single Family Home	\$356,000
2647 Muirfield Place	New Single Family Home	\$382,000
2655 Muirfield Place	New Single Family Home	\$382,000
2659 Muirfield Place	New Single Family Home	\$356,000
2663 Muirfield Place	New Single Family Home	\$370,000
1909 Venturi Ct	New Single Family Home	\$340,000
603 Beacon Hill Circle	New Single Family Home	\$700,000
601 N Abbey Road	New Single Family Home	\$316,916
2822 Stone Creek Blvd	New Single Family Home	\$384,000
704 Abbey Drive	New Single Family Home	\$219,000
2503 Skyline Drive	New Single Family Home	\$225,000
2810 Haydon Drive	New Single Family Home	\$219,000
3406 Myra Ridge	New Single Family Home	\$136,000
1703 Hillshire	New Single Family Home	\$149,500

1705 Hillshire	New Single Family Home	\$152,800
1707 Hillshire	New Single Family Home	\$152,800
1709 Hillshire	New Single Family Home	\$150,400
1907 Lucas	New Single Family Home	\$240,000
1905 Lucas	New Single Family Home	\$230,000
Blue Print Facer	Commercial	\$65,000
1611 Hillshire Drive	New Single Family Home	\$149,500
Best of Restaurant	Commercial	\$878,439
1603 Hillshire	New Single Family Home	\$159,200
1605 Hillshire	New Single Family Home	\$110,000
3309/3311 Memory Lane	Duplex	\$136,000
2405 Skyline Drive	New Single Family Home	\$450,000
2201 E Rocky Lane	New Single Family Home	\$298,152
2205 E Rocky Lane	New Single Family Home	\$298,152
2206 E Rocky Lane	New Single Family Home	\$312,000
2207 E Rocky Lane	New Single Family Home	\$298,152
2208 E Rocky Lane	New Single Family Home	\$298,152
2301 E Rocky Lane	New Single Family Home	\$312,000
2302 E Rocky Lane	New Single Family Home	\$298,152
2303 E Rocky Lane	New Single Family Home	\$298,152
2304 E Rocky Lane	New Single Family Home	\$312,000
2305 E Rocky Lane	New Single Family Home	\$298,152
2306 E Rocky Lane	New Single Family Home	\$298,152
2307 E Rocky Lane	New Single Family Home	\$298,152
2308 E Rocky Lane	New Single Family Home	\$298,152
2309 E Rocky Lane	New Single Family Home	\$312,000
2408 S Cobble Creek	New Single Family Home	\$312,000
2846 E Stone Creek Blvd	New Single Family Home	\$558,000
Champaign Asphalt	Commercial	\$2,400,000
2601 Muirfield Place	New Single Family Home	\$850,000
1903 Lucas	New Single Family Home	\$280,000
1706 Hillshire	New Single Family Home	\$148,400
1609 Hillshire	New Single Family Home	\$152,800
1704 Hillshire	New Single Family Home	\$146,000
1701 Hillshire	New Single Family Home	\$152,800
1612 Hillshire	New Single Family Home	\$146,000
2401 Skyline	New Single Family Home	\$205,000
2814 E Stone Creek	New Single Family Home	\$482,145
1610 Hillshire	New Single Family Home	\$148,400
1608 Hillshire	New Single Family Home	\$155,200
1742 Stone Creek Blvd	New Single Family Home	\$405,000

2613 Muirfield	New Single Family Home	\$525,000
701 Abbey Road	New Single Family Home	\$360,000
EZ Lock Storage	Commercial	\$550,000
707 Abbey Road	New Single Family Home	\$360,000
Country Financial	Commercial	\$141,450
2637 Wadsworth Lane	New Single Family Home	\$622,000
1509 Hillshire Drive	New Single Family Home	\$152,900
3504 S. Deer Ridge Dr.	New Single Family Home	\$156,800
1601 Hillshire Dr.	New Single Family Home	\$156,800