

## 200 N Vine St Fact Sheet

### Summary

The City of Urbana is actively seeking a developer for a 1.75-acre site on the edge of Downtown Urbana into a medium-to-high density residential or mixed-use development. The site is conveniently located within a mile and a half of many major employers and consumer amenities. The City is willing to negotiate development incentives, contingent on the amount of private investment and the degree to which the City's development objectives are met.



### Site Specifications

**Current Use:** ~6,500 sf vacant building on NW portion, parking lot on SW quarter. Remainder of site vacant land.

**Dimensions:** 276 feet x 276 feet. Or approximately 1.75 acres

**Traffic Count:** 14,000 ADT on Vine Street

**Zoning:** B-4 Central Business District

**Max Height:** None

**Max Floor to Area Ratio:** 9.0

**Min Open Space Requirement:** None

**Setbacks Requirements:** None

**Parking Requirements:** None

**Allowed Uses:** [See Website for Complete List](#)

**Utilities:** Served by all major utilities, including sanitary and storm sewers. 12" gravity storm main running through part of the site. Overhead power lines cross the site. Fiber optic immediately adjacent to site.

**PIN:** 92-21-17-233-001, 92-21-17-233-002, 92-21-17-233-003, 92-21-17-233-004, 92-21-17-233-005, 92-21-17-233-006, 92-21-17-233-007

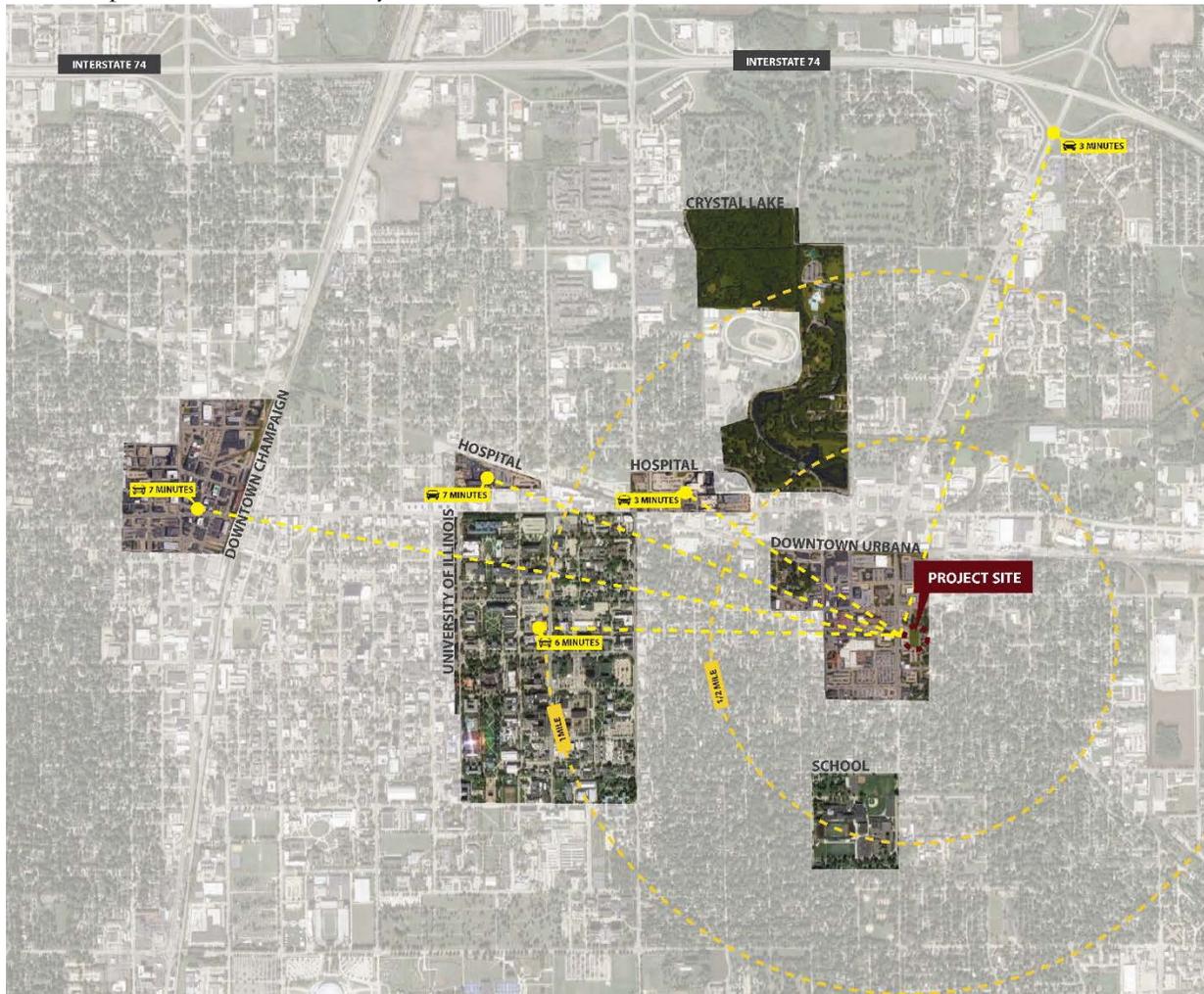
**Environmental:** A Phase I and Phase II Environmental Study have been conducted. Estimated remediation costs are estimated to be under \$3,000.

**Ownership:** City of Urbana owns the entire block, consisting of seven parcels and alley right-of-ways (can be vacated).

### Local Employers

The site is located with walking distance to downtown Urbana and several large employers including: The City of Urbana (200+ Employees), Busey Bank and Wealth Management (100+ Employees), Applied Pavement Technology, Pixo, Federal & County Courthouses, and numerous other downtown businesses.

The majority of the region's major employers are also within 1.5 miles of site including the University of Illinois (~10,000), Carle Hospital (~6,000), OSF Heart of Mary Hospital (Old Presence Covenant, (~1,000)), Urbana High School & Middle School, five elementary schools, school district administrative offices, Flex-N-Gate Corporation, and the County Administrative Offices.



### Amenities

All of the amenities of Downtown Urbana are just a block away. In addition to all the locally owned restaurants, shops, galleries, and cafes on and adjacent to Main St., several other shopping centers are within a short distance: Lincoln Square, Schnucks Crossing, Gateway Shops, and Five Points. Each has a wide array of fast-food chains and personal and professional services.



Nearby supermarkets and ethnic grocery stores include Schnucks, Save-a-lot, Common Ground Food Co-op, World Harvest/Strawberry Fields, Best of Africa, and El Progreso. The local farmers market, *Market at the Square*, occurs in the parking lot across the street and runs from May to November, attracting 4,500 patrons each Saturday during the season.

Other nearby amenities include the Urbana Free Library, two small downtown parks (Leal Park & Boneyard Creek Crossing), the 144-acre Crystal Lake Park and multiple MTD routes that connect downtown with the rest of the metropolitan area.

### **Preferred Development Outcome**

All development proposals will be considered. However, the City envisions multi-story residential, mixed-use building(s) containing ground floor commercial and upper floor residential or high-density townhome development. Architectural design should be consistent with Downtown Urbana and the adjacent Historic East Urbana neighborhood.

### **Development Incentives**

The Site is located in the City's Enterprise Zone and Central TIF District. As part of the Enterprise Zone, mixed-use, commercial, and townhome developments are all eligible for sales tax exemption on building materials. Through the Central TIF district, incentives and land price are negotiable through a development agreement, subject to elected official approval.

### **Contact**

For more information about the site, development goals, and possible incentives, please contact:

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