Overview of Economic Development Incentive Programs

Urbana's Economic Development Incentive Programs encourage the redevelopment of vacant and underutilized buildings, catalyze capital investment in the City's Tax Increment Financing districts, and foster a vibrant, inclusive, and creative business community in Urbana. Use the chart below to identify the incentives which are most suitable to your project. All programs are subject to fund availability.

	Redevelopment Incentives		Business Grants	
Eligible Districts	Central TIF,TIF 2 & TIF 4		Central TIF, TIF 2, TIF 4 & Philo Rd Business District	
Program Name	**Redevelopment Incentive Program**	**Redevelopment Agreement Program**	**Business Development Grant**	**Business Opening Grant**
Priority Use Eligibility	Up to $25,000	Negotiable	$2,000	$1,000
Other Use Eligibility	Up to $10,000	Negotiable	$1,000	---
Program Highlights	- For the incentive of capital investments - Reimburses up to 20 percent of capital costs - Reimbursement percent determined by scoring of project	- For new buildings, large scale redevelopments, and projects that promise exceptional economic and community outcomes - City Council approval required	- For new, expanding and transitioning businesses - Required consultation with SBDC/SCORE - Available to both Priority and other Eligible Use businesses	- For new and expanding businesses - Awarded at business opening ceremony or ribbon cutting - Only available to Priority Use businesses
Combinations Allowed	Pick Just One Incentive		May Apply For Both Grants	
	One Redevelopment Incentive and two Business Grants may be combined on a single project.			
Availability	Awards of all incentives and grants are contingent on the availability of funds			

Overview of Incentive Programs: Eligible Use Definitions

Priority Eligible Uses

To qualify for a particular Use, at least 70% of floor space must be dedicated to that Use.

Retail Stores

- Establishments that fall under the definition of a "Retail Store" in the Urbana Zoning Ordinance.

Restaurants and Bars

- Establishments that fall under the definition of either a "Food Service Establishment" or "Tavern" in the Urbana Zoning Ordinance.

Hotels and Conference Centers

- Establishments that fall under the definition of a "Hotel or Motel" in the Urbana Zoning Ordinance.

Upper-Story Residential Units

- Projects that will result in the creation of new, upper-story "Dwelling Units" as part of a mixed use development.

Creative Industry Establishments

- Establishments that primarily focus on "Creative Industry" as defined in the attached chart; **and,**
- At least 70% of premise floor area is dedicated to:
  - a performance venue, exhibition space, or demonstration area for creative products or services,
  - a studio, rehearsal space, workshop, classroom, or other maker space,
  - an archive, museum, or library,
  - an office, meeting space, or collaborative work area specifically for "Creative Industry" employees,
  - a use that is directly related to the production of a creative product or service, **or**
  - any combination of the above uses.

Destination and Entertainment Business

- Establishments as defined as an "Assembly Use" by the 2009 International Building Code.

Disadvantage Business Enterprise (DBE)

- Establishments that fit the definition and requirements of a minority or female owned business as set forth in the Business Enterprise for Minorities, Females and Persons with Disabilities Act 30 ILCS 575/2 and otherwise qualify as an 'Other Eligible Use'.

Any Combination of Priority Uses

- Establishments where at least 70% of premise floor area is dedicated to any combination of Priority Uses.

Other Eligible Uses

Professional Services

- Including financial, legal, medical, and other office uses.

Personal Services

- Including beauty, health, fitness and automotive repair.

Any use that is not specifically defined as a Priority Use or an Ineligible Use

Ineligible Uses

Any use on a tax-exempt property is ineligible for TIF-funded assistance

Any use that does not meet all applicable City codes is ineligible for funding

Religious institutions, private clubs, advocacy or lobbying groups, or political campaigns are ineligible for funding

Overview of Incentive Programs: Creative Industry Definition

Creative Industries

Heritage		Arts		Media		Functional Creations		
Traditional Cultural Expressions	Cultural Sites	Visual Arts	Performing Arts	Publishing & Printed Media	Audio-visuals	Design	Creative Services	New Media
arts	libraries	painting	live music	books	film	graphic	digital	software
crafts	museums	sculpture	dance	press	radio	fashion	cultural	animation
festivals	exhibitions	antiques	theater and opera	publications	television	interior	advertising	video games
celebrations	historical monuments	photography	puppetry and circus	newspapers	broadcasting and recording	jewelry	architecture	digitized creative content

Based on the UNCTAD classification of creative industries (UNCTAD Creative Economies Report 2008)

Business Licenses and Permits Required by the City of Urbana

It is the business or property owner's responsibility to determine what licenses and permits are needed for their business or development project. When in doubt, please contact the appropriate department or agency to ensure you are seeking the proper permissions.

Required for All Business Establishments

- **Certificate of Occupancy**
  - Contact the Urbana Building Safety Division at 384-2443

Required for Most Business Establishments

- **Fire Prevention Permit**
  - Contact the Urbana Fire Department at 384-2420

Required to Construct or Alter a Building

- **Building Permits and/or Demolition Permits**
  - Contact the Urbana Building Safety Division at 384-2443

Required to Install or Alter a Sign

- **Sign Permits and/or Temporary Sign Permits**
  - Contact the Urbana Planning Division at 384-2440

Required for All Home Businesses

- **Home Occupation Permit**
  - Contact the Urbana Planning Division at 384-2440

Additional Licenses For Restaurants and Bars

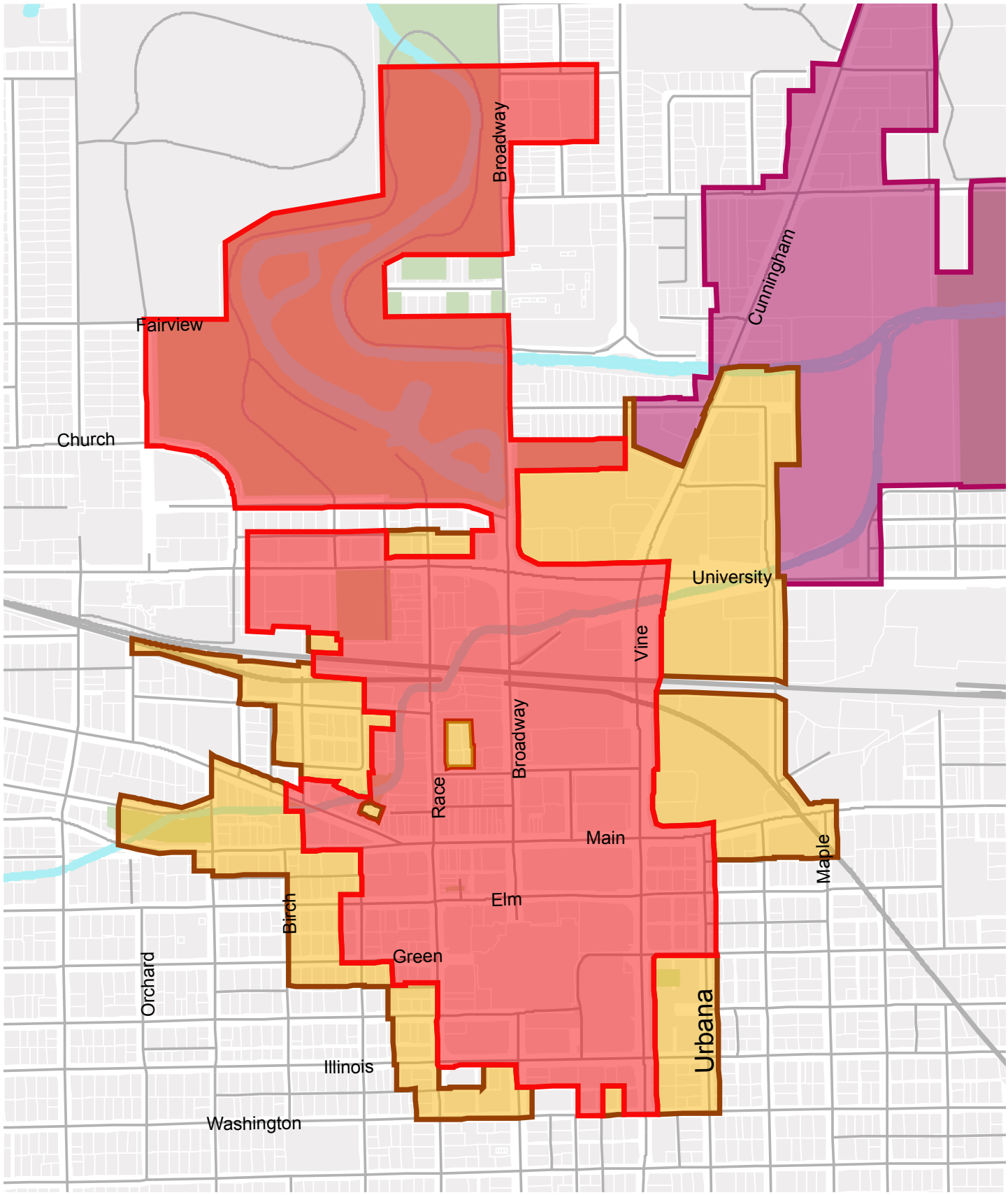
- **Food Handling License or Mobile Food Dispenser License**
  - Contact the Champaign-Urbana Public Health District at 352-7961
- **Liquor License**
  - Contact the Urbana Mayor's Office at 384-2456
- **Sidewalk Café License**
  - Contact the Urbana Public Works Department at 384-2342
- **Amusement Device License (including video gambling terminals)**
  - Contact the Urbana Finance Department at 384-2368

Other Business Licenses and Permits

- **Ambulance Service License**
- **Hotel and Motel License**
- **Mobile Home Park License**
- **Vehicles for Hire License (including taxis and limousines)**
- **Waste Hauler Facility Licenses**
  - Contact the Urbana Finance Department at 384-2368
- **Electrical Contractor Permit**
- **Rental Registration for Residential Landlords**
  - Contact the Urbana Building Safety Division at 384-2443
- **Solicitor License for Itinerant Merchants**
  - Contact the Urbana City Clerk's Office at 384-2366
- **Zoning Permits**
  - Contact the Urbana Planning Division at 384-2440

City of Urbana TIF One & Central TIF Districts

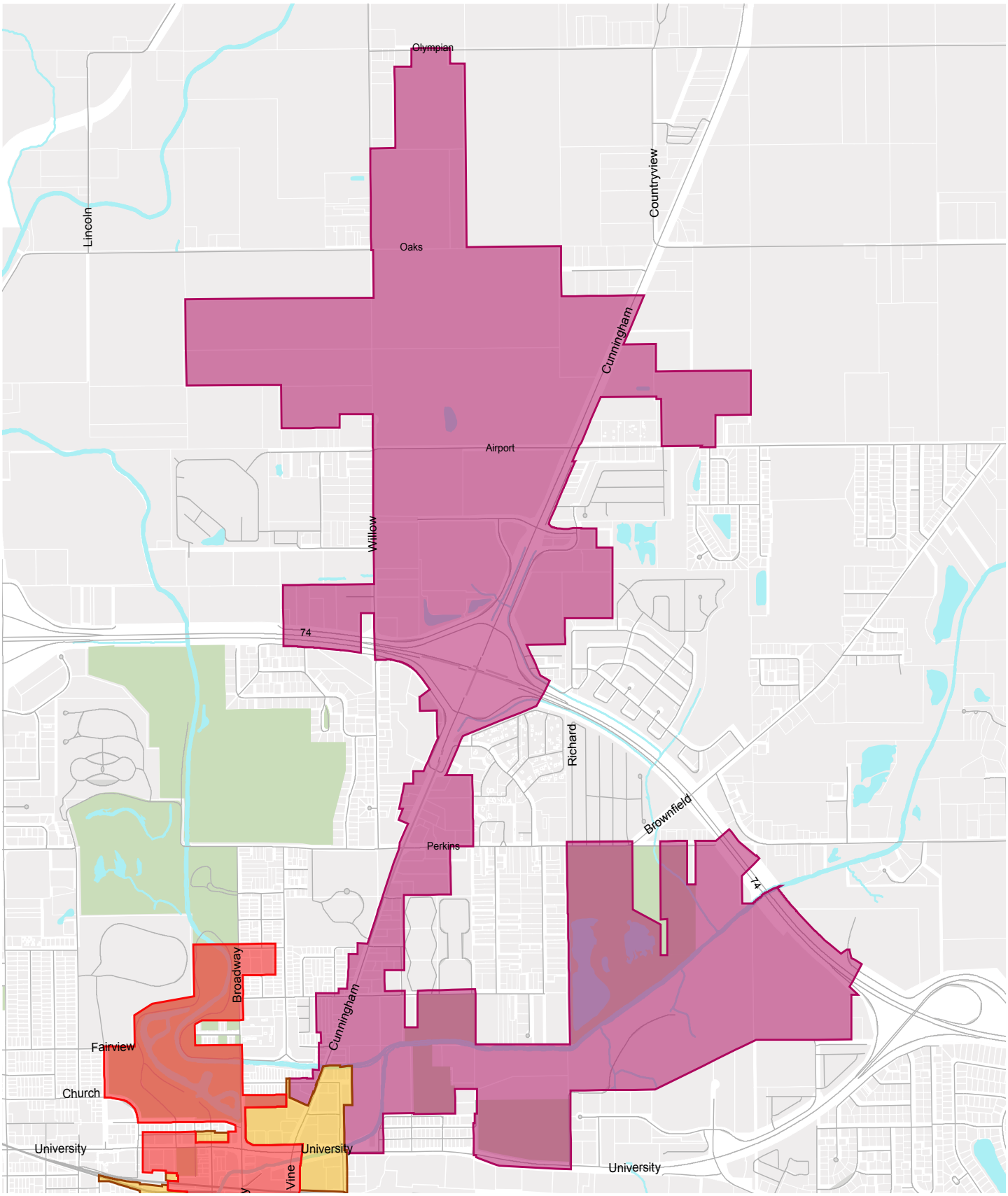
Central TIF | TIF 2 | TIF 4



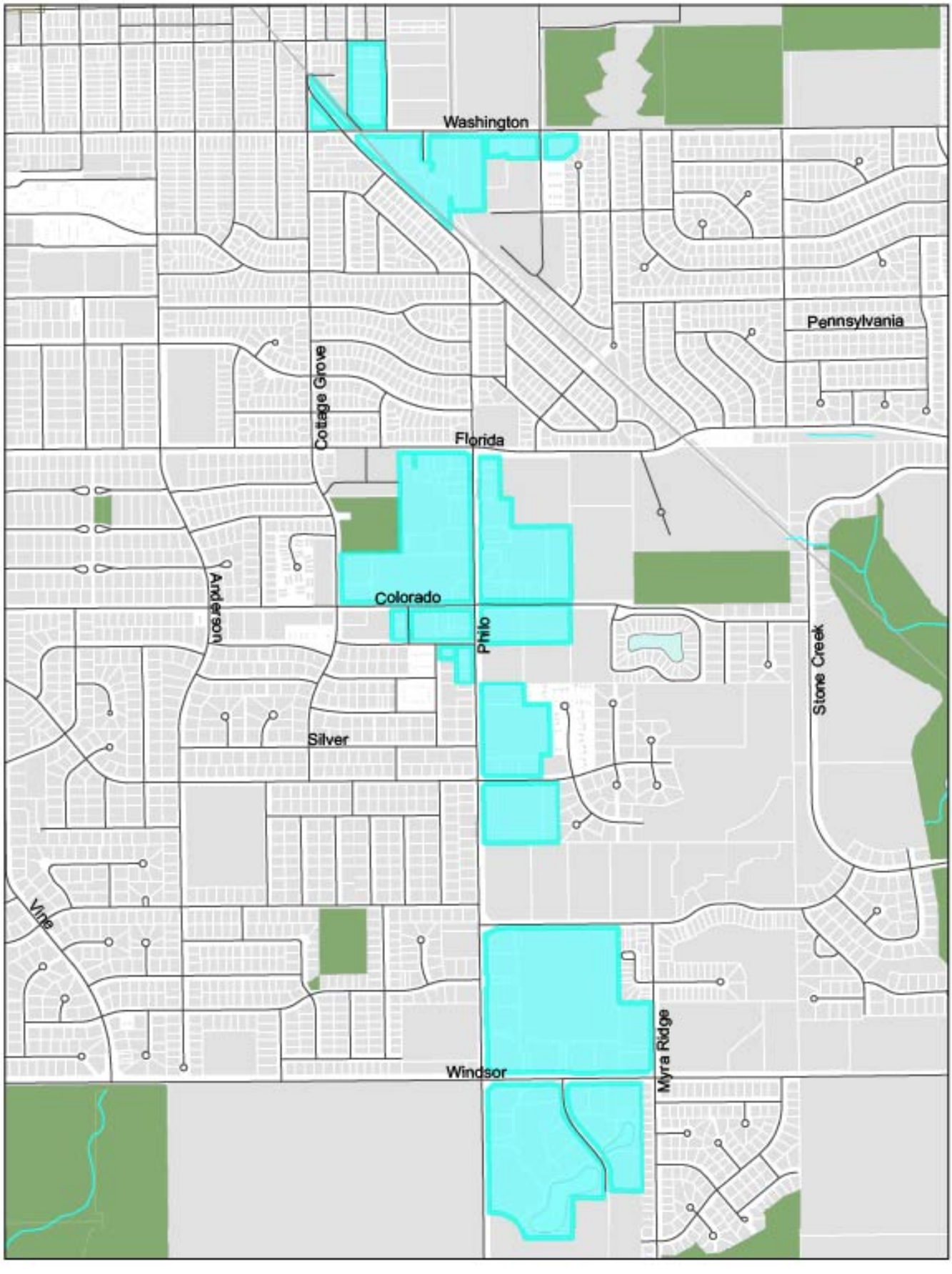
Updated 12/12/2016

City of Urbana TIF Four District

Central TIF | TIF 2 | TIF 4



Updated 12/12/2016

City of Urbana Philo Road Business District

Philo Road Business District