You belong here.

It is the mission of the Urbana Park District to:

- *Improve the quality of life of its citizens through a responsive, efficient, and creative park and recreation system,*
- *Pursue excellence in a variety of programs, parks, and special facilities that contribute to the attractiveness of neighborhoods, conservation of the environment, and the overall health of the community.*

NOTICE AND AGENDA OF MEETING
URBANA PARK DISTRICT BOARD OF COMMISSIONERS
BOARD STUDY SESSION
MONDAY, AUGUST 3, 2026
6:00 PM
PERKINS ROAD PARK
1501 E. PERKINS ROAD
URBANA, IL 61802

Board Study Sessions are designed for the Board to study, review and discuss specific topics. Actions are not typically taken during a Study Session, unless specifically noted on the agenda.

I. Call to Order

A. Remote Attendance

The Board may authorize, by a voice vote of the physically present board members, any Commissioner wishing to attend remotely, pursuant to the UPD Remote Attendance Policy (Ord 2017-03).

II. Accept Agenda

III. Public Comment

Any member of the public may make a brief statement at this time within the public participation rules of the Board.

IV. Discussion

A. Perkins Road Tour

B. Board Vacancy and Timeline

V. New Business

A. Action to Approve a Letter of Support to the City of Urbana's Proposed Technical Correction to the Enterprise Zone Ordinance

VI. Comments from Commissioners

VII. Adjourn

Note: This Meeting Agenda and its supporting materials are on the UPD website at http://www.urbanaparks.org/documents/index.html, choose the "Public Meetings" category and search for the meeting information you wish to download.

[Taxing District Letterhead]

[Date]

City of Urbana
Attn: Hillary L. Ortiz, Enterprise Zone Administrator
400 S. Vine Street
Urbana, IL 61801

Dear Ms. Ortiz,

The **[Name of Taxing District]** submits this letter to formally confirm its support for the City of Urbana's proposed technical correction to the Enterprise Zone Ordinance and the corresponding resolutions adopted by participating taxing bodies.

To ensure that eligible applicants receive the full term of their approved property tax abatement, the **[Name of Taxing District]** supports amending its resolution to include the following language:

"The said real estate tax abatement shall remain in effect for the full term of the approved abatement, provided that the application for such abatement is received and approved prior to the expiration of the Enterprise Zone designation."

We further support the City of Urbana's submission of a technical correction to the State of Illinois to align program language across all participating entities, and we acknowledge and support the City's intent to apply for a 10-year extension of the Enterprise Zone.

We appreciate the opportunity to participate in this process and agree to proceed with adopting the amended language in accordance with the City's implementation timeline.

Sincerely,

[Name]
[Title]
[Taxing District]

Cc: Olivia Jovine, Community Development Services Director

CITY OF URBANA
ENTERPRISE ZONE ADVISORY BOARD

DATE: Thursday, March 19, 2026
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. March 4, 2025 Minutes

C. Public Input

D. Overview of Urbana Enterprise Zone Activities

1. Presentation
2. Staff Report

E. Discussion

1. Discussion of Enterprise Zone Expiration, Extension and Abatement Schedules

F. Comments and Questions

G. Adjournment

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at https://www.urbanail.gov/executive-department/page/urbana-public-television.

CITY OF URBANA

CITY OF URBANA
ENTERPRISE ZONE ADVISORY BOARD

DATE: **Tuesday, March 4, 2025**
TIME: **3:00 p.m.**
PLACE: **City Hall, Council Chambers, 400 S. Vine St., Urbana, IL 61801**

MINUTES

MEMBERS PRESENT: Mayor Diane Marlin, City of Urbana
Tim Bartlett, Urbana Park District
Jennifer Ivory-Tatum, Urbana School District
Travis Woodcock, Champaign County
Ivana Owona, Cunningham Township
Michelle Wright, CUMTD

MEMBERS ABSENT: Christopher Randles, Parkland College

STAFF PRESENT: Carol Mitten, City Administrator
William Kolschowsky, Senior Management Analyst
Hillary L. Ortiz, Executive Assistant

OTHERS PRESENT: Brock Martin, Champaign County Forest Preserve
Laura Orcutt, Public Member

DRAFT

A. CALL TO ORDER

Mayor Diane Marlin called the meeting to order at 3:23 p.m.

B. ROLL CALL OF ENTERPRISE ZONE ADVISORY BOARD MEMBERS

Hillary L. Ortiz called roll. A quorum was present.

C. REVIEW OF MINUTES

Ivana Owona requested that the spelling of her last name be corrected from 'Owana' to 'Owona' in the February 8, 2024, meeting minutes. A motion for approval of the minutes was made by Brock Martin. The motion was seconded by Travis Woodcock and passed unanimously.

D. PUBLIC COMMENT

There was no public comment.

E. OVERVIEW OF URBANA ENTERPRISE ZONE ACTIVITIES

William Kolschowsky 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.

William Kolschowsky reported there were 4 commercial projects applied for in 2024, with estimated total project costs of $4.60 million. He reviewed the commercial projects as outlined in the Urbana/Champaign County Enterprise Zone 2024 Report.

William Kolschowsky reported that there were 51 new, single-family residential projects applied for in 2024, with estimated total project costs of $21.83 million. He reviewed the residential projects as outlined in the Urbana/Champaign County Enterprise Zone 2024 Report.

Hillary L. Ortiz noted that a correction needed to be made to the section of the report that discusses the 2024 commercial property tax abatements. Hillary stated that only the 1601 Colorado Ave., self-storage units are eligible to enroll in the property tax abatement incentive program, as the other three properties are located within a TIF district.

F. DISCUSSION OF ENTERPRISE ZONE EXPIRATION, EXTENSION AND ABATEMENT SCHEDULES

William Kolschowsky began a discussion regarding the need to either amend or extend the City's Enterprise Zone expiration date. He reviewed the details for this need as outlined in the Discussion document included in the 2024 EZAB Packet. William noted that no action was needed at this time, but rather the purpose of this part of the presentation as to make the taxing bodies aware of the issue and prepare them to engage in discussions with the city regarding this proposal over the course of the next year or so.

G. QUESTIONS & COMMENTS

Jennifer Ivory-Tatum inquired about additional incentives the city could implement to encourage builders to develop in the Philo Road Business District. William Kolschowsky responded, explaining that for commercial builds, particularly those involving existing structures, the property tax abatement incentive may not be the most effective tool, as the building already has an assessed value, and the abatement only applies to any increase in assessed value. However, developers could benefit significantly from the Enterprise Zone's Building Materials Exemption Incentive, which provides sales tax exemptions on building materials. William also mentioned that there are other potential options the city could explore to attract businesses to the area, including incorporating the Philo Road Business District into a TIF, establishing a sales-tax-based Business Improvement District, and creating special services areas for smaller, less developed zones throughout the city.

Jennifer Ivory-Tatum sought clarification on the potential benefits of extending the Enterprise Zone's expiration date, particularly in relation to the concern that the city might run out of available lots by the time the current expiration date arrives. William Kolschowsky clarified that there are additional undeveloped areas and lots within the Enterprise Zone that could be developed. The

term 'available lots,' as mentioned in his presentation, referred specifically to lots that are already subdivided with adjacent infrastructure in place. William highlighted several of these areas on the CCGIS map, prompting Hillary L. Ortiz to note that the map is publicly available for any entities interested in reviewing the available areas, as well as the before-and-after aerial views of the Enterprise Zone, comparing images from 2014 to the present.

H. ADJOURNMENT

The meeting was adjourned at 3:47 p.m. by Mayor Diane Marlin.

Respectfully submitted,
Hillary L. Ortiz, Executive Assistant

DRAFT

ONE NORTH

URBANA ENTERPRISE ZONE CY 2025

CITY OF URBANA

LOCAL PARTNERS

The City of Urbana and Champaign County applied for a joint zone in 2014.

City of Urbana
Champaign County
Urbana School District
Urbana Park District
CU-MTD
Parkland College
Cunningham Township

<u>Designation</u>
01/01/2016

<u>Expiration</u>
12/31/2030

ELIGIBILITY

SALES TAX EXEMPTION

- $1,000+ Project Costs
- Enterprise Zone
- New Build (Residential)

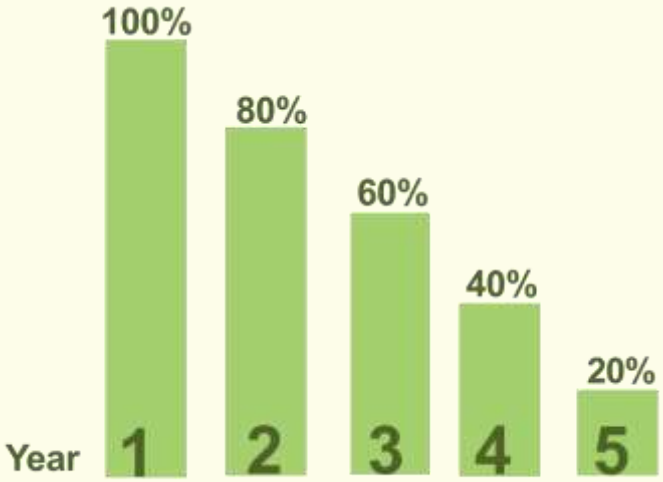
PROPERTY TAX ABATEMENT

- Commercial/Industrial
  - New Build or significant renovation impacting EAV
  - Building Permit
  - $100,000+ Project Cost
  - Enterprise Zone (NO TIF)

PROPERTY TAX ABATEMENT

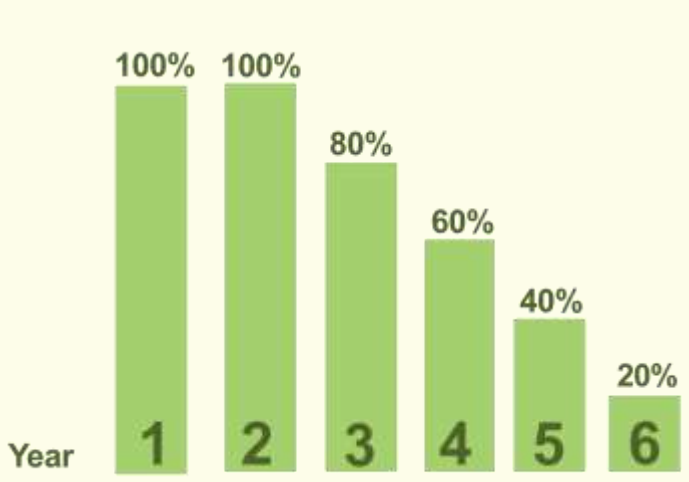
- Residential
  - New Construction
    - Single Family
    - Duplex/zero lot line
    - Townhouse
    - Mixed use with 20% Commercial
  - Building Permit
  - $80,000+ Project Cost
  - Enterprise Zone

ABATEMENT SCHEDULE



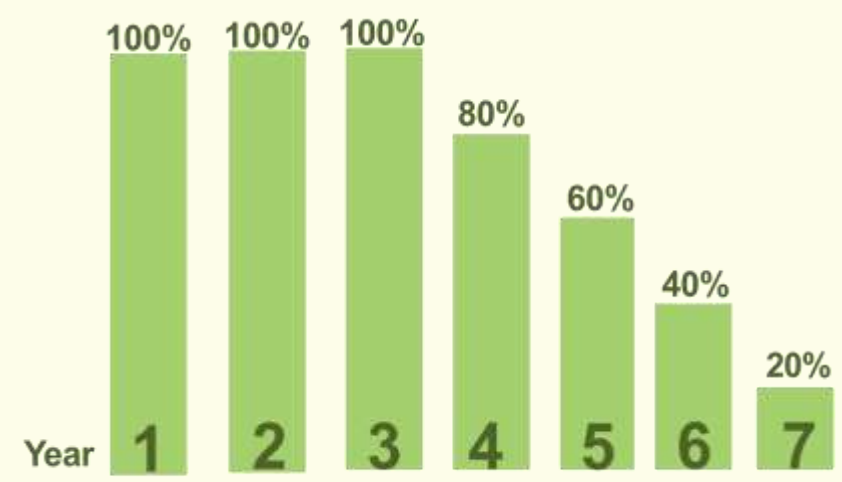
5 YR. TERM
RESIDENTIAL OR COMMERCIAL

Residential Project Cost: $80,000 min.
Commercial Project Cost: $100,000 min.



6 YR. TERM
COMMERCIAL ONLY

Minimum Project Cost: $100,000
Must create 10+ Full-Time Jobs



7 YR. TERM
COMMERCIAL ONLY

Minimum Project Cost: $100,000
Must create 50+ Full-Time Jobs

CY 2025 RESIDENTIAL PROJECTS

58 Total Projects

- 57 Residential Single Family
- 24 Tiny Homes (Hope Village)

$21.76 Million Est. Project Cost

Hope Village Tiny Home Design

Taylor Construction SF Home Build

C-U Under Construction SF Home Build

Hope Village Construction Underwa

CY 2025 COMMERCIAL PROJECTS

3 Total Projects

1414 W. Anthony Dr. - $523,531
Evergreen Roadworks Office Addition

208 W. Griggs St. - $175,000
Cloud Mountain Kombucha Interior Renovation

402 N. Maple St. - $33,072
Maple & Yolk Interior Renovation

$731,603 Est. Total Project Costs

Maple & Yolk

Evergreen Roadworks

Full-Time Employee (FTE) Statistics

- 7 Newly Created
- 40 Retained Jobs

Cloud Mountain Kombucha

SUBDIVISIONS

THINK URBANA

58 New Builds, $21.76 Million

- Stone Creek – 5
- Fieldstone - 9
- South Ridge – 11
- Savannah Green – 14
- Beringer Commons – 18
- Non-subdivision Builds – 4

Kennedy Builders SF Home Build (606 N. Beacon Hill Cir.)

Taylor Construction & Design SF Home Build (3401 Melissa Ln.)

Nyadaro Homes SF Home Build (2822 Haydon Dr.)

DEVELOPED LOTS

THINK URBANA

South Ridge – 2014 Aerial

South Ridge – 2023 Aerial

Champaign County GIS Website: https://maps.ccgisc.org

DEVELOPED LOTS

THINK URBANA

Stone Creek – 2014 Aerial

Stone Creek – 2023 Aerial

DEVELOPED LOTS

THINK URBAN

Stone Creek – 2014 Aerial

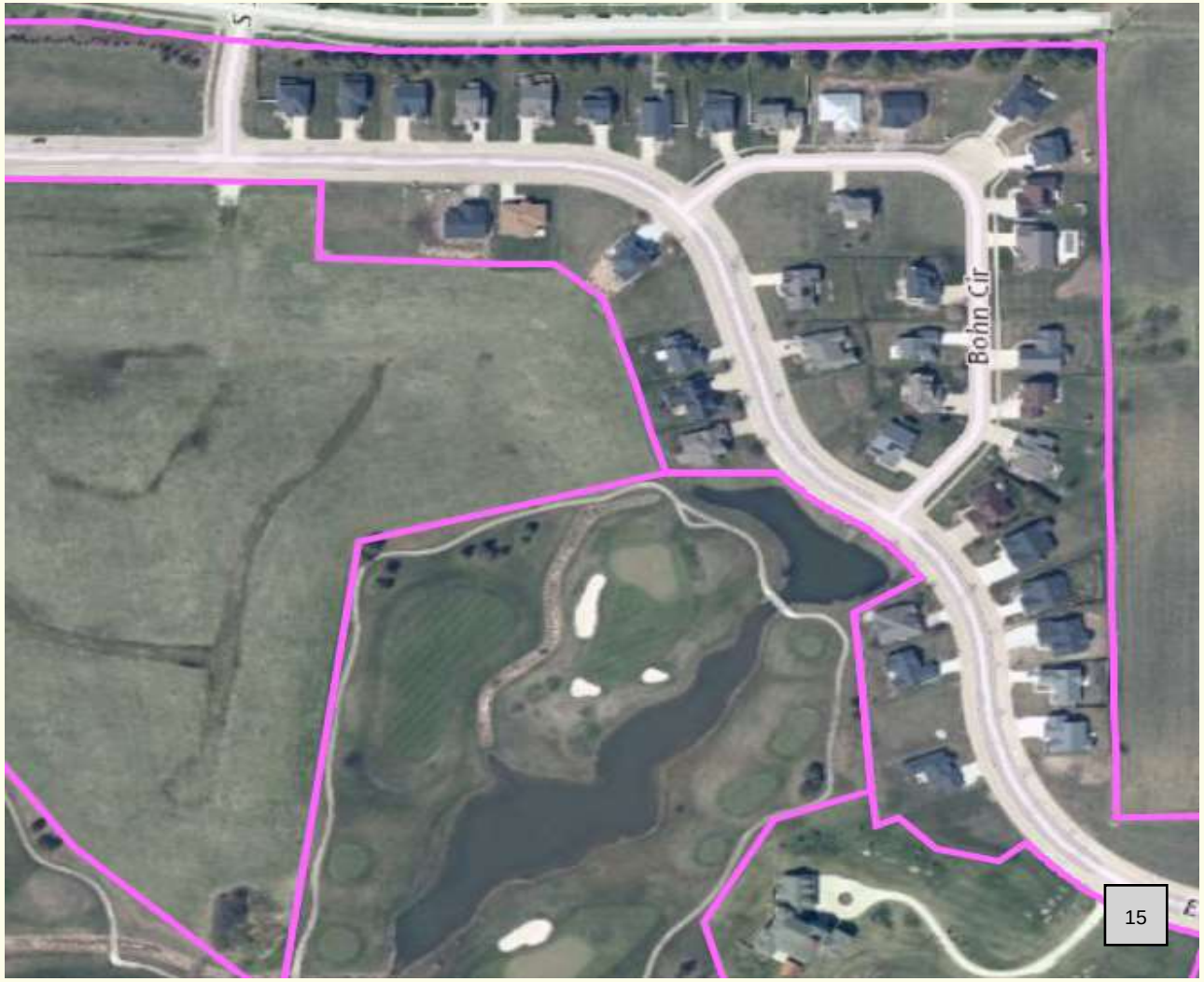
Stone Creek – 2023 Aerial

DEVELOPED LOTS

THINK URBAN

Stone Creek – 2014 Aerial

Stone Creek – 2023 Aerial



DEVELOPED LOTS

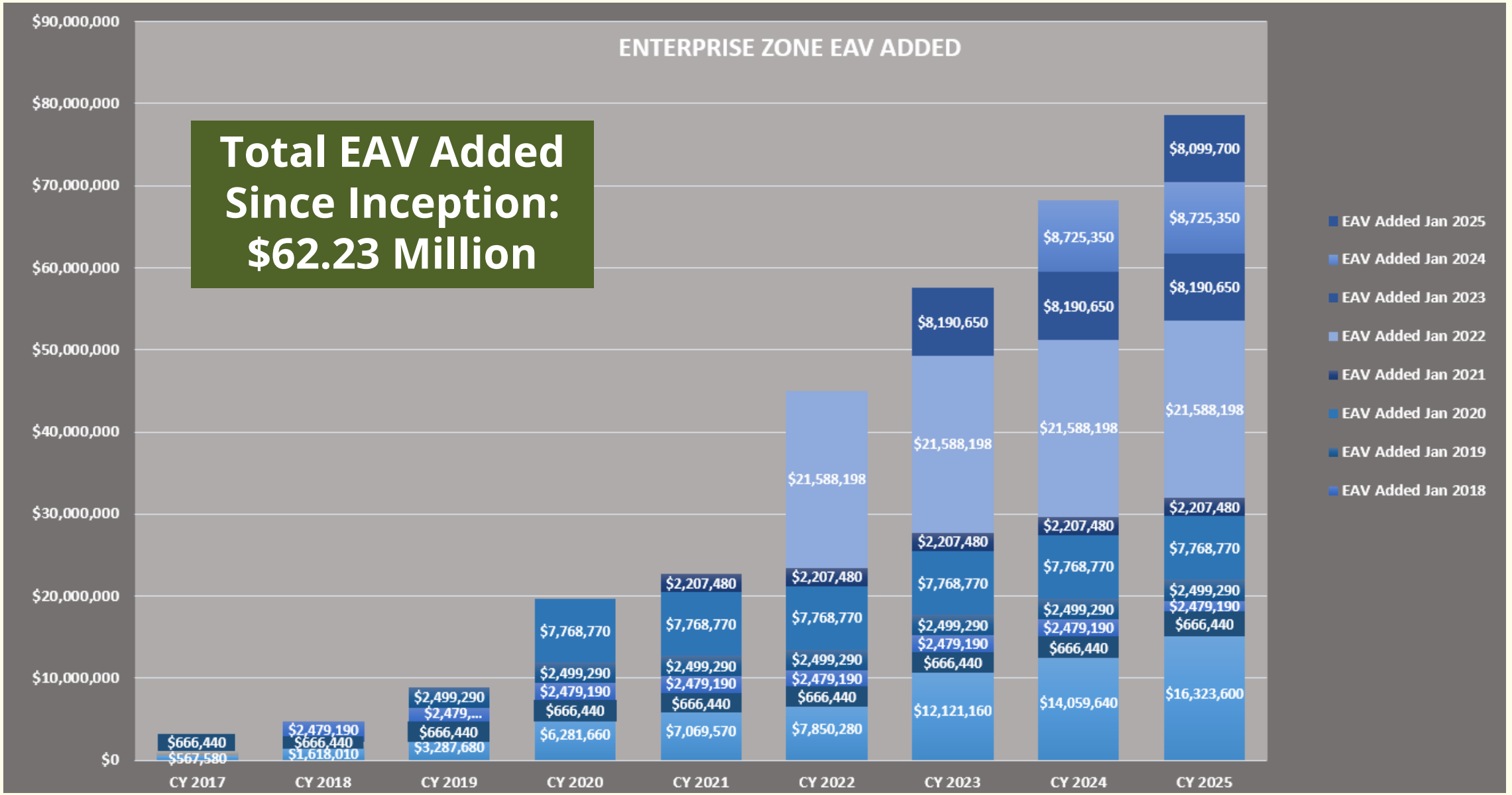
THINK URBAN

Beringer Commons – 2014 Aerial

Beringer Commons – 2023 Aerial

EAV GROWTH

THINK URBANA



THINK URBANA

QUESTIONS?

Urbana/Champaign County Enterprise Zone CY 2025 Report

EZAB Meeting: March 19, 2026

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, CU-MTD, 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.

2025 Enterprise Zone Overview

In calendar year 2025, sixty-one (61) new Enterprise Zone projects commenced, representing an estimated $22.50 million in project investment **(Figure 1).**

Since the inception of the Enterprise Zone, a total of 418 projects have been completed, generating approximately $254.10 million in private investment, creating or retaining 723 full-time jobs in Champaign County, and resulting in 814 residential units built or under construction. As of 2025, completed Enterprise Zone projects have added nearly $62.23 million in assessed value to the local tax base **(Figure 2).**

New Commercial Project Highlights

In 2025, three commercial projects applied for Enterprise Zone incentives: an office expansion for Evergreen Roadworks at 1414 W. Anthony Drive, an interior renovation at 208 W. Griggs Street to convert the former Best of Africa store into a kombucha production and retail space, and an interior renovation at 402 N. Maple Street to transform the former Urbana Garden restaurant into a new Maple & Yolk location. All three projects received a sales tax exemption on building materials; however, the projects at 208 W. Griggs Street and 402 N. Maple Street are ineligible for a property tax abatement on the increased property value because they are either located within a Tax Increment Financing (TIF) district or did not meet minimum project cost requirements.

Together, these three projects represent an estimated $731,603 in combined project costs and are expected to create or retain forty-seven (47) full-time jobs, including seven (7) newly created positions –three at Maple & Yolk, two at Cloud Mountain Kombucha, and two at Evergreen Roadworks. **(Figure 3).**

EZ/THINK URBANA Highlights

In calendar year 2025, the City recorded fifty-seven (57) new single-family residential Enterprise Zone builds, along with a tiny-home initiative to construct twenty-four (24) units, representing an estimated

combined project cost of $21.76 million. Hope Village is being developed in Urbana to provide stable housing for adults who are medically fragile and at high risk of homelessness. The project is led by Carle Health in partnership with Champaign County Health Care Consumers and the University of Illinois at Urbana-Champaign. Each home is designed as permanent housing with basic living amenities. Residents will also have access to on-site support services, including case management and connections to healthcare and behavioral-health resources, with the goal of improving long-term stability and overall well-being.

A comprehensive listing of all Enterprise Zone projects to date is shown below. **(Figure 4)**

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 – Urbana Enterprise Zone Project List

Figure 1. Enterprise Zone Performance Summary-to-Date

Enterprise Zone Proformance Summary To-Date

Year	CY 2016	CY 2017	CY 2018	CY 2019	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	Total
Commercial											
Total Projects	7	8	10	8	5	7	7	4	4	3	**63**
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	$731,603	**$76,880,685**
New & Retained Jobs	35	114	191	39	96	30	88	55	28	47	**723**
Residential											
Total Projects	14	17	17	11	10	57	63	57	51	58	**355**
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	$21,763,694	**$177,184,649**
Total Units	47	20	163	14	256	61	64	57	51	81	**814**
SF/duplex Units	14	20	37	14	9	56	63	57	51	57	**378**
Tiny Home Units	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	24	**24**
Combined Totals											
Projects	21	25	27	19	15	64	70	61	55	61	**418**
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	$22,495,297	**$254,065,334**

Figure 2. Think Urbana EAV

ENTERPRISE ZONE EAV

Column1	CY 2017	CY 2018	CY 2019	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025
Base Value of Completed Projects	$567,580	$1,618,010	$3,287,680	$6,281,660	$7,069,570	$7,850,280	$12,121,160	$14,059,640	$16,323,600
EAV Added Jan 2017	$666,440	$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	$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	$2,499,290
EAV Added Jan 2020				$7,768,770	$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	$2,207,480
EAV Added Jan 2022						$21,588,198	$21,588,198	$21,588,198	$21,588,198
EAV Added Jan 2023							$8,190,650	$8,190,650	$8,190,650
EAV Added Jan 2024								$8,725,350	$8,725,350
EAV Added Jan 2025									$8,099,700
Total EAV	**$666,440**	**$3,145,630**	**$5,644,920**	**$13,413,690**	**$15,621,170**	**$37,209,368**	**$45,400,018**	**$54,125,368**	**$62,225,068**

Figure 3. Urbana Enterprise Zone Employment Impact Summary

	CY 2025 Commercial Project Employment			
	1414 W. Anthony Dr. (Evergreen Roadworks) Office Addition	**208 W. Griggs St. (Cloud Mountain Kombucha) Interior Remodel**	**402 N. Maple St. (Maple & Yolk) Interior Remodel**	**Total**
FTEs at project beginning	1	1	1	3
FTEs at project completion	1	3	4	8

Figure 4. Urbana Enterprise Zone Projects		
Project Name	**Project Description**	**Total Estimated Project Costs**
2016		
25 O'clock Brewery	Commercial	$268,000
129 N Race Remodel	Commercial	$50,000
Burger King	Commercial	$1,000,000
Gateway Shop Suite B	Commercial	$76,500
Leek & Sons Funeral Home	Commercial	$1,663,877
EZ Lock Self Storage	Commercial	$150,000
FBM Inc	Commercial	$198,000
Highland Green	Multi-Family Residential (33-unit Townhomes)	$5,350,000
Lexington Duplex	New Residential - Duplex	$440,000
Quarton Home	Single-Family Residential	$540,000
Berardi House	Single-Family Residential	$522,450
Hankin Home	Single-Family Residential	$456,000
Birbal Jain Residence	Single-Family Residential	$407,875
2516 Muirfield Place U	Single-Family Residential	$350,000
Goodwin Residence	Single-Family Residential	$298,000
Hoch Job	Single-Family Residential	$280,000
1605 Vernon Dr	Single-Family Residential	$185,000
Johnson Cottage	Single-Family Residential	$164,000
3312 Myra Ridge Dr. Cottage #2	Single-Family Residential	$164,000
1707 Horizon Lane	Single-Family Residential	$163,000
2709 Skyline	Single-Family Residential	$120,000
2017		
Busey Bank Wealth Management Remodel	Commercial	$1,508,600
Stark Improvements	Commercial	$24,000
Former Gill Building Improvements	Commercial	$15,000
Tricoci Buildout	Commercial	$131,500
Broadway Food Hall	Commercial	$350,000
Sigma Adrich	Commercial	$400,000
U-Haul	Commercial	$2,200,000
T Mobile	Commercial	$76,000
1614 Lexington Duplex	Zero-lot line Residential	$623,902
Raymon Miller 3003-3005 Zero Lot	Zero-lot line Residential	$380,000
Stillwater Zero Lot lines (2 units)	New Residential	$310,000
Reichard Home	Single-Family Residential	$1,500,000
LaRosa House	Single-Family Residential	$494,000
Dann and Theresa Johnson House	Single-Family Residential	$390,790

Harvey Residence	Single-Family Residential	$370,000
Armstrong Builders	Single-Family Residential	$325,000
3068 Stone Creek Blvd.	Single-Family Residential	$320,000
Barker House	Single-Family Residential	$300,000
Feller House	Single-Family Residential	$290,000
Brooms House	Single-Family Residential	$290,000
Laurent Home	Single-Family Residential	$290,000
Ray Miller House #2	Single-Family Residential	$280,000
Ray Miller House #1	Single-Family Residential	$250,000
Harden Home	Single-Family Residential	$240,000
Fall Spec 2017	Single-Family Residential	$200,000
2018		
Urbana Fine Arts Studio	Commercial	$32,700
CU Adventures Remodel	Commercial	$131,893
Lincoln Square Improvements	Commercial	$315,000
Casa Del Mar	Commercial	$24,000
Bouffant Salon	Commercial	$98,500
110 E University Suite I	Commercial	$75,000
A&R Mechanical Fab Shop	Commercial	$2,200,000
Roanoke Concrete	Commercial	$2,290,000
Glesco Solar Project	Commercial	$60,000
Plastic Container Corp	Commercial	$1,500,000
TAG Pebble Point	8) Single-Family Residentials	$2,096,672
Retreat at Urbana	Multi-Family Residential (126-unit Townhomes)	$27,031,996
TAG 8 Single-Family on Stone Creek Blvd	(8) Single-Family Residentials	$1,538,000
1714/1716 Lexington Duplex	New Residential - Duplex	$383,265
3007 + 3009 Stillwater Zero Lots	Zero-lot line Residential	$350,000
Pebblebrooke & Stonebrook Zero-Lots	Zero-lot line Residential	$730,500
Santogrossi Residence	Single-Family Residential	$2,000,000
Jacobs Single-Family Residence	Single-Family Residential	$570,000
2718 Castlerock Spec	Single-Family Residential	$500,000
Price Home	Single-Family Residential	$405,000
Ironwood Homes	Single-Family Residential	$360,000
Phillips Home	Single-Family Residential	$306,075
1703 Horizon	Single-Family Residential	$200,000
Collins Custom Home	Single-Family Residential	$200,000
2806 Haydon Spec	Single-Family Residential	$200,000
Fall Skyline Spec	Single-Family Residential	$196,000
2510 Fairfield Spec	Single-Family Residential	$150,000
2019		
Cohen Building Phase I	Commercial	$600,000.00

Sunnycrest Hair Salon	Commercial	$150,000.00
Beau Visage Spa	Commercial	$50,000.00
Soul Care Remodel	Commercial	$54,126.00
Little Hearts & Hands	Commercial	$2,200,000.00
El Progresso	Commercial	$720,000.00
Culver's	Commercial	$2,500,000.00
JX Enterprises	Commercial	$3,000,000.00
3004-3010 Stillwater Landing	Zero-lot line Residential	$780,000.00
3503 Deer Ridge	Single-Family Residential	$300,000.00
Cole House	Single-Family Residential	$329,170.00
Landis Farm Spec #2	Single-Family Residential	$150,000.00
1705 Horizon Custom	Single-Family Residential	$200,000.00
Landis Farm Spec #3	Single-Family Residential	$150,000.00
2406 Fairfield (abate only)	Single-Family Residential	$181,500.00
Rindfleisch & Kim Home	Single-Family Residential	$610,000.00
3010 E Stone Creek	Single-Family Residential	$190,000.00
Raimondo Home	Single-Family Residential	$460,000.00
2806 Plantation Point	Single-Family Residential	$320,000.00
2020		
407 W. University	Commercial	$600,000
1111 W. Kenyon Road	Commercial	$4,000,000
121 W. Water	Commercial	$350,000
1908 N. Lincoln	Commercial	$110,000
200 S. Vine	Multi-Family Residential	$8,134,638
410 N. Lincoln	Mixed Use	$25,578,000
2001 S. Philo Road	Commercial	$634,744
3012 Beringer Circle	Single-Family Residential	$610,000
1502 Marc Trail	Single-Family Residential	$200,000
1701 Vernon	Single-Family Residential	$155,000
1705 Vernon	Single-Family Residential	$159,000
1707 Vernon	Single-Family Residential	$159,000
1610 E. Horizon Lane	Single-Family Residential	$212,900
1609 Horizon & 1611 Vernon	Single-Family Residential	$304,000
2508 Fairfield	Single-Family Residential	$204,900
2021		
1702 Horizon	Single-Family Residential	$155,000
1607 Vernon	Single-Family Residential	$280,000
1906 East Colorado	Single-Family Residential	$376,000
1601 Horizon	Single-Family Residential	$155,000
1602 E Vernon	Single-Family Residential	$255,034
1612 Horizon	Single-Family Residential	$155,000

1710 Vernon	Single-Family Residential	$155,000
1817 S Bohn Circle	Single-Family Residential	$315,000
2813 Stone Creek	Single-Family Residential	$197,000
2821 East Stone Creek	Single-Family Residential	$300,000
1606 E Vernon	Single-Family Residential	$178,400
1725 Stone Creek	Single-Family Residential	$350,000
2947 E Stone Creek	Single-Family Residential	$375,000
Emulsicoat	Commercial	$10,800,000
Frasca	Commercial	$1,190,000
Gulliford Services	Commercial	$1,200,000
1604 Vernon Drive	Single-Family Residential	$158,000
1608 Horizon	Single-Family Residential	$153,234
1608 Vernon	Single-Family Residential	$153,234
1609 E Vernon Drive	Single-Family Residential	$188,500
1610 Vernon	Single-Family Residential	$153,234
1702 Vernon	Single-Family Residential	$153,234
1704 Vernon	Single-Family Residential	$153,234
1706 Vernon	Single-Family Residential	$153,234
1708 Vernon	Single-Family Residential	$153,234
2401 Fairfield	Single-Family Residential	$163,000
2818 E Stone Creek	Single-Family Residential	$295,000
3403 Deer Ridge	Single-Family Residential	$154,800
3409 Myra Ridge	Single-Family Residential	$159,000
3501 Deer Ridge	Single-Family Residential	$180,000
1704 E Horizon Lane	Single-Family Residential	$260,296
1802 Bohn Circle	Single-Family Residential	$330,000
EconoLodge	Commercial	$193,855
2725 E Stone Creek Blvd	Single-Family Residential	$445,000
2722 Castlerock	Single-Family Residential	$725,000
2819 Haydon Drive	Single-Family Residential	$382,054
Clark Lindsey	Commercial	$6,585,000
1712 Vernon	Single-Family Residential	$148,715
1902 S High Cross Road	Single-Family Residential	$669,841
2222 Stone Creek	Single-Family Residential	$448,350
3411 Memory Lane	Single-Family Residential	$160,000
1606 Horizon	Single-Family Residential	$148,234
1618 Lexington	Single-Family Residential	$160,000
3311 Deer Ridge	Single-Family Residential	$140,000
3315 Memory Lane	Single-Family Residential	$136,000
3401 Memory Lane	Single-Family Residential	$136,000
3403 Memory Lane	Single-Family Residential	$136,000

3405 Memory Lane	Single-Family Residential	$136,000
3410 Myra Ridge	Single-Family Residential	$136,000
Creative Thermal	Commercial	$321,000
Fish Alley	Commercial	$81,000
1912 Kathryn	Single-Family Residential	$240,000
2505 Muirfield Place	Single-Family Residential	$450,000
3057 Stone Creek	Single-Family Residential	$528,500
3404 Myra Ridge	Single-Family Residential	$136,000
3407 Memory Lane	Single-Family Residential	$136,000
3408 Myra Ridge	Single-Family Residential	$136,000
3409 Memory Lane	Single-Family Residential	$136,000
2403 Fairfield	Single-Family Residential	$143,000
2519 S Muirfield Place	Single-Family Residential	$475,000
2507 Fairfield Drive	Single-Family Residential	$133,000
2509 Fairfield Drive	Single-Family Residential	$119,000
1813 Stone Creek Blvd	Single-Family Residential	$280,000
2506 N. Skyline	Single-Family Residential	$200,000
	2022	
2707 Skyline Drive	Single-Family Residential	$259,000
Hotel Royer	Commercial	$16,123,230
Urbana Solar	Commercial	$3,400,000
2601 Skyline Drive	Single-Family Residential	$305,000
2613 Wadsworth Lane	Single-Family Residential	$250,000
2639 Muirfield Place	Single-Family Residential	$406,000
2643 Muirfield Place	Single-Family Residential	$356,000
2647 Muirfield Place	Single-Family Residential	$382,000
2655 Muirfield Place	Single-Family Residential	$382,000
2659 Muirfield Place	Single-Family Residential	$356,000
2663 Muirfield Place	Single-Family Residential	$370,000
1909 Venturi Ct	Single-Family Residential	$340,000
603 Beacon Hill Circle	Single-Family Residential	$700,000
601 N Abbey Road	Single-Family Residential	$316,916
2822 Stone Creek Blvd	Single-Family Residential	$384,000
704 Abbey Drive	Single-Family Residential	$219,000
2503 Skyline Drive	Single-Family Residential	$225,000
2810 Haydon Drive	Single-Family Residential	$219,000
3406 Myra Ridge	Single-Family Residential	$136,000
1703 Hillshire	Single-Family Residential	$149,500
1705 Hillshire	Single-Family Residential	$152,800
1707 Hillshire	Single-Family Residential	$152,800
1709 Hillshire	Single-Family Residential	$150,400

1907 Lucas	Single-Family Residential	$240,000
1905 Lucas	Single-Family Residential	$230,000
Blue Print Facer	Commercial	$65,000
1611 Hillshire Drive	Single-Family Residential	$149,500
208 W. Griggs St. (Best of Africa Restaurant)	Commercial	$878,439
1603 Hillshire	Single-Family Residential	$159,200
1605 Hillshire	Single-Family Residential	$110,000
3309/3311 Memory Lane	Duplex	$136,000
2405 Skyline Drive	Single-Family Residential	$450,000
2201 E Rocky Lane	Single-Family Residential	$298,152
2205 E Rocky Lane	Single-Family Residential	$298,152
2206 E Rocky Lane	Single-Family Residential	$312,000
2207 E Rocky Lane	Single-Family Residential	$298,152
2208 E Rocky Lane	Single-Family Residential	$298,152
2301 E Rocky Lane	Single-Family Residential	$312,000
2302 E Rocky Lane	Single-Family Residential	$298,152
2303 E Rocky Lane	Single-Family Residential	$298,152
2304 E Rocky Lane	Single-Family Residential	$312,000
2305 E Rocky Lane	Single-Family Residential	$298,152
2306 E Rocky Lane	Single-Family Residential	$298,152
2307 E Rocky Lane	Single-Family Residential	$298,152
2308 E Rocky Lane	Single-Family Residential	$298,152
2309 E Rocky Lane	Single-Family Residential	$312,000
2408 S Cobble Creek	Single-Family Residential	$312,000
2846 E Stone Creek Blvd.	Single-Family Residential	$558,000
1414 W. Anthony Dr. (Champaign Asphalt)	Commercial	$2,400,000
2601 Muirfield Place	Single-Family Residential	$850,000
1903 Lucas	Single-Family Residential	$280,000
1706 Hillshire	Single-Family Residential	$148,400
1609 Hillshire	Single-Family Residential	$152,800
1704 Hillshire	Single-Family Residential	$146,000
1701 Hillshire	Single-Family Residential	$152,800
1612 Hillshire	Single-Family Residential	$146,000
2401 Skyline	Single-Family Residential	$205,000
2814 E Stone Creek	Single-Family Residential	$482,145
1610 Hillshire	Single-Family Residential	$148,400
1608 Hillshire	Single-Family Residential	$155,200
1742 Stone Creek Blvd	Single-Family Residential	$405,000
2613 Muirfield	Single-Family Residential	$525,000
701 Abbey Road	Single-Family Residential	$360,000
EZ Lock Storage	Commercial	$550,000

707 Abbey Road	Single-Family Residential	$360,000
Country Financial	Commercial	$141,450
2637 Wadsworth Lane	Single-Family Residential	$622,000
1509 Hillshire Drive	Single-Family Residential	$152,900
3504 S. Deer Ridge Dr.	Single-Family Residential	$156,800
1601 Hillshire Dr.	Single-Family Residential	$156,800
2023		
Stone Creek Commons	Commercial	76,000
1311 Ogelthorpe Ave.	Single-Family Residential	$230,000.00
1313 Ogelthorpe Ave.	Single-Family Residential	$210,000.00
1315 Ogelthorpe Ave.	Single-Family Residential	$230,000.00
1317 Ogelthorpe Ave.	Single-Family Residential	$210,000.00
1721 S. Stone Creek Blvd.	Single-Family Residential	$145,000.00
3505 S. Deer Ridge Dr.	Single-Family Residential	$145,000.00
1714 E. Bohn Cir.	Single-Family Residential	$145,000.00
2713 E. Stone Creek Blvd.	Single-Family Residential	$145,000.00
1511 Hillshire Dr.	Single-Family Residential	$159,200.00
1710 S. Bohn Cir.	Single-Family Residential	$145,000.00
3505 Deer Ridge Dr.	Single-Family Residential	$160,000.00
1903 Kathryn St.	Single-Family Residential	$290,000.00
1307 S. Ogelthorpe Ave.	Single-Family Residential	$210,000.00
1604 Hillshire Dr.	Single-Family Residential	$155,200.00
1606 Hillshire Dr.	Single-Family Residential	$155,200.00
1309 S. Ogelthorpe Ave.	Single-Family Residential	$210,000.00
Fasteners, etc.	Commercial	$240,000.00
2709 E. Stone Creek Blvd.	Single-Family Residential	$145,000.00
1718 Bohn Cir.	Single-Family Residential	$160,000.00
1904 Kathryn St.	Single-Family Residential	$150,000.00
709 N. Abbey Rd.	Single-Family Residential	$280,000.00
1305 S. Ogelthorpe Ave.	Single-Family Residential	$210,000.00
1207 S. Ogelthorpe Ave.	Single-Family Residential	$210,000.00
1209 S. Ogelthorpe Ave.	Single-Family Residential	$210,000.00
1301 S. Ogelthorpe Ave.	Single-Family Residential	$230,000.00
1912 S. Lucas St.	Single-Family Residential	$220,000.00
7 Brew Coffee	Commercial	$514,122.00
1809 Stone Creek	Single-Family Residential	$152,500.00
2706 River Birch Lane	Single-Family Residential	$699,500
1705 Stone Creek Blvd.	Single-Family Residential	$152,500.00
2302 Stone Creek Blvd.	Single-Family Residential	$152,500.00
2842 Stone Creek Blvd.	Single-Family Residential	$152,500.00
1904 S. Lucas St.	Single-Family Residential	$240,000.00

2817 Stone Creek Blvd.	Single-Family Residential	$288,000.00
1907 Colorado	Single-Family Residential	$280,000.00
1501 Hillshire Dr.	Single-Family Residential	$155,800.00
1503 Hillshire Dr.	Single-Family Residential	$155,800.00
1505 Hillshire Dr.	Single-Family Residential	$160,800.00
1507 Hillshire Dr.	Single-Family Residential	$155,800.00
703 N. Abbey Rd.	Single-Family Residential	$162,400.00
3506 S. Melissa Ln.	Single-Family Residential	$110,000.00
2820 Haydon Drive	Single-Family Residential	$280,000.00
201 Kerr Ave.	Single-Family Residential	$730,678.00
2510 Wadsworth Ln.	Single-Family Residential	$602,317.00
1746 S. Stone Creek Blvd.	Single-Family Residential	$375,000.00
2843 S. Stone Creek Blvd.	Single-Family Residential	$549,847.00
3501 S. Melissa Ln.	Single-Family Residential	$164,600.00
3503 S. Melissa Ln.	Single-Family Residential	$164,600.00
3504 S. Melissa Ln.	Single-Family Residential	$164,600.00
2838 E. Stone Creek Blvd.	Single-Family Residential	$150,000.00
1205 S. Ogelthorpe Ave.	Single-Family Residential	$235,900.00
1303 S. Ogelthorpe Ave.	Single-Family Residential	$214,900.00
1804 S. Stone Creek Blvd.	Single-Family Residential	$697,839.00
1201 S. Ogelthorpe Ave	Single-Family Residential	$210,000.00
1202 S. Smith Rd.	Single-Family Residential	$210,000.00
1203 S. Ogelthorpe Ave.	Single-Family Residential	$235,000.00
1204 S. Smith Rd.	Single-Family Residential	$230,000.00
2502 St. Andrews Rd.	Single-Family Residential	$350,000.00
2606 E. Castlerock Dr.	Single-Family Residential	$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.	Single-Family Residential	$210,000.00
1208 S. Smith Rd.	Single-Family Residential	$230,000.00
1210 S. Smith Rd.	Single-Family Residential	$230,000.00
1212 S. Smith Rd.	Single-Family Residential	$210,000.00
1302 S. Smith Rd.	Single-Family Residential	$235,000.00
1601 Colorado	Commercial	$1,688,000.00
1607 Hillshire Dr.	Single-Family Residential	$170,000.00
1708 Hillshire Dr.	Single-Family Residential	$152,500.00
1709 S. Stone Creek Blvd.	Single-Family Residential	$155,000.00
1710 Hillshire Dr.	Single-Family Residential	$152,500.00
1713 S. Stone Creek Blvd.	Single-Family Residential	$160,000.00
1717 S. Stone Creek Blvd.	Single-Family Residential	$152,000.00

1738 S. Stone Creek Blvd	Single-Family Residential	$570,000.00
1746 S. Stone Creek Blvd.	Single-Family Residential	$433,000.00
1824 S. Stone Creek Blvd.	Single-Family Residential	$181,000.00
1905 Colorado Ave.	Single-Family Residential	$206,600.00
1906 S. Lucas St.	Single-Family Residential	$168,000.00
1908 S. Lucas St.	Single-Family Residential	$330,000.00
1910 S. Lucas St.	Single-Family Residential	$299,000.00
201 E. Kerr Ave.	Single-Family Residential	$730,678.00
2502 St. Andrews Rd.	Single-Family Residential	$330,500.00
2510 Wadsworth Ln.	Single-Family Residential	$660,000.00
2523 S. Muirfield Pl.	Single-Family Residential	$862,678.00
2606 Castlerock Dr.	Single-Family Residential	$845,000.00
2617 Wadsworth Ln.	Single-Family Residential	$404,000.00
2621 Wadsworth Ln.	Single-Family Residential	$488,000.00
2705 E. Stone Creek Blvd.	Single-Family Residential	$163,000.00
2709 Castlerock Dr.	Single-Family Residential	$760,000.00
2714 River Birch Ln.	Single-Family Residential	$382,696.00
2806 Clarion Rd.	Single-Family Residential	$302,000.00
2808 Clarion Rd.	Single-Family Residential	$202,231.00
2814 Clarion Rd.	Single-Family Residential	$201,000.00
2815 Haydon Dr.	Single-Family Residential	$290,000.00
2843 E. Stone Creek Blvd.	Single-Family Residential	$680,000.00
2912 Haydon Dr.	Single-Family Residential	$285,000.00
2927 E. Stone Creek Blvd.	Single-Family Residential	$442,000.00
2951 E. Stone Creek Blvd.	Single-Family Residential	$400,000.00
302 N. Broadway	Commercial	$616,000.00
3020 E. Beringer Circle	Single-Family Residential	$290,000.00
3037 E. Stone Creek Blvd.	Single-Family Residential	$589,900.00
3041 E. Stone Creek Blvd.	Single-Family Residential	$1,064,995.00
3120 E. Stone Creek Blvd.	Single-Family Residential	$242,500.00
3309 Melissa Ln.	Single-Family Residential	$358,000.00
3407 Melissa Ln.	Single-Family Residential	$164,600.00
3408 Melissa Ln.	Single-Family Residential	$164,600.00
3409 Melissa Ln.	Single-Family Residential	$162,400.00
3411 Melissa Ln.	Single-Family Residential	$169,600.00
3412 Melissa Ln.	Single-Family Residential	$172,400.00
3413 Melissa Ln.	Single-Family Residential	$164,600.00
3414 Melissa Ln.	Single-Family Residential	$162,400.00
3502 Melissa Ln.	Single-Family Residential	$162,400.00
3503 Melissa Ln.	Single-Family Residential	$164,600.00
501 E. Pega Dr., Bldg. 4	Commercial	$492,133.25

606 N. Beacon Hill Cr.	Single-Family Residential	$533,000.00
2025		
1303 S. Smith Rd.	Single-Family Residential	$241,000.00
1304 S. Smith Rd.	Single-Family Residential	$235,000.00
1305 S. Smith Rd.	Single-Family Residential	$241,000.00
1306 S. Smith Rd.	Single-Family Residential	$115,000.00
1307 S. Smith Rd.	Single-Family Residential	$110,000.00
1308 S. Smith Rd.	Single-Family Residential	$95,000.00
1309 S. Smith Rd.	Single-Family Residential	$155,000.00
1310 S. Smith Rd.	Single-Family Residential	$135,000.00
1312 S. Smith Rd.	Single-Family Residential	$155,000.00
1314 S. Smith Rd.	Single-Family Residential	$135,000.00
1316 S. Smith Rd.	Single-Family Residential	$235,000.00
1318 S. Smith Rd.	Single-Family Residential	$240,900.00
1319 S. Smith Rd.	Single-Family Residential	$241,000.00
1320 S. Smith Rd.	Single-Family Residential	$210,000.00
1414 W. Anthony Dr. (Champaign Asphalt)	Commercial	$523,531.00
1711 Hillshire Dr.	Single-Family Residential	$225,000.00
1729 Carver Dr. (Hope Village - 24 Tiny Homes)	Multi-Family Residential	$7,055,335.00
1729 S. Stone Creek Blvd.	Single-Family Residential	$273,000.00
1841 S. Stone Creek Blvd.	Single-Family Residential	$173,000.00
1901 S. Stone Creek	Single-Family Residential	$173,000.00
1905 S. Stone Creek Blvd.	Single-Family Residential	$172,955.00
1909 S. Stone Creek Blvd.	Single-Family Residential	$173,000.00
1913 S. Stone Creek Blvd.	Single-Family Residential	$173,000.00
1917 S. Stone Creek Blvd.	Single-Family Residential	$173,000.00
1921 S. Stone Creek Blvd.	Single-Family Residential	$173,000.00
1929 S. Stone Creek Blvd.	Single-Family Residential	$438,300.00
1933 S. Stone Creek Blvd.	Single-Family Residential	$350,000.00
1941 S. Stone Creek Blvd.	Single-Family Residential	$520,000.00
208 W. Griggs St. (Cloud Mountain Kombucha)	Commercial	$175,000.00
2316 Cobble Creek Dr.	Single-Family Residential	$650,000.00
2804 Clarion Rd.	Single-Family Residential	$285,000.00
2808 Haydon Dr.	Single-Family Residential	$258,000.00
2817 Haydon Dr.	Single-Family Residential	$303,000.00
2822 Haydon Dr.	Single-Family Residential	$304,000.00
2826 E. Stone Creek Blvd.	Single-Family Residential	$475,396.00
2901 Haydon Dr.	Single-Family Residential	$190,000.00
2902 Haydon Dr.	Single-Family Residential	$308,200.00
2903 Haydon Dr.	Single-Family Residential	$290,000.00

3016 E. Beringer Cir.	Single-Family Residential	$394,900.00
3020 E. Berringer Cir.	Single-Family Residential	$394,900.00
3060 E. Stone Creek Blvd.	Single-Family Residential	$450,000.00
3102 E. Beringer Cir.	Single-Family Residential	$394,900.00
3310 Melissa Ln.	Single-Family Residential	$161,700.00
3311 Melissa Ln.	Single-Family Residential	$164,600.00
3312 Melissa Ln.	Single-Family Residential	$160,200.00
3401 Melissa Ln.	Single-Family Residential	$164,600.00
3402 Melissa Ln.	Single-Family Residential	$162,400.00
3403 Melissa Ln	Single-Family Residential	$164,600.00
3404 Melissa Ln.	Single-Family Residential	$162,400.00
3405 Melissa Ln.	Single-Family Residential	$164,600.00
3406 Melissa Ln.	Single-Family Residential	$164,600.00
3505 Melissa Ln.	Single-Family Residential	$293,508.00
402 N. Maple St. (Maple & Yolk)	Commercial	$33,072.00
506 N. Beacon Hill Cir.	Single-Family Residential	$381,500.00
509 N. Beacon Hill Cir.	Single-Family Residential	$381,500.00
510 N. Beacon Hill Cir.	Single-Family Residential	$381,500.00
602 N. Beacon Hill Cir.	Single-Family Residential	$293,000.00
608 N. Beacon Hill Cir.	Single-Family Residential	$220,000.00
610 N. Beacon Hill Cir.	Single-Family Residential	$450,000.00
702 N. Beacon Hill Cir	Single-Family Residential	$308,200.00
708 N. Beacon Hill Cir.	Single-Family Residential	$270,000.00

CITY OF URBANA

CITY OF URBANA
ENTERPRISE ZONE ADVISORY BOARD

DATE: **Thursday, March 19, 2026**
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.

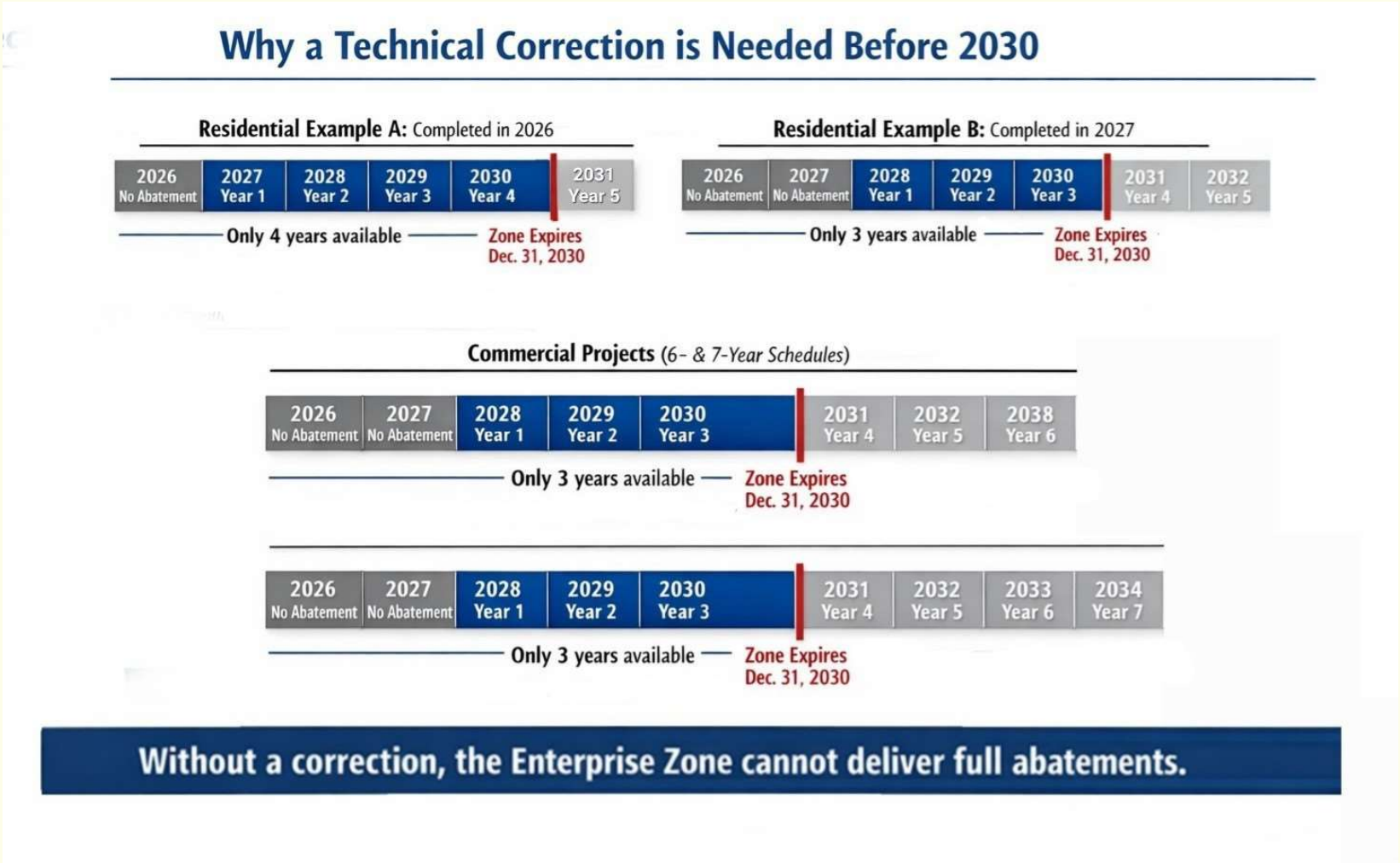
D. Resolutions

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

E. Proposal

1. Each taxing district amends its resolution to include the following language:
    a. "The said real estate tax abatement shall remain in effect for the full term of the approved abatement, provided that the application for such abatement is received and approved prior to the expiration of the Enterprise Zone designation."
2. Each taxing district will submit a letter of support to the City confirming support for, and adoption of, the amended language.
3. The City of Urbana will submit a technical correction to the State to align program language accordingly.
4. The City of Urbana will apply for a 10-year extension of the Enterprise Zone.

DISCUSSION


Why a Technical Correction is Needed Before 2030
Residential Example A: Completed in 2026
2026 No Abatement
2027 Year 1
2028 Year 2
2029 Year 3
2030 Year 4
2031 Year 5
Only 4 years available
Zone Expires Dec. 31, 2030
Residential Example B: Completed in 2027
2026 No Abatement
2027 No Abatement
2028 Year 1
2029 Year 2
2030 Year 3
2031 Year 4
2032 Year 5
Only 3 years available
Zone Expires Dec. 31, 2030
Commercial Projects (6- & 7-Year Schedules)
2026 No Abatement
2027 No Abatement
2028 Year 1
2029 Year 2
2030 Year 3
2031 Year 4
2032 Year 5
2038 Year 6
Only 3 years available
Zone Expires Dec. 31, 2030
2026 No Abatement
2027 No Abatement
2028 Year 1
2029 Year 2
2030 Year 3
2031 Year 4
2032 Year 5
2033 Year 6
2034 Year 7
Only 3 years available
Zone Expires Dec. 31, 2030
Without a correction, the Enterprise Zone cannot deliver full abatements.