



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Economic Development Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth H. Tyler, Community Development Director

DATE: July 9, 2008

SUBJECT: Philo Road Action Plan Fiscal Analysis and Update

Introduction

This fiscal analysis and action plan update covers the City's progress in completing the goals and objectives of the Philo Road Action Plan which was adopted by the City Council in February 2005. The Philo Road Action Plan was prepared in response to concerns about the economic vitality of the Philo Road Business District. As of mid-2004, the area had lost several businesses comprising a large amount of commercial space, including Jerry's IGA, Kmart, and Jewel/USD116. The goals of the Action Plan were to:

- Improve the image of the Philo Road Business District
- Retain and enhance existing businesses
- Improve Development Incentives
- Plan and construct infrastructure improvements
- Beautify the Business District through public and private Efforts
- Provide marketing assistance
- Encourage creative building reuse
- Promote development of outlots to create a denser/more vibrant area
- Zoning and signage improvements

The Action Plan included extensive survey and market research and identified action elements in the areas of image improvement, business retention, enhancement of incentives, beautification, road improvements, building reuse, marketing of available buildings, zoning and signage improvements, and development of outlots.

Since 2004/2005, a number of positive outcomes have occurred in line with the goals set forth by the Action Plan. Among them has been reinvestment in several existing businesses, including County Market, CVS, and True Value; the retention of Walgreens; current and planned development of outlots at Walgreens, Jewel, and Sunnycrest sites; new businesses such as Family Video, Little Caesars, Meijer, The Pines, and medical clinics; and redevelopment of the vacant Kmart site to include 168 new residences and new commercial space. In addition, several

infrastructure improvements have been made to Colorado Avenue and Philo Road, and a streetscape beautification of Philo Road will soon begin. Overall crime is down in the area, and there has been an amount of investment in the area that hasn't been seen since Philo Road/Sunnycrest was first established as a commercial shopping destination in the late 60's and early 70's.

Working in conjunction with the business and residential neighborhood stakeholders in the area, the City will continue to do all it can to improve the business district in line with the Action Plan and Council goals.

The following is a site-by-site analysis discussing the most recent activity, plans, or status updates of existing properties or projects in the Philo Road area, beginning with commercial/retail sites and followed by residential sites. The topics of public infrastructure improvements, community policing, neighborhood coordination, and economic development programs are also addressed.

Commercial/Retail Developments

- **Stone Creek Commons** – The Atkins Group has mostly completed construction of a new 10-acre upscale neighborhood shopping center called The Pines at Stone Creek Commons at the southeast corner of Philo and Windsor Roads. It consists of approximately 26,000 sq. ft. of retail space in two buildings meant to blend into the character of the surrounding residential areas and to encourage a pleasant pedestrian-oriented shopping atmosphere. There are still some outlots available, and features of the center will include a boardwalk, lakeside views, and the landmark “Bear” statue. The Pines at Stone Creek Commons is poised to be the highest quality neighborhood shopping center in the county and will serve as a strong anchor on the southern end of the Philo Road area. Recent outlot developments have included Monical's Pizza and Busey Bank, while Milo's is currently constructing a new restaurant on a site overlooking the pond.
- **Former K-Mart Site** - An agreement for the redevelopment of the 8.7- acre site by developer Chris Creek was approved by Council in 2005. This project is planned to contain 12,000 square feet of commercial space (almost complete) and will eventually contain 168 student apartments. The developer is identifying potential tenants for the commercial component, including restaurant uses. The residential component of the project, called “The Pointe at U of I”, is over 75% complete. Thus far all completed units are fully leased.
- **County Market** – The store underwent a substantial remodeling in the exterior and interior and had a grand re-opening in the Spring of 2006. An electronic system was installed to keep shopping carts on-site. Landscape improvements to the parking lot are still pending. Store managers report that business is doing extremely well.
- **Sunnycrest Mall Area** – Interior improvements have been completed using the Redevelopment Incentive Program and Sunnycrest Mall is 100% leased. The City is working with the Sunnycrest Mall owner on façade updating and beautification plans.
- **Walgreens** - A stand-alone Walgreens was recently completed in front of the existing Walgreens and a development group is seeking to lease the former space. The

development group purchased land that is part of the Sunnycrest mall parking lot just to the north of the proposed Walgreens. A bank is currently interested in building on this site.

- **Marathon** – The new gas station/convenience store at the southwest corner of Philo Road and Florida Avenue was completed and opened in late Spring 2006. This is the only gas station in the area that sells E-85 ethanol.
- **Former Jewel Building** – This building is currently occupied by Civic Development Group call center and an indoor storage facility. Owner Paul Tatman continues to actively market the building and potential outlot/s for additional commercial tenants. Heartland Bank has purchased one of the outlots and has submitted building plans for a new bank facility.
- **Jerry's/Southgate Plaza** – EBL&S, the owners of the property out of Philadelphia, have met with City officials about possible uses for the vacant space or redevelopment of the property. The City has helped with marketing efforts. EBL&S are now considering the options of re-tenanting, redevelopment of the site, or sale of the property.
- **True Value** – True Value hardware store received a loan interest subsidy for a remodel of their property that was completed in Fall 2005.
- **Former Nursing Home** – The former nursing home property at 2006 S. Philo Rd was remodeled and turned into a secure indoor self storage facility by JSM Development. The new use incorporates extensive screening requirements and site improvements.
- **Former Kinder Care** – The building at Colorado and Cottage Grove was purchased and occupied by a local engineering firm. The firm remodeled the interior of the building and has begun to improve the landscaping.
- **Meijer** – After a long period of inactivity, Meijer decided in late 2006 to build its store at the northeast corner of Philo and Windsor Road. The store will be an attractive design with prairie landscaping and berming and is scheduled to open by October 2008.
- **CVS** – With the acquisition of Osco Drugs, CVS has re-imaged and improved this property.
- **Sunnycrest Dental Building** – With the assistance of the Philo Road Redevelopment Incentive Program, building owner Clive Follmer completed a remodeling to help attract tenants.
- **Centrue Bank** – This former bank location is under contract for sale and is planned for conversion to a fast-food restaurant.
- **Family Video** – The Family Video store was built on a vacant lot that was formerly a gas station. Family Video recently remodeled and leased space for a Little Caesars Pizza store, which is now open.
- **Medical Clinics** – Carle and Christie built new medical clinics on Myra Ridge Drive just north of Windsor Road. Christie Clinic is now open and the Carle Clinic should open later this summer.
- **Little Hearts and Hands Daycare** – A large daycare business was built on Myra Ridge Drive and recently submitted plans for a major expansion just north of the new Christie Clinic.

Residential Developments

- **Prairie Winds** - Construction continues on Prairie Winds, a new subdivision on Colorado Avenue containing a mix of single-family, zero-lot line units, and senior housing. The zero-lot units have been moving quickly, with almost all of the buildings now completed. The Senior Living Facility was opened in Spring 2007. This facility received bond funding and tax credits from the state housing authority. Approximately 25% of the single-family lots have been built on or are under construction.
- **Amber Glen** – The special Alzheimer’s facility adjacent to Canterbury Ridge opened in Spring 2006.
- **Amber Pointe Apartments** – Permits were issued and construction is underway on the last two apartment buildings for this high-quality complex on Amber Lane developed by Chris Creek.
- **Florida Avenue Apartments** – A major renovation to this property was completed last year to bring it up to date and improve its appearance. Much of the complex was re-tenanted and police calls to the complex have fallen dramatically.
- **Sunnycrest Manor/Florida House** - Both senior apartment complexes were bought by Brinshore Development and underwent extensive remodeling and renovations.
- **Existing Apartments** – Local developers and others have noticed positive improvements in the quality of Sunnycrest II apartments since it underwent a change in management. An apartment building at the southwest corner of Colorado and Cottage Grove was purchased by a new owner, vacated, and remodeled within the past two years. CPM has installed a resident manager at their property on Cottage Grove and has made site improvements at the City’s request, including installation of a screening fence. The City continues to meet with apartment owners on an individual and group basis to address common issues of security, property maintenance, and tenant concerns. Police presence and housing inspections have all been stepped up in the past couple of years with positive results. The number of reported crimes in the area has declined since 2006 according to the Police Department.
- **Special Census** – A special census was recently conducted for various newly developed areas of Urbana, including a large area of Southeast Urbana. It is expected that due to the newly developed housing units built since the 2000 Census there will be a significant increase shown in the population of Urbana, with many of the additional residents located in Southeast Urbana.

Public Infrastructure Improvements

There have also been a number of completed and planned infrastructure and road improvements to the area. Some infrastructure and beautification items that were identified as goals in the Action Plan have previously been implemented by Public Works or the Arbor Division, such as installation of light pole banners, business district identification signage, and planting decorative flower islands. Other items are ongoing; including stepped up code enforcement of things such as overgrown weeds, improper trash pickup, etc. Major infrastructure projects that have been completed or are currently underway or planned include:

- **Colorado Avenue** was connected to Stone Creek Boulevard in 2005 and was widened east of Philo Road to the Prairie Winds property. There were also improvements made to the intersection of Colorado Avenue and Philo Road.
- **Florida Avenue** is planned to be extended to High Cross road in 2009. The City has completed the design phase of the project and is working with adjacent landowners to finalize the cost sharing arrangement. Once the extension is complete, access and traffic to the Philo Road Business District will greatly improve, also improving desirability of the area for potential new businesses.
- **Philo Road** was widened and improved south of Colorado Avenue to just north of Windsor Road. This included installation of new curbs and gutters in place of the old ditches, new sidewalks in some places, new driveway entries, addition of a center turn lane, and improvement of the bike path along the east side. This work was completed in 2007. There is a resurfacing and reconfiguration of Philo Road between Florida Avenue and Colorado to take place this year that will include restriping and incorporation on on-street bike lanes, as well.
- **The Philo Road Beatification Plan** was completed and approved earlier this spring and will include a myriad of streetscape and landscaping improvements along Philo Road. The first stage will target the corridor between Florida and Colorado Avenue and will include sidewalks, street lighting, landscaping, street furniture, and public art elements. It is to eventually be extended down the length of Philo Road all the way to Windsor Road.
- **Bicycle Pathways** are present or proposed along Colorado Avenue, Florida Avenue, Windsor Road and Philo Road, helping to improve mobility in the area.
- **Parks** in the area are also proposed to be improved. The Park District is studying access improvements to Lohmann Park and Crestview Park received a new playground.

Problem Properties

Criminal activity in the area leading up to 2005 became a concern among area residents, business owners, and developers, as well as Council members. The City has taken a multi-pronged approach in order to attack the problem from all sides. The Police Department hired and trained five new police officers. This allowed the department to reduce the size of the beat and to increase police presence and effectiveness. The department has focused on special enforcement and additional patrols of the area in an effort to maintain a more visible presence, deter potential criminal activity, and to apprehend more individuals. The crime rate leveled off in 2005-2006 and actually showed a decrease in 2007. Police have also worked closely with all major apartment owners and many businesses in the area to help improve security. Presentations have been made to the Southeast Urbana Neighborhood (SUNA) group, Southeast Urbana Business Group, and Mayor's Neighborhood Safety Task Force.

The City also formed a Neighborhood Safety Task Force which studied and recommended the formation of the Rental Registration Program. The City Attorney also has pursued negligent landlords in court to ensure compliance with City Ordinances. Finally, a Problem Properties Staff Committee meets regularly to discuss ways to deal with problems as they arise.

Economic Development Programs

Economic Development staff and others have worked hard to encourage property owners in the area to invest in their properties through continued contact, monitoring project status, meeting with owners and stakeholders, retention visits, and promoting and marketing sites and incentive programs for the area. Relevant activities include:

- An extension of the Enterprise Zone to include South Philo Road. This has provided further incentive for development and redevelopment in the form of possible property tax benefits and sales tax exemptions on building materials.
- Staff continues to administer the Philo Road Redevelopment Incentive Program. Past recipients include True Value Hardware and Sunnycrest Mall.
- The City provides marketing assistance for vacant properties, new developments, and outlots via the City website as well as through marketing packets that are given to potential tenants or developers upon request.
- The City prepared a Philo Road Business Directory, and will continue to update this.
- City staff has attended various trade shows to market sites and promote development in the area.
- The City refers any development or tenant leads to realtors or owners representing buildings or sites that potentially fit their needs.

Business/Neighbor Coordination

City leaders work closely with individual business and property owners, the Southeast Urbana Neighborhood Business Group, and the South Urbana Neighborhood Association (SUNA) in a variety of forums. Recent contacts include:

- City staff has continued to meet with various businesses and nearby apartment owners to encourage property cleanup and good management practices.
- Local citizens and staff members participated in another area cleanup organized by Ward Councilmember Barnes.
- The City has held meetings of the Southeast Urbana Neighborhood Business Group to discuss local issues and educate business owners and interested parties as to recent efforts and concerns.
- SUNA is an active participant in the Mayor's Neighborhood Safety Task Force, which has met several times to address issues including community policing, rental registration, and improved nuisance abatement ordinances.
- City staff has participated in various general meetings with SUNA.

Fiscal Analysis

A cost/benefit analysis was completed to look at projects that have occurred since the initial efforts identified in the Action Plan document, covering the period from 2004 to the present. An inventory of existing businesses was taken and compared to the inventory that was done back in late 2004 to compare changes in uses and property values, as well as vacancy rates and amount of commercial space.

The primary part of the analysis was to identify the amount of private investment that has occurred in the area since 2004 and compare it to the amount of public investment that has been done or is planned for the area. This was done on a year by year basis using permit data and exhibits an increasing amount of private investment in Philo Road each year since 2004 (see attached spreadsheets). The total private investment to date since 2004 has been approximately \$23 million, with another \$4 million in investment planned for pending projects. That represents a total investment of over **\$27 million** from 2004 to 2008, representing an increase in annual property tax revenues to all districts of nearly \$750,000, of which \$116,000 annually goes to the City. If sales taxes are taken into account (more difficult to quantify), the amount to the City would be still higher – estimated to be just over \$100,000 annually to the City based on new sales tax generating projects built in the area between Florida Avenue and Mumford Drive. The public investment in infrastructure, beautification, and incentives has totaled just under **\$1.4 million** to date since 2004. It is estimated that the projects completed since 2004 will have generated almost \$300,000 in cumulative property tax revenues to the City and almost \$1.8 million to all taxing districts by the time tax payments are disbursed to the various taxing districts in 2009. Another \$300,000 in additional sales tax revenue will have been paid to the City. Based on only the investment to date since 2004, it would take approximately 6 years for the City to recoup its investment, not taking into account new property tax generated from new businesses that will invest in the Philo Road business district over the next few years.

The vacancy rate is almost half what it was, dropping from 38.1% vacancy rate in 2004, to 20.4% in 2008 (calculated on a square footage basis). A significant amount of new commercial space (and assessed value) has been added. The amount of vacant space went down from over 160,000 square feet to just over 80,000 square feet (primarily from the single large vacancy of the former Jerry's IGA). We expect that the vacancy rate will shrink further as the recently developed new commercial spaces are filled. A reasonable goal for the area would be to reach an acceptable commercial vacancy rate of 10-12% by 2010. The current vacancies, as well as projects that are planned or have been completed since 2004 are identified on the Philo Road Business District Map (attached).

Overall, the area has shown a marked resurgence since 2004. This is illustrated by the number of development projects that have occurred since that time. There have been close to 30 projects completed or initiated since that time in the Philo Road Business District representing a total investment of over \$27 million and a 50% increase in EAV since 2004 (from \$6.6 million to \$10.8 million). The projects will add approximately 200 additional jobs to the area when all are completed and fully tenanted. The residential projects have already added approximately 400 new residents (and consumers) to the area, with an additional 150-200 expected once all of the new residences are completed.

A goal of the Philo Road Action Plan was to improve the visual aesthetics of the Philo Road corridor through improvement of the infrastructure and landscaping of the area. Thus far, the City has spent just over \$700,000 in improving roadways and sidewalks, lighting and curbs, as well as assisting in funding business improvements. The Philo Road Beautification Plan calls for another \$456,000 for additional visual improvements to the area and about \$200,000 is budgeted in 2008 for resurfacing and reconfiguration of Philo Road to include bike lanes. The total City investment including regular maintenance for the corridor between Florida and Mumford and

including the Colorado Avenue widening and extension is about \$1.34 million, not including several-hundred thousand dollars that were contributed by the State. These projects were all in-line with the goals of the Philo Road Action Plan and account for a small percentage of the investment in the area made by the private sector. The concurrent public/private participation in the revitalization of the Philo Road Business District has already made a dramatic improvement in the economic viability of the area and should continue to attract even more private investment with the implementation of the Philo Road Beautification Plan.

Future Prospects

With continued strong efforts in both economic development and in neighborhood safety improvements, there is every indication that Philo Road will continue to improve and succeed as a place to live, work, and do business.

From an economic standpoint, investments by the Atkins Group, Chris Creek, Walgreens, and Meijer in major new commercial developments will improve and support the entire corridor as a viable community commercial center. The corridor is anchored on the north by The Pointe and Creek commercial development and a redeveloped Sunnycrest Mall; centered by the highly successful businesses of County Market, Walgreens, CVS, and Family Video; and on the south by the areas' most upscale neighborhood shopping center in the Pines at Stone Creek Commons as well as the new Meijer store and two new medical clinics (Carle and Christie). Supporting this development will be new single family homes at Stone Creek, Southridge, Prairie Winds, Eagle Ridge, Cobble Creek, and Savannah Green; new condominium/townhomes at Stillwater Landing, Prairie Winds, and Stone Creek; and new apartments/senior housing at The Pointe, Amber Pointe, and Prairie Winds. Residential neighborhoods and apartment residents benefit from effective police presence in the area, high levels of code enforcement, and tougher requirements for problem rental properties.

There are still some challenges remaining for the complete revitalization of Philo Road, among these the re-tenanting of the former Jerry's IGA property, tenanting of the former Walgreens building, more intensive reuse of the Jewel building, development of outlots, and improved maintenance and upkeep of older properties. Continued improvement of the appearance and safety of the area is also essential to its success. However, with the investment and resources that have already been focused on Philo Road and the success thus far, we anticipate that these challenges will be met.

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Attachments:

Investment 2004-2008 Spreadsheet
Revenues/Expenditures Spreadsheet
Sunnycrest/Philo Commercial Inventory
Philo Commercial Inventory by Block
Business District Map

Sunnycrest/Philo Road Commercial Area Business Inventory

Current as of May 2008

Address	Business Name/Former Use	Sq. Ft.	Contact	Phone	Owner	PIN	Type	2005 Use	2008 Use	2005 EAV	2008 EAV
1101 E. Colorado Ave.	(Kinder Care)	5,092	Gary Cooper	202-8217	Gary Cooper	93-21-21-176-016	Pr/S	Vacant	Office/Engineering	\$59,000	\$76,480
1209 E. Colorado Ave.	Sunnycrest Dental Clinic	~5,000	Barry Howell	367-8000	Barry J. Howell	93-21-21-176-019	Pr	Dental	Dental	\$150,170	\$157,130
1303 E. Colorado Ave.	True Value Hardware	18,000		367-6458		93-21-21-176-011	R	Retail/Hardware	Retail/Hardware	\$256,450	\$269,690
1305 E. Colorado Ave.	Gold's Gym	~10,000	Jim Maurer	344-3476	Body Firm	93-21-21-176-012	Rec	Recreation/Gym	Recreation/Gym	\$180,900	\$190,240
1307 E. Florida Ave.	Papa John's Pizza	~3,000	Gary Snow	384-7272	Jerry/Judy Hester	93-21-21-126-039B	F	Pizza	Pizza	\$76,680	\$80,640
1311 E. Florida Ave.	Bradley Street Daycare Center	part of		337-6900		93-21-21-126-029	S	Day Care	Day Care		
1315 E. Florida Ave.	Curves for Women	1717 S. Philo		367-2878		93-21-21-126-029	S	Weight Loss	Day Care	\$61,090	\$64,250
1317 E. Florida Ave. #27	PACE Inc.		Nancy McClellan-Hickey	344-5433		93-21-21-126-029	N	NFP	NFP		
1405 E. Florida Ave.	Majestic Day Spa		Dawn Ramp		Bob Bone Jr.	93-21-21-126-046	S	Beauty/Spa	Beauty/Hair Salon	\$140,340	\$143,010
1405 E. Florida Ave.	Mystic Tan				Bob Bone Jr.	93-21-21-126-046	S	Tanning	Vacant		
1405 E. Florida Ave.	State Farm Ins. (Bob Bone)	3,000	Bob Bone	384-5727	Bob Bone Jr.	93-21-21-126-046	Pr	Insurance	Insurance		
1405 E. Florida Ave.	Way To Go Travel Agency			384-4488	Bob Bone Jr.	93-21-21-126-046	Pr	Travel	Vacant		
1508 E. Colorado Ave.	Piccadilly's	~7,000	Jack Troxell	344-2091	Jack Troxell Jr.	93-21-21-201-005	R	Retail/Liquor	Vacant	\$147,730	\$155,360
1701 S. Philo Rd.	(Marathon)	1,000		367-6182	Pride Oil LLC	93-21-21-126-004	A	Vacant	Marathon	\$90,490	\$154,140
1702 S. Philo Rd.	(Payless Shoe Source)	3,000	Barr Real Estate	356-1873	Nebel Inc.	93-21-21-201-009	R	Vacant	Vacant	\$96,350	\$101,320
1703 S. Philo Rd.	Lucky Star Chinese	3,000		365-9988	Sheng Fu/Mein In Chou	93-21-21-126-019	F	Restaurant/Chinese	Restaurant/Chinese	\$92,150	\$96,900
1704 S. Philo Rd.	Caring Hands Animal Hospital	3,000	Gigi Paquin	328-5350	Caring Hands Animal Hospital	93-21-21-201-010	Pr	Veterinarian	Veterinarian	\$78,320	\$82,370
1705 S. Philo Rd.	McDonald's	4,000	John Thompson	337-6599	Jerry Minion	93-21-21-126-031	F	Restaurant/Fast Food	Restaurant/Fast Food	\$158,650	\$178,610
1708 S. Philo Rd.	Centrue Bank	3,000	Brian Freeman	344-1775	Kankakee Federal Savings	93-21-21-201-011	Pr	Financial/Bank	Vacant	\$174,580	\$183,590
1710 S. Philo Rd.	(Kmart)	84,180	Barr Real Estate	356-1873	Benderson Development	93-21-21-200-025	R	Vacant	Retail/Strip	\$643,340	\$3,783,000
1717 S. Philo Rd.	(Sunnycrest Mall Bldg.)		Clive Follmer	384-5787	Clive Follmer	93-21-21-126-032	Pr/R	Retail/Office/Services	Retail/Office/Services	\$708,820	\$745,400
1717 S. Philo Rd.	American General Finance		Robert High	337-0712	Clive Follmer	93-21-21-126-032	Pr	Financial	Financial		
1717 S. Philo Rd.	ASPCA Animal Poison Control Center			337-5030	Clive Follmer	93-21-21-126-032	O	Organization	Organization		
1717 S. Philo Rd.	Busey Sunnycrest Banking Center		Marsha Douglas	328-6000	Clive Follmer	93-21-21-126-032	Pr	Financial/Bank	Financial/Bank		
1717 S. Philo Rd.	Country Companies Insurance		Craig Voigt	328-0023	Clive Follmer	93-21-21-126-032	Pr	Insurance	Office		
1717 S. Philo Rd.	Dollar Imports			367-7630	Clive Follmer	93-21-21-126-032	R	Retail/General	Vacant		
1717 S. Philo Rd.	Follmer Law Offices		Clive Follmer	367-2424	Clive Follmer	93-21-21-126-032	Pr	Legal	Legal		
1717 S. Philo Rd.	Gigglepop.com			344-4922	Clive Follmer	93-21-21-126-032	T	Technology	Office		
1717 S. Philo Rd.	Illinois Department of Revenue			278-3300	Clive Follmer	93-21-21-126-032	G	Government/Office	Government/Office		
1717 S. Philo Rd.	Margarita's Mexican Restaurant	72,000	Enrique Hernandez	337-6919	Clive Follmer	93-21-21-126-032	F	Restaurant/Mexican	Restaurant/Mexican		
1717 S. Philo Rd.	Paul E. Lewis & Associates		Paul Lewis	337-5584	Clive Follmer	93-21-21-126-032	Pr	Legal	Legal		
1717 S. Philo Rd.	Sunnycrest Barber & Styling		Ron Plankenhorn	367-0599	Clive Follmer	93-21-21-126-032	Pr	Barber	Retail		
1717 S. Philo Rd.	Sunnycrest Mall Office Center		Clive Follmer	367-0599	Clive Follmer	93-21-21-126-032	Pr	Property Management	Property Management		
1717 S. Philo Rd.	The Pre-Loved Furniture Shop		Marilyn Milner	344-7744	Clive Follmer	93-21-21-126-032	R	Retail/Furniture	Office		
1717 S. Philo Rd.	Tom Berns, State Representative		Tom Berns	384-5336	Clive Follmer	93-21-21-126-032	G	Government/Office	Office		
1717 S. Philo Rd.	U S Postal Service			367-4658	Clive Follmer	93-21-21-126-032	G	Postal	Postal		
1717 S. Philo Rd. #12	Edward Jones Investments		Jimmy Stewart	328-1719	Clive Follmer	93-21-21-126-032	Pr	Financial/Investment	Office		
1717 S. Philo Rd. #17B	Grapevine Boutique		Carol Davis-Hargest	384-9042	Clive Follmer	93-21-21-126-032	R	Retail/Apparel	Retail		
1717 S. Philo Rd. #26	Razzle Dazzle		Lisa Clark	255-9310	Clive Follmer	93-21-21-126-032	R	Retail/Gifts	Retail		
1717 S. Philo Rd. #28	Lisa's Hair Design		Lisa Clark	255-6797	Clive Follmer	93-21-21-126-032	S	Beauty/Hair Salon	Office		
1805 S. Philo Rd.	First Wok	1,500	Kathy Wang	344-4500	First Wok	93-21-21-126-041G	F	Restaurant/Chinese	Restaurant/Chinese	\$390,720	\$410,890
1808 S. Philo Rd.	Jewel	42,592	Bob Venable	398-8600	Bob Venable	93-21-21-201-008	R	Storage	Call Center/Storage	\$244,310	\$398,000
1809 S. Philo Rd.	Mikhail's Shoe & Luggage Repair	1,500		328-7636	Philo Partnership	93-21-21-126-041	S	Shoe & Luggage Repair	Shoe & Luggage Repair		
1809 S. Philo Rd.	Packages to Go Inc.	1,500	John McKee	367-9612	Packages to Go	93-21-21-126-041C	R	Retail/Boxes/Packaging	Weight Loss		
1809 S. Philo Rd.	Personal Touch Dry Cleaning	1,500	Chris & Sam Law	344-3551	Personal Touch Dry Cleaners	93-21-21-126-041E	S	Dry Cleaning	Dry Cleaning		
1809 S. Philo Rd.	Walgreen Drug Store	12,000	Liza Stillabower	367-8359	Walgreens-Philo Partnership	93-21-21-126-041	R	Retail/Drug Store	Retail/Drug Store		\$750,000
1809 S. Philo Rd.	Wireless Mike's	2,000		365-9300	Clive Follmer	93-21-21-126-032	M	Communications	Communications		
1813 S. Philo Rd.	Baskin Robbins	1,000	Pravin Patel	344-3457	Baskin Robbins	93-21-21-126-040E	F	Ice Cream	Vacant		
1815 A S. Philo Rd.	(County Market Strip)	1,400	Chuck Smith	359-6400	Neimann Foods Inc.		R	Vacant	Financial		
1815 B S. Philo Rd.	(County Market Strip)	1,400	Chuck Smith	359-6400	Neimann Foods Inc.		R	Vacant	Vacant		
1815 S. Philo Rd.	Charley's Sunnycrest Salon	1,400	Charlene Heine	367-1363	Charley's Sunnycrest Salon	93-21-21-126-040D	S	Beauty/Hair Salon	Beauty/Hair Salon		
1818 S. Philo Rd.	Oscor Drug	15,000	Mark Thorson	337-1192	James Burch	93-21-21-201-003	R	Retail/Pharmacy	Retail/Pharmacy	\$360,510	\$379,120
1819 S. Philo Rd.	Bank Illinois	1,000	Joyce Remesch	351-2867	Urbana Money Market	93-21-21-126-040A	Pr	Financial/Bank	Financial/Bank		
1819 S. Philo Rd.	County Market	60,000	Jeff Stadel	337-0210	Niemann Foods Inc.	93-21-21-126-040	R	Retail/Grocery	Retail/Grocery	\$939,460	\$987,940
1821 S. Philo Rd.	Mac's Amoco	2,000	Jennifer Davis	344-5822	Johnson Oil Co. Inc.	93-21-21-126-009	A	Auto/Gas	Auto/Gas	\$173,430	\$182,390
1901 S. Philo Rd.	Family Video	7,000		344-0507	Family Video	93-21-21-176-013	E	Video Rental	Video Rental	\$195,140	\$205,210

2001 S. Philo Rd.	(Sunnycrest Prof. Center)	4,120	Barr Real Estate	356-1873	Clive Follmer	93-21-21-180-001/009	Pr	Vacant	Vacant	\$92,690	\$93,170
2003 S. Philo Rd.	Carle Southeast Urbana Clinic	2,500		383-3233	Stephen/Elizabeth Happ	93-21-21-180-010	Med	Medical	Medical	\$79,860	\$83,980
2005 S. Philo Rd.	5 Star Travel & Tour Inc.	1,000	Mary Jo Lavenhagen	344-7827	Stephen Happ	93-21-21-180-011	Pr	Travel	Vacant	\$73,670	\$77,480
Address	Business Name/Former Use	Sq. Ft.	Contact	Phone	Owner	PIN	Type	2005 Use	2008 Use	2005 EAV	2008 EAV
2005 S. Philo Rd.	Hillshire Realty	1,500	Carl Hill	352-6400	Stephen Happ	93-21-21-180-011	Pr	Real Estate	Real Estate		
2006 S. Philo Rd.	(Urbana Nursing Home)	12,950	Devonshire Realty	352-7712	Urbana Closet Space LLC	93-21-21-202-089	Pr	Vacant	Storage	\$68,310	\$109,510
2010 S. Philo Rd.	(Jerry's IGA)	43,667	Jack Cookson	367-1166	SSM Realty	93-21-21-202-090	R	Vacant	Vacant	\$952,270	\$733,740
2012 S. Philo Rd.	Dollar General Store	6,300		337-0127	Dollar General	93-21-21-202-090A/B	R	Retail/General	Retail/General		
2018 S. Philo Rd.	HairTastics	1,400	Kamie Worstell	328-7267	Hairtastics	93-21-21-202-090D	S	Beauty/Hair Salon	Vacant		
2020 S. Philo Rd.	Noraian D.D.S., Gerstein D.D.S.	1,750	Kirk Noraian, Kenneth Gerstein	367-6149	Noraian Dental Clinic	93-21-21-202-090E	Pr	Dental/Periodontist	Dental/Periodontist		
2022 S. Philo Rd.	Pro Nails	1,050				93-21-21-202-090F	S	Beauty/Nails	Beauty/Nails		
2024 S. Philo Rd.	Denny's Cleaners	1,400	Dennis Lincicome	367-9397	Denny's Cleaners	93-21-21-202-090G	S	Dry Cleaning	Vacant		

* (Business Names in parentheses are former uses, structures are currently vacant)

\$6,685,430 **\$10,873,560**

	2008	2004
Total Occupied Space:	-314,105 sq. ft.	-262,892 sq. ft.
Total Vacant Space:	-82,598 sq. ft.	-161,809 sq. ft.
Total Commercial Space:	-396,703 sq. ft.	-424,701 sq. ft.
% Vacant:	20.8%	38.1%

Created May 29, 2008 by RLB, City of Urbana Community Development Department

Philo Road Private Investment 2004-2008

Per City Building Permit Data

2004

Project	Address	Proj. Cost	New/Add/Remodel?
Church	1717 S. Philo, Ste. 35	\$1,500	Rem
McDonalds	1705 S. Philo	\$42,000	Add
		\$43,500	

2005

Project	Address	Proj. Cost	New/Add/Remodel?
ILFOP Call Center	1808 S. Philo, #1	\$280,000	Rem
Marathon	1701 S. Philo	\$851,500	New
Sunny China	1703 S. Philo	\$38,000	Rem
Sunnycrest	1717 S. Philo, Ste. 36	\$26,441	Rem
County Market	1819 S. Philo	\$603,424	Rem
Closet Space	2006 S. Philo	\$43,250	Rem
Prairie Winds	1829-1932 Prairie Winds	\$1,334,388	New
		\$3,177,003	

2006

Project	Address	Proj. Cost	New/Add/Remodel?
Apt. Building	1005 E. Colorado	\$2,000	Rem
Apt. Building	1805 S. Cottage Grove	\$6,000	Rem
Family Video	1901 S. Philo	\$5,100	Rem
Prairie Winds	1809-1928 Prairie Winds	\$1,297,400	New
Prairie Winds Asst. Living	1905 Prairie Winds	\$4,380,000	New
		\$5,690,500	

2007

Project	Address	Proj. Cost	New/Add/Remodel?
The Pointe Apts.	1505-1629 E. Florida	\$6,038,000	New
The Pointe Rec Center	1601 E. Florida	\$407,100	New
Walgreens	1801 S. Philo	\$1,050,000	New
Closet Space	2006 S. Philo	\$253,000	Add
Prairie Winds	1833-1934 Prairie Winds	\$594,000	New
		\$8,342,100	

2008 (as of 5/22)

Project	Address	Proj. Cost	New/Add/Remodel?
The Pointe Apts.	1505-1629 E. Florida	\$4,904,000	New
Creek Commercial	1720 S. Philo	\$766,500	New
First Wok	1815A S. Philo	\$60,000	Rem
Family Video	1901 S. Philo	\$42,000	Rem
Little Caesar's	1901 S. Philo	\$75,000	Rem
		\$5,847,500	

Total Investment 04 to Date

\$23,100,603

\$20,867,888 New + Additions

\$2,232,715 Remodels

Est. Investment Pending Projects*

\$4,000,000

Total Investment Inc. Pending Projects

\$27,100,603

Philo Road Area Revenues/Expenditures 2004-2008

Total Private Investment Inc. Pending Projects \$27,100,603

Increased Prop. Tax Generated (all taxing districts)

Est. Annual Prop. Tax	2008 Rate	\$
School	0.042880	\$387,358
City	0.012942	\$116,912
County	0.007389	\$66,749
Parks	0.006961	\$62,882
Parkland	0.004688	\$42,349
MTD	0.002544	\$22,981
Township	0.001917	\$17,317
Public Health	0.001049	\$9,476
Forest Preserve	0.000779	\$7,037
Total	0.081149	\$733,062

Est. Annual Net Sales Tax Increase From New Businesses = \$101,690

Total Annual Net Revenue to City Due to New Investment = \$218,602

Philo Road Area Expenditures by City of Urbana

Project	Expense	Reason
Construct Colorado East of Philo Rd.	\$360,000	New Development
Reconstruct Philo Colorado to Mumford	\$325,000	CIP Plan/Partial State Funding
Philo Road Resurfacing/Bike Lanes	\$200,000	CIP/Maintenance/Bike Plan
Philo Road Beautification	\$456,000	PRAP/Beautification
Philo Business District Program	\$27,480	Façade Loan/Grant
Total	\$1,368,480	

Est. Time to Recoup City Investment: ~6 years

Updated July 9, 2008 by RLB, City of Urbana Community Development Services

Philo Road Commercial/Office Space Inventory

Estimated, as of July 2008

Sunnycrest Block:

62,142 County Market
 6,000 County Market Strip
 2,500
 26,670 Walgreens Strip
 66,912 Sunnycrest Mall
 14,820
 4,500
 4,000
 3,500
 6,000
 3,500
 1,000
3,000
 204,544 sq. ft. Total
 21,907 Vacant (11%)

TrueValue/FamVid Block:

18,000 True Value
 11,000 Gold's Gym
 7,000 FamVid
 4,500
 2,500
 2,000
 2,000
1,000
 48,000 sq. ft. Total
 4,500 Vacant (9%)

Jewel/Kmart Block:

42,592 Jewel Bldg.
 15,000 CVS
 7,000 Picadilly
 4,000
 3,500
3,500
 75,592 sq. ft. Total
 10,500 Vacant (14%)

Southgate Block:

55,567 Southgate Plaza
13,000 Closet Space
 68,567 sq. ft. Total
 45,691 Vacant (67%)

Block Totals:

204,544
 75,592
 68,567
48,000
396,703 sq. ft. Total Space

82,598 Total Vacant (20%)

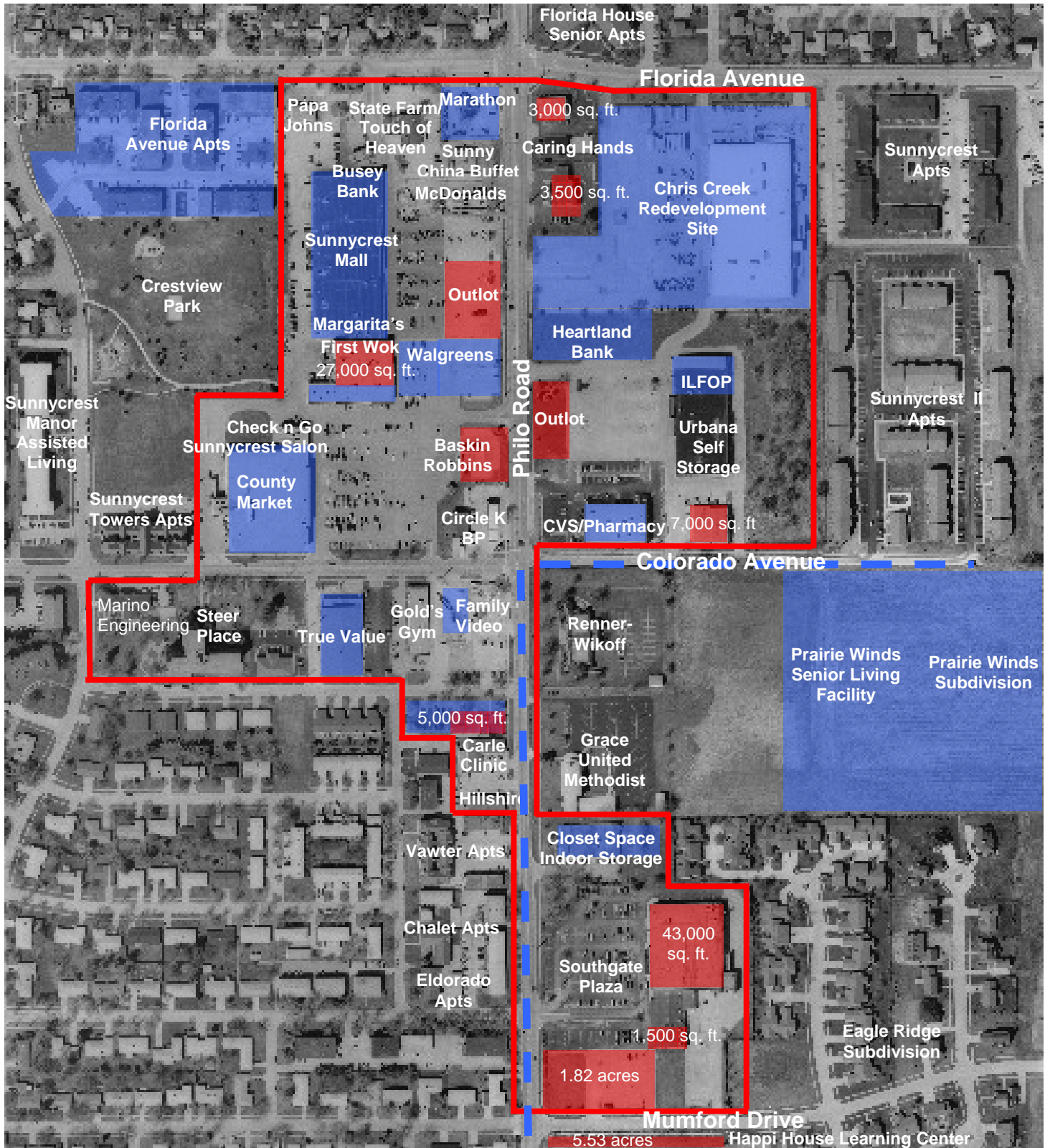
Planned New:

12,000
 5,000
7,500
24,500 sq. ft.

Planned Total:

396,703
24,500
421,203 sq. ft.

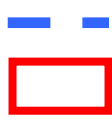
PHILO ROAD BUSINESS DISTRICT



Updated May 23, 2008 by RLB, City of Urbana Community Development Services



Available Bldg/Land
Completed/Current/Future
Projects



Road Projects
Business District Boundary

