



CITY OF URBANA ENTERPRISE ZONE ADVISORY BOARD

DATE: Tuesday, March 04, 2025
TIME: 3:00 PM
PLACE: 400 South Vine Street, Urbana, IL 61801

AGENDA

- A. Call to Order and Roll Call**
- B. Review of Minutes**
 - [1. February 8, 2024 Draft Minutes](#)
- C. Public Input**
- D. Overview of Urbana Enterprise Zone Activities**
 - [1. 2024 EZAB Report](#)
- E. Discussion of Enterprise Zone Expiration, Extension and Abatement Schedules**
 - [1. Discussion](#)
- F. Comments and Questions**
- G. Adjournment**

PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions, and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and the general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner. Public Input will be taken in the following ways:

Email Input

Public comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted) at the following: citycouncil@urbanaillinois.us. The subject line of the email must include the words "PUBLIC INPUT" and the meeting date. Your email will be sent to all City Council members, the Mayor, City Administrator, and City Clerk. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted. Copies of emails will be posted after the meeting minutes have been approved.

Written Input

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Verbal Input

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than two (2) hours, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person, or split their time if Public Input is held at two (2) or more different times during a meeting. The presiding officer may give priority to those persons who indicate they wish to speak on an agenda item upon which a vote will be taken.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under "Verbal Input". Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker's microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the meeting record.

Accommodation

If an accommodation is needed to participate in a City meeting, please contact the City Clerk's Office at least 48 hours in advance so that special arrangements can be made using one of the following methods:

- Phone: 217.384.2366
- Email: CityClerk@urbanillinois.us

Minutes of Annual Meeting

ENTERPRISE ZONE ADVISORY BOARD

Date: Thursday, February 8, 2024

Time: 3:00 p.m.

Location: City Hall Council Chambers, 400 S. Vine St., Urbana, IL 61801

MEMBERS PRESENT: Mayor Diane Marlin, City of Urbana
Michael Walker, Urbana Park District
Tim Bartlett, Urbana Park District
Paul Poulosky, Urbana School District
Travis Woodcock, Champaign County
Ivana Owana, Cunningham Township
Brock Martin, Champaign County Forest Preserve
Michelle Wright, CUMTD

STAFF PRESENT: Carol Mitten, City Administrator
Kimberly Smith, Community Development Services Director
Hillary L. Ortiz, Executive Assistant

I. CALL TO ORDER

Mayor Diane Marlin called the meeting to order at 3:29 p.m.

II. ROLL CALL OF ENTERPRISE ZONE ADVISORY BOARD MEMBERS

Kimberly Smith called roll, with the above listed members all being present.

III. REVIEW OF MINUTES

A motion was made to approve the minutes by Paul Poulosky. The motion was seconded by Ivana Owana and passed unanimously.

IV. PUBLIC COMMENT

There was no public comment.

V. OVERVIEW OF URBANA ENTERPRISE ZONE ACTIVITIES

Carol Mitten gave an overview of the Urbana Enterprise Zone. The Urbana Enterprise Zone was established in January of 2016 and offers two main incentives for commercial and industrial

development: sales tax exemption on eligible construction materials and property tax abatements 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.

- **COMMERCIAL & INDUSTRIAL PROJECTS**

Carol Mitten reported there were 4 new Enterprise Zone projects under the program, with an estimated total project cost of \$2.08 million. She reviewed the commercial projects as outlined in the Urbana/Champaign County Enterprise Zone 2023 Report.

- **RESIDENTIAL PROJECTS**

Carol Mitten reported that there were 57 new Enterprise Zone projects for single-family homes under the program, resulting in an estimated EAV increase of \$14.29 million. She reviewed the residential projects as outlined in the Urbana/Champaign County Enterprise Zone 2022 Report.

VI. COMMENTS & QUESTIONS

Michael Walker requested clarification on whether the impact on taxing bodies would extend beyond the expiration of the Enterprise Zone. Hillary Ortiz provided a response and has since determined that, while the Enterprise Zone is eligible for a 10-year extension, all real estate tax abatements are currently set to expire with the Enterprise Zone on December 31, 2030.

VII. ADJOURNMENT

The meeting was adjourned at 3:37 p.m. by Mayor Diane Marlin.

Respectfully submitted,
Hillary L. Ortiz, Executive Assistant



Urbana/Champaign County Enterprise Zone 2024 Report

EZAB Meeting: March 4, 2025

Hillary L. Ortiz, Executive Assistant

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.

In the coming year, the taxing bodies will have extensive discussions about extending or amending the Enterprise Zone Ordinance and its expiration date, which is currently set for December 31, 2030.

2023 Enterprise Zone Overview

In the calendar year 2024, 55 new Enterprise Zone projects commenced, with a total estimated project cost of \$21.83 million (**Figure 1**)

Since the inception of the Enterprise Zone, there have been 357 projects totaling \$231.57 million in private investment. As a result of these projects, there have been 676 new and retained jobs to Champaign County, and 733 residential units built or under construction. As of 2024, completed Enterprise Zone projects added almost \$65.78 million in assessed value to the tax base (**Figure 2**).

New Commercial Project Highlights

Four commercial projects applied for Enterprise Zone Incentives in 2024. These projects include an interior remodel at 118/120 S. Race St. to add a bar and two upstairs apartments, the construction of new self-storage units, an interior expansion of CU Adventures in Time and Space, and an interior room addition for Creative Thermal Solutions' warehouse. All projects received a sales tax exemption on building materials. However, the projects at 118/120 S. Race St. and CU Adventures in Time and Space will be ineligible to receive a property tax abatement on the increase in property value, as they are located within a Tax Increment Financing (TIF) district.

Together, these four projects have an estimated combined cost of \$4.6 million and are expected to create or retain 28 full-time jobs. Of these, 15 jobs are a result of the CU Adventures in Time and Space expansion (**Figure 3**).

The Hotel Royer, a \$26 million project, began construction on July 1, 2021, and construction is ongoing. The project's 4th extension replaced the binary occupancy date requirement with a penalty structure; starting 1/1/2025, the incentive will be reduced for each quarter the project is not completed.

EZ/Think Urbana Highlights

In 2024 there were (51) new residential Enterprise Zone projects, with estimated combined costs of \$17.24 million. Pins of these residential locations are shown on a map in **Figure 4**. A comprehensive listing of all Enterprise Zone projects to date is shown in **Figure 5**.

Attached Figures: Figure 1 - Urbana Enterprise Zone Performance Summary To-Date
 Figure 2 – Urbana Enterprise Zone EAV
 Figure 3 – Urbana Enterprise Zone Employment Impact
 Figure 4 – 2024 *Think Urbana* Location Map
 Figure 5 – Urbana Enterprise Zone Project List

Figure 1. Enterprise Zone Performance Summary-to-Date

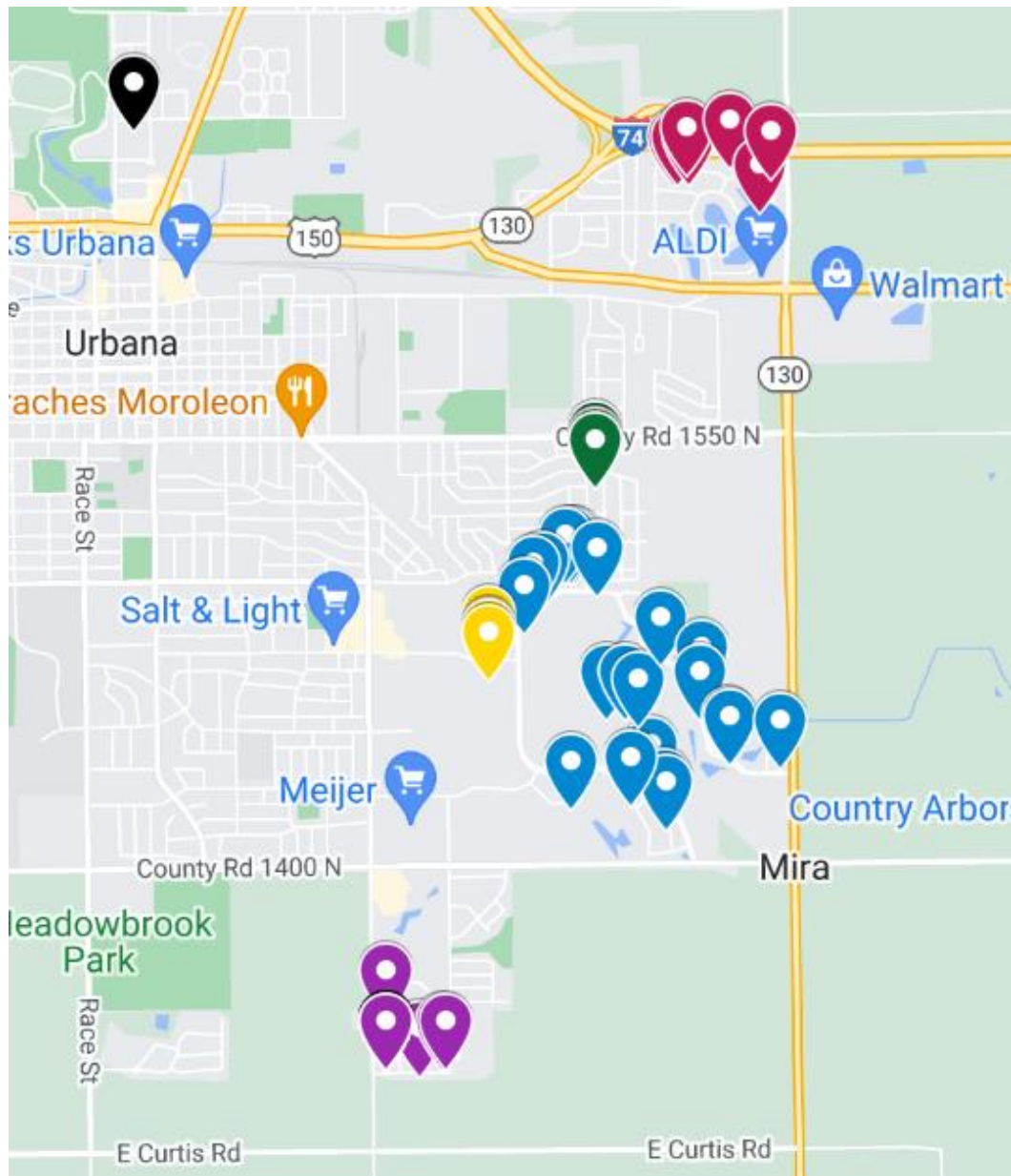
Enterprise Zone Performance Summary To-Date										
Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Commercial										
Projects	7	8	10	8	5	7	7	4	4	60
Total Cost	\$ 3,406,377	\$ 4,705,100	\$ 6,817,093	\$ 9,274,126	\$ 1,344,744	\$ 20,370,855	\$ 23,558,119	\$ 2,080,122	\$ 4,592,546	\$ 76,149,082
New & Retained Jobs	35	114	191	39	96	30	88	55	28	676
Residential										
Projects	14	17	17	11	10	57	63	57	51	297
Total Cost	\$ 9,277,325	\$ 6,853,692	\$ 37,217,508	\$ 3,670,670	\$ 35,471,539	\$ 13,270,281	\$ 18,126,981	\$ 14,292,981	\$ 17,239,978	\$ 155,420,955
Total Units	47	20	163	14	256	61	64	57	51	733
SF/duplex Units	14	20	37	14	9	56	63	57	51	321
Total										
Projects	21	25	27	19	15	64	70	61	55	357
Total Cost	\$ 12,683,702	\$ 11,558,792	\$ 44,034,601	\$ 12,944,796	\$ 36,816,283	\$ 33,641,136	\$ 41,685,100	\$ 16,373,103	\$ 21,832,524	\$ 231,570,037

Figure 2. Think Urbana EAV

ENTERPRISE ZONE EAV								
Column1	2017	2018	2019	2020	2021	2022	2023	2024
Base Value of Completed Projects	\$567,580	\$1,618,010	\$3,299,700	\$6,293,680	\$7,081,590	\$7,862,200	\$12,094,230	\$13,044,750
EAV Added Jan 2017	\$666,440	\$666,440	\$666,440	\$666,440	\$666,440	\$666,440	\$666,440	\$666,440
EAV Added Jan 2018		\$2,479,190	\$2,479,190	\$2,479,190	\$2,479,190	\$2,479,190	\$2,479,190	\$2,479,190
EAV Added Jan 2019			\$2,499,290	\$2,499,290	\$2,499,290	\$2,499,290	\$2,499,290	\$2,499,290
EAV Added Jan 2020				\$7,768,770	\$7,768,770	\$7,768,770	\$7,768,770	\$7,768,770
EAV Added Jan 2021					\$2,207,480	\$2,207,480	\$2,207,480	\$2,207,480
EAV Added Jan 2022						\$21,502,708	\$21,502,708	\$21,502,708
EAV Added Jan 2023							\$7,378,170	\$7,378,170
EAV Added Jan 2024								\$8,234,490
Total EAV	\$1,234,020	\$4,763,640	\$8,944,620	\$19,707,370	\$22,702,760	\$44,986,078	\$56,596,278	\$65,781,288

Figure 3. Urbana Enterprise Zone Employment Impact Summary

2024 Commercial Project Employment					
	Race St. Ventures Bar/Apartments	Creative Thermal Interior Room Addition	Wes Taylor Self Storage Units	CU Adventures Interior Expansion	Total
FTEs at project beginning	0	1	2	5	8
FTEs at project completion	10	1	2	15	28

Figure 4. 2024 *Think Urbana* Locations Map**Table 5. Urbana Enterprise Zone Projects**

Project Name	Project Description	Total Estimated Cost
2016		
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
2017		
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 Stone Creek	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
2018		
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
2019		
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
2020		
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
2021		
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
Gulliford 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
2022		
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 Africa 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
2023		
Stone Creek Commons	Commercial	76,000
1311 Ogelthorpe Ave.	New Single-Family Home	\$230,000.00
1313 Ogelthorpe Ave.	New Single-Family Home	\$210,000.00
1315 Ogelthorpe Ave.	New Single-Family Home	\$230,000.00
1317 Ogelthorpe Ave.	New Single-Family Home	\$210,000.00
1721 S. Stone Creek Blvd.	New Single-Family Home	\$145,000.00
3505 S. Deer Ridge Dr.	New Single-Family Home	\$145,000.00
1714 E. Bohn Cir.	New Single-Family Home	\$145,000.00
2713 E. Stone Creek Blvd.	New Single-Family Home	\$145,000.00
1511 Hillshire Dr.	New Single-Family Home	\$159,200.00
1710 S. Bohn Cir.	New Single-Family Home	\$145,000.00
3505 Deer Ridge Dr.	New Single-Family Home	\$160,000.00
1903 Kathryn St.	New Single-Family Home	\$290,000.00
1307 S. Ogelthorpe Ave.	New Single-Family Home	\$210,000.00
1604 Hillshire Dr.	New Single-Family Home	\$155,200.00
1606 Hillshire Dr.	New Single-Family Home	\$155,200.00
1309 S. Ogelthorpe Ave.	New Single-Family Home	\$210,000.00
Fasteners, etc.	Commercial	\$240,000.00
2709 E. Stone Creek Blvd.	New Single-Family Home	\$145,000.00
1718 Bohn Cir.	New Single-Family Home	\$160,000.00
1904 Kathryn St.	New Single-Family Home	\$150,000.00
709 N. Abbey Rd.	New Single-Family Home	\$280,000.00
1305 S. Ogelthorpe Ave.	New Single-Family Home	\$210,000.00
1207 S. Ogelthorpe Ave.	New Single-Family Home	\$210,000.00
1209 S. Ogelthorpe Ave.	New Single-Family Home	\$210,000.00
1301 S. Ogelthorpe Ave.	New Single-Family Home	\$230,000.00
1912 S. Lucas St.	New Single-Family Home	\$220,000.00
7 Brew Coffee	Commercial	\$514,122.00
1809 Stone Creek	New Single-Family Home	\$152,500.00
2706 River Birch Lane	New Single-Family Home	\$699,500
1705 Stone Creek Blvd.	New Single-Family Home	\$152,500.00
2302 Stone Creek Blvd.	New Single-Family Home	\$152,500.00
2842 Stone Creek Blvd.	New Single-Family Home	\$152,500.00
1904 S. Lucas St.	New Single-Family Home	\$240,000.00
2817 Stone Creek Blvd.	New Single-Family Home	\$288,000.00
1907 Colorado	New Single-Family Home	\$280,000.00
1501 Hillshire Dr.	New Single-Family Home	\$155,800.00
1503 Hillshire Dr.	New Single-Family Home	\$155,800.00
1505 Hillshire Dr.	New Single-Family Home	\$160,800.00

1507 Hillshire Dr.	New Single-Family Home	\$155,800.00
703 N. Abbey Rd.	New Single-Family Home	\$162,400.00
3506 S. Melissa Ln.	New Single-Family Home	\$110,000.00
2820 Haydon Drive	New Single-Family Home	\$280,000.00
201 Kerr Ave.	New Single-Family Home	\$730,678.00
2510 Wadsworth Ln.	New Single-Family Home	\$602,317.00
1746 S. Stone Creek Blvd.	New Single-Family Home	\$375,000.00
2843 S. Stone Creek Blvd.	New Single-Family Home	\$549,847.00
3501 S. Melissa Ln.	New Single-Family Home	\$164,600.00
3503 S. Melissa Ln.	New Single-Family Home	\$164,600.00
3504 S. Melissa Ln.	New Single-Family Home	\$164,600.00
2838 E. Stone Creek Blvd.	New Single-Family Home	\$150,000.00
1205 S. Ogelthorpe Ave.	New Single-Family Home	\$235,900.00
1303 S. Ogelthorpe Ave.	New Single-Family Home	\$214,900.00
1804 S. Stone Creek Blvd.	New Single-Family Home	\$697,839.00
1201 S. Ogelthorpe Ave	New Single-Family Home	\$210,000.00
1202 S. Smith Rd.	New Single-Family Home	\$210,000.00
1203 S. Ogelthorpe Ave.	New Single-Family Home	\$235,000.00
1204 S. Smith Rd.	New Single-Family Home	\$230,000.00
2502 St. Andrews Rd.	New Single-Family Home	\$350,000.00
2606 E. Castlerock Dr.	New Single-Family Home	\$950,000.00
Little Hearts & Hands	Commercial	\$1,250,000.00
2024		
118/120 S. Race St.	Commercial	\$1,796,413.00
1206 S. Smith Rd.	New Single-Family Home	\$210,000.00
1208 S. Smith Rd.	New Single-Family Home	\$230,000.00
1210 S. Smith Rd.	New Single-Family Home	\$230,000.00
1212 S. Smith Rd.	New Single-Family Home	\$210,000.00
1302 S. Smith Rd.	New Single-Family Home	\$235,000.00
1601 Colorado	Commercial	\$1,688,000.00
1607 Hillshire Dr.	New Single-Family Home	\$170,000.00
1708 Hillshire Dr.	New Single-Family Home	\$152,500.00
1709 S. Stone Creek Blvd.	New Single-Family Home	\$155,000.00
1710 Hillshire Dr.	New Single-Family Home	\$152,500.00
1713 S. Stone Creek Blvd.	New Single-Family Home	\$160,000.00
1717 S. Stone Creek Blvd.	New Single-Family Home	\$152,000.00
1738 S. Stone Creek Blvd	New Single-Family Home	\$570,000.00
1746 S. Stone Creek Blvd.	New Single-Family Home	\$433,000.00
1824 S. Stone Creek Blvd.	New Single-Family Home	\$181,000.00
1905 Colorado Ave.	New Single-Family Home	\$206,600.00
1906 S. Lucas St.	New Single-Family Home	\$168,000.00

1908 S. Lucas St.	New Single-Family Home	\$330,000.00
1910 S. Lucas St.	New Single-Family Home	\$299,000.00
201 E. Kerr Ave.	New Single-Family Home	\$730,678.00
2502 St. Andrews Rd.	New Single-Family Home	\$330,500.00
2510 Wadsworth Ln.	New Single-Family Home	\$660,000.00
2523 S. Muirfield Pl.	New Single-Family Home	\$862,678.00
2606 Castlerock Dr.	New Single-Family Home	\$845,000.00
2617 Wadsworth Ln.	New Single-Family Home	\$404,000.00
2621 Wadsworth Ln.	New Single-Family Home	\$488,000.00
2705 E. Stone Creek Blvd.	New Single-Family Home	\$163,000.00
2709 Castlerock Dr.	New Single-Family Home	\$760,000.00
2714 River Birch Ln.	New Single-Family Home	\$382,696.00
2806 Clarion Rd.	New Single-Family Home	\$302,000.00
2808 Clarion Rd.	New Single-Family Home	\$202,231.00
2814 Clarion Rd.	New Single-Family Home	\$201,000.00
2815 Haydon Dr.	New Single-Family Home	\$290,000.00
2843 E. Stone Creek Blvd.	New Single-Family Home	\$680,000.00
2912 Haydon Dr.	New Single-Family Home	\$285,000.00
2927 E. Stone Creek Blvd.	New Single-Family Home	\$442,000.00
2951 E. Stone Creek Blvd.	New Single-Family Home	\$400,000.00
302 N. Broadway	Commercial	\$616,000.00
3020 E. Beringer Circle	New Single-Family Home	\$290,000.00
3037 E. Stone Creek Blvd.	New Single-Family Home	\$589,900.00
3041 E. Stone Creek Blvd.	New Single-Family Home	\$1,064,995.00
3120 E. Stone Creek Blvd.	New Single-Family Home	\$242,500.00
3309 Melissa Ln.	New Single-Family Home	\$358,000.00
3407 Melissa Ln.	New Single-Family Home	\$164,600.00
3408 Melissa Ln.	New Single-Family Home	\$164,600.00
3409 Melissa Ln.	New Single-Family Home	\$162,400.00
3411 Melissa Ln.	New Single-Family Home	\$169,600.00
3412 Melissa Ln.	New Single-Family Home	\$172,400.00
3413 Melissa Ln.	New Single-Family Home	\$164,600.00
3414 Melissa Ln.	New Single-Family Home	\$162,400.00
3502 Melissa Ln.	New Single-Family Home	\$162,400.00
3503 Melissa Ln.	New Single-Family Home	\$164,600.00
501 E. Pega Dr., Bldg. 4	Commercial	\$492,133.25
606 N. Beacon Hill Cr.	New Single-Family Home	\$533,000.00



CITY OF URBANA ENTERPRISE ZONE ADVISORY BOARD

DATE: Tuesday, March 4, 2025

TIME: 3:00 pm

PLACE: City Hall Council Chambers, 400 S. Vine St., Urbana, IL 61801

DISCUSSION

A. Enterprise Zone Expiration Date

1. December 31, 2030

B. Extension Details

1. The city can apply for a 10-year extension on the Enterprise Zone, starting 5 years prior to the expiry date (December 31, 2025).
2. If approved, the new Enterprise Zone expiration date would be December 31, 2040.

C. Abatement Schedules

1. Residential Builds – 5 years

- a. 5-year abatement - must become fully assessed before December 31, 2025, for the abatement to begin on the 2026 taxes, payable 2027.

2. Commercial Builds – 5, 6 or 7 years

- a. 5-year abatement – must become fully assessed before December 31, 2025, for the abatement to begin on the 2026 taxes, payable 2027.
- b. 6-year abatement – must become fully assessed before December 31, 2024, for the abatement to begin on the 2025 taxes, payable 2026.
- c. 7-year abatement – must become fully assessed before December 31, 2023, for the abatement to begin on the 2024 taxes, payable 2025.

D. Ordinances

1. Current language: “The said real estate tax abatement shall terminate upon the expiration of the Enterprise Zone designation.”

E. Proposal

1. Amend the language used in the IGA and Ordinances to allow for property tax abatements to be honored for their full terms, as long as if the tax abatements are applied for before the expiration of the Enterprise Zone designation.
2. The City of Urbana will apply for an extension on the Enterprise Zone, after December 31, 2025.