

UNIVERSITY OF
ILLINOIS LIBRARY
AT URBANA-CHAMPAIGN



STX

NOTICE: Return or renew all Library Materials! The *Minimum Fee* for each Lost Book is \$50.00.

The person charging this material is responsible for its return to the library from which it was withdrawn on or before the **Latest Date** stamped below.

Theft, mutilation, and underlining of books are reasons for disciplinary action and may result in dismissal from the University.
To renew call Telephone Center, 333-8400

UNIVERSITY OF ILLINOIS LIBRARY AT URBANA-CHAMPAIGN



Digitized by the Internet Archive
in 2011 with funding from
University of Illinois Urbana-Champaign

<http://www.archive.org/details/northfirststreet02univ>

307. 34160977

N811

V.2

C2

THE NORTH FIRST STREET REVITALIZATION PROJECT
DATA COLLECTION AND ANALYSIS PHASE
APPENDICES

Fall 1993

For:

The City of Champaign and the North First Street Focus Group

By:

The Comprehensive Planning and Preservation Planning Workshops
Department of Urban and Regional Planning
University of Illinois at Urbana-Champaign

Physical Conditions

Todd Hardy
Michael Leonard
Victoria McCleary
Karen Zilly

Historic Preservation

Scott Alridge
Audra Burlison
Rachel Gentry
Doug Gilbert
Thomas Meier
Michael Wisniewski

Supply Side Market Assessment

John Eason
Michael Fish
Kirsten Froehlich
Sheri Krawczyk
Jody Rendziak
Sylvie Temperley

Instructors: Leonard F. Heumann, Ph.D.
Eliza Husband, Ph.D.

Demand Side Market Analysis

Robyn Bancroft
Todd Copeland
Chris Gathman
Timothy Golemo
David Keranen
Britt Kelly
Andrew Lynch

Financial Development Options

Kevin Coleman
Steven Marciani
Brian Moser
Timothy Paul
Laura Ruhl
Daniel Williams

307,34,207
11 x 1
312

APPENDIX I: PHYSICAL CONDITIONS

FIGURE I.A.1 RECOMMENDED REPAIRS AND ASSOCIATED COSTS FOR NORTH FIRST STREET IMPACT AREA

Streets and Alleys

- TASK** o Remove and/or replace decaying asphalt layers
o Repave intersection of First Street and Park Street as well as small areas entering driveways
- SIZE** o 3 foot sections are recommended as best to patch holes/cracks
o Estimated 66 square yards of 1" asphalt
- COST** o Core out and Patch over concrete - \$20 per square yard for a standard one inch layer of asphalt
o (\$30 to \$40 to patch over gravel surface)

Curbs and Gutters

- TASK** o Replacement of chipped and cracked curbs and gutters and filling of unnecessary curb cuts (It would be preferred to replace all non-conventional curbing with a uniform style)
- SIZE** o 35 lineal feet of curb and gutter
- COST** o Curb and Gutter \$20 to \$28 lineal feet depending on bid and quality

Sidewalks

In places where the concrete is raised it is recommended that it be replaced. Years of ground freezing, tree roots, as well as heavy equipment used in site demolition have caused the uneven sections to rise. It is necessary to re-grade the underlayment rather than patch the joints.

- TASK** o Recommended replacement for all raised sidewalk sections (in excess of 1")
- SIZE** o 415 square feet of recommended sidewalk replacement from University Avenue to Washington Street
o 2 sidewalk ramps
- COST** o \$5 to \$6 per square feet to remove and replace concrete with 6" thick city standard sidewalk (Based on 4 bids by private contractors on 1000 sq. ft.)

APPENDIX II: HISTORIC PRESERVATION

APPENDIX IIA. EXPLANATION OF BUILDING RATINGS

These ratings were based upon field observation and archival research by two graduate students in architecture with a specialty in historic buildings. Physical condition ratings are based on the architectural-engineering consultants' report interpreted in a less technical manner. Buildings were evaluated for their individual merit as well as in context with the whole street.

CRITERIA

Aesthetic

Details: Architectural elements on a building give the overall building architectural merit and interest. Examples of good details are features which are in historical character with the building, such as cornices, cast iron store fronts, stone lintels or decorations. Buildings with few details or that have lost details due to alterations have lesser values.

Materials: The materials of which the building is constructed can lend support to the historical character of the street. Common to North First Street is red brick, cast iron store fronts, and stone lintels. Buildings which have had their original materials altered have lesser values.

Contribution to building fabric: Buildings do not stand alone, they must be viewed in context with the overall streetscape. The relative size, scale and proportions of a building helps create a cohesive streetscape. Another factor to consider is whether the building is in historical character with the street in regards to style, materials and details.

Style: The architectural style in which a building was designed contributes to the historic character of the street. Buildings may be designed in "high style" with many details and good use of materials or they may be more vernacular with fewer extravagances. Buildings which have been altered or have lost important details lose stylistic value.

Integrity: Whether a building has been altered from its original appearance affects the character of the street. The fewer alterations a building has undergone, the more likely it will contribute to the historic character of the street

Physical

Current condition: The current physical condition of the building. Buildings which need little or no physical improvements are of high value. Buildings which have structural problems or severe restoration needs have a low value.

Condition attainable: Based on the current condition of the building, this is an evaluation of the ease or difficulty of restoring the building to good, habitable shape.

Buildings which require extensive rehabilitation or historic restoration will be more difficult to fully rehabilitate.

Feasibility of rehabilitation: An economic comparison of the costs to fully rehabilitate and restore versus the cost to demolish the existing structure and build a new structure. New construction is estimated to be one story, covering the same square footage as the original and with a construction cost of \$70/SF. Buildings in which rehab would cost less than half are of high value. Buildings in which rehab would cost the same or more have no economic feasibility.

Historical

Age: The approximate date of construction for the building. Buildings which have had their facades altered no longer reflect their age and therefore have little value. Most of the historic buildings on the street were built by 1900.

Uses: What buildings were used for can have historical importance for the area. Buildings which have had unusual or long term uses are of high value. Buildings which have contributed little to the business character of the street or are of typical historical uses have less value.

Contribution to the minority community: Buildings which have a direct business or social link to the historic minority community serve an important historical role to that community. Buildings which housed businesses that served or were owned by minorities are of high historical value. A building may have also served as a social meeting place for minorities, such as lodges or clubs. Buildings which did not directly relate to the minority community before 1965 (before white flight) or serve any social needs probably have little historical social value to the minority community. Note: It was not always possible to determine if the building served minorities before 1965. In these cases it was assumed that they did not.

EVALUATION OF INDIVIDUAL BUILDINGS

The following pages detail the elements by which each individual building was evaluated.

Appendix II.B Actual Building Ratings

ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

102 E. University Ave.
Cattle Bank (Champaign Housing Authority)

AESTHETICS

Details: 4

Brackets, dentils, window surrounds, window panes: all examples of Italianate style

Materials: 4

Brick, wood details, jambs and sashes: all restored

Contribution to building fabric: 4

Corner bldg., anchors area historically, materials, scale

Style: 4

Italianate style, no major alterations, good example of style

Integrity: 4

Restored to original state

PHYSICAL

Current condition: 4

Restored to original condition

HISTORICAL

Age: 4

Built 1856, oldest building on street, oldest building in Champaign

Uses: 4

First bank in Champaign, corner grocery from 1878-1971

Contribution to minority community: 3

Heimlicher's Drugs served blacks from 1951-1971

ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

110 N. First St.

Tweets

AESTHETICS

Details: 2

Few details, doesn't add character to the building

Materials: 3

Brick, stone sills and details, new materials in storefront

Contribution to building fabric: 4

Scale, building proportions, materials, storefront

Style: 3

1900-1920 Commercial style, lacks special detailing or significance

Integrity: 3

Facade intact, minor alterations to windows

PHYSICAL

Current condition: 3

Needs new roof, remodeling, tuckpointing

Condition attainable: 4

Needs are relatively minor

Feasibility of rehab: 3

Rehabilitation \$53,150, Demo & Const. \$86,000

HISTORICAL

Age: 4

Built c1878, facade dates early 1900's

Uses: 4

Bakery, saloon, Chinese Laundry 1909-1929, taverns, beauty shop

Contribution to minority community: 4

Chinese laundry 1909-1929, African-American beauty shop 1969-1984, taverns served whites 1935-1965



ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

112 N. First St.

Vacant

AESTHETICS

Details: 3

Good brick ornamentation, delineation of features, stone sills and details

Materials: 3

Brick, stone sills and details

Contribution to building fabric: 4

Scale, building proportions, storefront intact, defines alley

Style: 3

1900-1920 Commercial style, lacks special detailing or significance

Integrity: 3

Basic facade intact, some window sashes remain, windows are boarded

PHYSICAL

Current condition: ?

Condition attainable: ?

Feasibility of rehab: ?

HISTORICAL

Age: 4

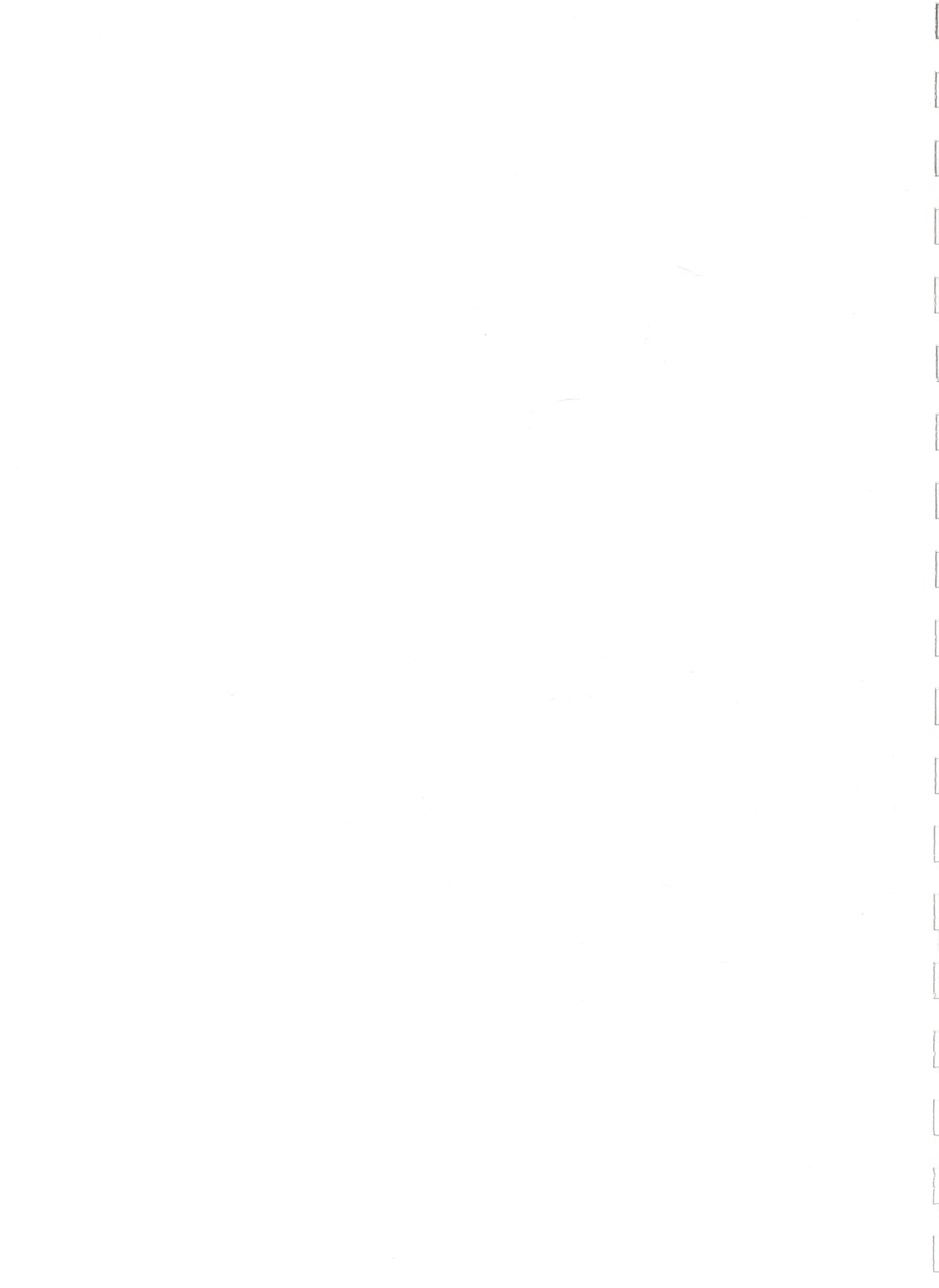
Built c1878, facade dates from early 1900's

Uses: 2

Gentlemen's furnishings, real estate, taverns, restaurants

Contribution to minority community: 2

Minority usage unknown before 1965



ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

114 N. First St.
R.J.'s Pool Hall (Vacant)

AESTHETICS

Details: 4

Brick corbels, tin cornice with end anchors, brick arch lintels, cast iron columns

Materials: 4

Brick, tin cornice, cast iron columns

Contribution to building fabric: 4

Scale, building proportions and materials, storefront mostly intact, defines alley

Style: 3

1870's Commercial style, some details of the style but lacks overall quality

Integrity: 3

Basic facade intact, storefront intact, windows are boarded, sashes missing

PHYSICAL

Current condition: 2

Major fire/water damage, needs extensive remodeling

Condition attainable: 2

Needs extensive rehab

Feasibility of rehab: 1

Rehab \$141,800, Demo & Const \$141,070

HISTORICAL

Age: 4

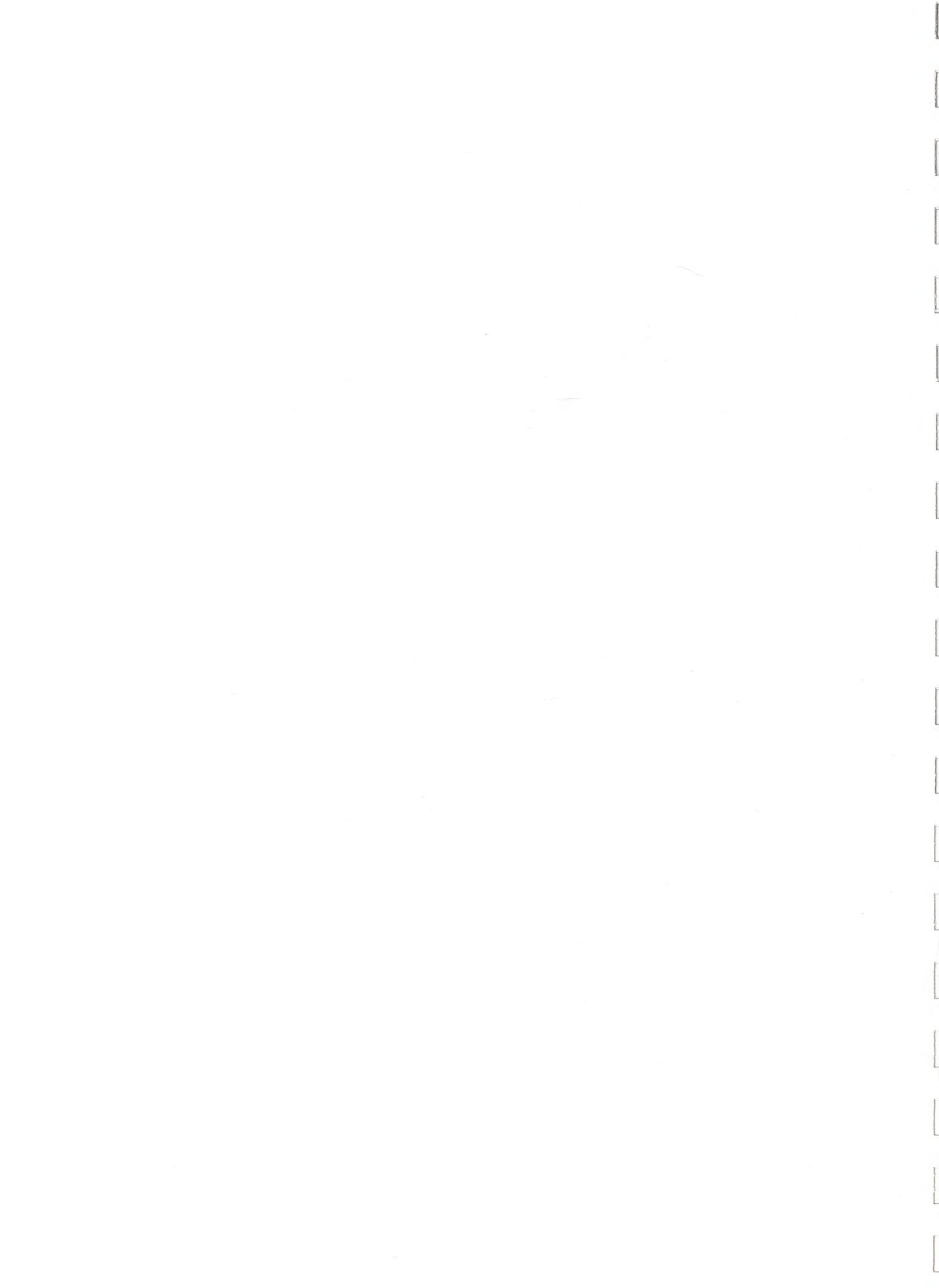
Built c1878, facade original

Uses: 2

Hegenbart's cigar and grocery shop 1887-1916, taverns

Contribution to minority community: 2

Minority usage unknown before 1975



ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

116 N. First St.

Jackson's Open Pit Restaurant

AESTHETICS

Details: 1

No details

Materials: 1

Yellow Roman brick out of character, plywood storefront, aluminum jambs

Contribution to building fabric: 2

Scale fits fabric, alterations not in character

Style: 1

No style

Integrity: 1

Facade completely altered

PHYSICAL

Current condition: 2

Needs new roof, tuckpointing, remodeling, altered facade, inadequate structure

Condition attainable: 2

Requires extensive rehab, restore facade

Feasibility of rehab: 3

Rehab \$83,700, Demo & Const \$165,200

HISTORICAL

Age: 2

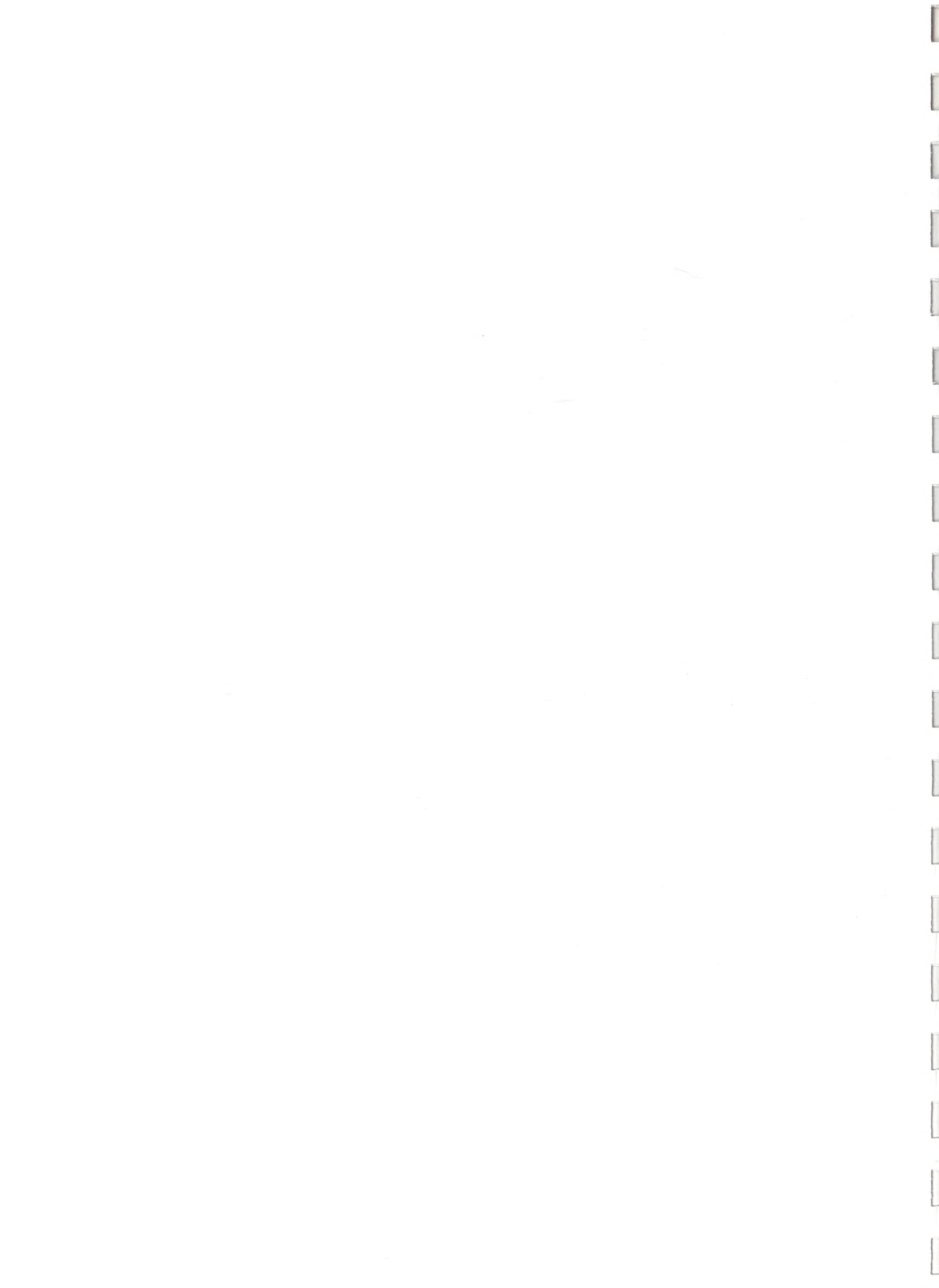
Built c1887, facade has been altered

Uses: 3

Bakery and restaurant, printers, Goodwill, restaurant 1980-present

Contribution to minority community: 1

Minority usage unknown before 1980



ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

120 N. First St.

Buddie's Bar

AESTHETICS

Details: 3

Brick corbeling, cast iron columns, cornice has been lost

Materials: 3

Brick, cast iron

Contribution to building fabric: 4

Scale, building proportions, storefront mostly intact, materials

Style: 3

1870's Commercial style, some details of the style but lacks cornice

Integrity: 2

Cornice missing, storefront intact but altered, some brick alterations

PHYSICAL

Current condition: 4

Needs minor remodeling

HISTORICAL

Age: 4

Built c1887, facade original

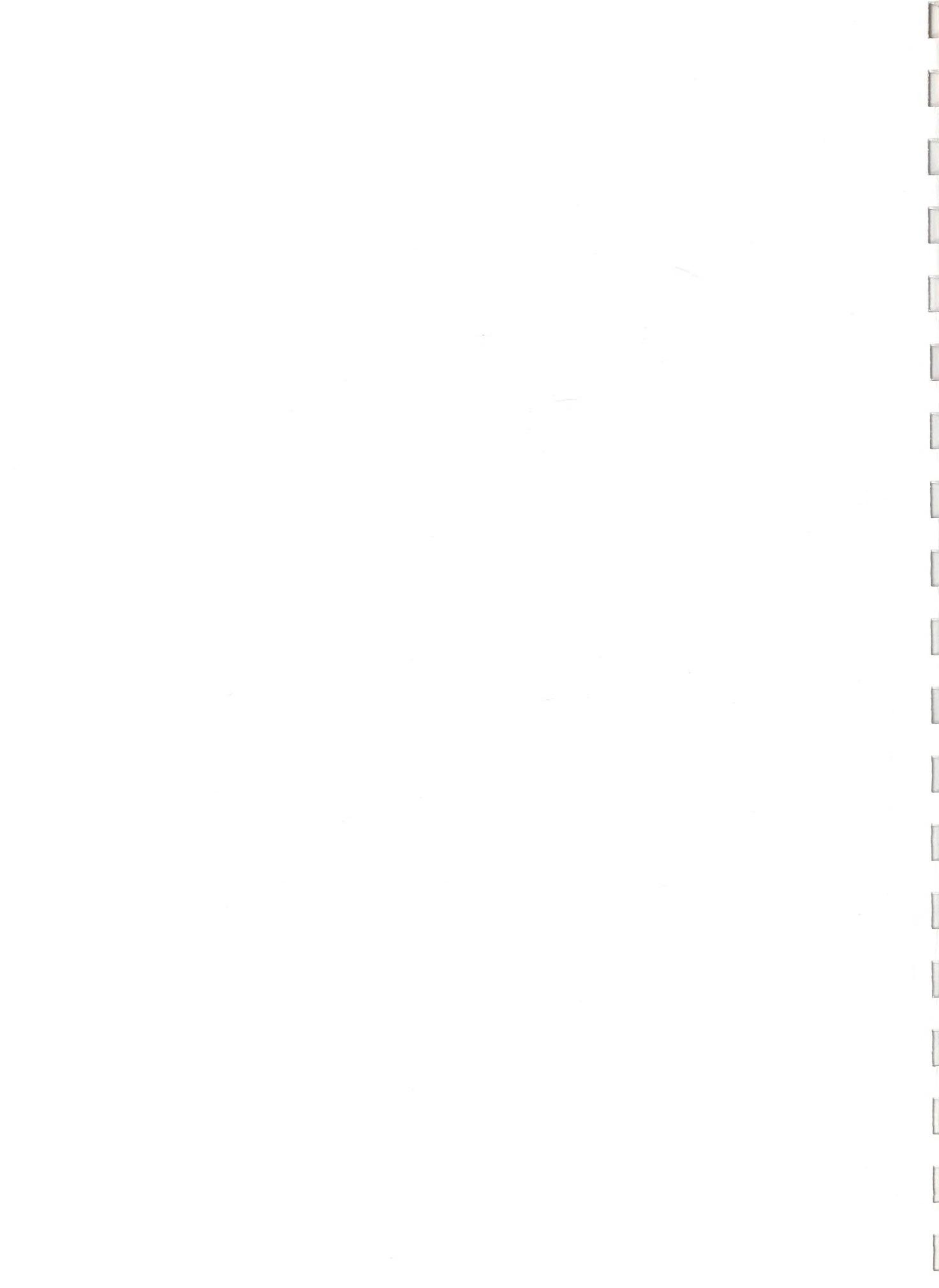
Uses: 4

Saloon, barber, billiards and tobacco, Moon's Sheet Metal Works 1929-1965,

Muhammad's Temple of Islam 1975

Contribution to minority community: 3

Muhammad's Temple of Islam



ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

122 N. First St.
Pool Hall

AESTHETICS

Details: 1

No details

Materials: 1

Perma-stone, plywood storefront

Contribution to building fabric: 2

Scale fits fabric, alterations not in character

Style: 1

No style

Integrity: 1

Facade completely altered

PHYSICAL

Current condition: 1

Needs new roof, tuckpointing, remodeling, restore facade, rear addition unstable

Condition attainable: 2

Requires extensive rehab, new facade

Feasibility of rehab: 3

Rehab \$55,500, Demo and Const \$150,510

HISTORICAL

Age: 2

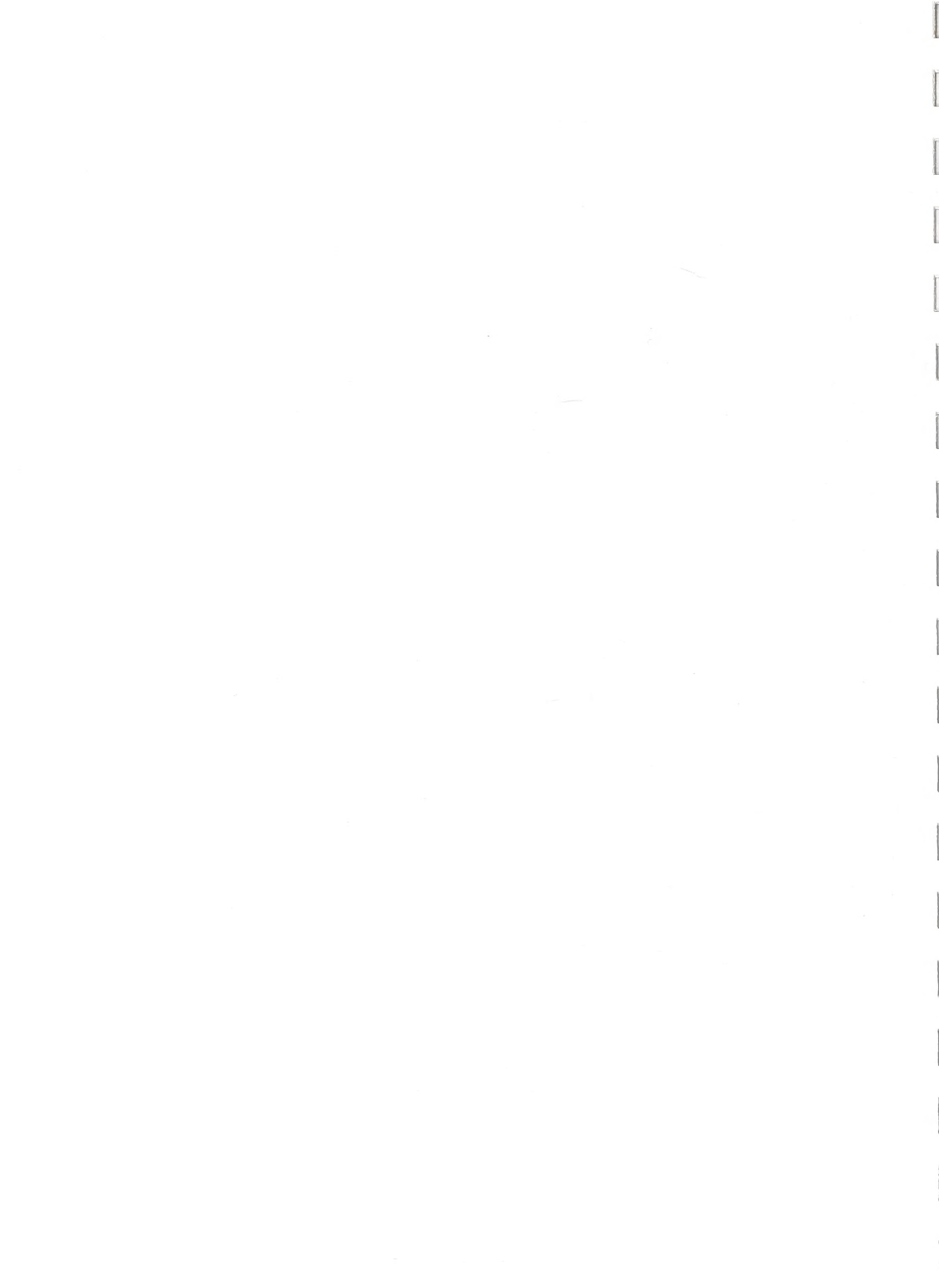
Built c1887, facade altered

Uses: 2

Saloon, bowling alley 1908, vending machine storage, vacant much of the time

Contribution to minority community: 1

No minority usage before 1980



ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

200/202 N. First St.

Vacant, Southern Delight Food Mart (Vacant)

AESTHETICS

Details: 2

Cast iron columns and lintel, stone sills and lintels, lost most other details

Materials: 3

Brick, stone lintels, cast iron, some intrusive materials

Contribution to building fabric: 4

Corner building, in scale with street but dominates block, materials, restoration would make the building dominant in streetscape

Style: 2

Queen Anne Commercial style, loss of details leaves little style left, original would have been a high style

Integrity: 2

Turret, oriel and cornice missing, facade otherwise intact, iron columns intact

PHYSICAL

Current condition: 1

Needs new roof, tuckpointing, windows, remodeling, structure inadequate, restore facade

Condition attainable: 2

Requires extensive rehab, restoration of facade

Feasibility of rehab: 1

Rehab \$174,500, Demo & Const \$180,020

HISTORICAL

Age: 3

Built c1902, facade missing architectural details

Uses: 4

Champaign Mattress Co., Park Hotel 1924-1939, agricultural implements, laundromat, pool hall

Contribution to minority community: 3

Area's laundromat, record shop, pool hall, grocery, all served blacks after 1960

ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

204 N. First St.
Rose's Barber Shop

AESTHETICS

Details: 3

Concrete sills, aluminum sashes, spot lights in storefront

Materials: 3

Brick, aluminum fits with modern style but not historic character

Contribution to building fabric: 2

In scale but building not in historic character

Style: 4

Modern Commercial style, details intact, materials

Integrity: 4

No alterations

PHYSICAL

Current condition: 4

Building properly maintained, needs no rehab

HISTORICAL

Age: 2

Built c1960

Uses: 3

Tommy's Barber Shop 1965-1980, Rose & Taylor Barber Shop 1908-present

Contributions to minority community: 4

Barber shops run by and served African-Americans since 1965

ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

206 N. First St.
Candy's Lounge

AESTHETICS

Details: 1

No details

Materials: 1

Concrete block

Contribution to building fabric: 2

In scale with fabric, defines alley, not in historic character

Style: 1

No style

Integrity: 2

Garage door altered, rest is intact

PHYSICAL

Current Condition: ?

HISTORICAL

Age: 2

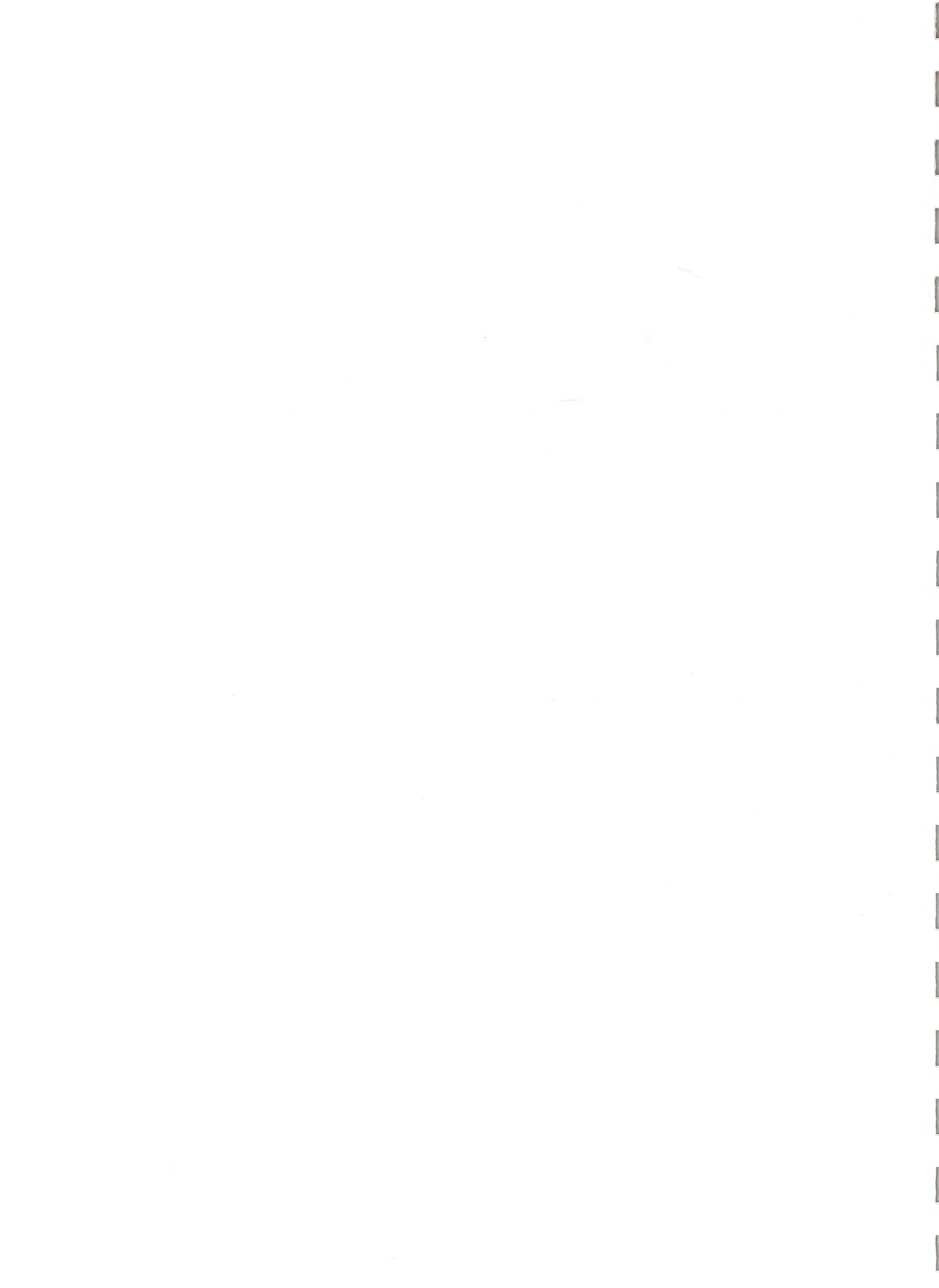
Built c1935

Uses: 2

Auto repair, restaurant, Champaign Eagles Motorcycle Club, lounge

Contribution to minority community: 4

Holt's Restaurant served blacks 1960-1969



ARCHITECTURAL AESTHETICS RATINGS 9-23-93
PHYSICAL RATINGS 10-31-93
SOCIAL/HISTORICAL RATINGS 10-31-93

GILBERT

Basis for ratings:

- 1-No value
- 2-Little value
- 3-Moderate value
- 4-High value

208/210 N. First St.
Masonic Lodge, Banks Barber Shop

AESTHETICS

Details: 1

No details

Materials: 1

Perma-stone alteration

Contribution to building fabric: 2

In scale but not in historic character

Style: 1

No style

Integrity: 1

Facade completely altered

PHYSICAL

Current condition: 2

Needs new roof, tuckpointing, remodeling, inadequate egress, unstable walls, restore facade

Condition attainable: 3

Requires extensive rehab, restore facade

Feasibility of rehab: 2

Rehab \$104,500, Demo & const. \$173,700

HISTORICAL

Age: 3

Built c1908, facade altered

Uses: 4

Grocery, barber shops (210), Rainbow Tavern (208), Lone Star Lodge (208 1/2) 1950-1993, Tinsley's Cleaners (208)

Contribution to minority community: 4

Barber shops & Rainbow Tavern run by and served African-American, Lodge is African-American, Tinsley's Cleaners was African-American, minorities served since 1939



APPENDIX II.C SUGGESTED DESIGN GUIDELINES FOR INFILL BUILDINGS TO HARMONIZE WITH HISTORIC STRUCTURES

Alignment, or Visual Continuity

The arrangement of objects in a straight line is one of the most effective ways to create a sense of relationship among buildings in a district, for instance:

- o Consistent setback from the street;
- o Strong horizontal alignment of the cornices along building tops, and of the moldings separating the upper stories from the lower stories.

Patterns/Rhythms

Materials, colors, textures, size and proportion of building elements or landscape features repeat to create rhythmic repetition or patterns.

- o Patterns are found in building materials and colors, which should be carried from old to new.
- o Building elements such as windows on upper stories of commercial buildings create patterns when they have matching shapes and are spaced similarly across facades.
- o Consistent spaces or voids between the buildings and the buildings themselves cause a rhythm that is experienced when travelling the street.
- o Trees and other landscaping elements when planted at regular intervals can create patterns, or emphasize the patterns of buildings.

III. EXECUTIVE SUMMARY OF SUPPLY SIDE ANALYSIS OF NORTH FIRST ST.

- o This section summarizes findings from three sets of surveys: existing business, potential businesses, and economic development experts.
- o In addition to the Police Station and Housing Authority, which also front on University Avenue and are a-typical of the smaller businesses, there 10 businesses on the East side of North First. There are also 14 separate parcels of land in just the first two block leaving three vacant lots and one vacant building. The 10 businesses supply the following services:_____
- o Three of the 10 refused or were never available to speak with enumerators over the two months that surveys were being administered.
- o Four of the businesses surveyed were determined to be profitable and thrive in the low-cost environment available on North First. Three of the four are hair care services catering to special needs of the African American Community.
- o Three of the businesses surveyed were determined to be marginal or struggling financially despite the low-cost overhead environment.
- o The biggest complaints from the current businesses is the neglect of city maintained



infrastructure and police support to the area. There is clear mistrust of the city by most of these businesses and property owners.

o About 90% of the clients to all 7 businesses surveyed are African American as are the business owners. There are strongly mixed feelings about whether the area should be redeveloped with an identity as an African American commercial district. While there are recognized unmet service needs of the African American community, and opportunities to fill this niche, it can also be stigmatizing and limit growth potential. Half the current owners oppose this concept, none of the potential business would want such a recognition, and the development experts feel such a district is a good idea but not in this location. The existing "catchment area" of a 1/2 mile radius, and the through traffic it enjoys, gives North First Street a much wider potential audience.

o Demand for services in the area focused on the most obvious of commercial businesses from grocery to convenience stores, drug stores to restaurants. All of these "generic" commercial establishments already exist in ample supply within a reasonable service distance of North First Street, making it very unlikely that any investor would be forthcoming for these services in this location. However, all of the business people and development experts evaluate North First as an attractive location for specialty shops in dining, clothing, entertainment and other areas, that can start with small inventories and grow as the commercial area grows and improves.

o Despite the potential of the location, everyone agrees the area suffers from a very negative image whether real or falsely perceived. This image must be turned around before private investors will invest without deep subsidy or risk reduction. This includes a high crime rate, years of neglect, a run down look, and structural safety problems.

o Everyone looking at the current conditions on North First agrees that there will be few new investors and little potential for growth without the following: 1. a clear plan of action agreed upon by all parties, the city, existing business, banks and other investors; 2. The city taking the lead and the major redevelopment risks; 3. The existing businesses organized with a unified commitment to the redevelopment plan, and linked up with the larger East University Avenue business redevelopment for purposes of political negotiations.

o Without financial and business training assistance, none of the current business are likely to survive rapidly increasing costs associated with redevelopment of the area.

A. Introduction to Supply-Side Assessment

The objectives of the Supply Team were to assess the nature of the businesses which are currently supplying goods and services on North First Street and to evaluate the prospects of the area for redevelopment. Interviews were conducted with three groups of informants- proprietors whose businesses are currently located on North First Street, proprietors whose businesses are located elsewhere in Champaign, and economic development and planning professionals who are familiar with the North First Street area. In addition to interviewing professionals in these three areas, the Supply Team studied the size of the market area which



may be served by North First Street and compared the goods and services being supplied there to the goods and services being supplied from other areas in Champaign. The results of this study and the interviews were used by the Supply Team to answer the following questions.

What are the current commercial land uses on North First Street? The owners of North First Street businesses were interviewed in order to determine what goods and services are supplied in the area, and to determine what impact redevelopment may have on these businesses.

Is North First Street the best location for the businesses which presently operate there? In addition to asking the business owners about their reasons for locating their businesses on North First Street, a study was conducted which sought to determine whether markets which are currently being served by North First Street businesses also being served at other locations. This study reviewed the location of businesses which provide various goods and services and compared the markets that these businesses serve to the markets which are served by North First Street businesses.

North First Street business owners, economic development professionals and other proprietors whose businesses are not located on North First Street were also asked whether the area functions as an African American commercial district. These respondents were asked questions regarding the extent to which any redevelopment strategy should attempt to achieve an African American commercial district in the area. Other locations for an African American commercial district were also explored with these respondents.

What other businesses or land uses would be viable on North First Street?

North First Street business owners were asked to assess what goods and services they think their customers want. In addition, other small business owners and economic development professionals were asked to assess the demand for goods and services in the area.

All respondents were asked their opinions regarding alternative redevelopment strategies that might be taken on North First Street.



APPENDIX III: SUPPLY SIDE MARKET ASSESSMENT

III.A Economic Development Key Informants Questionnaire

Draft: 12/17/93

Supply Side-J. Eason, S. Temperley

Text to be read is in italics. Probes and suggestions are in plain text. THESE WILL NOT BE READ UNLESS REQUIRED. Not much space has been left for writing-use a notebook

General Notes

If the respondent seems reluctant, or complains that they seem to be answering every question with the same information, mention that:

- their expertise is vital
- the information is still very valuable even if it doesn't seem very important to them
- we will be getting to a scenarios section at the end of the questionnaire which will be more challenging.

=====

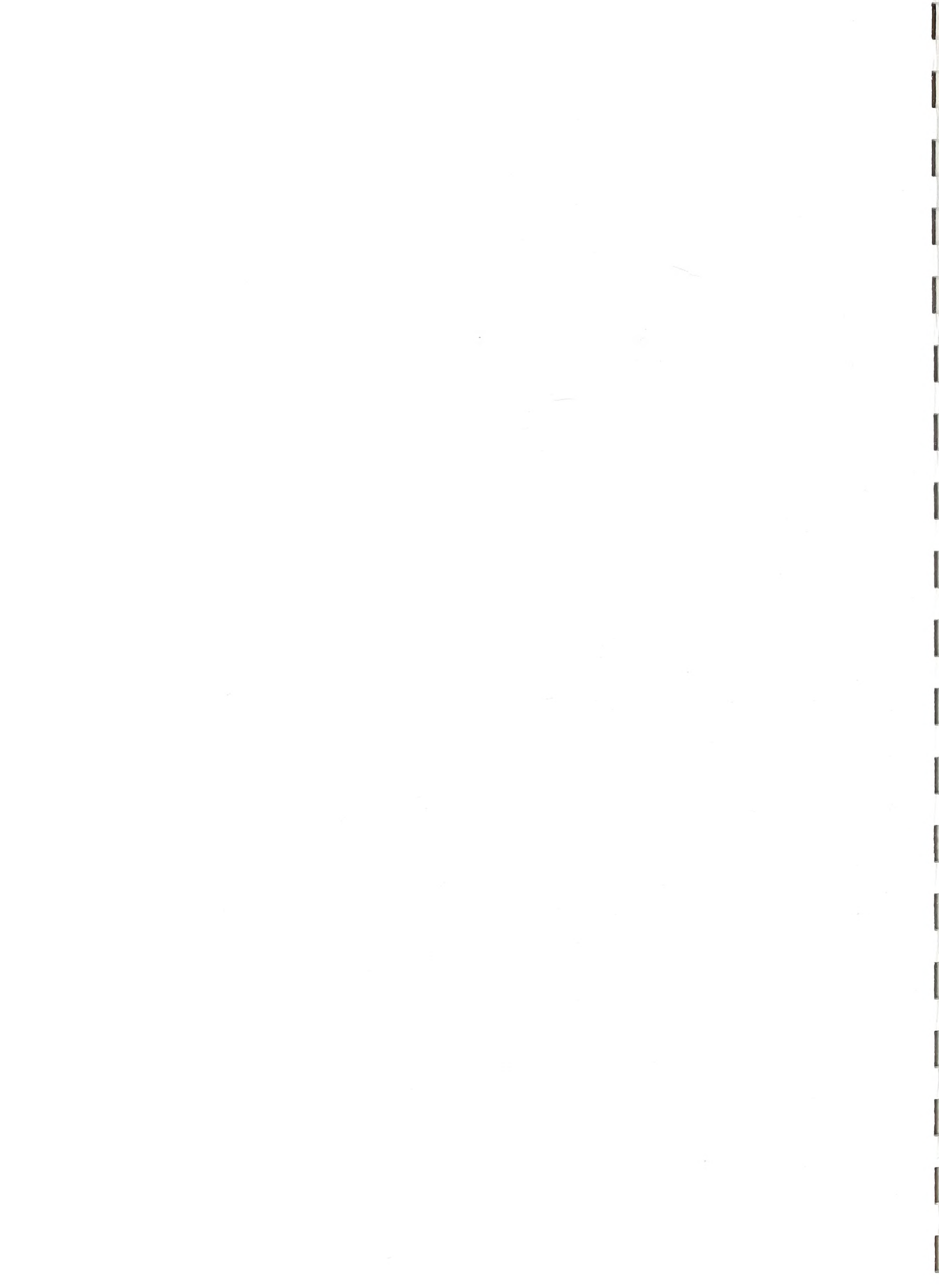
On the phone: Hello, my name is _____ and I am an Urban Planning student at the University of Illinois. I am currently in a workshop class that has contracted with the City of Champaign to research the possible rejuvenation of the North First Street area. (Here, if applicable, mention how we got their name/why they are important for us to talk to.) We would like to talk with you about the goods and services available from North First Street Businesses. Would you be able to spend some time with us? We expect the interview to take about half an hour.

At the interview: Thank you for agreeing to help us with our research. We are also doing a set of interviews with those people who actually do business in this area, and with people who might be interested in doing business there. But today we are interested in expert perspectives on the conditions of supply of goods and services in the area, and on the potential of the area for supplying goods and services. We appreciate the opportunity to get your ideas on business in this area. Your responses are valuable to us and will be kept confidential. There are no specific answers we are looking for.

=====

When you think of North First Street - that is, the commercial area between University and Washington, and the other businesses around there what comes to mind?

-How important is its market share in terms of the Champaign-Urbana area?



APPENDIX III: SUPPLY SIDE MARKET ASSESSMENT

APPENDIX III.A ECONOMIC DEVELOPMENT KEY INFORMANTS QUESTIONNAIRE

Draft: 12/17/93

Supply Side-J. Eason, S. Temperley

Text to be read is in italics. Probes and suggestions are in plain text. THESE WILL NOT BE READ UNLESS REQUIRED. Not much space has been left for writing-use a notebook

General Notes

If the respondent seems reluctant, or complains that they seem to be answering every question with the same information, mention that:

- their expertise is vital
- the information is still very valuable even if it doesn't seem very important to them
- we will be getting to a scenarios section at the end of the questionnaire which will be more challenging.

=====

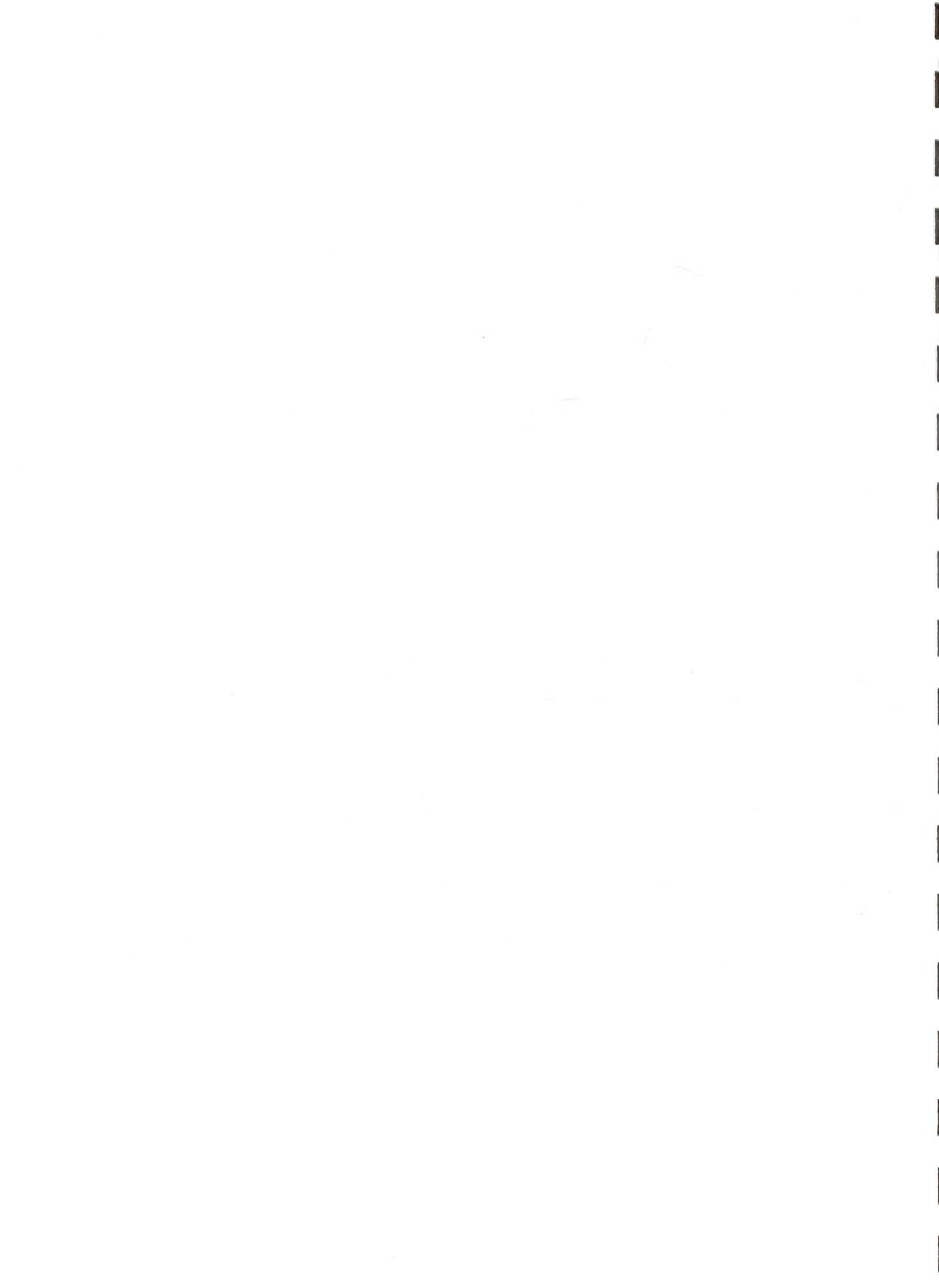
On the phone: Hello, my name is _____ and I am an Urban Planning student at the University of Illinois. I am currently in a workshop class that has contracted with the City of Champaign to research the possible rejuvenation of the North First Street area. (Here, if applicable, mention how we got their name/why they are important for us to talk to.) We would like to talk with you about the goods and services available from North First Street Businesses. Would you be able to spend some time with us? We expect the interview to take about half an hour.

At the interview: Thank you for agreeing to help us with our research. We are also doing a set of interviews with those people who actually do business in this area, and with people who might be interested in doing business there. But today we are interested in expert perspectives on the conditions of supply of goods and services in the area, and on the potential of the area for supplying goods and services. We appreciate the opportunity to get your ideas on business in this area. Your responses are valuable to us and will be kept confidential. There are no specific answers we are looking for.

=====

When you think of North First Street - that is, the commercial area between University and Washington, and the other businesses around there what comes to mind?

-How important is its market share in terms of the Champaign-Urbana area?



-Whom in particular do you see it serving or catering to?

- what indicates that this area serves _____?
- how important is *this* market share? eg, how large a share of the _____ market do you think this area serves?
- how long has the area served _____?
- has it been different in the past, as far as you know?

Bearing in mind where this area is located and how it is linked with various other commercial centers in town (explanation: First Street goes to Green which goes to campus, it also goes to Market Street and out to Market Place. University goes into downtown Urbana and downtown Champaign), what businesses do you think could hope to do well there? (Probe for specific business types, and for store/chain names if forthcoming.)

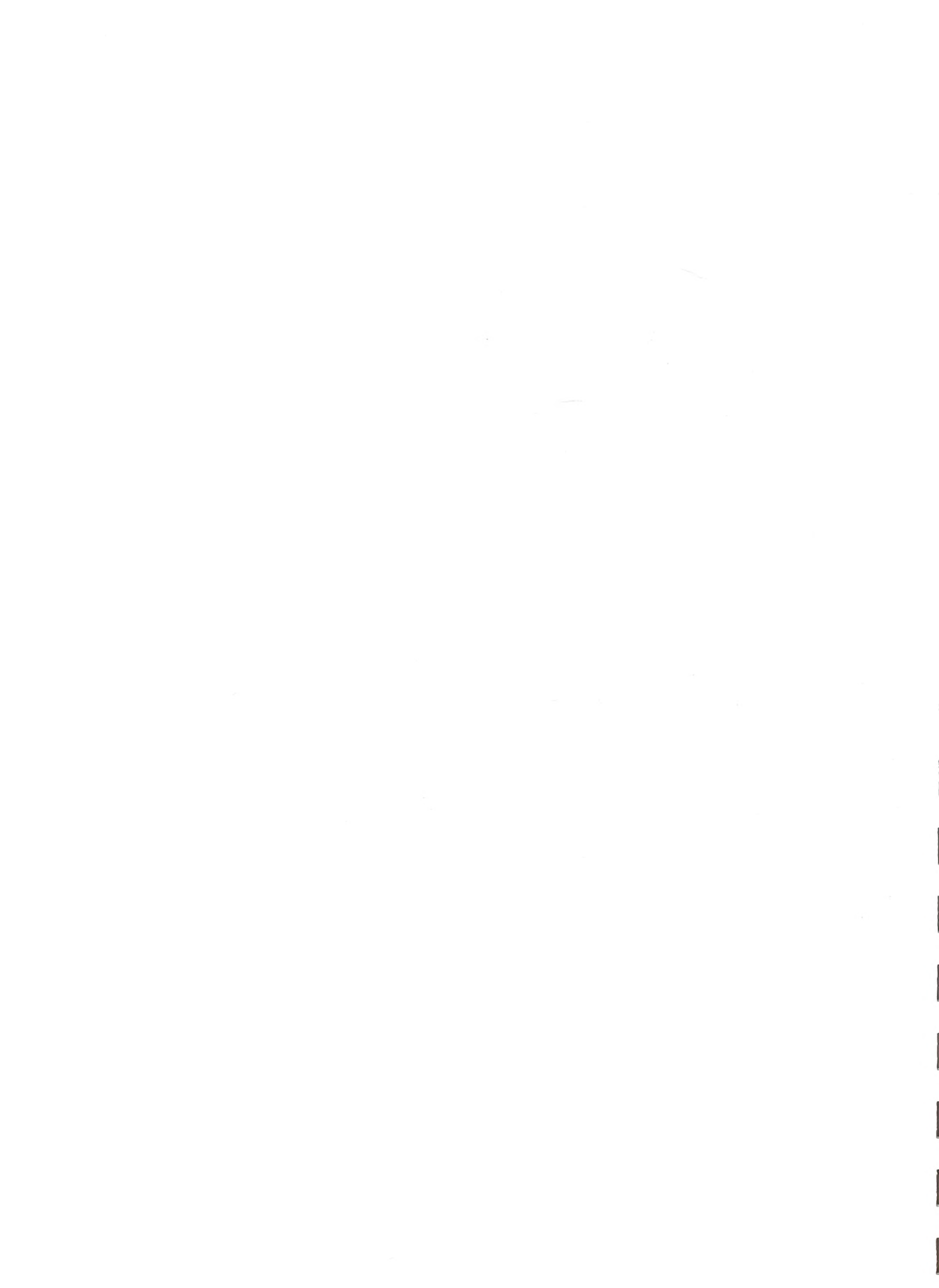
In relation to what's there now, what size of development could viably function there, in your opinion?

(Bear in mind that if they are being negative, we still need to know what it would take for this area to take off again. Probe as far as you can to get this answer.)

What do you think it would take to get new businesses there?

- A change in appearance?
- Different or improved infrastructure?
- Financial incentives or guarantees to current and new business?
- Changes in the surrounding neighborhood?
 - In terms of land use?
 - In terms of who lives there (race? income?)?
- Perceptions of crime or safety problems?
- Overall image?

How do you think development of nearby areas would impact North First Street?



*If the area were to remain commercial, what do you think should be done with it?
(Probe for specifics of how the area should be redeveloped. Need specifics here.)*

Explanation:

- Code enforcement/make it safe
- Total redevelopment
- Perhaps a combination of both

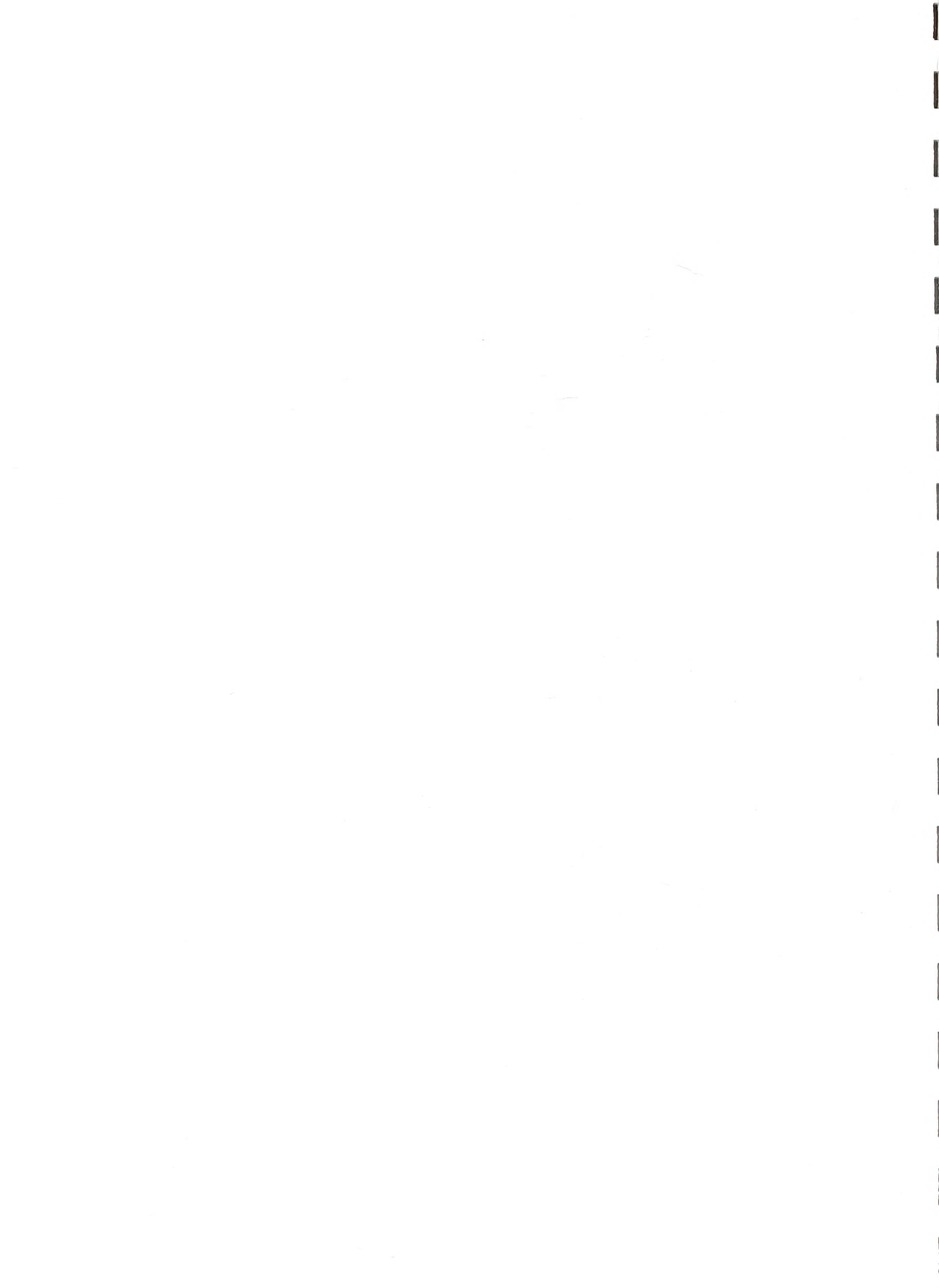
Regarding redevelopment of any kind what roles do you see the city and local banks playing?

- How much of a role do you think the city should play, and what kind of role should that be?
- What actions do you feel the city needs to take in order for redevelopment to begin?
- What role should banks play and how extensive should this role be?
- Should it be one bank, or should there be a development corporation, with a number of banks and other entities sharing the risk?

I will now read to you several different redevelopment scenarios. I would like for you to explain to me the economic and political feasibility of each... (Be sure to get feed back after each scenario)

- *City tears down and land banks the property that is dilapidated until such a time that the private economy warrants new development.*
- *City uses urban renewal to acquire and re-plat the area, and a single developer builds or infills a single office, commercial, residential or mixed use development and rents out or sells space.*
- *City builds or heavily subsidizes 2-3 infill buildings and they begin a market trend that naturally turns around the area.*
- *The area banks pool the risk through their community development corporation and CRA incentives, and along with the city subsidies they take the lead in redevelopment.*
- *The city and banks help a community based CDC form and which takes the lead on redevelopment.*

-Which of these do you feel is most likely to happen? Why?



Do you see some other more likely scenario taking place that we haven't mentioned, one that makes more sense in your opinion?

- What is it?
- Why do you think this is likely?
- Do you think this is preferable? Why or why not?
- What would be preferable in your opinion?

Who do you think (who do you know of) will be most involved in the redevelopment of this area?

- who SHOULD be involved?
- what would it take to get those people involved?

(If they see any kind of extensive redevelopment:) Who is a likely developer?

Do you think the zoning should be changed so as to set up a different land use there?

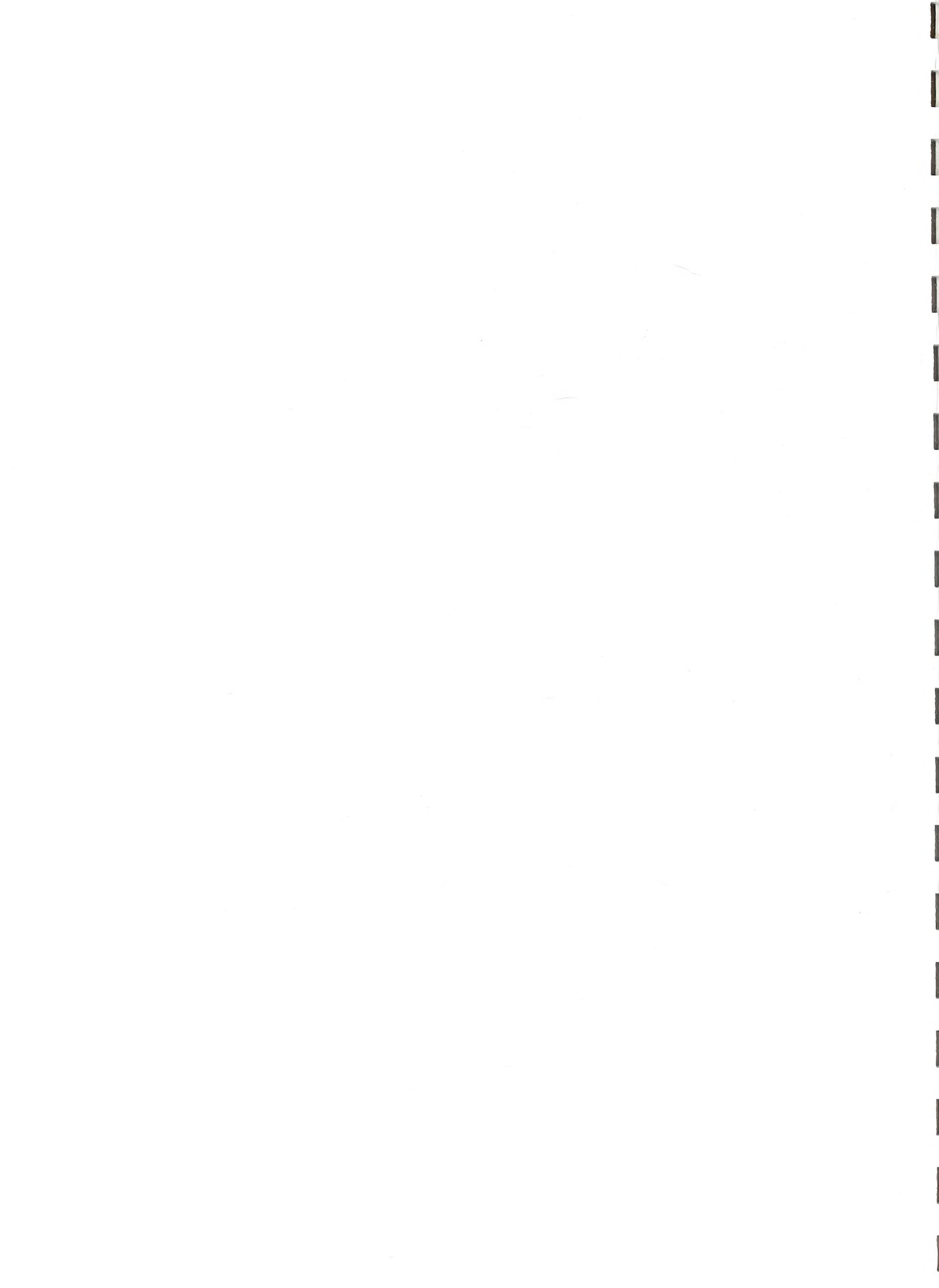
Some people say north first should be preserved as an African American commercial area (explanation may be nec - eg, if done correctly, it can be viable and also give the Black community a social/commercial focus point that is their own.)

- *Do you think there should be such an area?*
- *If so, where do you think the best location for this area is?*

-Bradley and Market; other areas?

Some cities have areas which serve as incubators for training and developing new entrepreneurs with struggling private businesses. In Champaign-Urbana, if such an incubator were developed, it might be a strip or a small group of businesses where rents are subsidized, where a community college could train and spin-off business in an effort to provide an avenue of opportunity to the business in an effort to provide an avenue of opportunity to the poor they don't now have.

- *Do you think C-U could use such an incubator? Why or why not?*
- *Would North First be a good location for such an incubator? Why or why not?*
- *What level of support for this area do you think is appropriate for the city to provide? for other businesses in C-U to provide?*



[UNIVERSITY AVENUE BUSINESSES ONLY]

What was it about this area that made you locate or relocate here?

- location
- neighbors
- clientele

If North First Street had been redeveloped and had similar rents to your current location, would you have considered locating there?

- why or why not?

How much might North First Street expect to become part of the business growth on University?

- eg, could it eventually be considered part of this district?
- do you think that's a favorable outcome (eg, would it be a good thing)?



III.B Key Informant Questionnaire
(as differentiated from Economic Development K. I. Q. - but similar.)

12/17/93

Supply Side - J. Eason, S. Temperley

Text to be read is in italics. Probes and suggestions are in plain text. THESE WILL NOT BE READ UNLESS REQUIRED.

General Notes

If the respondent seems reluctant, or complains that they seem to be answering every question with the same information, mention that:

- their expertise is vital
- the information is still very valuable even if it doesn't seem very important to them

=====
On the phone: Hello, my name is _____ and I am an Urban Planning student at the University of Illinois. I am currently in a workshop class that has contracted with the City of Champaign to research the possible rejuvenation of the North First Street area. (Here, if applicable, mention how we got their name/why they are important for us to talk to.) We would like to talk with you about the goods and services available from North First Street Businesses. Would you be able to spend some time with us? We expect the interview to take about half an hour.

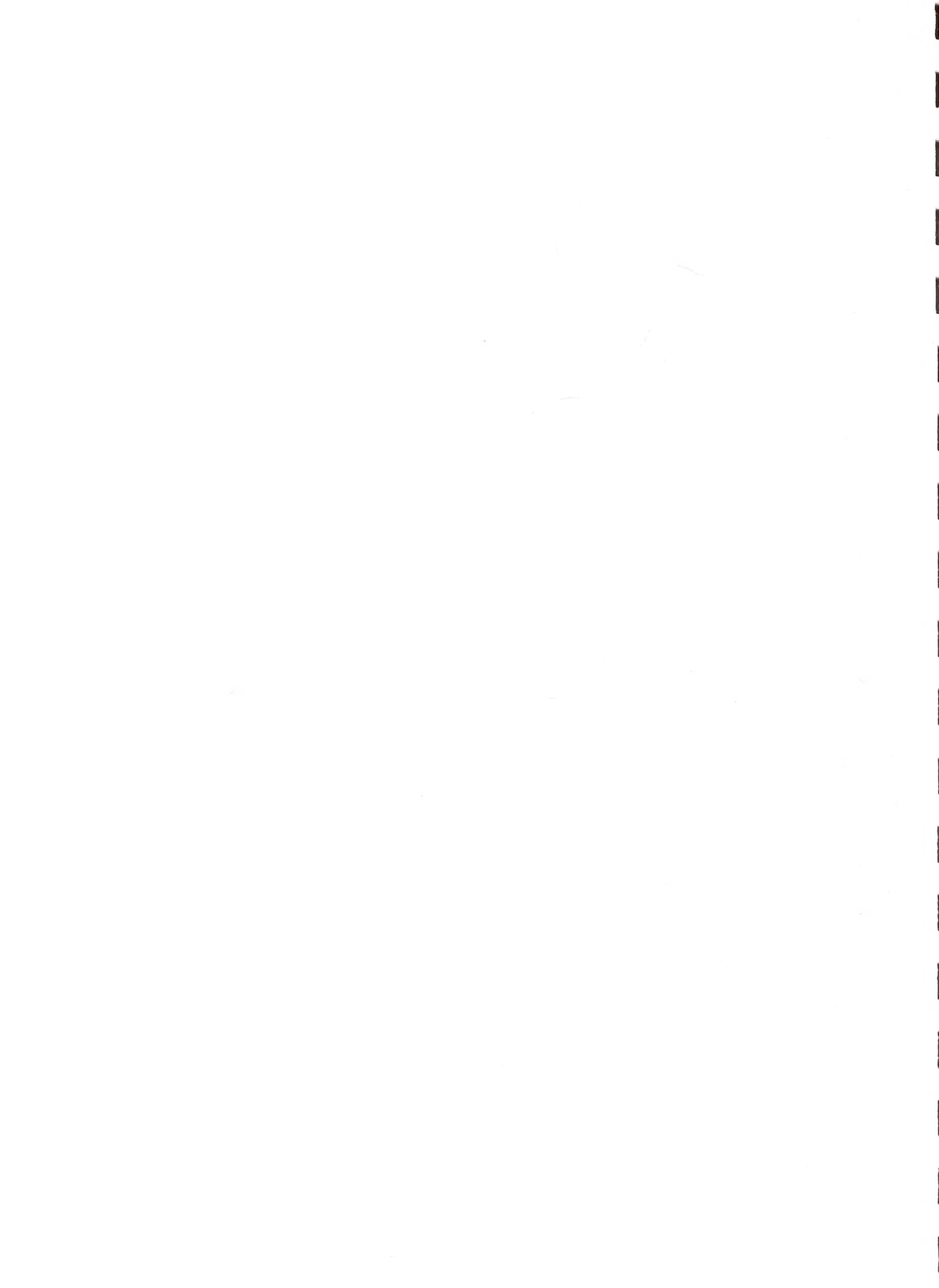
At the interview: Thank you for agreeing to help us with our research. We are also doing a set of interviews with those people who actually do business in this area, and with people who might be interested in doing business there. But today we are interested in your perspective on the conditions of supply of goods and services in the area, and on the potential of the area for supplying goods and services. We appreciate the opportunity to get your ideas on business in this area. Your responses are valuable to us and will be kept confidential. There are no specific answers we are looking for.

=====
When you think of North First Street - that is, the commercial area between University and Washington, and the other businesses around there what comes to mind?

-How important is its market share in terms of the Champaign-Urbana area?

-Whom in particular do you see it serving or catering to?

- what indicates that this area serves _____?
- how important is *this* market share? eg, how large a share of the _____ market do you think this area serves?
- how long has the area served _____?
- has it been different in the past, as far as you know?



Bearing in mind where this area is located and how it is linked with various other commercial centers in town (explanation: First Street goes to Green which goes to campus; it also goes to Market Street and out to Market Place. Univ. goes into downtown U. and downtown C.), what businesses do you think could hope to do well there? (Probe for specific business types, and for store/chain names if forthcoming.)

(Bear in mind that if they are being negative, we still need to know what it would take for this area to take off again. Probe as far as you can to get this answer.)

What do you think it would take to get new businesses there?

- A change in appearance?
- Different or improved infrastructure?
- Financial incentives or guarantees to current and new business?
- Changes in the surrounding neighborhood?
 - In terms of land use?
 - In terms of who lives there (race? income?)?
- Perceptions of crime or safety problems?
- Overall image?

If the area were to remain commercial, what do you think should be done with it? (Probe for specifics of how the area should be redeveloped. Need specifics here.)

Explanation:

- Improvement of existing buildings
- Total redevelopment
- Perhaps a combination of both.

Regarding redevelopment of any kind what roles do you see the city and local banks playing?

- How much of a role do you think the city should play, and what kind of role should that be?
- What actions do you feel the city needs to take in order for redevelopment to begin?
- What role should banks play and how extensive should this role be?
- Should it be one bank, or should there be a development corporation, with a number of banks and other entities sharing the risk?

Who do you think (who do you know of) will be most involved in the redevelopment of this area?

- who SHOULD be involved?
- what would it take to get those people involved?

(If they see any kind of extensive redevelopment:) Who is a likely developer?

Some people say north first should be preserved as an African American commercial area (explanation may be nec - eg, if done correctly, it can be viable and also give the Black community a social/commercial focus point that is their own.)

- Do you think there should be such an area?
- If so, where do you think the best location for this area is?
 - Bradley and Market; other areas?



[UNIVERSITY AVENUE BUSINESSES ONLY]

What was it about this area that made you locate or relocate here?

- location
- neighbors
- clientele

If North First Street had been redeveloped and had similar rents to your current location, would you have considered locating there?

- why or why not?

How much might North First Street expect to become part of the business growth on University?

- eg, could it eventually be considered part of this district?
- do you think that's a favorable outcome (eg, would it be a good thing)?

[ALL BUSINESSES]

We'd like to finish with your evaluation of the North First Street area as a whole...

- *What are its major assets and deficits (For each, prompt for priority - is this a big deal? is it minor? establish a sense of the gravity of each one)?*

-physical -incl. parking

-locational

-structural

-economic

-social

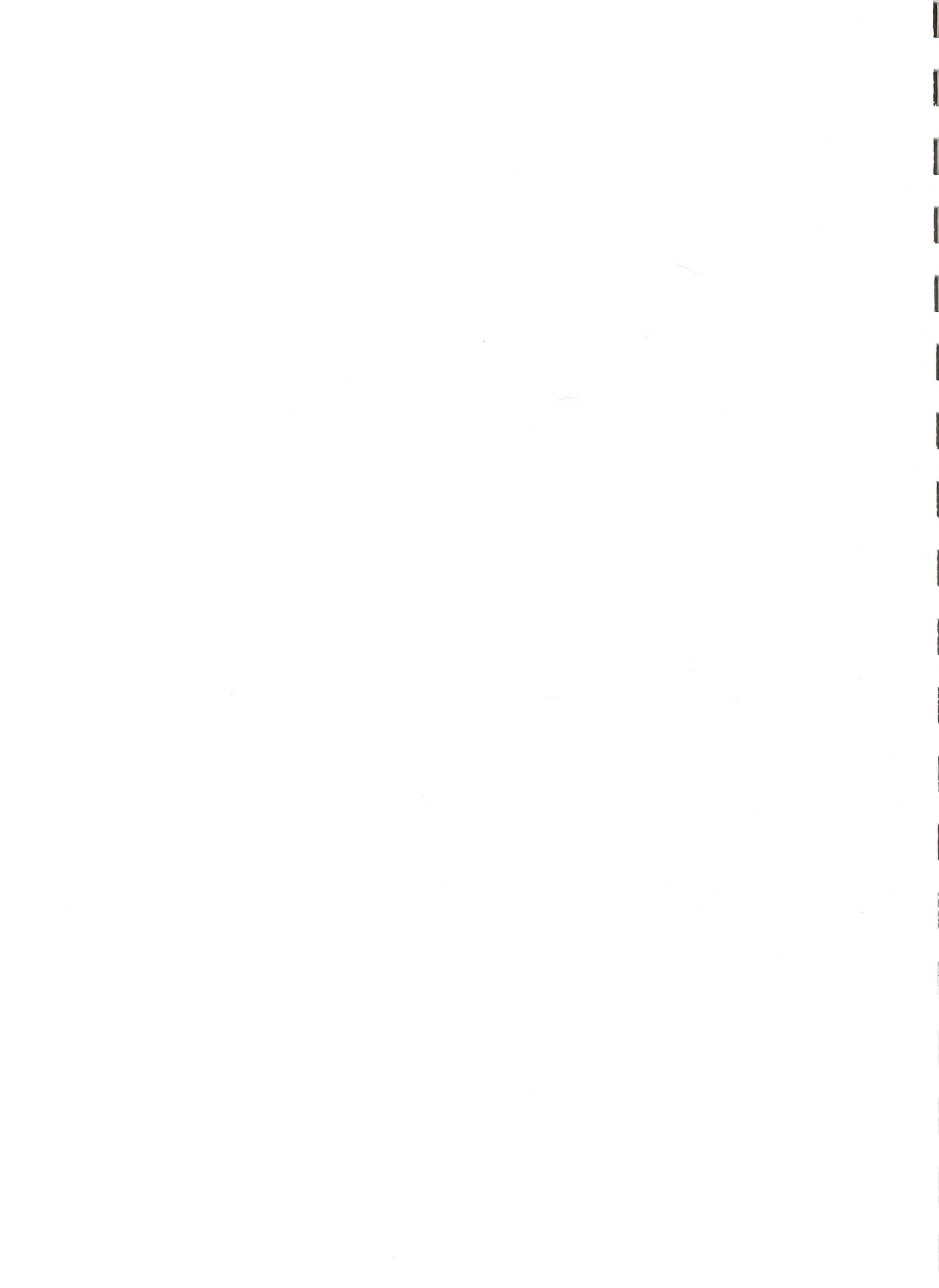
Is there anyone else you know of that we should contact? Are there written resources you could direct us to?

Would we be able to contact you for follow up questions if necessary?

Would you be willing to be interviewed on videotape? (If appropriate)

Are there any questions that you'd like to ask us?

Thank you very much for your time.



TEAM 3

III.C QUESTIONS FOR POTENTIAL BUSINESS

Hello, my name is _____ and I am an Urban Planning student at the University of Illinois. I am currently in a workshop class that has been working with the City of Champaign to research the possible revitalization of the North First Street area. We are talking to all of the business owners on North First Street. I would really like to hear your input on the area as well since we are trying to determine the views of the business owners that may be interested in moving to the area. I would like to set up an appointment with you to discuss the North First Street area and its future development? The interview should only take about 30 minutes.

(At this point the interviewer should have recorded w/o asking the subject's approx. age, race, and where they live and/or do business now. If the subject was contacted by phone, then that information should be obtained covertly at the interview).

INTERVIEW

Let me assure you that all of your responses will be kept anonymous and you will not be identified by name in the report our team will be presenting to the city.

If a plan is implemented to revitalize the North 1st Street area, would you possibly be interested in participating as a potential business/or investor?

(IF NO OR DON'T KNOW)

Have you ever thought about locating on N. First St.?

Why or why not?

(IF YES)

What about the N. First St. area is attractive to you and your business? (i.e. location, parking, clientele, rent or property costs, etc.)

How large a space would your business require if you moved to N. First? (a rough sq. ft.)

Do you have any special needs? (liquor license, loading dock, etc.)

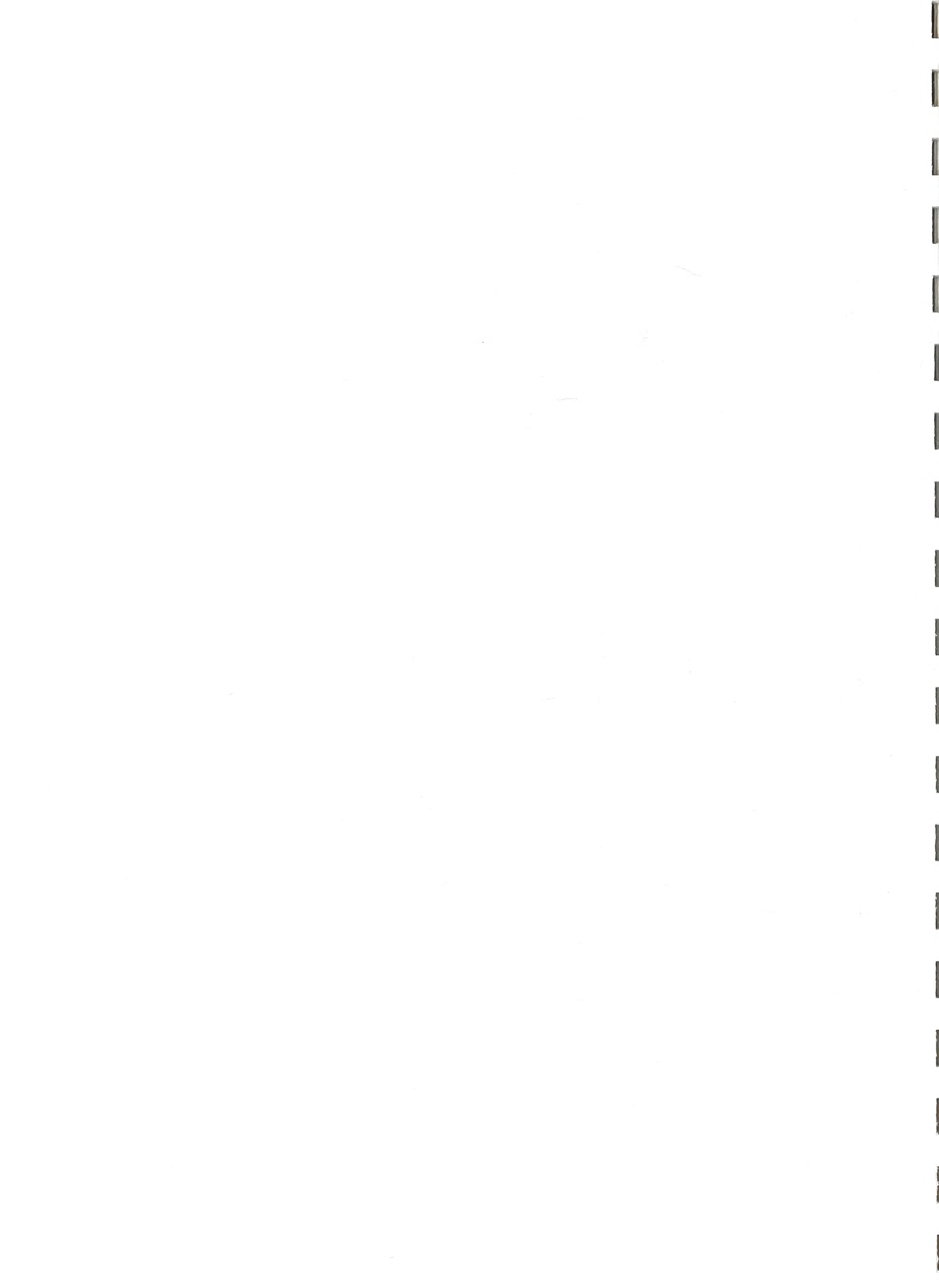
*How much parking do you feel you will need? (list several numbers of spaces, i.e. 2 spaces____
3 spaces____, etc.)*

Do you have a specific location on N. First in mind? If so, why that block?

If not, where would you like to be located? (i.e. north/south of Washington, next to the Lone Star Lodge, etc.)

Would you want to buy or rent the property?

(IF RENT)



What kind of rent per month and/or per square foot are you seeking to pay?

If you had to go above \$ _____ some, what would be the maximum you could afford given the business load?

(IF BUY)

What price are you looking for?

If new construction or extensive rehabilitation of an existing building made the price higher than your ideal, and the city was able to provide some help to cover the extra costs, what is the absolute highest price you could afford on your own?

(BOTH RESPONSES TO FIRST QUESTION)

What types of businesses on N. First do you see being compatible with your business?

Are there businesses there you would not prefer to be located next to your business?

Which one(s) and why?

What products/services do you feel are needed in the First Street - University Avenue area and what you would like to see as neighbors?

Would you need space for expansion in the future?

If yes, how much? When?

Do you feel the African-American Community needs its own commercial area, why or why not?

Where do you feel is the best place for such a commercial area to be located? (If not a strong response, list some potential areas)

If not N. First, why not? Why is _____ (area mentioned) better?

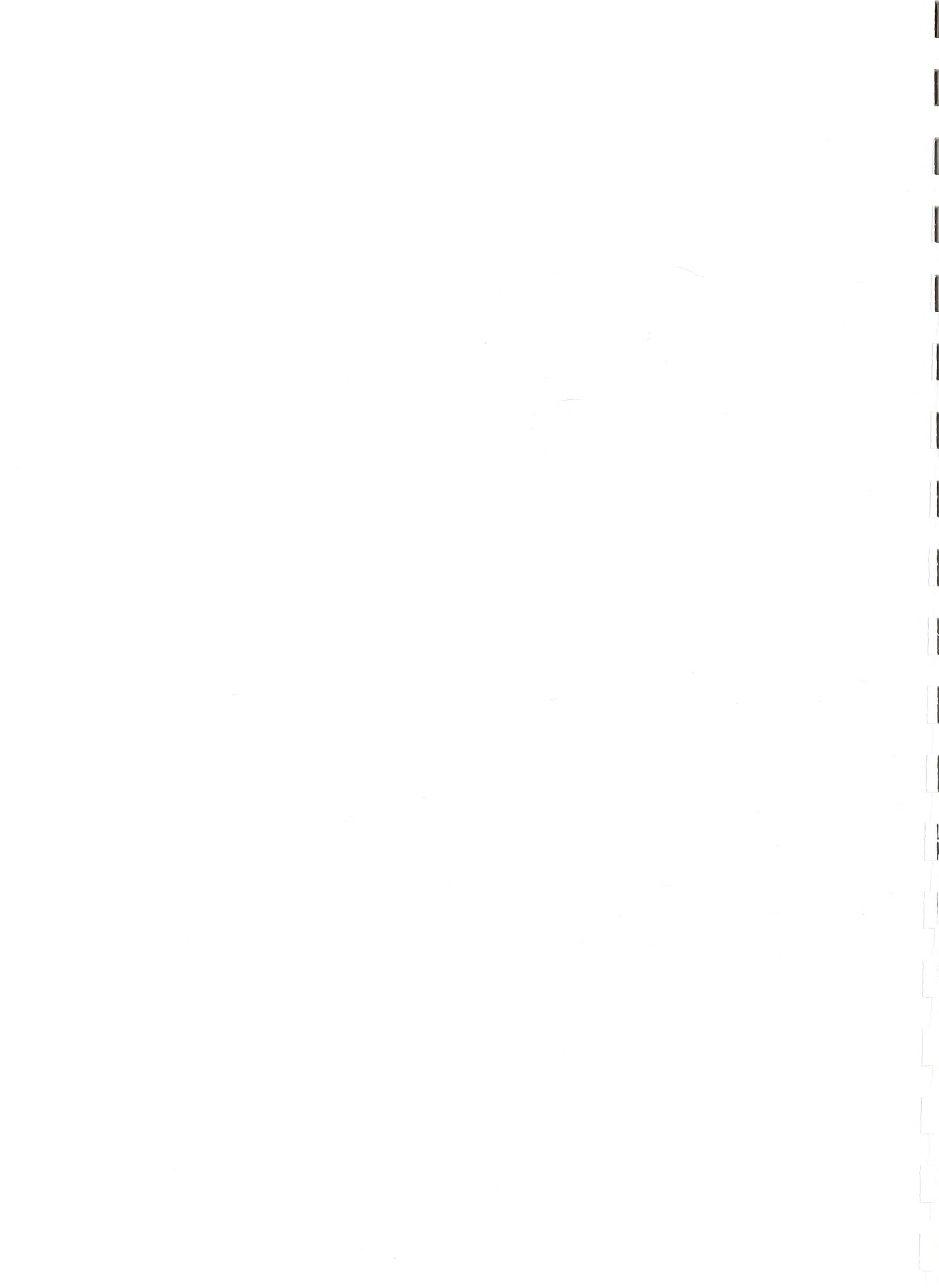
About how many, and what kinds of businesses could successfully compete in such a commercial area? (List examples and their response)

How would you describe your current clientele? (probe for specifics, i.e. where they live, race, sex, do they drive, walk, etc.)

Where do the patrons of your current business come from?

If you moved to N. First, would you expect a change in the make up and volume of your clientele?

On the average, how many customers do you serve a day?



Thank you for your participation so far. Now, if you don't mind, I need to gather some financial data from you in order for our research to be complete.

Have you ever received a commercial development loan from a private lender?

If not, have you ever looked into or researched receiving commercial development loans before?

If so, at what rate?

If you were to move to N. First, would you need technical assistance for planning the rehabilitation of your space?

What and how much help would you want?

Do you have all of the skills you need in business management, bookkeeping, advertising, and inventorying?

If not, would you like free or minimal cost help in these areas?

If N. First was redeveloped as a non-profit community development corporation that was owned and run by all the businesses jointly or by a non-profit organization, would you be willing to join such an organization? Be an officer in it? Pay dues to it?

If not, how would you like to see N. First Street redeveloped?

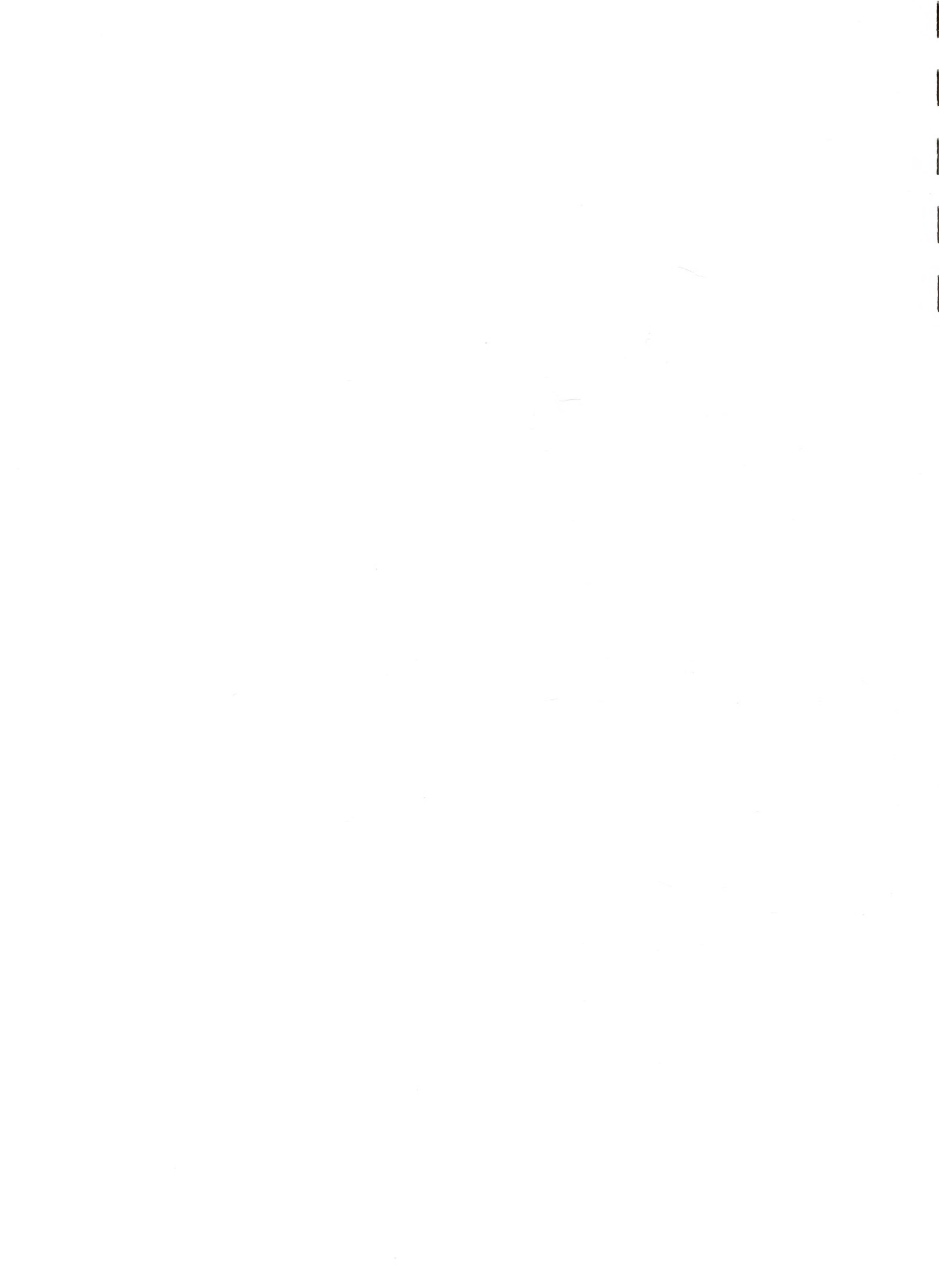
- o city owned and operated commercial district*
- o a single private African-American development firm*
- o a single private non-minority development firm*
- o a single management corporation that the businesses co-owned*
- o a single management corporation that independently manages the strip*
- o Independent owners operate separately*

Do you know of any similar areas that have been redeveloped successfully and if so what was the types of programs used?

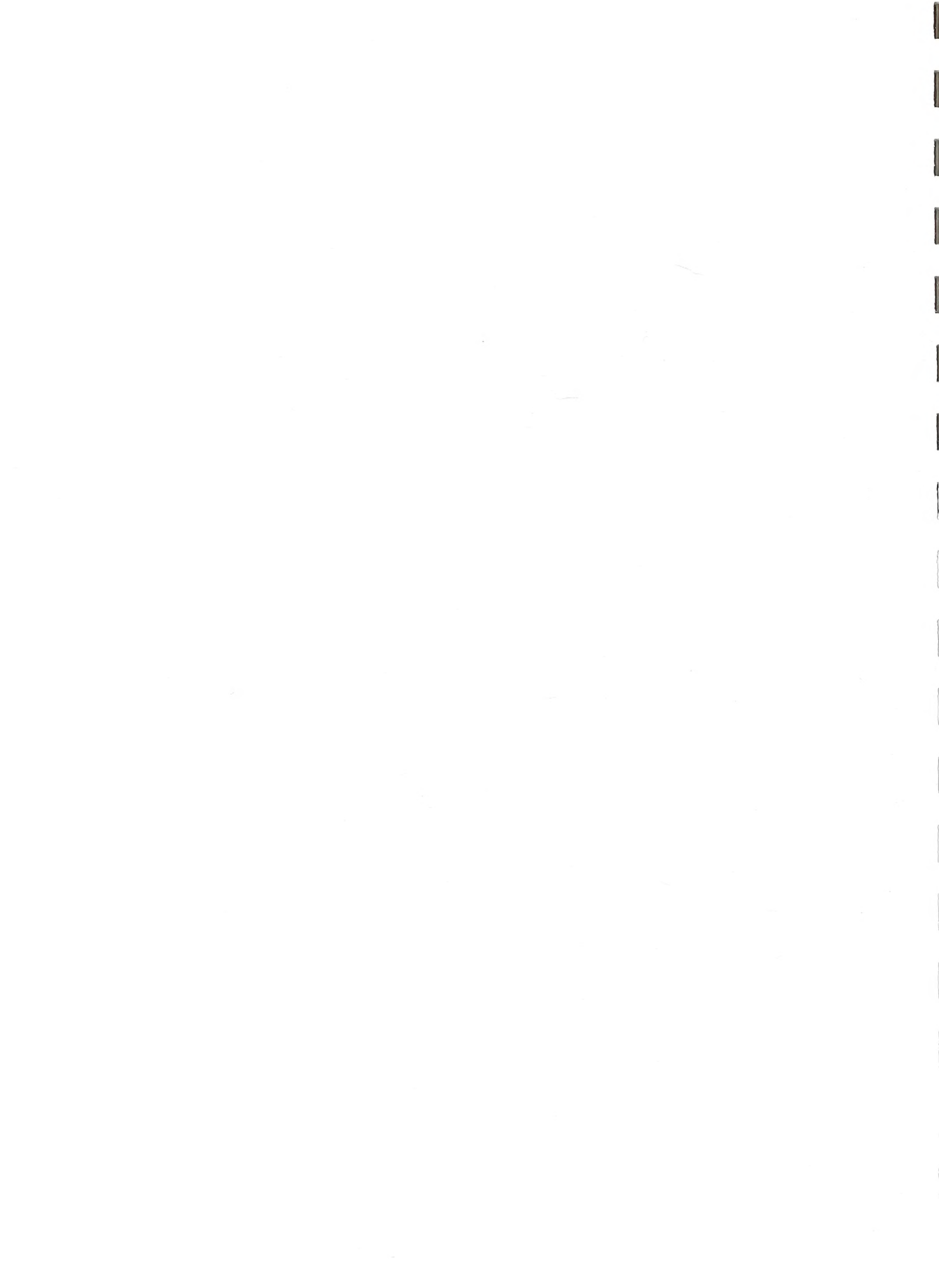
Do you personally know of any private developers or potential business owners in the county?

Would you be willing to discuss this at more length with someone if needed?

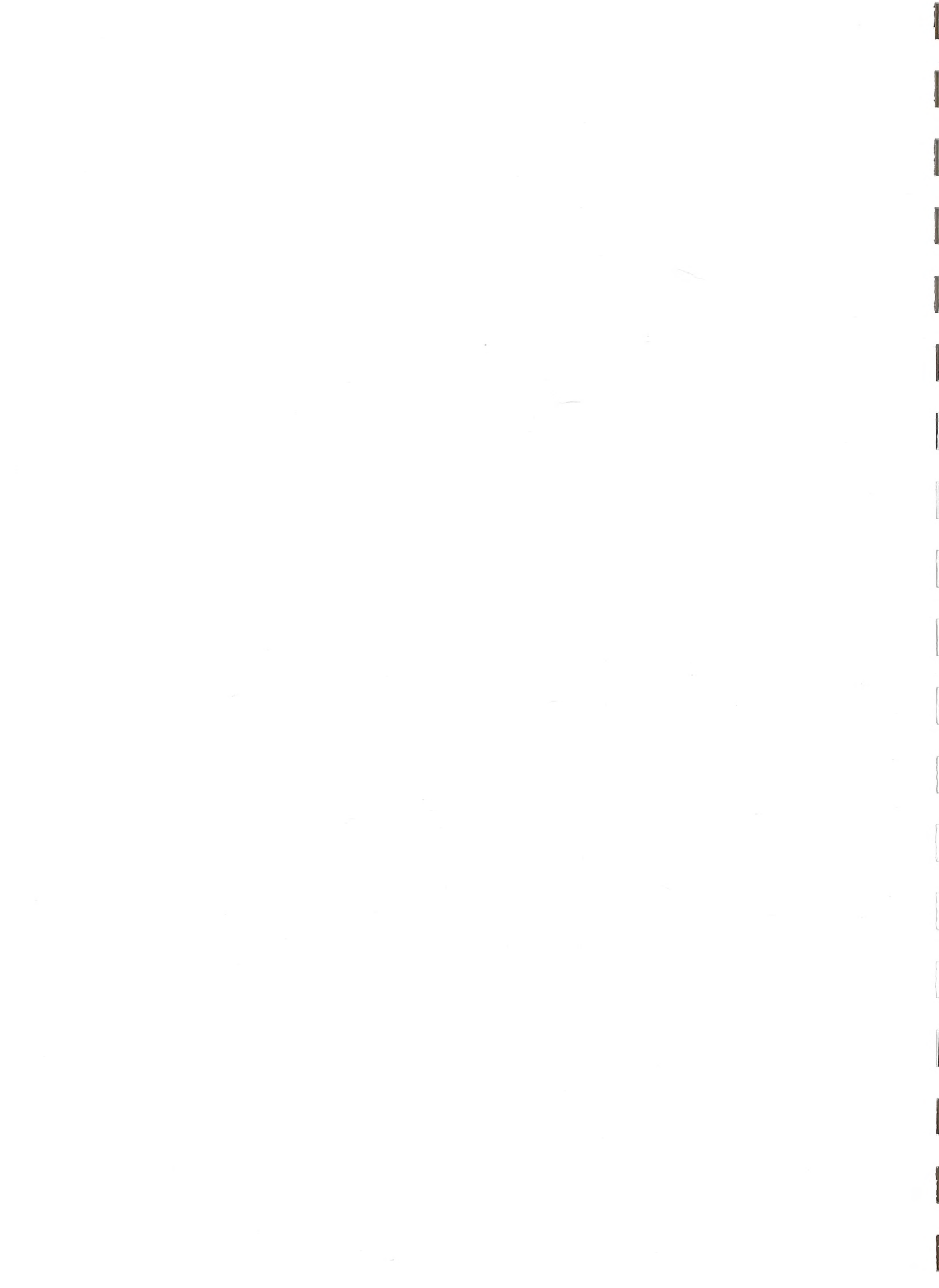
Well I want to thank you again for your time and input. Your answers will be a very important



aspect of our analysis of the N. First Street Area. Take care and have a nice day.



APPENDIX IV: DEMAND SIDE MARKET ANALYSIS



NORTH FIRST STREET SURVEY
Sunday, October 10, 1993

The City of Champaign has asked the University of Illinois' Department of Urban and Regional Planning to conduct a study of the area known as North First Street. This encompasses the area from University Avenue to Washington Street along First Street. The City will use the information you provide to help make redevelopment decisions for the area.

Due to your neighborhood's close proximity to North First Street, the future of this area has a strong impact on you and your neighbors. Therefore, your interests in this community and opinions regarding North First Street are valued.

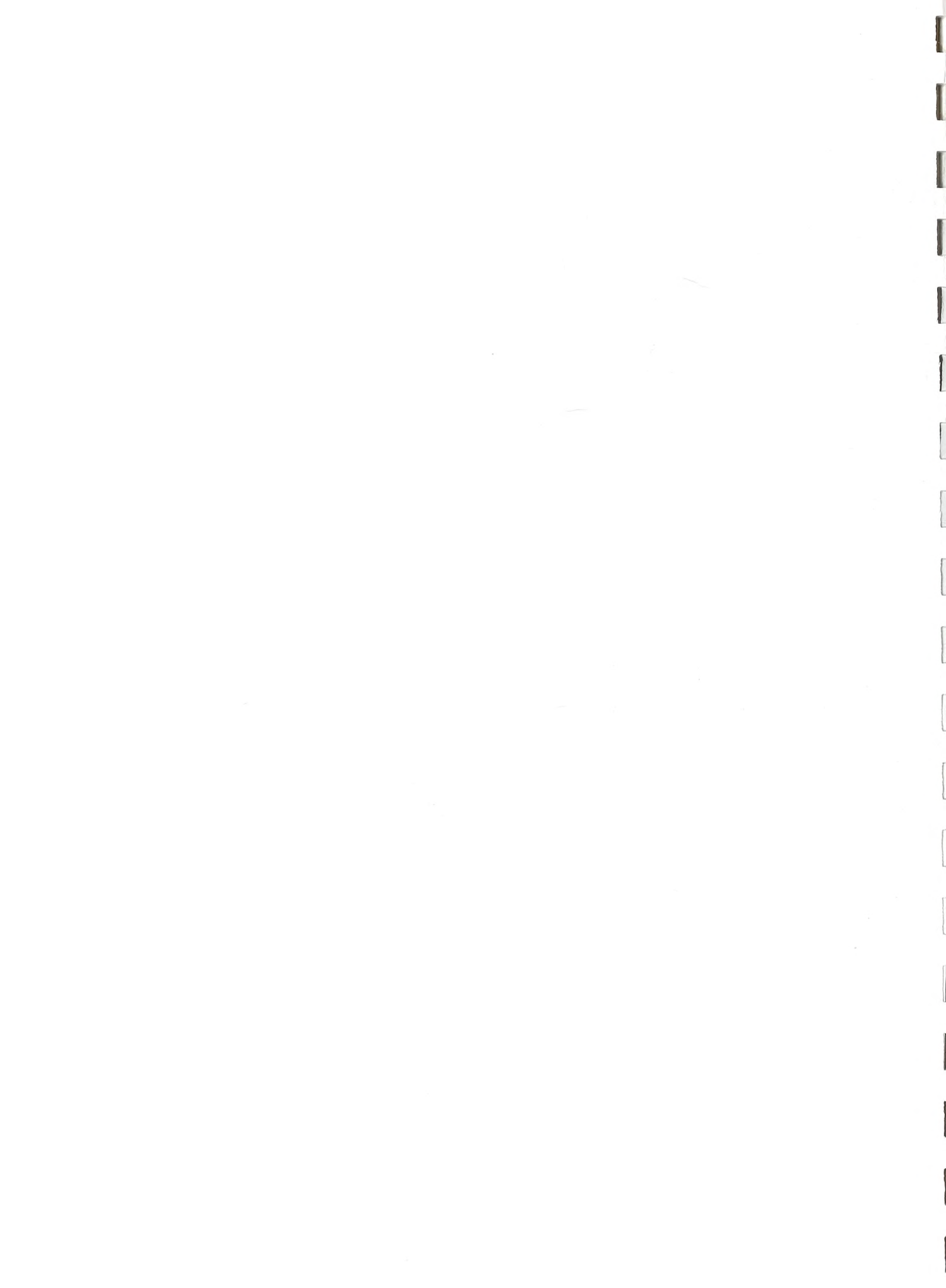
There are no correct or incorrect responses, only your much needed opinions. Each response will be kept completely confidential. Only group statistics from all respondents will be published.

Thank you for your participation.

We want to know your needs and expectations as current and/or potential users of North First Street. Therefore, please **check off** the responses for each numbered question which most closely represent you or your family. Again we remind you that all responses will remain completely confidential.

- 1) What is your address?

- 2) What is your sex? 3) What is your approximate age? 4) What is your race?
- | | | |
|--|--|--|
| <input type="checkbox"/> Male
<input type="checkbox"/> Female | <input type="checkbox"/> 18-24
<input type="checkbox"/> 25-34
<input type="checkbox"/> 35-44
<input type="checkbox"/> 45-64
<input type="checkbox"/> 65 and over | <input type="checkbox"/> African-American
<input type="checkbox"/> Asian
<input type="checkbox"/> Caucasian
<input type="checkbox"/> Latino
<input type="checkbox"/> Other |
|--|--|--|
- 5) How would you classify yourself?
- Head of Household
 Spouse of Head of Household
 Other family member
 Non-family member of household
- 6) How many people are in your household? 7) What is your Family's Combined Annual Household Income?
- | | |
|---|---|
| <input type="checkbox"/> 1 person
<input type="checkbox"/> 2 persons
<input type="checkbox"/> 3 persons
<input type="checkbox"/> 4 persons
<input type="checkbox"/> 5 persons
<input type="checkbox"/> 6 persons
<input type="checkbox"/> 7 persons or more | <input type="checkbox"/> Less than \$5,000
<input type="checkbox"/> \$5,000 - \$7,499
<input type="checkbox"/> \$7,500 - \$9,999
<input type="checkbox"/> \$10,000 - \$12,499
<input type="checkbox"/> \$12,500 - \$14,999
<input type="checkbox"/> \$15,000 - \$19,999
<input type="checkbox"/> \$20,000 - \$24,999
<input type="checkbox"/> \$25,000 - \$29,999
<input type="checkbox"/> \$30,000 - \$34,999
<input type="checkbox"/> \$35,000 - \$49,999
<input type="checkbox"/> \$50,000 or more |
|---|---|
- 8) Do you own or rent your current home?
- own
 rent
- 9) How long have you resided at this location?
- | | |
|--|--|
| <input type="checkbox"/> Less than 1 year
<input type="checkbox"/> 1 - 5 years
<input type="checkbox"/> 5 - 10 years | <input type="checkbox"/> 10 - 20 years
<input type="checkbox"/> Over 20 years |
|--|--|
- 10) We are interested to know where you shop now for certain goods and services. (refer to and fill in the chart on the back of this page) Think for a moment about where you shop and how frequently you shop for the following goods and services:
For example: "Where do you usually shop for groceries? How often? and How do you travel there?"
- 11) Do you or other family members use businesses located on North First Street? If you answer "yes," answer question #12, then go to question #14. If you answer "no," skip question #12 and go to question #13.
- yes no



12)

All of the North First Street businesses are listed below. Please indicate for each member of their household, the businesses used by filling in the necessary information (user's relation to the resident being surveyed, age of user, how often this family member visits the particular business, and how they get there). Use the italicized example as a guide.

Example:

"My 10 year old son and my 35 year old husband drive to Bank's Barber Shop once a month." (so I would fill in the following information for my son and husband):

Bank's Barber Shop

Who uses this in your family?	<i>son and husband</i>
What are their ages?	<i>10 and 35</i>
How many times a month do they visit this business?	<i>once a month</i>
How do they get there (car, walk, bus, bike, other)?	<i>car</i>

Lone Star Lodge #18

Who uses this in your family?	_____
What are their ages?	_____
How many times a month do they visit this business?	_____
How do they get there (car, walk, bus, bike, other)?	_____

Taylor and Rose Barber

Who uses this in your family?	_____
What are their ages?	_____
How many times a month do they visit this business?	_____
How do they get there (car, walk, bus, bike, other)?	_____

Beauty Shop

Who uses this in your family?	_____
What are their ages?	_____
How many times a month do they visit this business?	_____
How do they get there (car, walk, bus, bike, other)?	_____

Buddies Bar

Who uses this in your family?	_____
What are their ages?	_____
How many times a month do they visit this business?	_____
How do they get there (car, walk, bus, bike, other)?	_____

Jackson's Restaurant

Who uses this in your family?	_____
What are their ages?	_____
How many times a month do they visit this business?	_____
How do they get there (car, walk, bus, bike, other)?	_____

Tweet's Fashion Shop

Who uses this in your family?	_____
What are their ages?	_____
How many times a month do they visit this business?	_____
How do they get there (car, walk, bus, bike, other)?	_____

Bank's Barber Shop

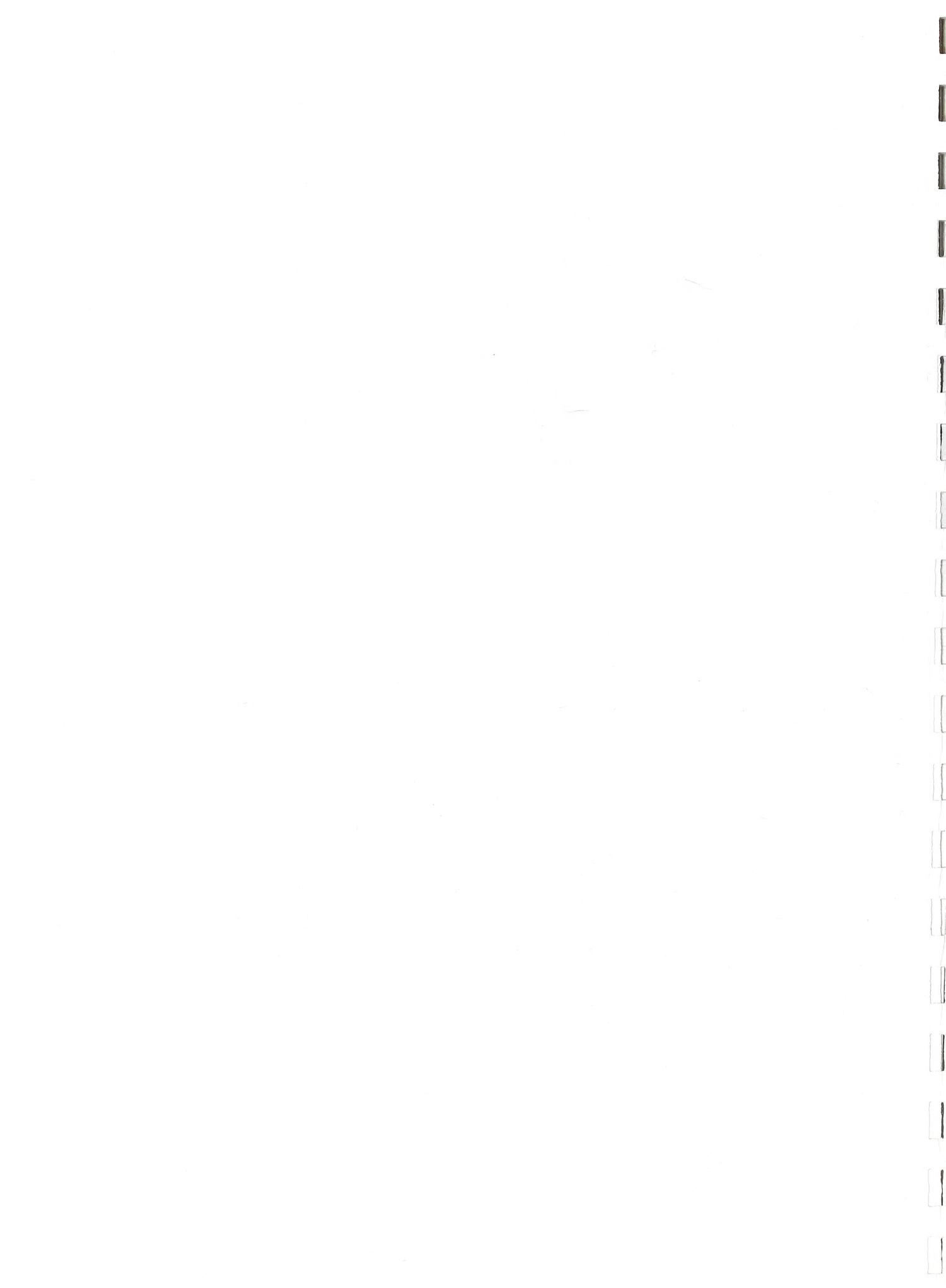
Who uses this in your family?	_____
What are their ages?	_____
How many times a month do they visit this business?	_____
How do they get there (car, walk, bus, bike, other)?	_____

Candy's Lounge

Who uses this in your family?	_____
What are their ages?	_____
How many times a month do they visit this business?	_____
How do they get there (car, walk, bus, bike, other)?	_____

First Street Pool

Who uses this in your family?	_____
What are their ages?	_____
How many times a month do they visit this business?	_____
How do they get there (car, walk, bus, bike, other)?	_____



NORTH FIRST STREET QUESTIONNAIRE

The City of Champaign has asked the University of Illinois' Department of Urban and Regional Planning to conduct a study of the area known as North First Street. This encompasses the area from University Avenue to Washington Street along First Street. The City will use the information you provide to help make redevelopment decisions for the area.

There are no correct or incorrect responses, only your much needed opinions. Each response will be kept **completely confidential**. Only group statistics from all respondents will be published.

Thank you for your participation.

We want to know your needs and expectations as current and/or potential users of North First Street. Therefore, please **check off** the responses for each numbered question which most closely represent you or your family. Again we remind you that **all responses will remain completely confidential**. If you need more space for any question or have additional comments, please feel free to write on the back of the second page.

1) Where do you live in relation to the area known as North First Street (the 3 block area running along North First Street between Washington Street and University Avenue)?

- Within walking distance of North First Street
 North of University Avenue in Champaign
 North of University Avenue in Urbana
 On or near the University of Illinois campus
 Elsewhere in Champaign
 Elsewhere in Urbana
 Outside Champaign-Urbana

2) What is your sex?

- Male
 Female

3) What is your approximate age?

- 18-24
 25-34
 35-44
 45-64
 65 and over

4) What is your race?

- African-American
 Asian
 Caucasian
 Latino
 Other

5) How would you classify yourself?

- Head of Household
 Spouse of Head of Household
 Other family member
 Non-family member of household

6) How many people are in your household?

- 1 person
 2 persons
 3 persons
 4 persons
 5 persons
 6 persons
 7 persons or more

7) What is your Family's Combined Annual Household Income?

- Less than \$5,000
 \$5,000 - \$7,499
 \$7,500 - \$9,999
 \$10,000 - \$12,499
 \$12,500 - \$14,999
 \$15,000 - \$19,999
 \$20,000 - \$24,999
 \$25,000 - \$29,999
 \$30,000 - \$34,999
 \$35,000 - \$49,999
 \$50,000 or more

8) Do you or other family members patronize businesses or utilize services located on North First Street? If you answer "yes," skip to question #10. If you answer "no," answer question #9 then go to question #11.

- yes no

9) If no, what is your most important reason for **NOT** patronizing the North First Street area?



- 11) Please check off any of the following statements that you think may apply to your perception of the area.
- | | |
|---|--|
| <input type="checkbox"/> I like one or two businesses, but not their neighbors. | <input type="checkbox"/> It is a safe area. |
| <input type="checkbox"/> There are no shops there that I want or need to use. | <input type="checkbox"/> It is a high crime area. |
| <input type="checkbox"/> It is an attractive area. | <input type="checkbox"/> The area is within walking distance. |
| <input type="checkbox"/> It is an unattractive area. | <input type="checkbox"/> It is too far away or too hard to get to. |
| <input type="checkbox"/> Businesses have convenient hours. | <input type="checkbox"/> There is plenty of parking available. |
| <input type="checkbox"/> Businesses do not have convenient hours. | <input type="checkbox"/> It is hard to park there. |
| <input type="checkbox"/> The goods and services provided are reasonably priced. | <input type="checkbox"/> The goods and services are of a good quality. |
| <input type="checkbox"/> The goods and services provided are too expensive. | <input type="checkbox"/> The goods and services are of a poor quality. |

12) What types of businesses would attract you or others you know to North First Street?
 (check off up to 5 and then rank them "1," "2," "3," etc. with "1" being the most important business you would like to see on North First Street).

- | | |
|---|--|
| <input type="checkbox"/> Super Market | <input type="checkbox"/> Fraternal Lodge |
| <input type="checkbox"/> Smaller-Scale, Grocery Store | <input type="checkbox"/> Doctor/Dentist Offices |
| <input type="checkbox"/> Convenience Store | <input type="checkbox"/> Attorney/Lawyer Offices |
| <input type="checkbox"/> Deli | <input type="checkbox"/> Other Small Business Offices |
| <input type="checkbox"/> Butcher | <input type="checkbox"/> Sports Shop (clothing, equipment, etc.) |
| <input type="checkbox"/> Bakery | <input type="checkbox"/> Clothing Store |
| <input type="checkbox"/> Ice Cream/Yogurt Shop | <input type="checkbox"/> Shoe Store |
| <input type="checkbox"/> Restaurant (seated) | <input type="checkbox"/> Jewelry Store |
| <input type="checkbox"/> Fast Food Restaurant | <input type="checkbox"/> Beauty Shop |
| <input type="checkbox"/> Italian Restaurant | <input type="checkbox"/> Barber Shop |
| <input type="checkbox"/> Mexican Restaurant | <input type="checkbox"/> Laundromat |
| <input type="checkbox"/> Oriental Restaurant | <input type="checkbox"/> Dry Cleaners |
| <input type="checkbox"/> Soul Food Restaurant | <input type="checkbox"/> Drug Store |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Florist |
| <input type="checkbox"/> Bar | <input type="checkbox"/> Antique Shop |
| <input type="checkbox"/> Pool Hall | <input type="checkbox"/> Novelty Shop |
| <input type="checkbox"/> Repair Shop (TV, radio, and VCR) | <input type="checkbox"/> Pawn Shop |
| <input type="checkbox"/> Repair Shop (car) | <input type="checkbox"/> (Greeting) Card Shop |
| <input type="checkbox"/> Repair Shop (other) specify: _____ | <input type="checkbox"/> Bookstore |
| <input type="checkbox"/> Other (specify): _____ | <input type="checkbox"/> Record Store |
| <input type="checkbox"/> Other (specify): _____ | <input type="checkbox"/> Video Rental |
| <input type="checkbox"/> Other (specify): _____ | |

- 13) In the future, what should be done with North First Street? (please choose only one answer)
- The area should be left as it is.
 - Assistance should be provided to current residents to fix-up and establish new, minority-owned businesses in the area.
 - North First Street should be made into a pleasant, convenient and safe shopping area no matter who owns the shops.
 - An office or business area should be created in place of the existing shopping uses.
 - A residential area should be created in place of the existing shopping uses.
 - Other (please explain): _____

- 14) A) How has North First Street changed over the last 20 years in your opinion?
- _____
- _____
- B) Why do you think North First Street has changed? What has caused this change?
- _____
- _____

Thank you for taking the time to fill out this questionnaire. Please return the surveys by **October 31st, 1993** using the attached self addressed stamped envelope we have provided. If you would like to be interviewed about the history of the North First Street Area, please feel free to contact Audra Burlison at telephone number 333-3890.

Thank you again for your time, assistance and valuable input.



Survey for businesses in close proximity to the First Street businesses.

How many people work here? _____

Do you or any of your employees use he businesses on N. First Street? _____

Why or why not?

What new businesses and/or services would you like to see there? _____

Why did you locate your business here? _____

How much of your clientele are students? _____



NORTH FIRST STREET SURVEY

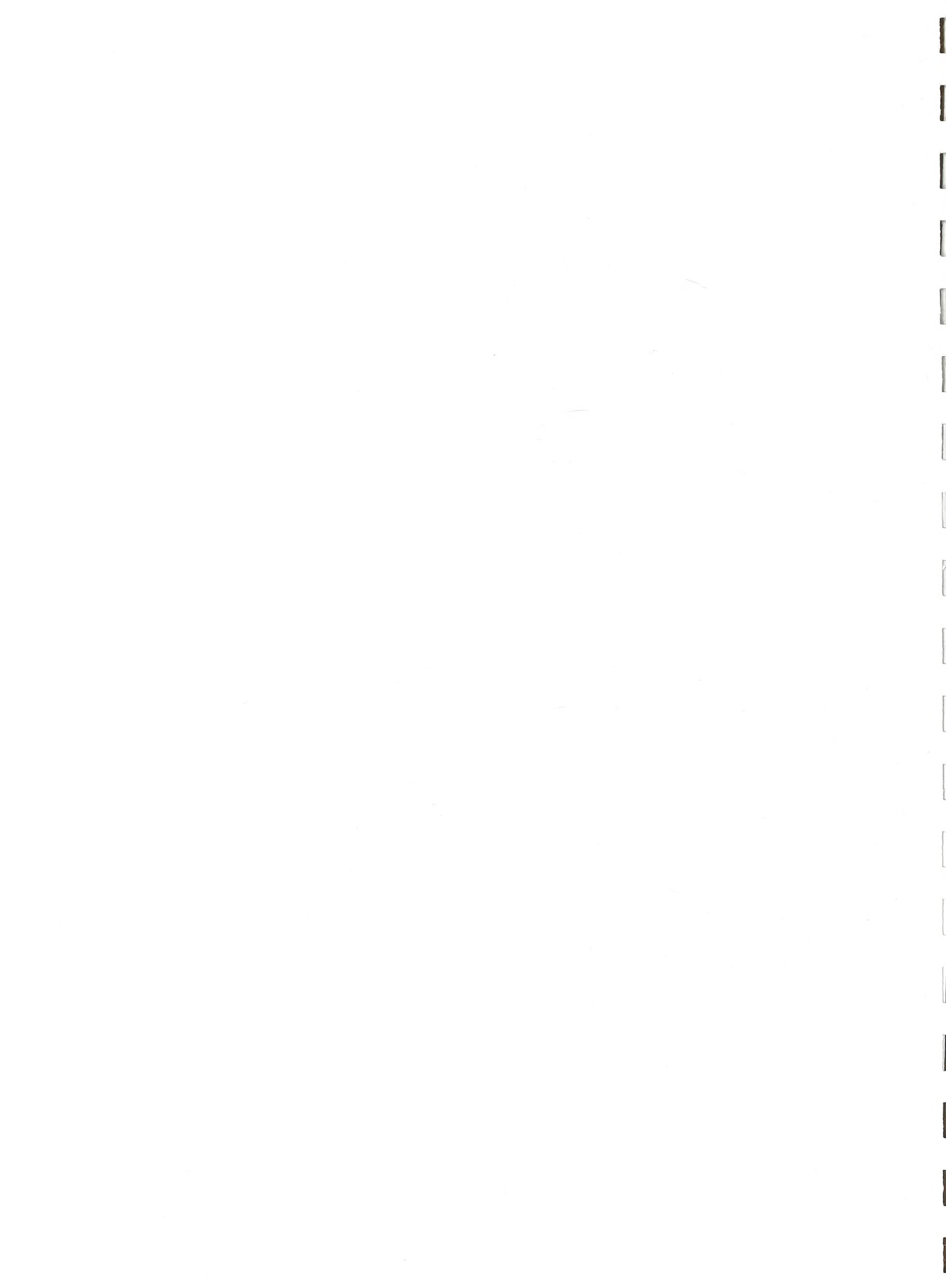
The City of Champaign has asked the University of Illinois' Department of Urban and Regional Planning to conduct a study of the area known as North First Street. This encompasses the area from University Avenue to Washington Street along First Street. The City will use the information you provide to help make redevelopment decisions for the area.

Your interest in the community and opinions regarding North First Street are valued. Your responses will be kept **completely confidential**. Only group statistics from all respondents will be reported.

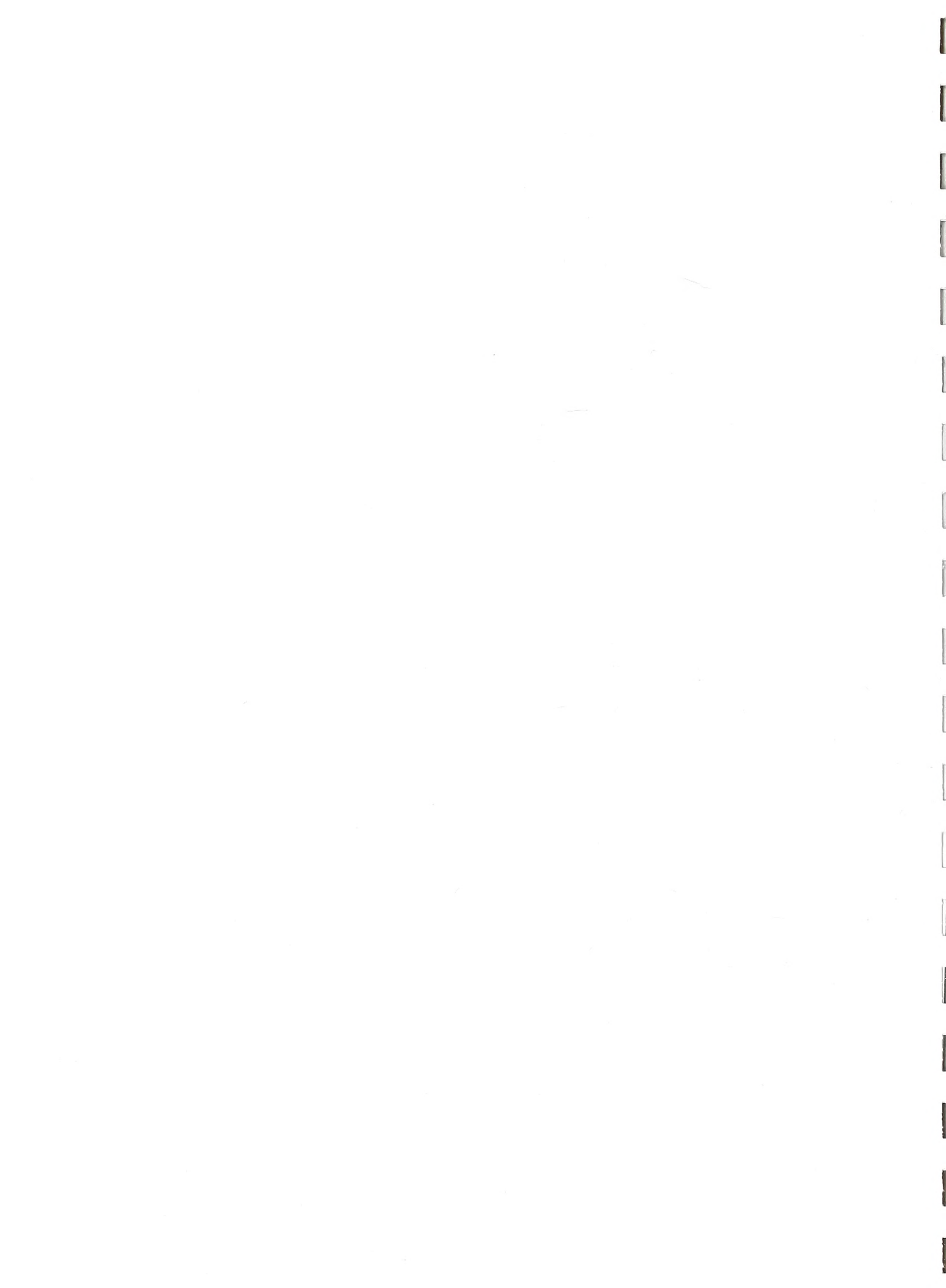
Thank you for your cooperation.

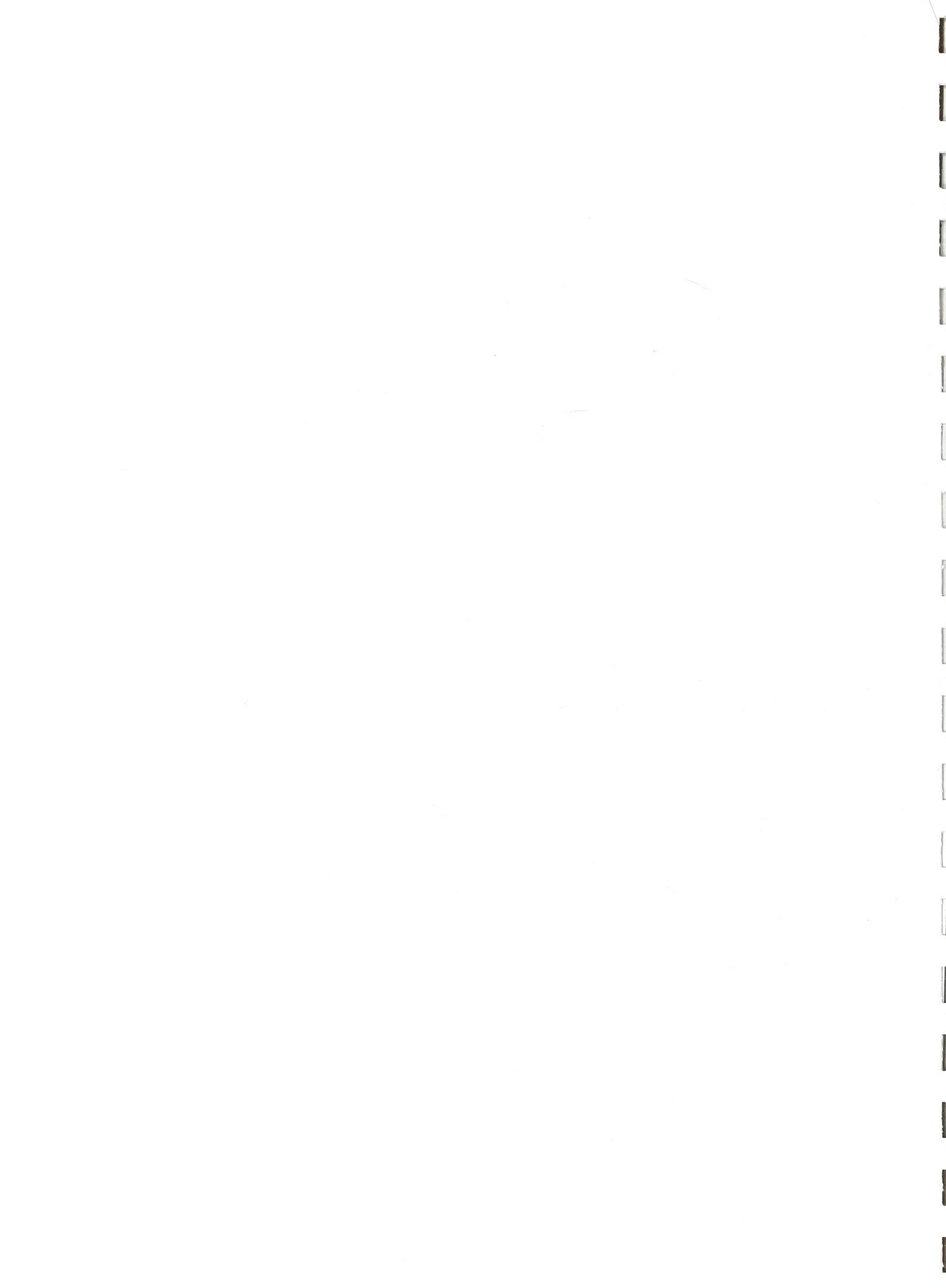
- 1) Do you use businesses or services located on North First Street?
If yes, which ones?

- 2) What types of new businesses or services, if any, would you like to see located on North First Street?

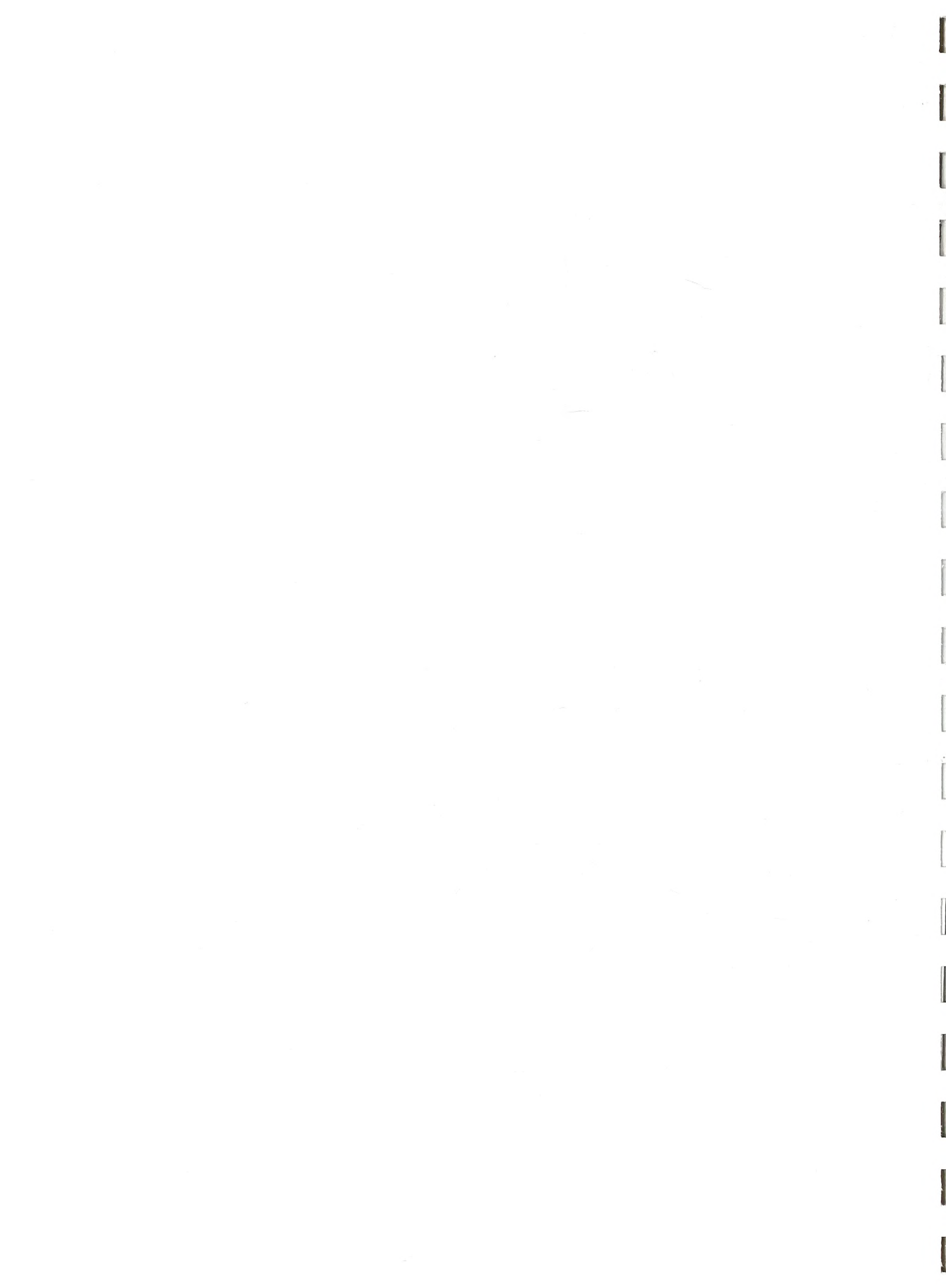


Appendix IV.E University of Illinois Student Survey

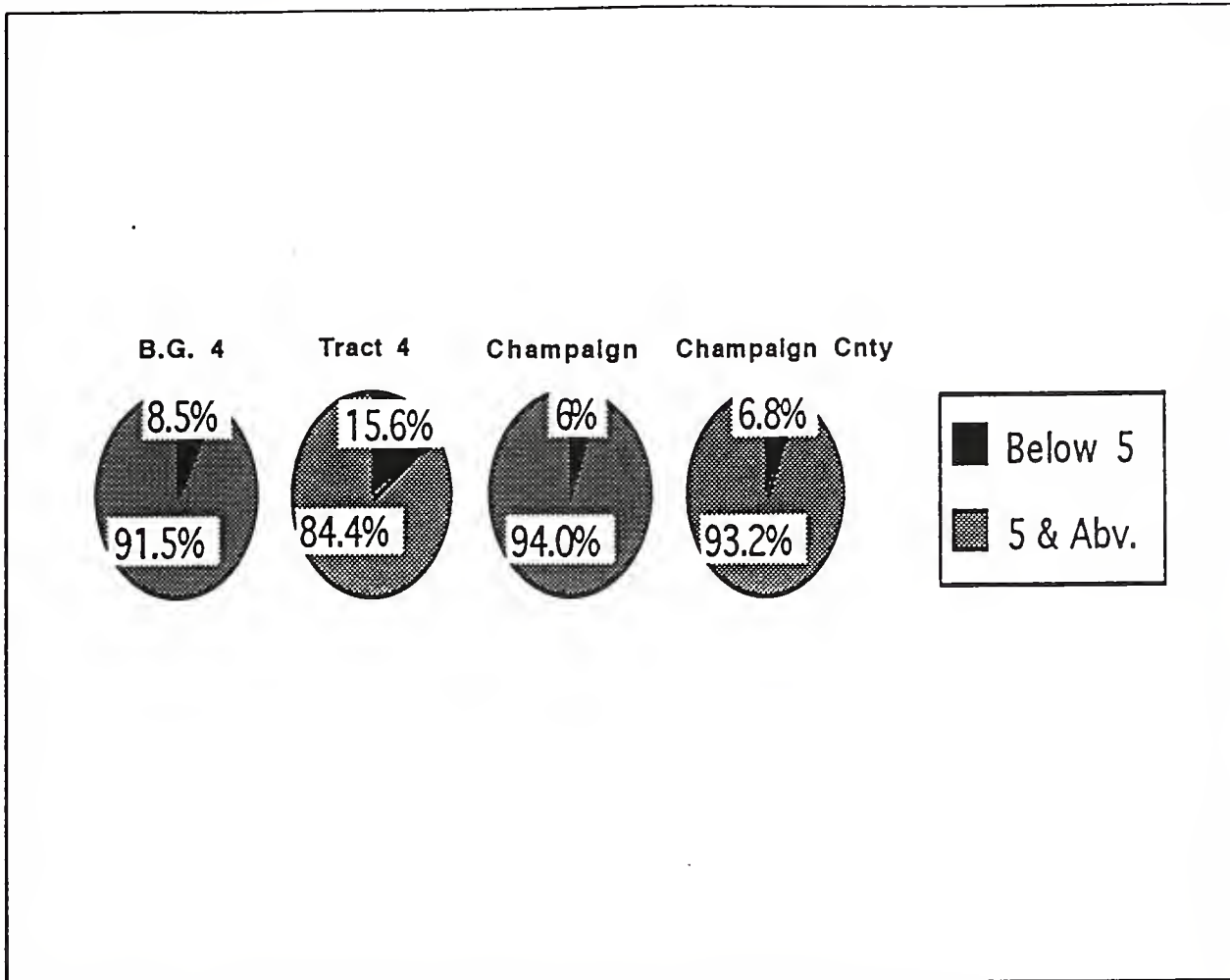




Appendix IV.F 1990 Census Data Charts and Figures

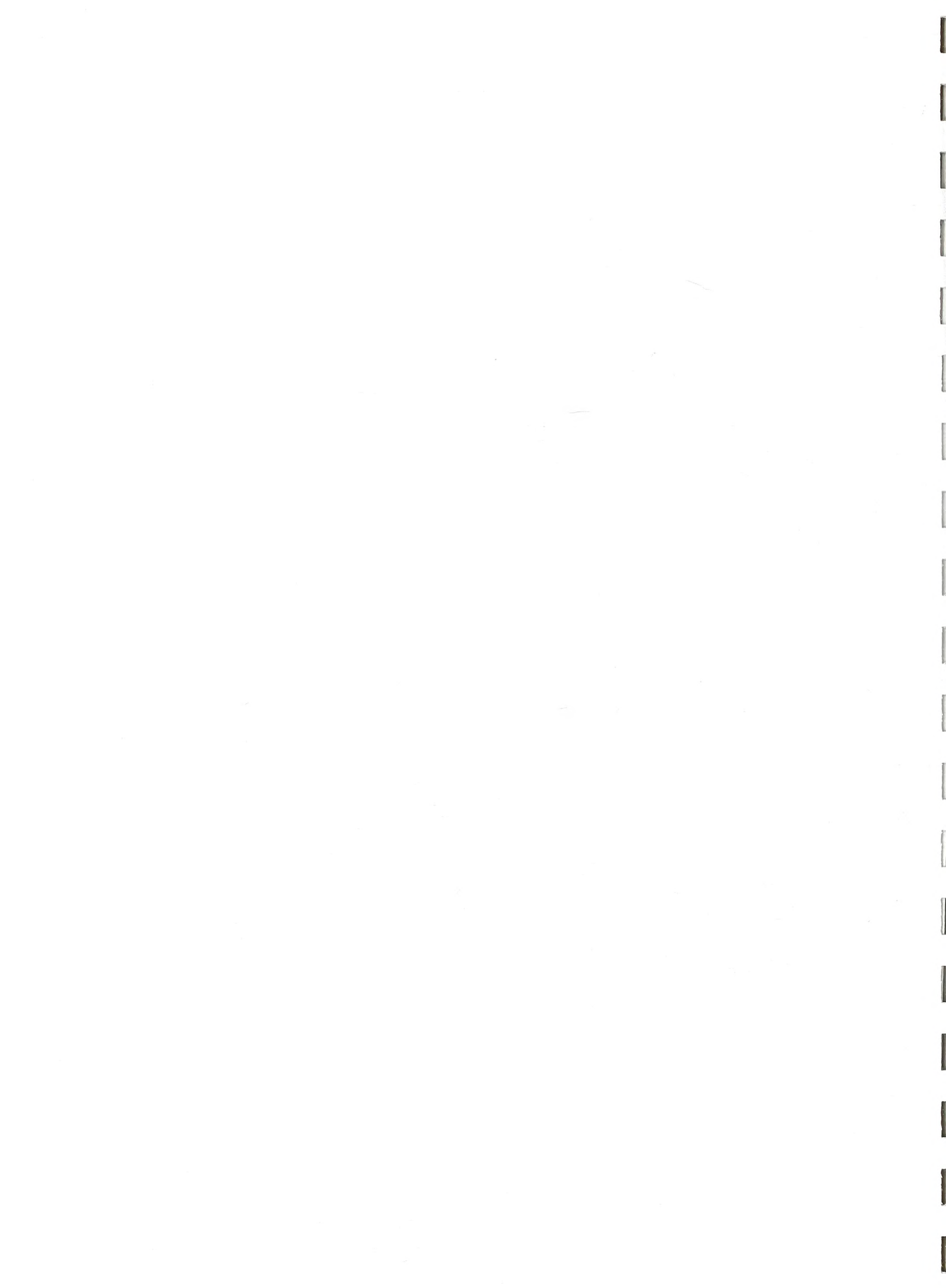


% of Population Below Age 5 from the U.S. Census -- 1990

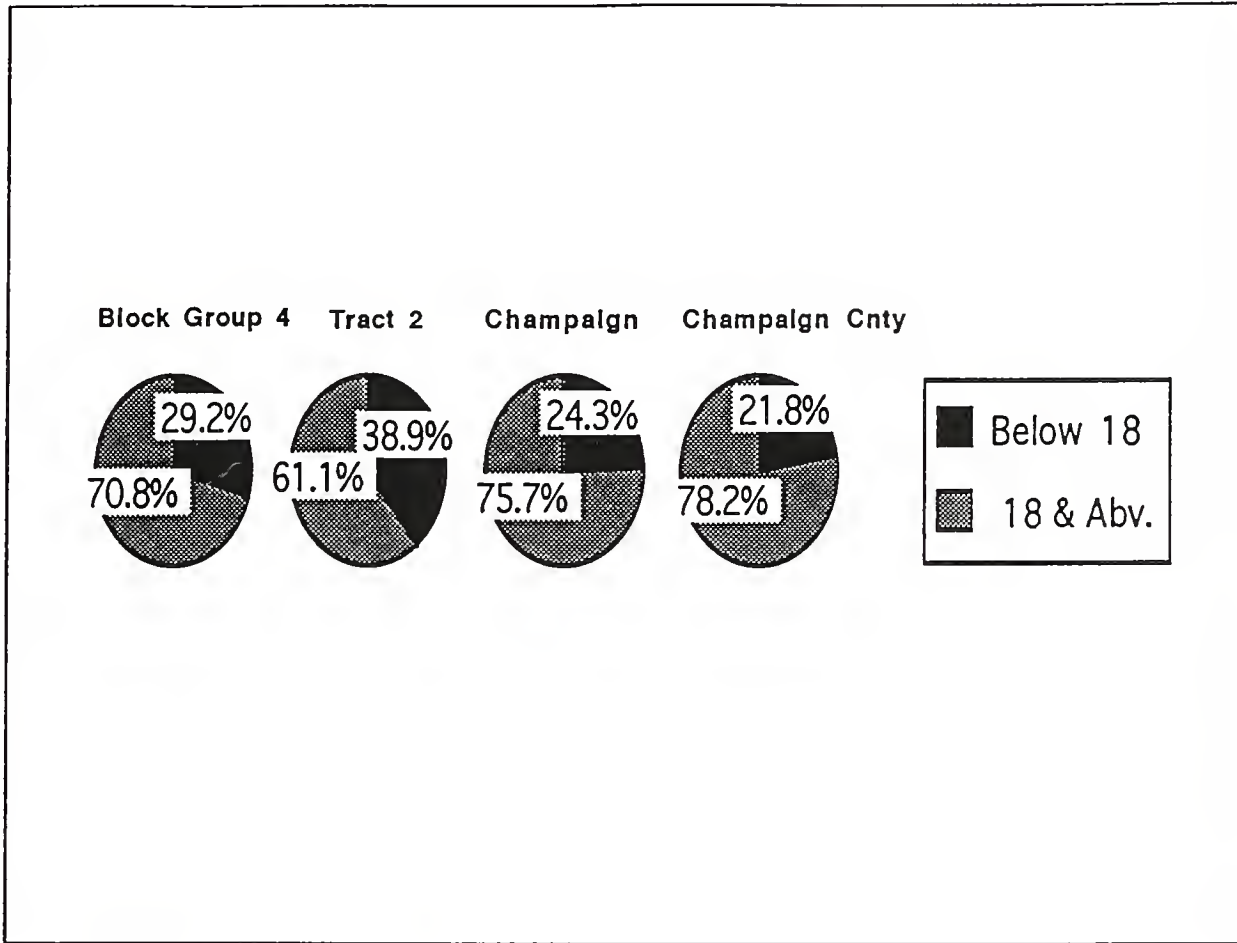


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Age	B.G. 4	Trct 2	Cham.	Cham. Cnty
Below	31	333	3790	11847
5 & Abv.	335	1797	59712	161178
Total	366	2130	63502	173025

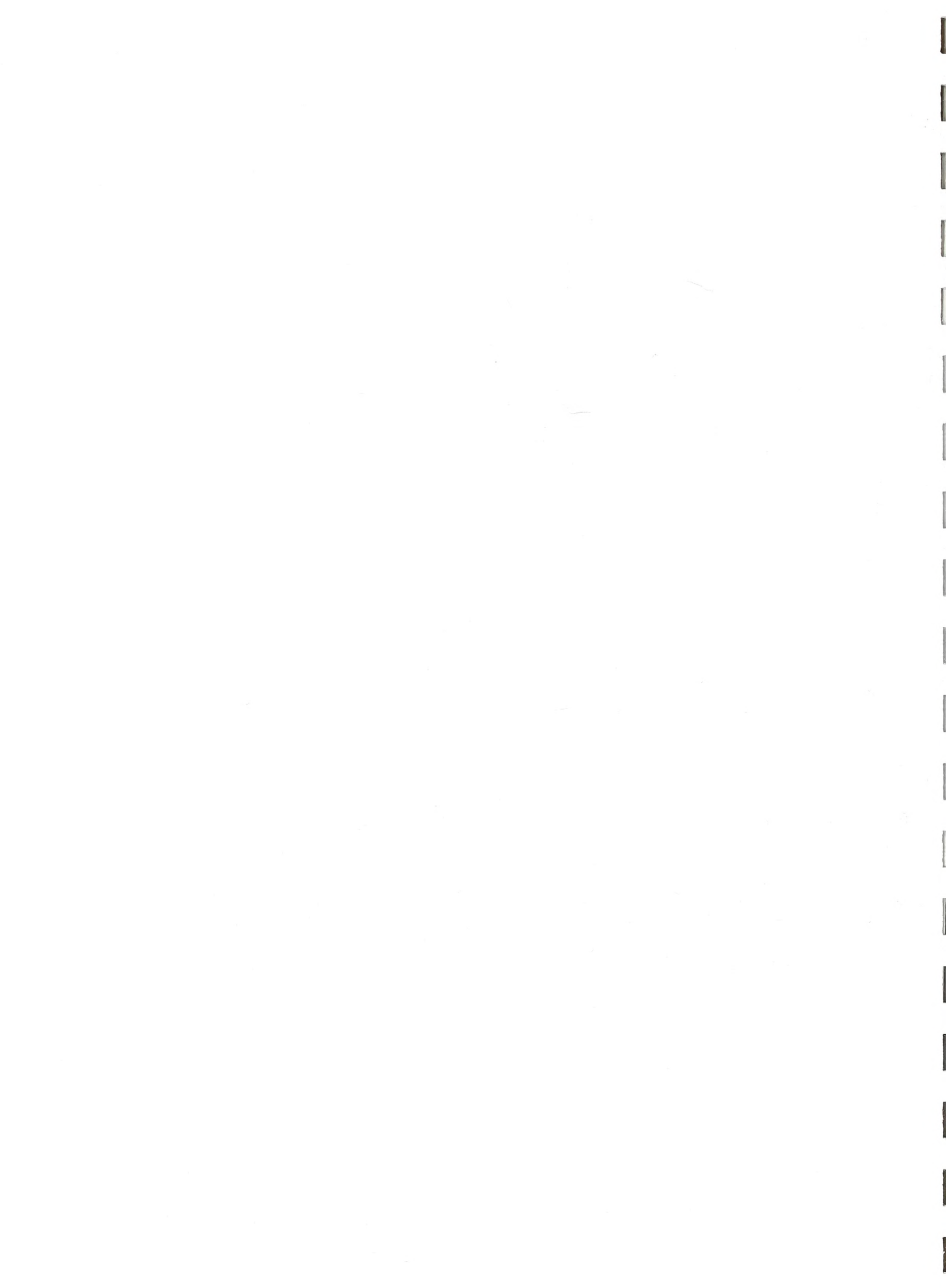


% of Population Below Age 18 from the U.S. Census -- 1990

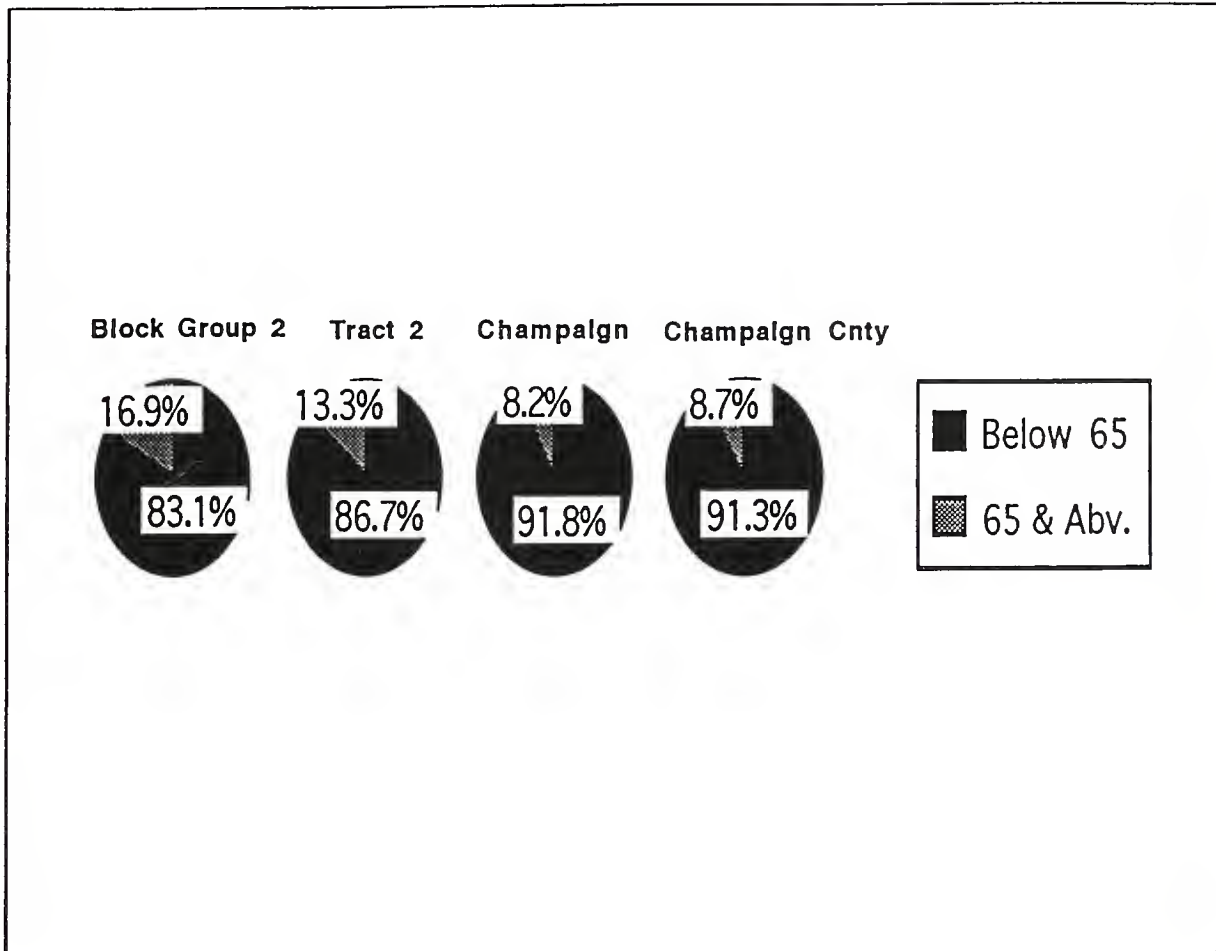


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Age	B.G. 4	Tract 2	Cham.	Cham. Cnty
Below 18	107	829	15449	37766
18 & Abv.	259	1301	48053	135259
Total	366	2130	63502	173025



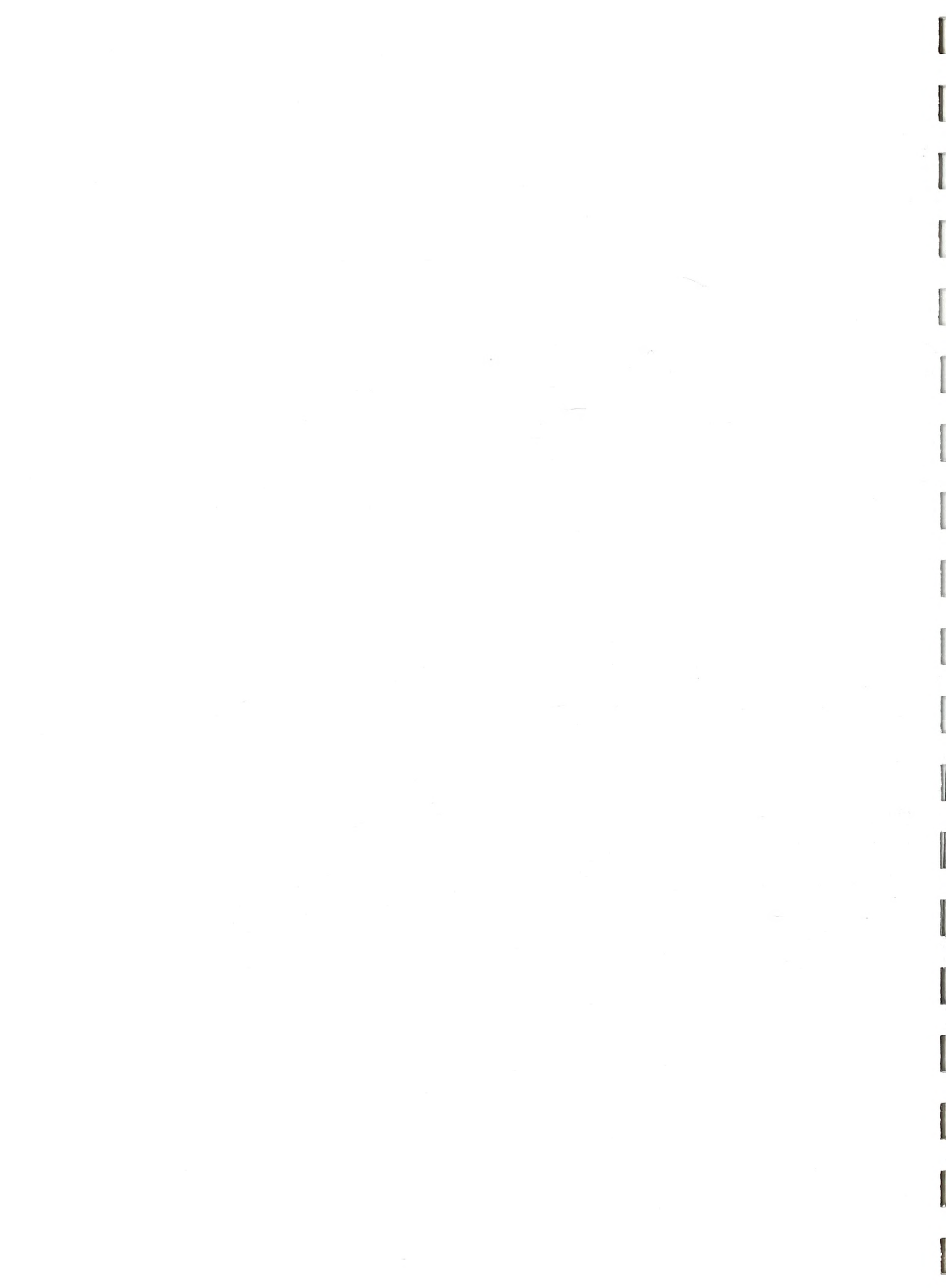
% of Population Age 65 and Above from the U.S. Census -- 1990



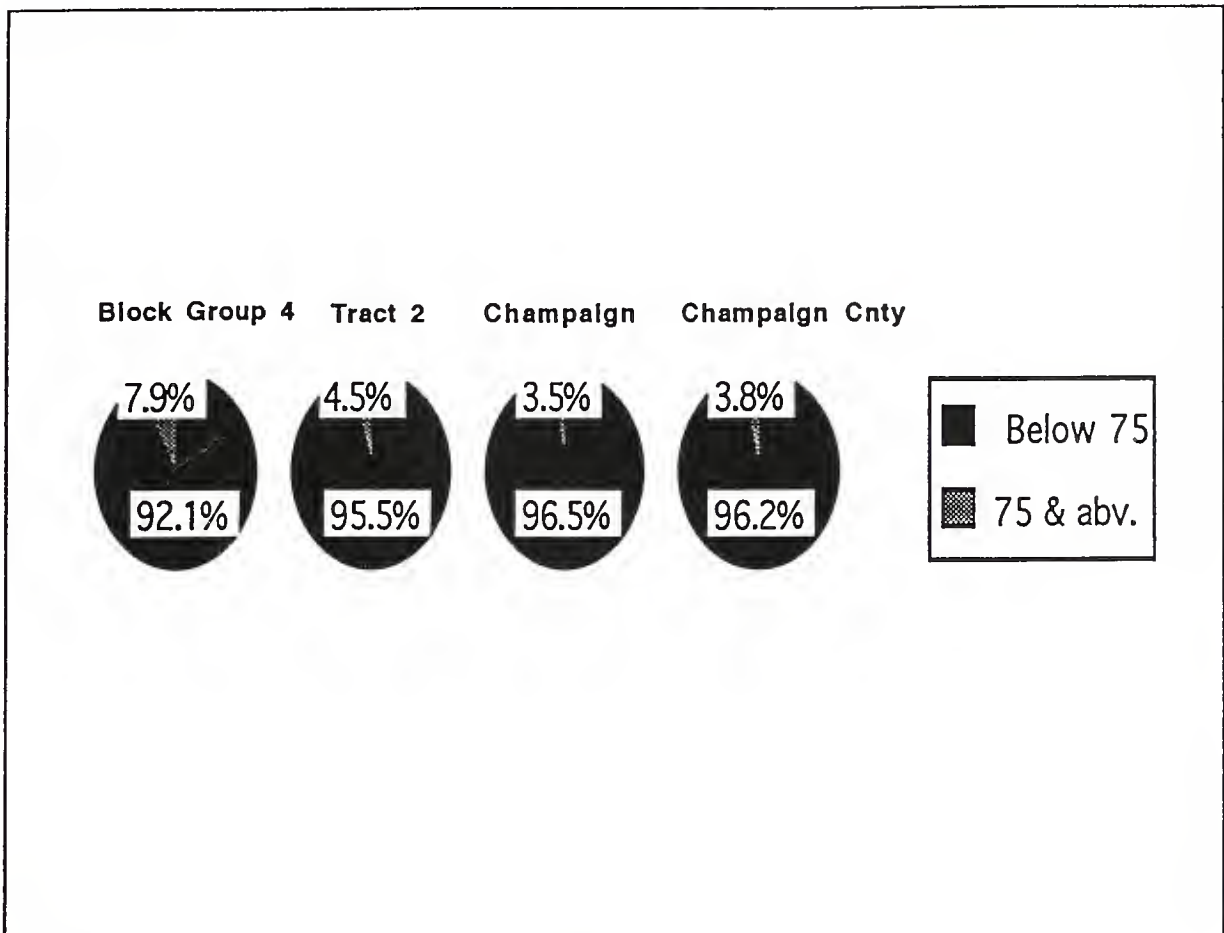
Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Age 65 & Above Totals

Age	B.G. 4	Trct 2	Cham.	Cham. Cnty
Below 65	304	1846	58320	157896
65 & Abv.	62	284	5182	15129
Total	366	2130	63502	173025



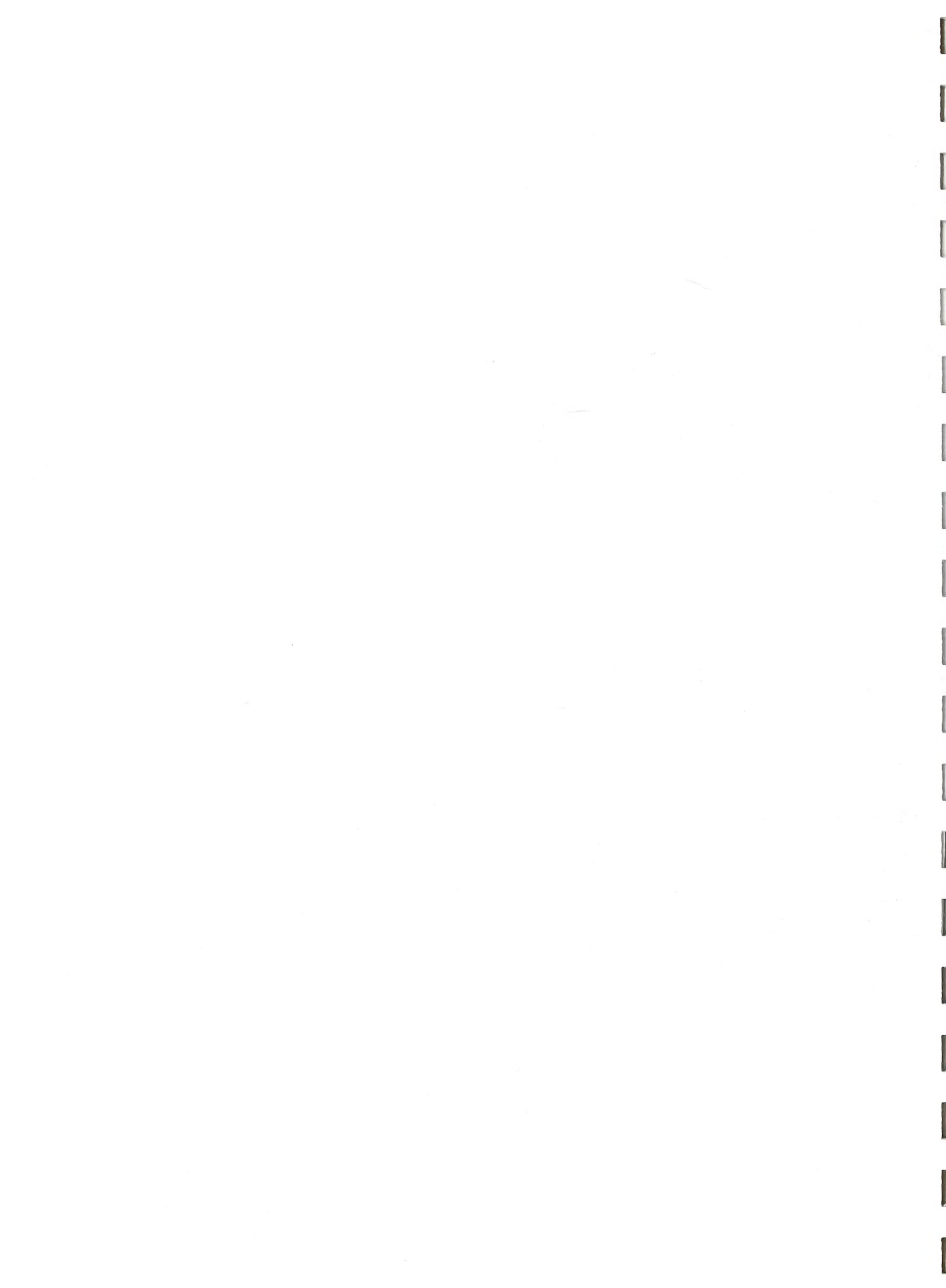
% of Population Age 75 and Above from the U.S. Census -- 1990



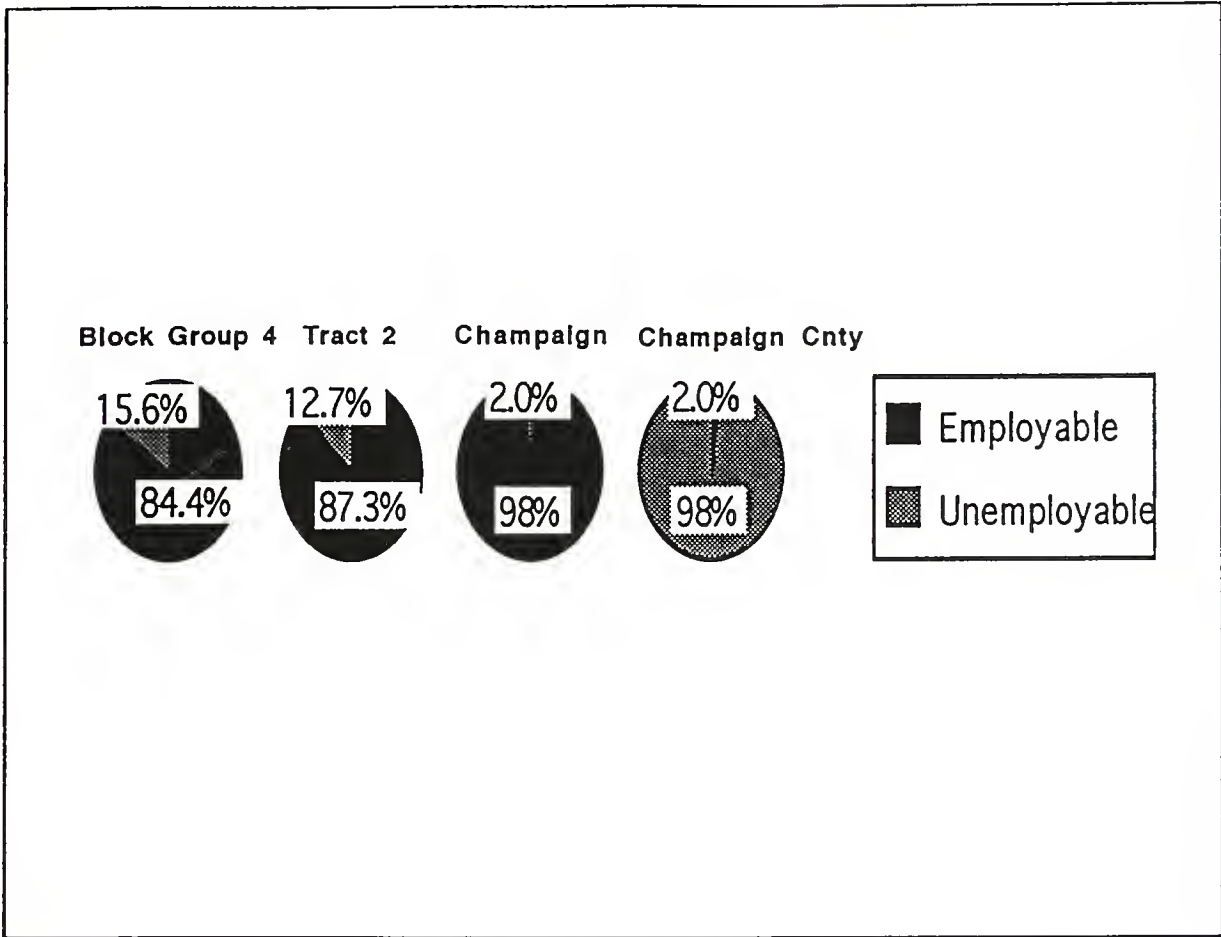
Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Age 75 & Above Totals

Age	B.G. 4	Trct 2	Cham.	Cham. Cnty
Below 75	337	2035	61305	166514
75 & abv.	29	95	2197	6511
Total	366	2130	63502	173025



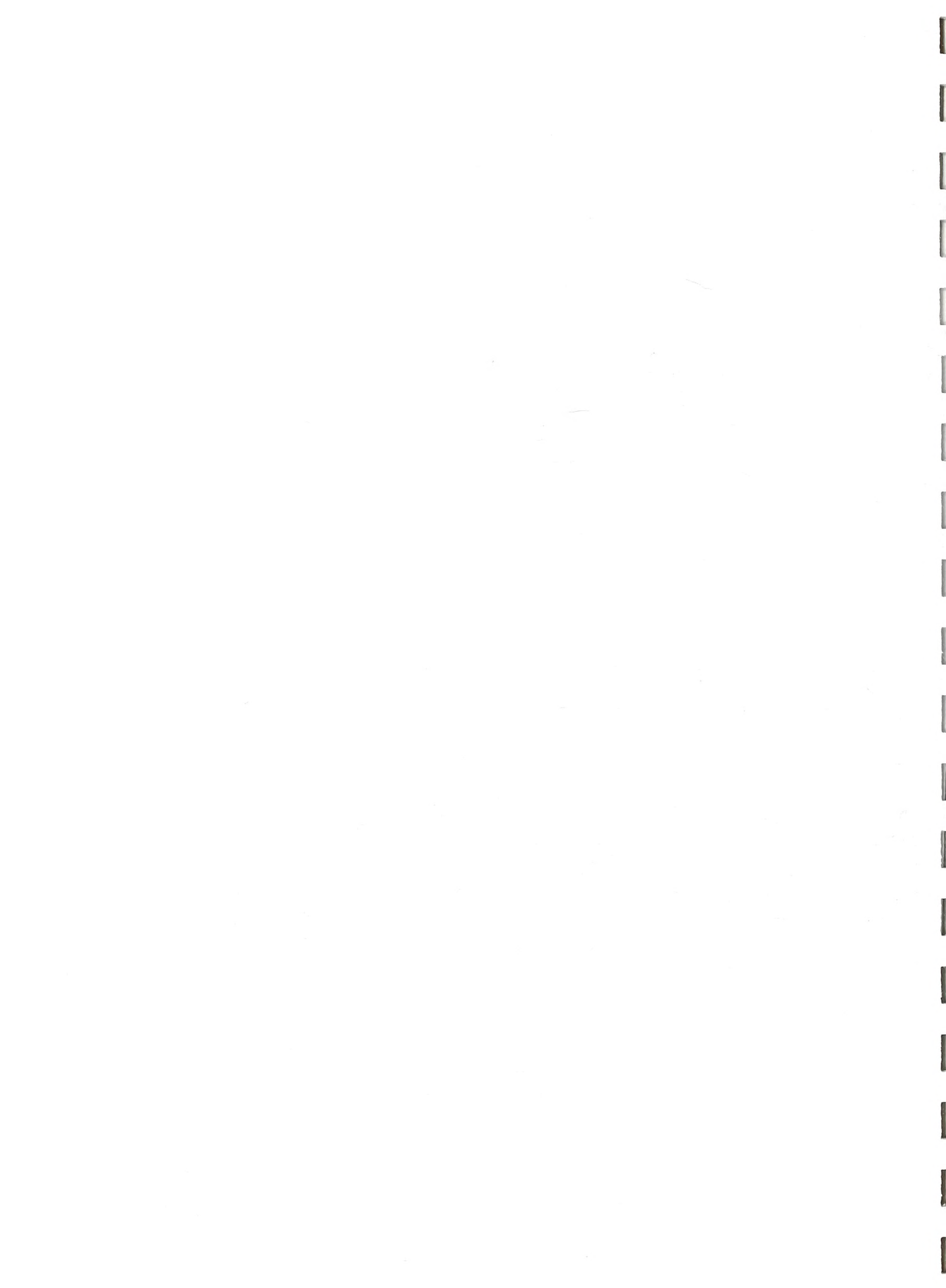
% Employable from the U.S. Census (16 - 64) -- 1990



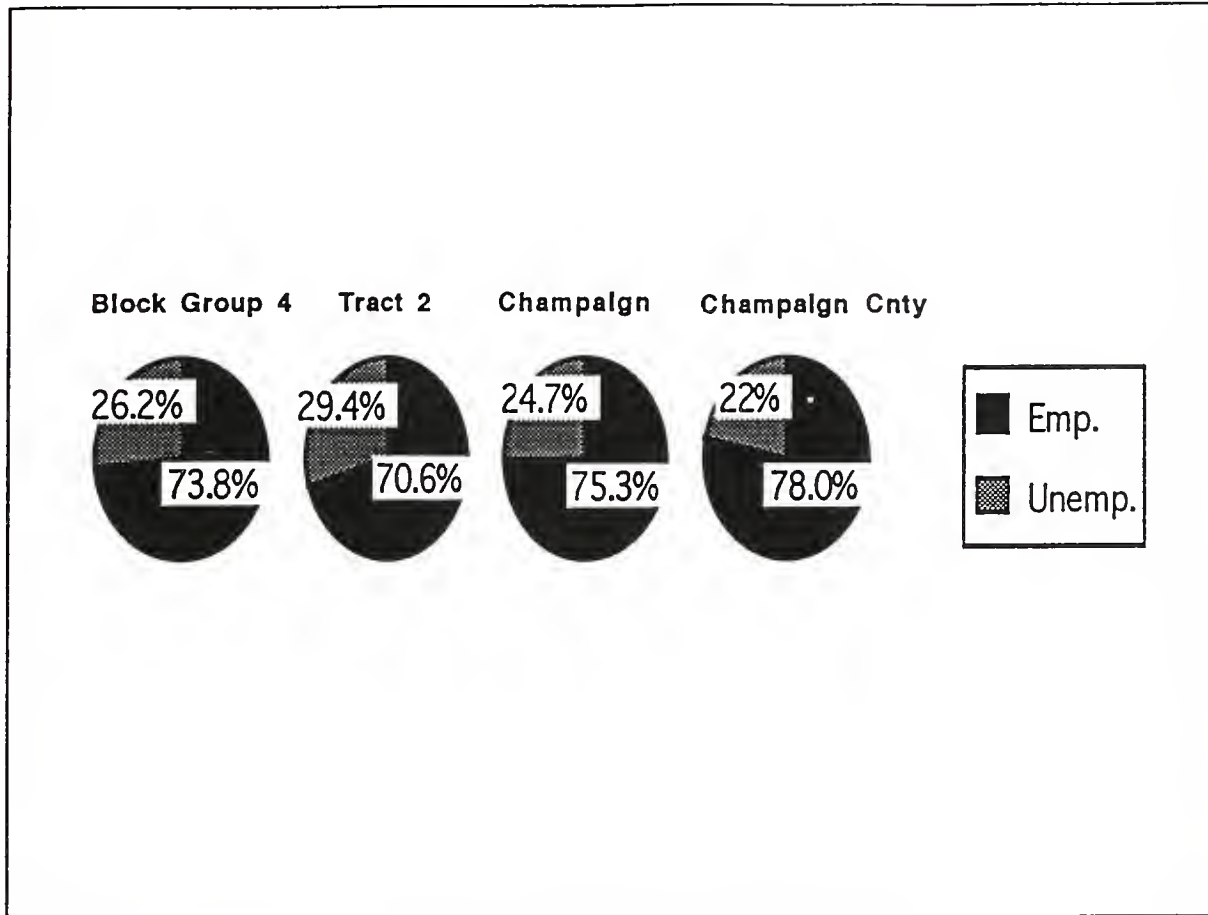
Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Employability Totals

<u>Emp.</u>	<u>B.G. 4</u>	<u>Trct 2</u>	<u>Cham.</u>	<u>Cham. Cnty</u>
Emp.	157	130	46662	2434
Unemp.	29	1793	964	116842
Total	186	1923	47626	119276

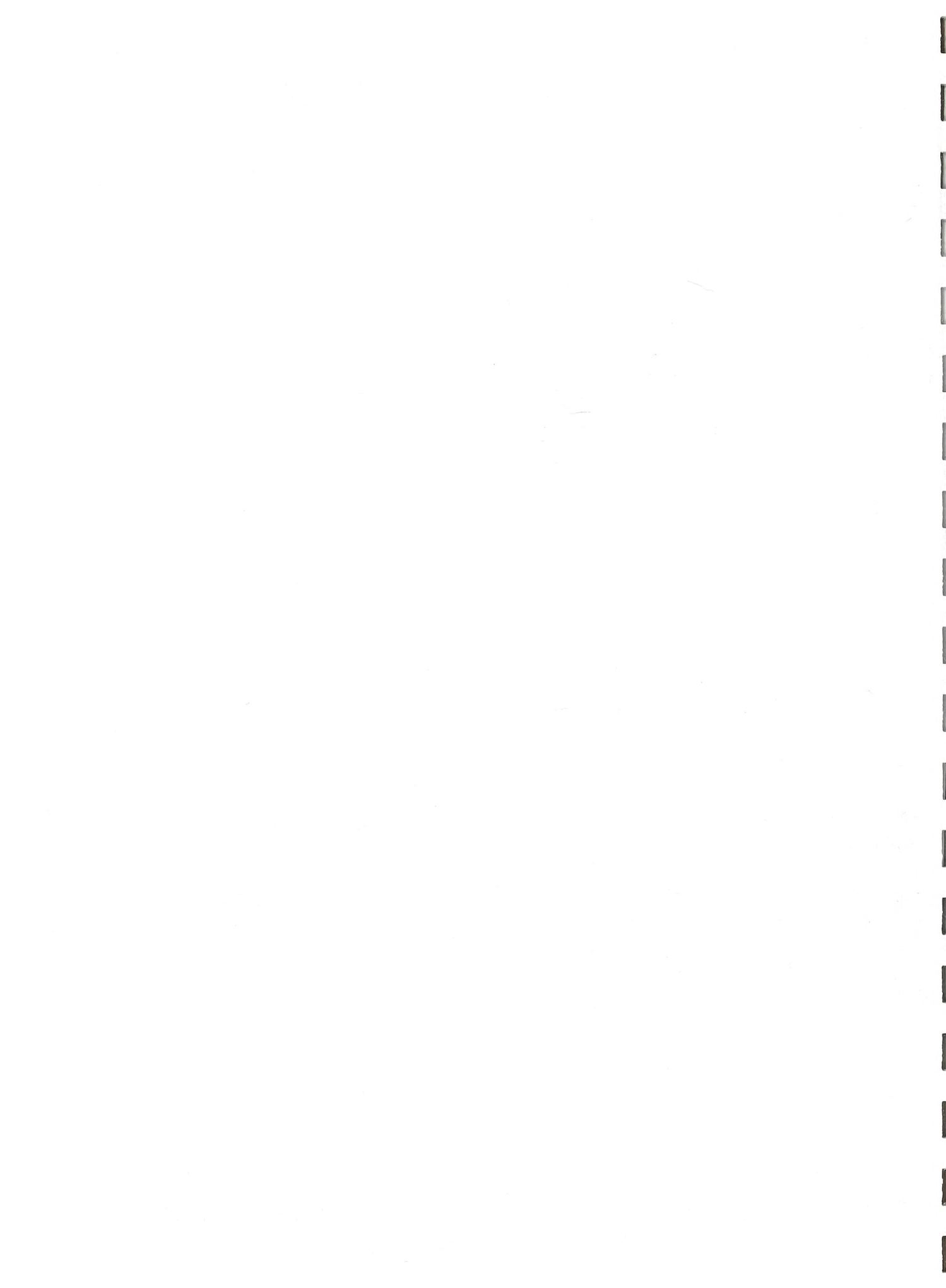


Employability Status from the U.S. Census (65 & Over) -- 1990

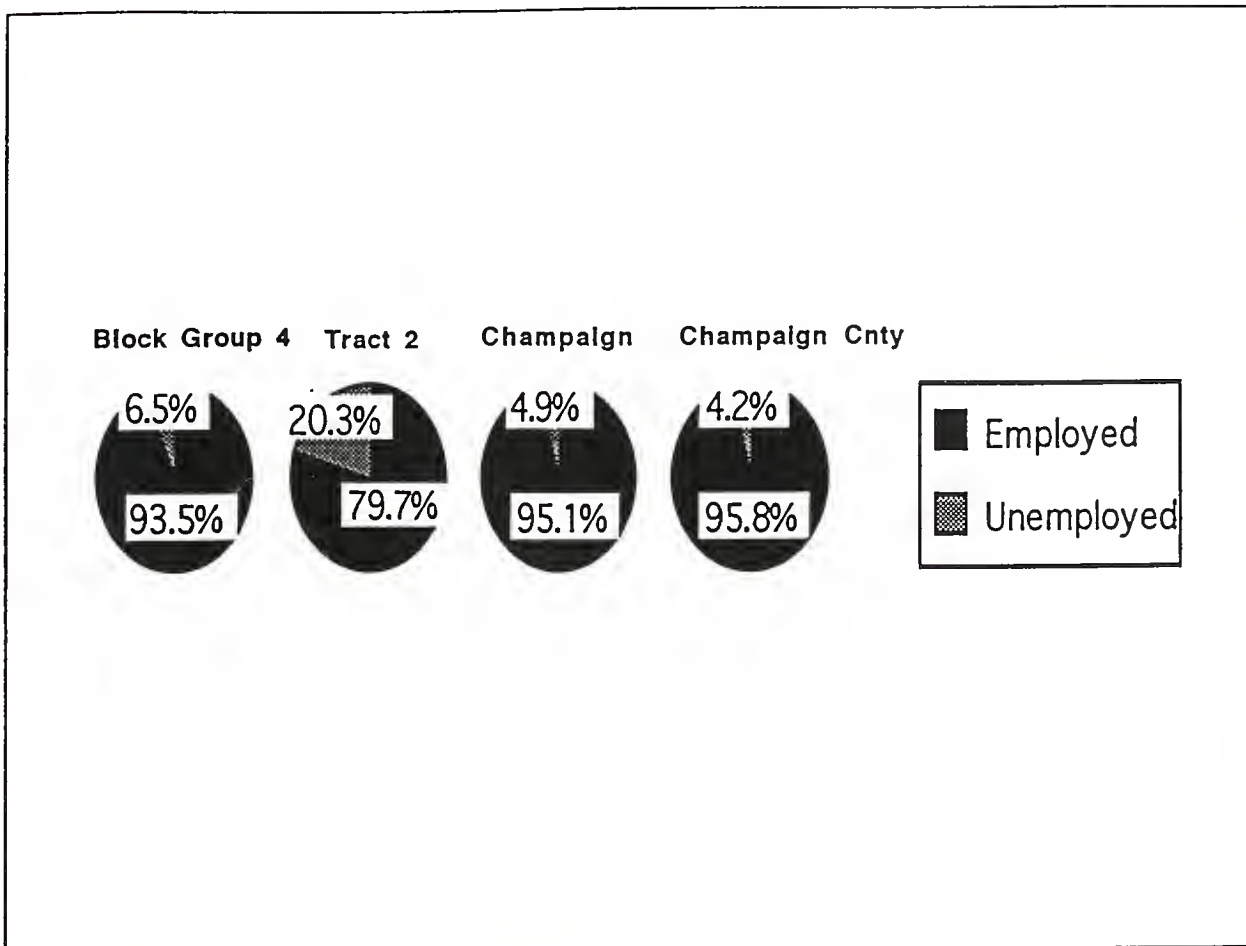


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

	<u>B.G. 4</u>	<u>Trct 2</u>	<u>Cham.</u>	<u>Cham. Cnty</u>
Emp.	59	231	3737	10973
Unemp.	21	96	1225	3087
Total	80	327	4962	14060

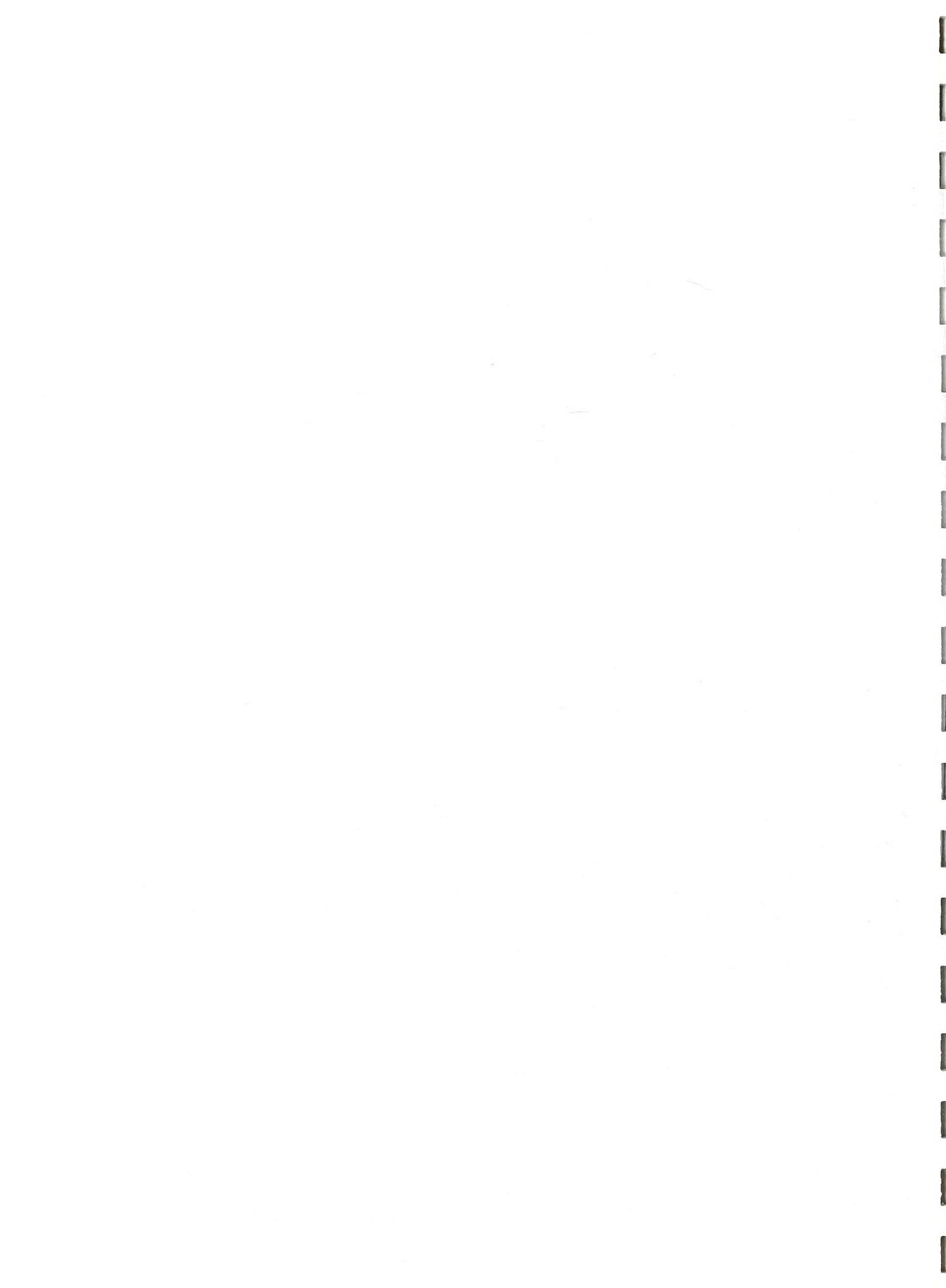


Employment Status from the U.S. Census -- 1990

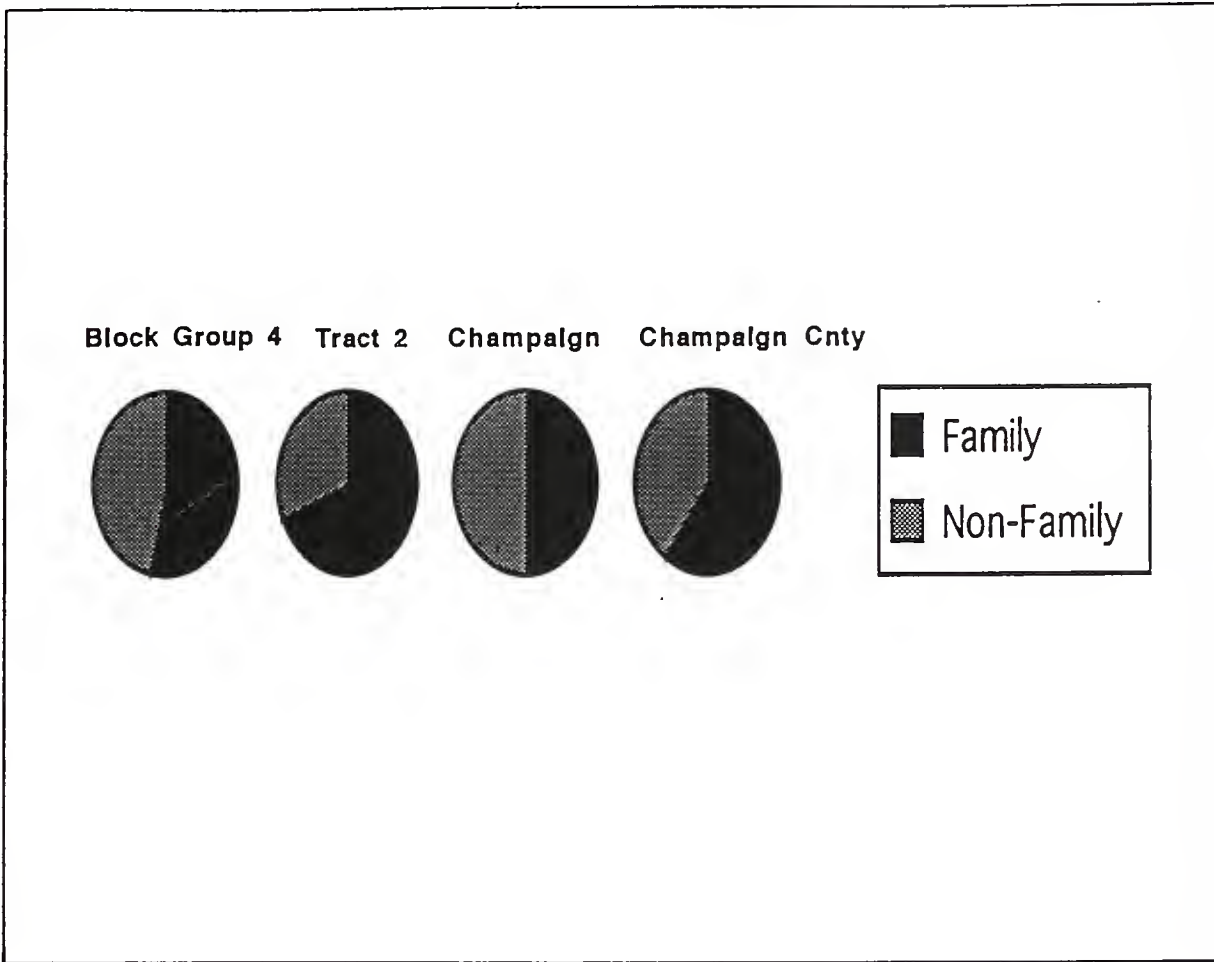


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

	B.G.4	Trct 2	Cham.	Cham. Cnty
Emp.	158	550	32714	87114
Unem.	11	140	1698	3859
Total	169	690	34412	90973



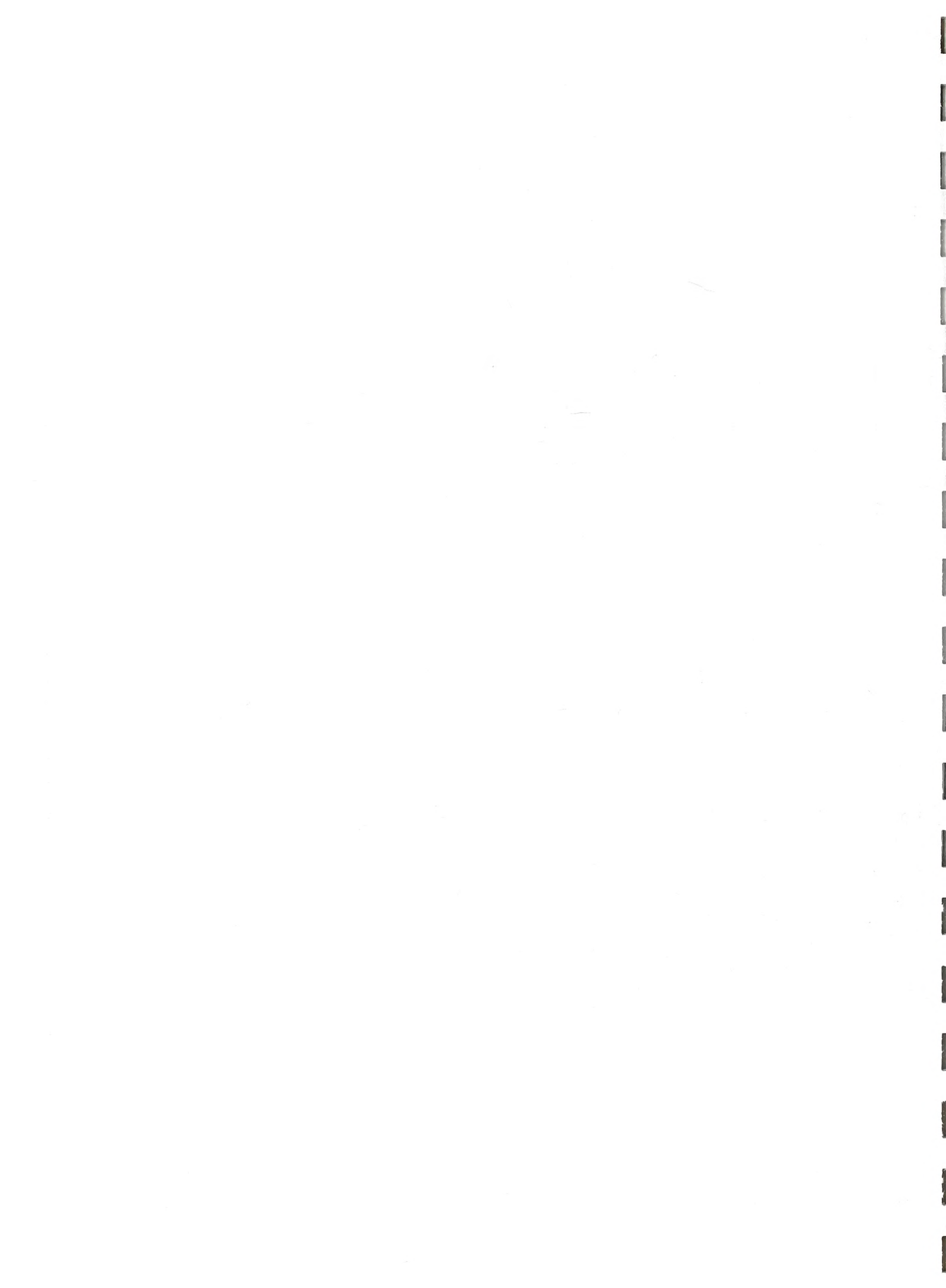
Household Composition from the U.S. Census -- 1990



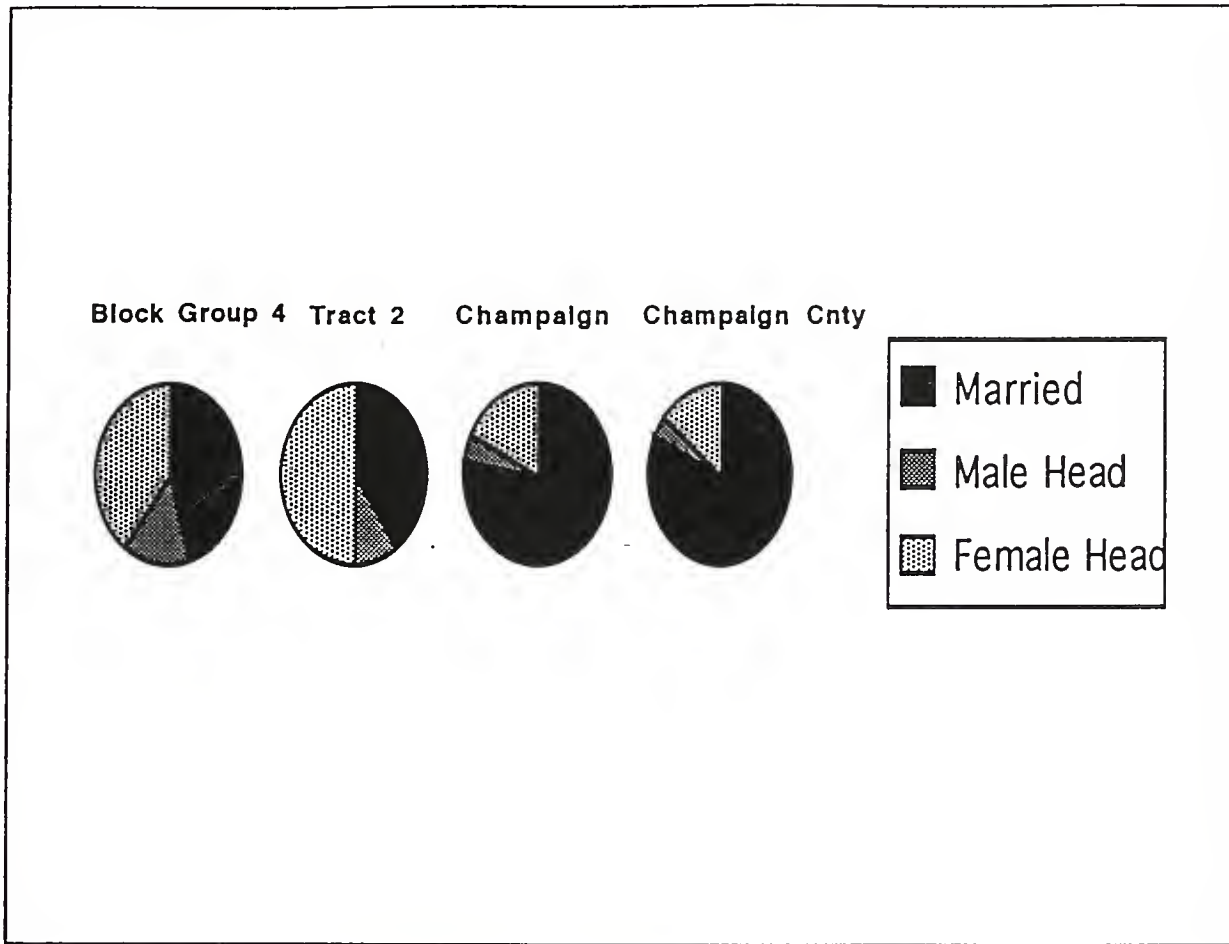
Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Household Composition Percentages

<u>Hshlds</u>	<u>B.G. 4</u>	<u>Tract</u>	<u>Cham.</u>	<u>Cham. Cnty</u>
Family	53.4	69	49.8	60.4
Non-Family	46.6	31	50.2	39.6
Totals	100	100	100	100



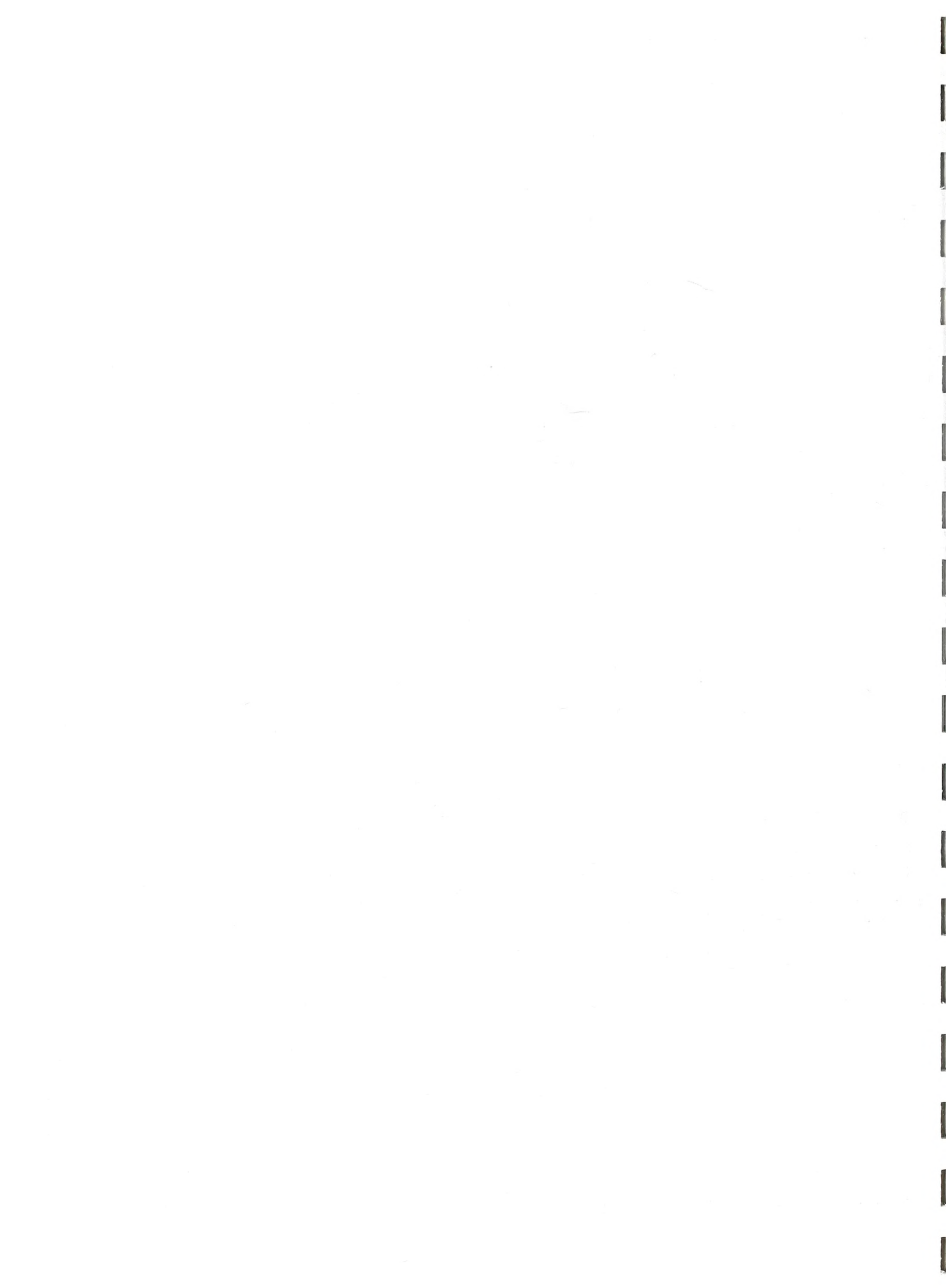
Family Household Composition from the U.S. Census -- 1990



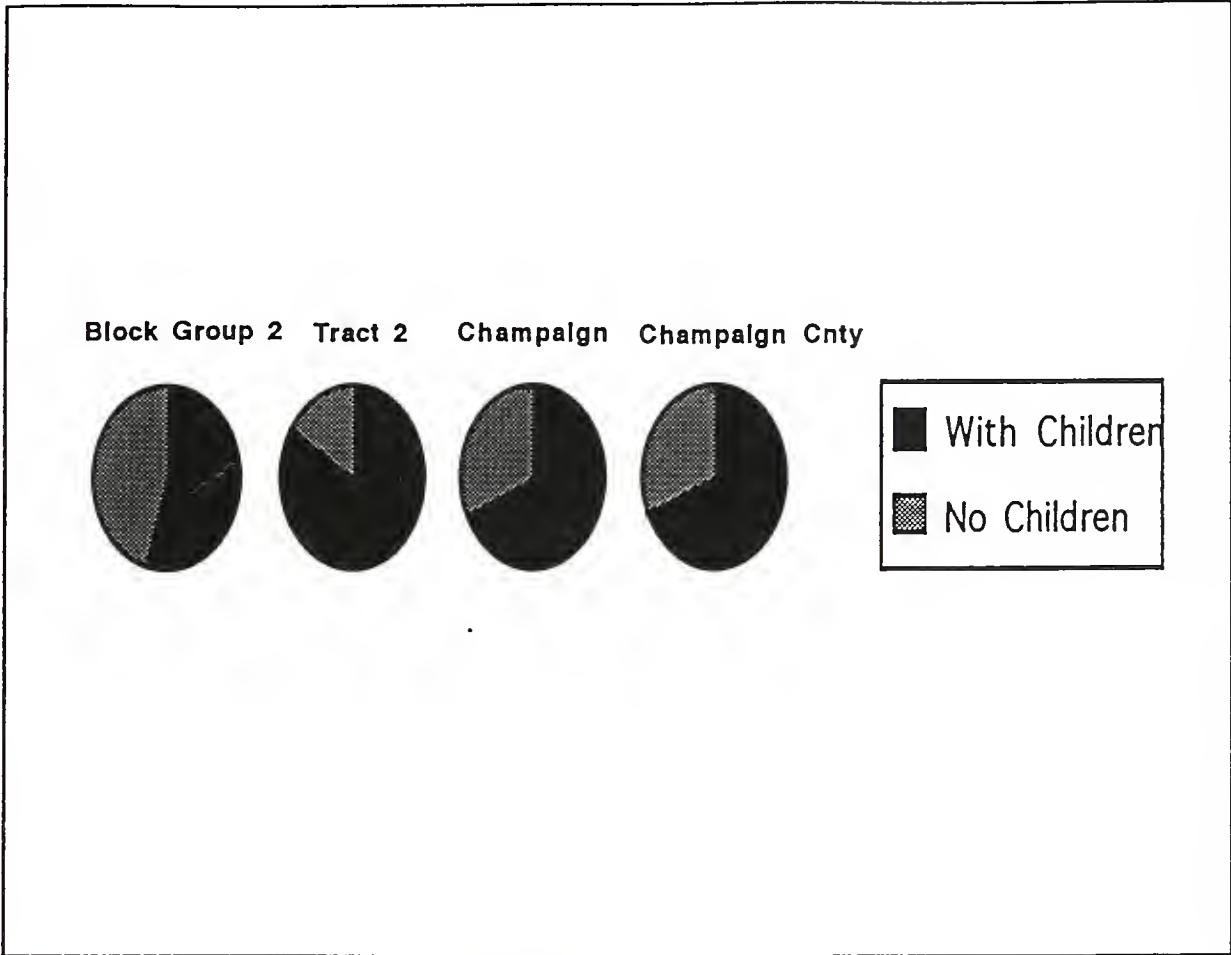
Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Family Hshld Percentages

<u>Hshlds</u>	<u>B.G. 4</u>	<u>Trct 2</u>	<u>Cham.</u>	<u>Cham. Cnty</u>
Married	45.6	35.4	77.8	82
Male Hd	13.9	8.3	4.5	4.1
Female Hd	40.5	56.3	17.7	13.9
Totals	100	100	100	100

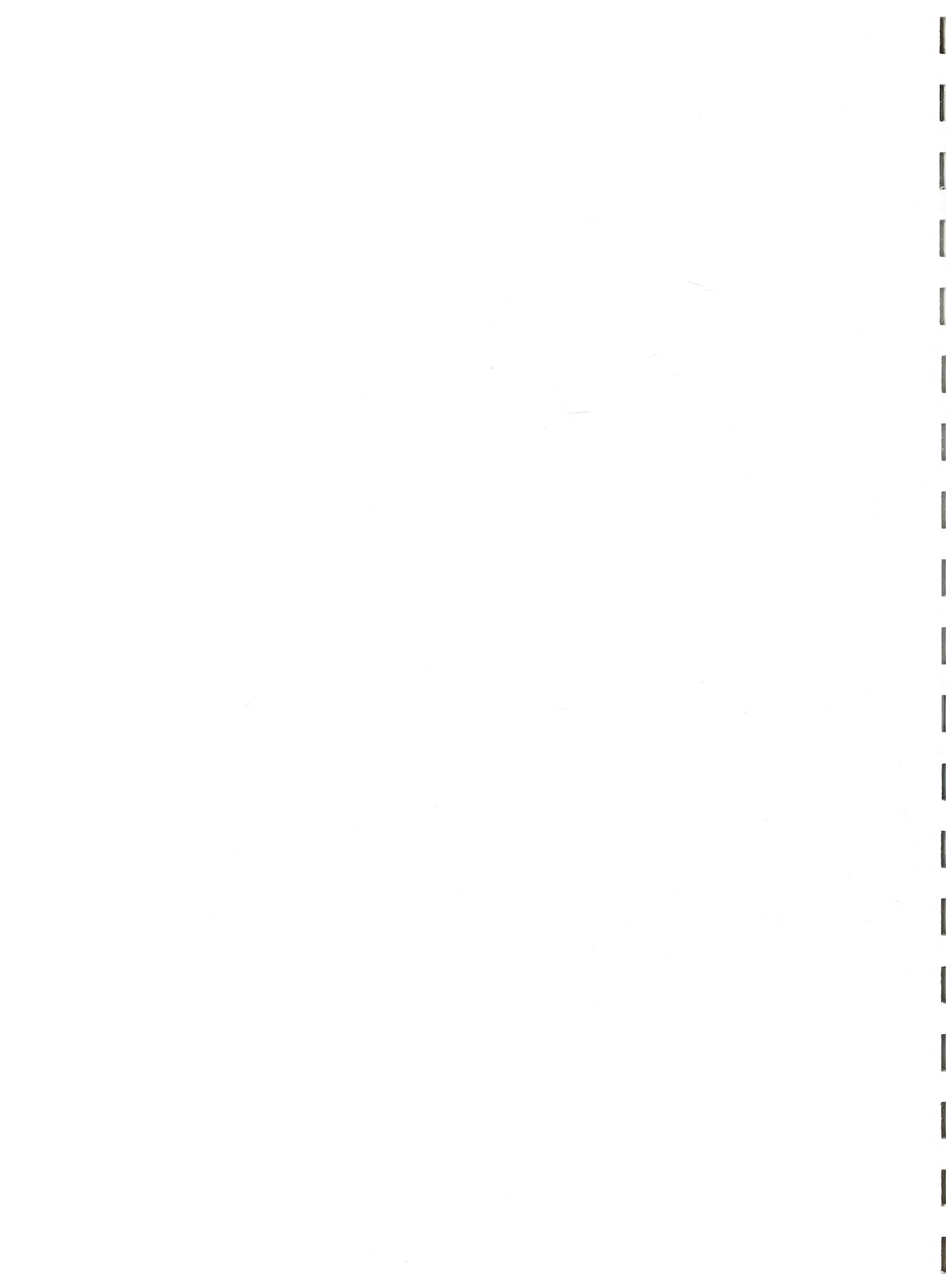


% of Female Headed Households with Children Under 18 from the U.S. Census -- 1990

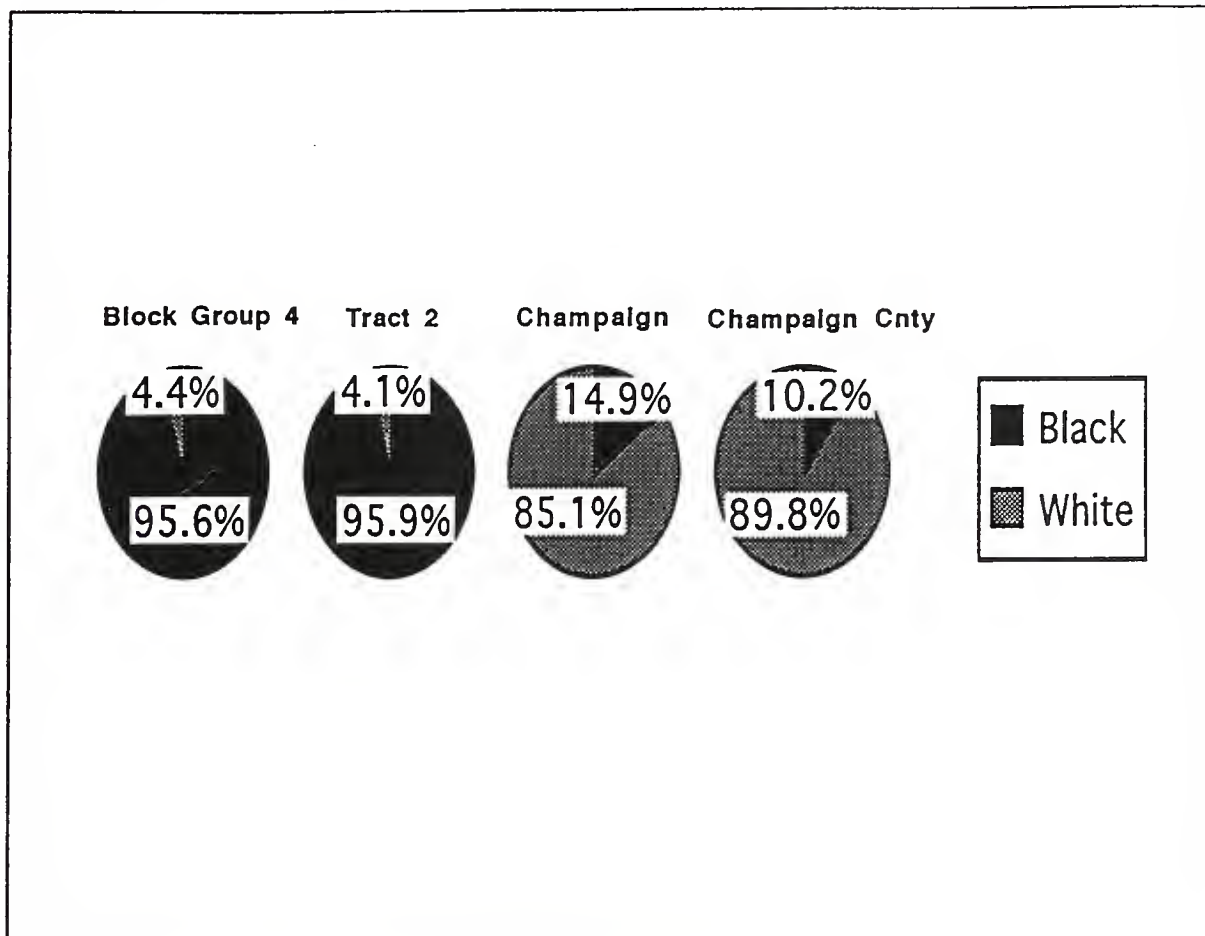


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Hshlds	B.G. 4	Trct 2	Cham.	Cham.Cnt
Chld	54.3%	84.3%	67.5%	68.8%
No Chld	45.7%	15.7%	32.5%	31.2%
Total	100%	100%	100%	100%

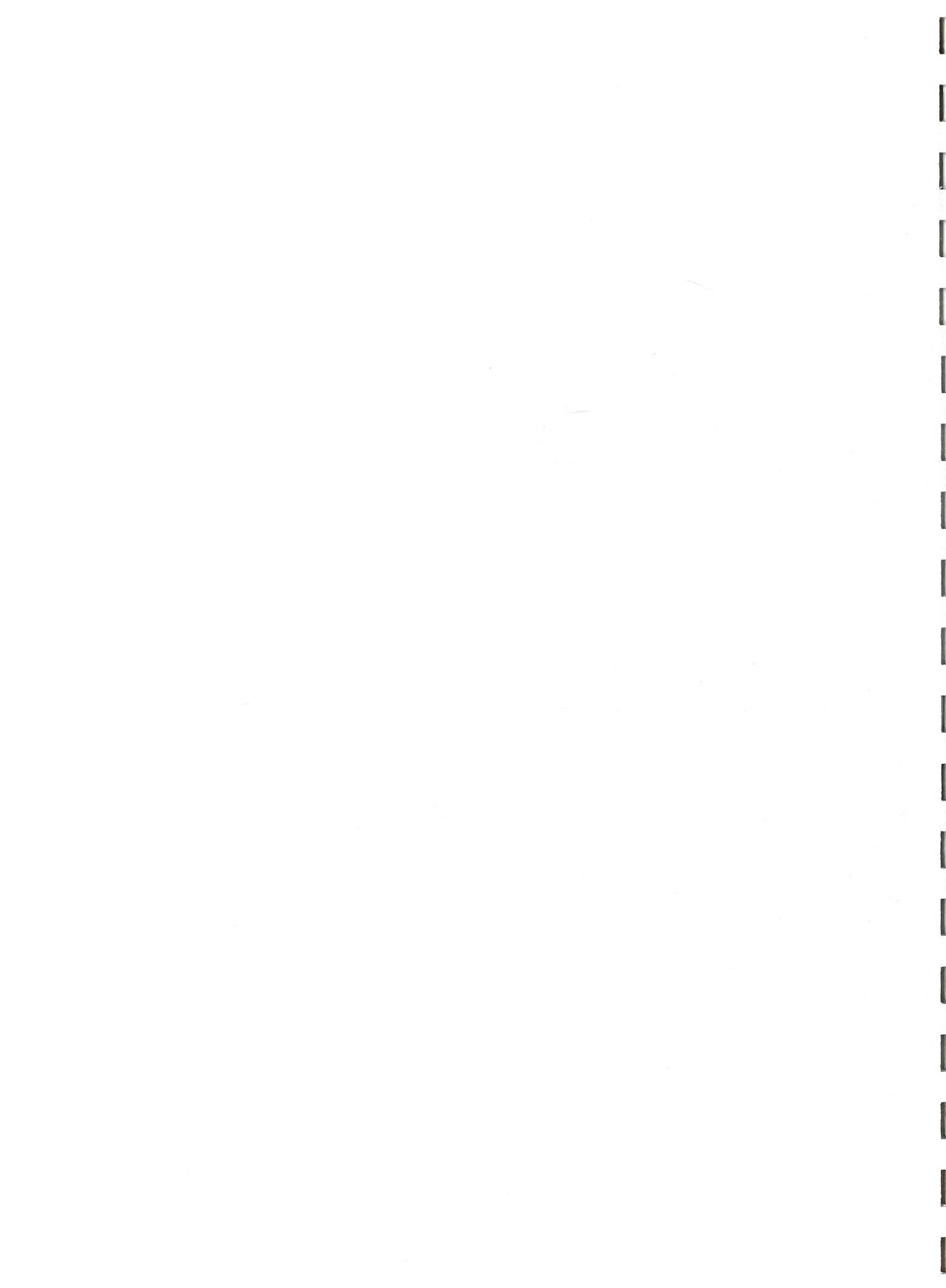


Racial Composition from the U.S. Census -- 1990

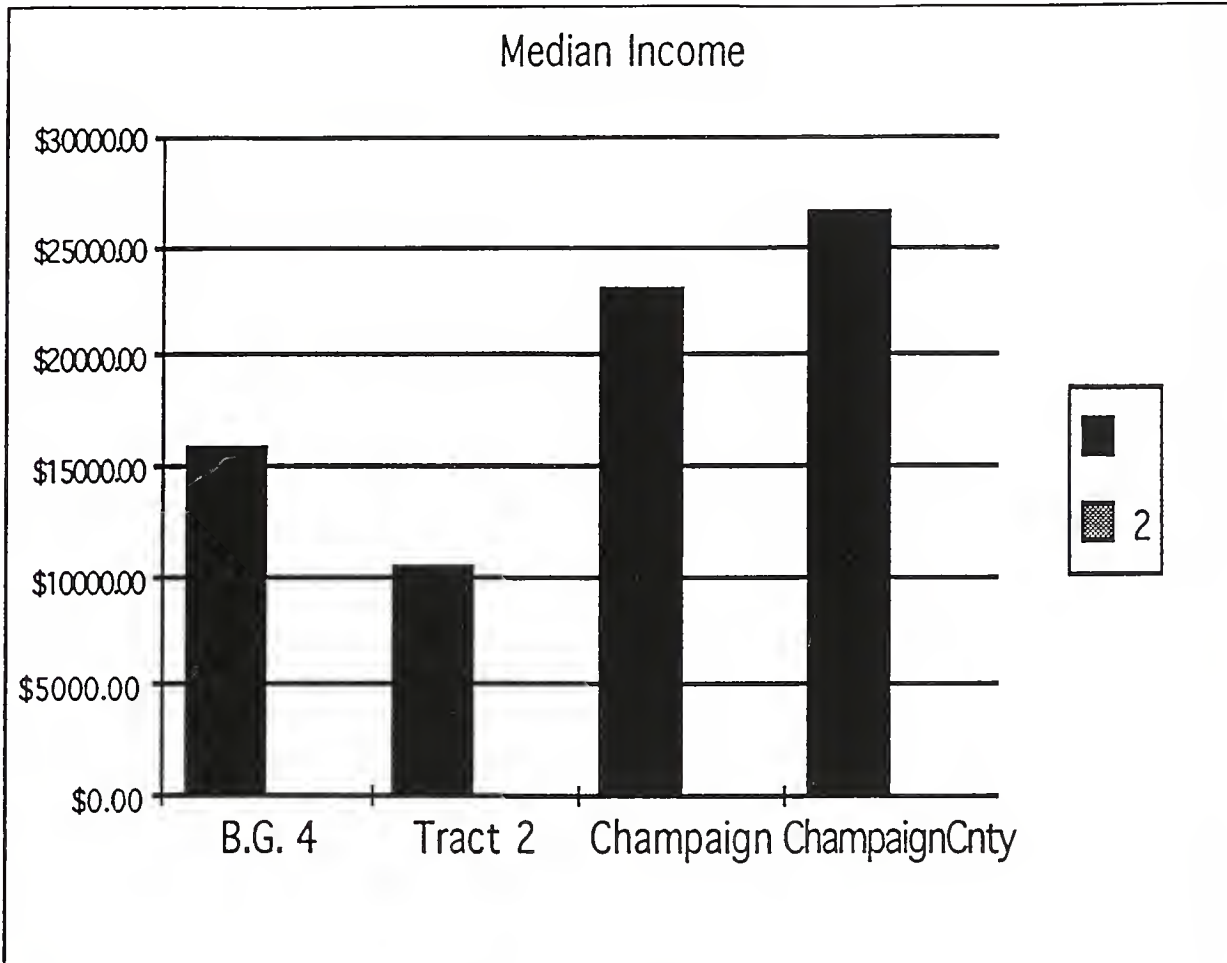


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Race	B.G. 4	Trct 2	Cham.	Cham. Cnty
Black	350	719	9006	16559
White	16	31	51254	146505
Totals	366	750	60260	163064

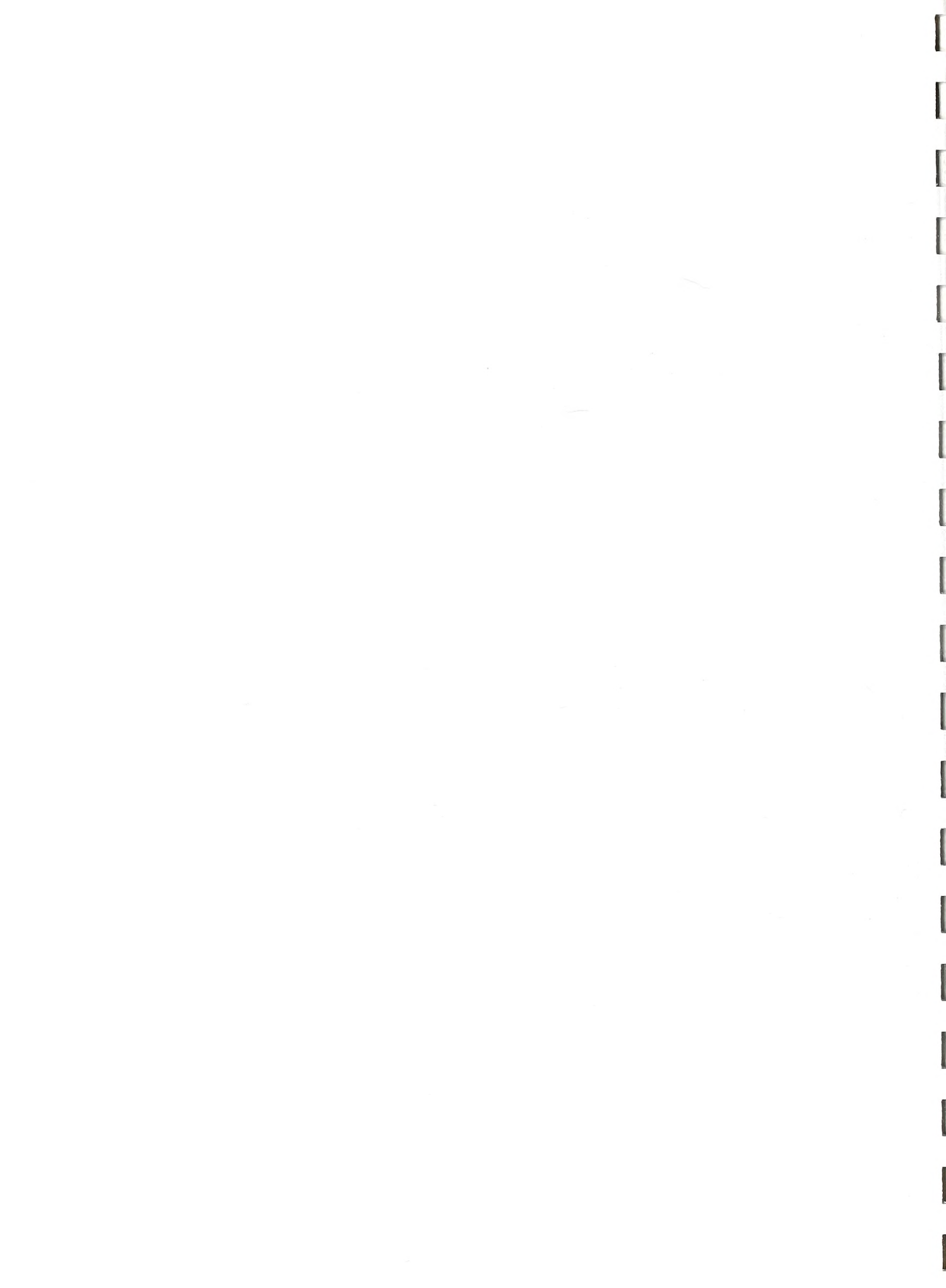


Median Income from the U.S. Census -- 1990(1989 data)

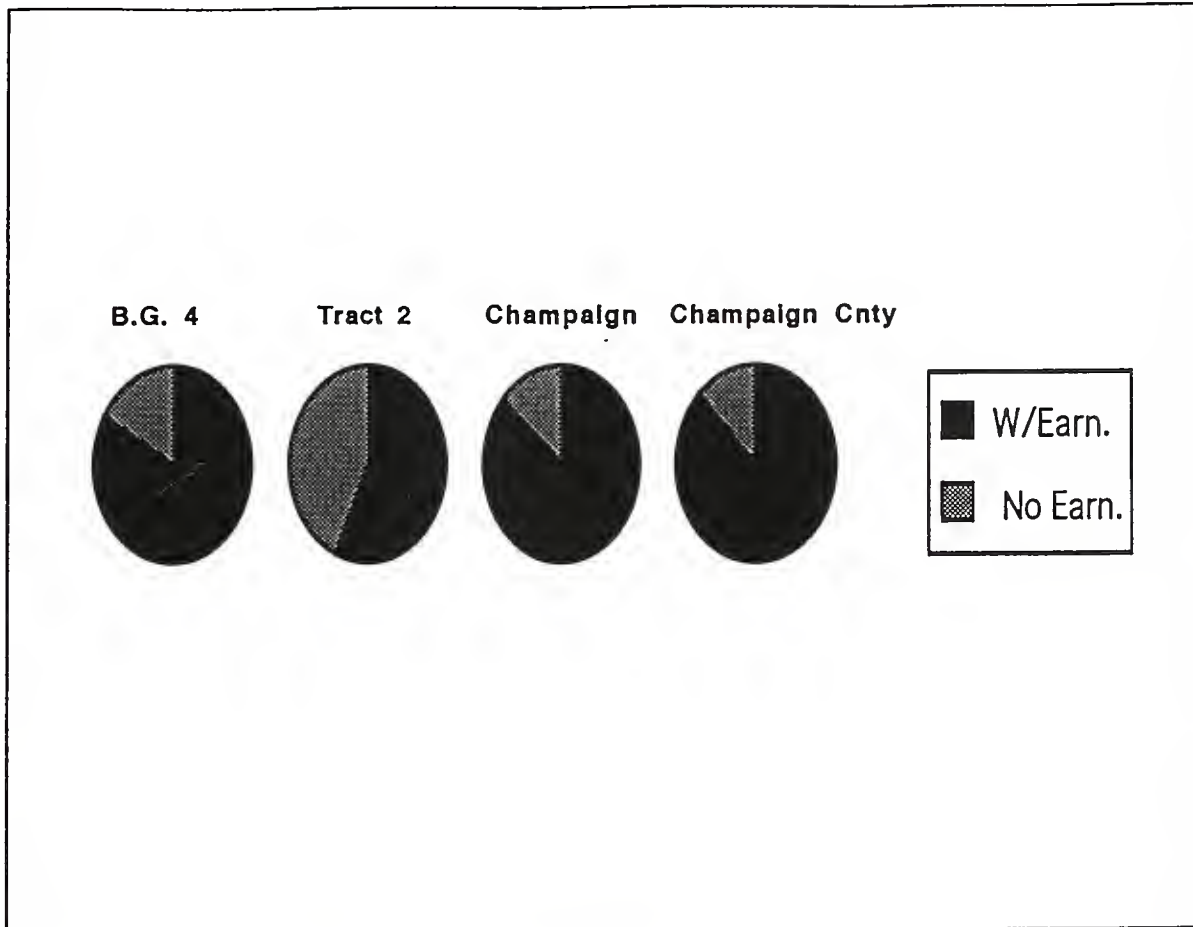


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

	B.G. 4	Trct. 2	Cham.	Cham. Cnty
Inc.	\$15750	\$10346	\$22967	\$26541

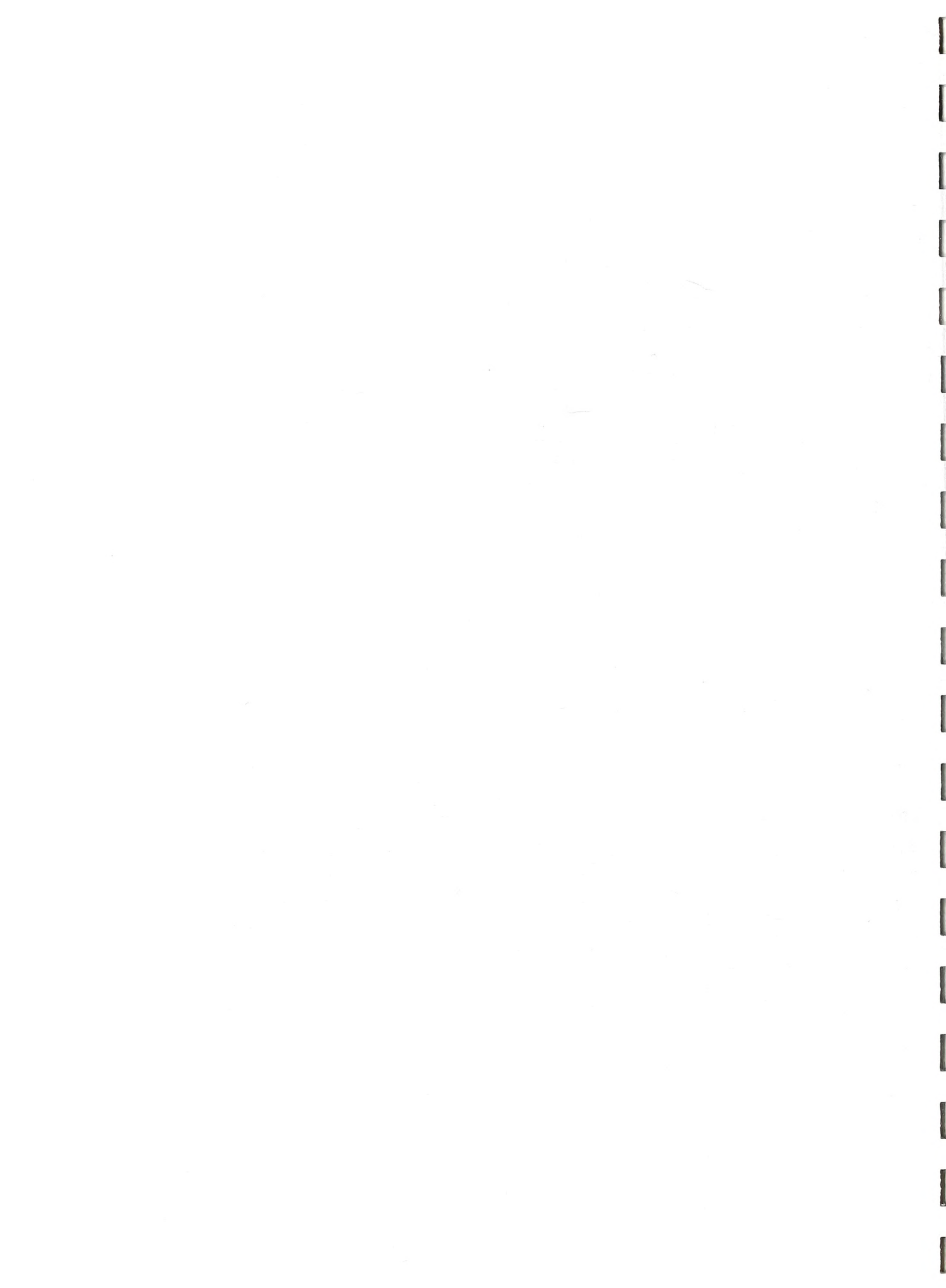


Earnings from the U.S. Census -- 1990

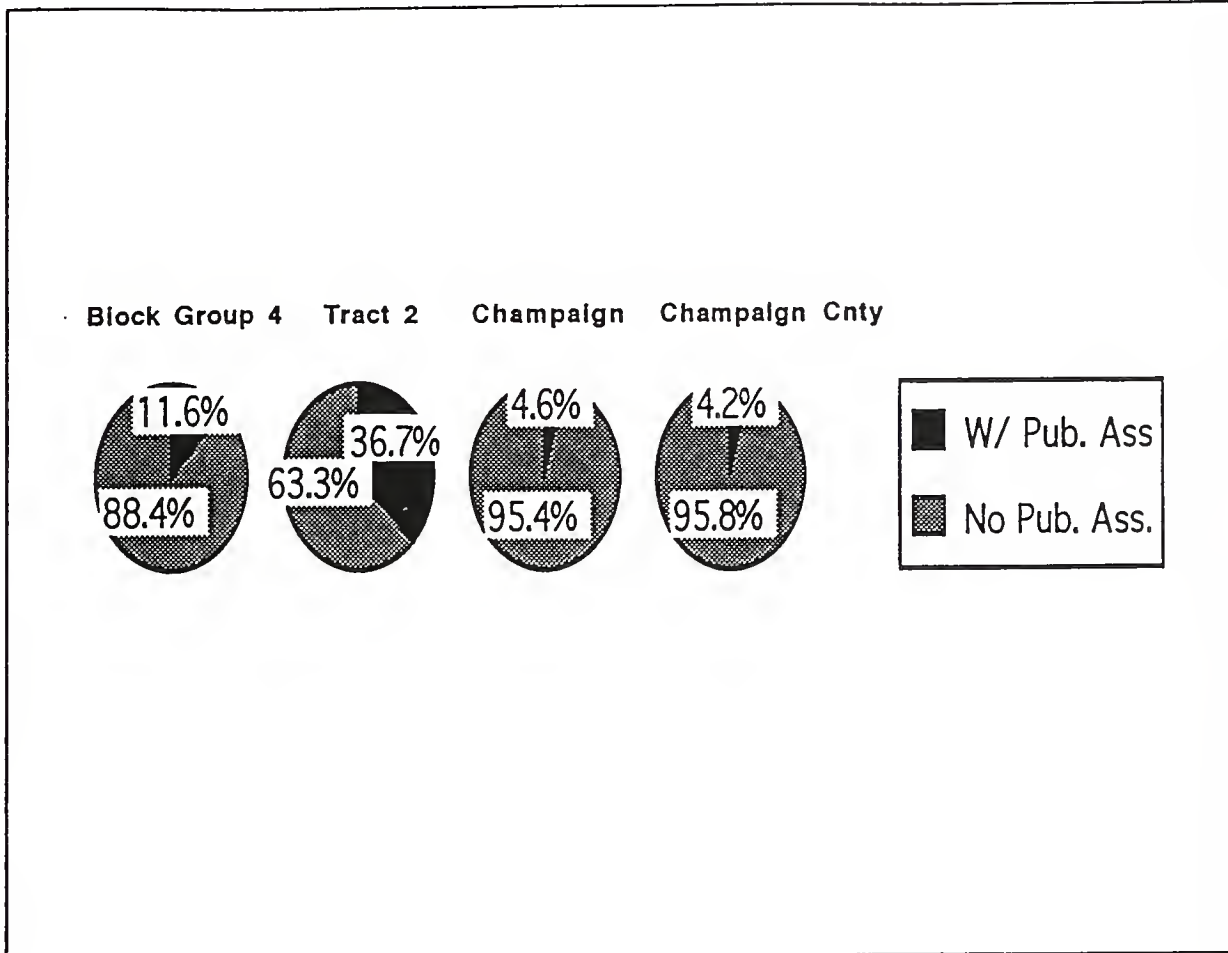


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

<u>Earn.</u>	<u>B.G. 4</u>	<u>Trct 2</u>	<u>Cham.</u>	<u>Cham. Cnty</u>
W/Earn.	83.5%	56.8%	86.7%	87.4%
No Earn.	16.5%	43.2%	13.3%	12.6%
Total	100%	100%	100%	100%

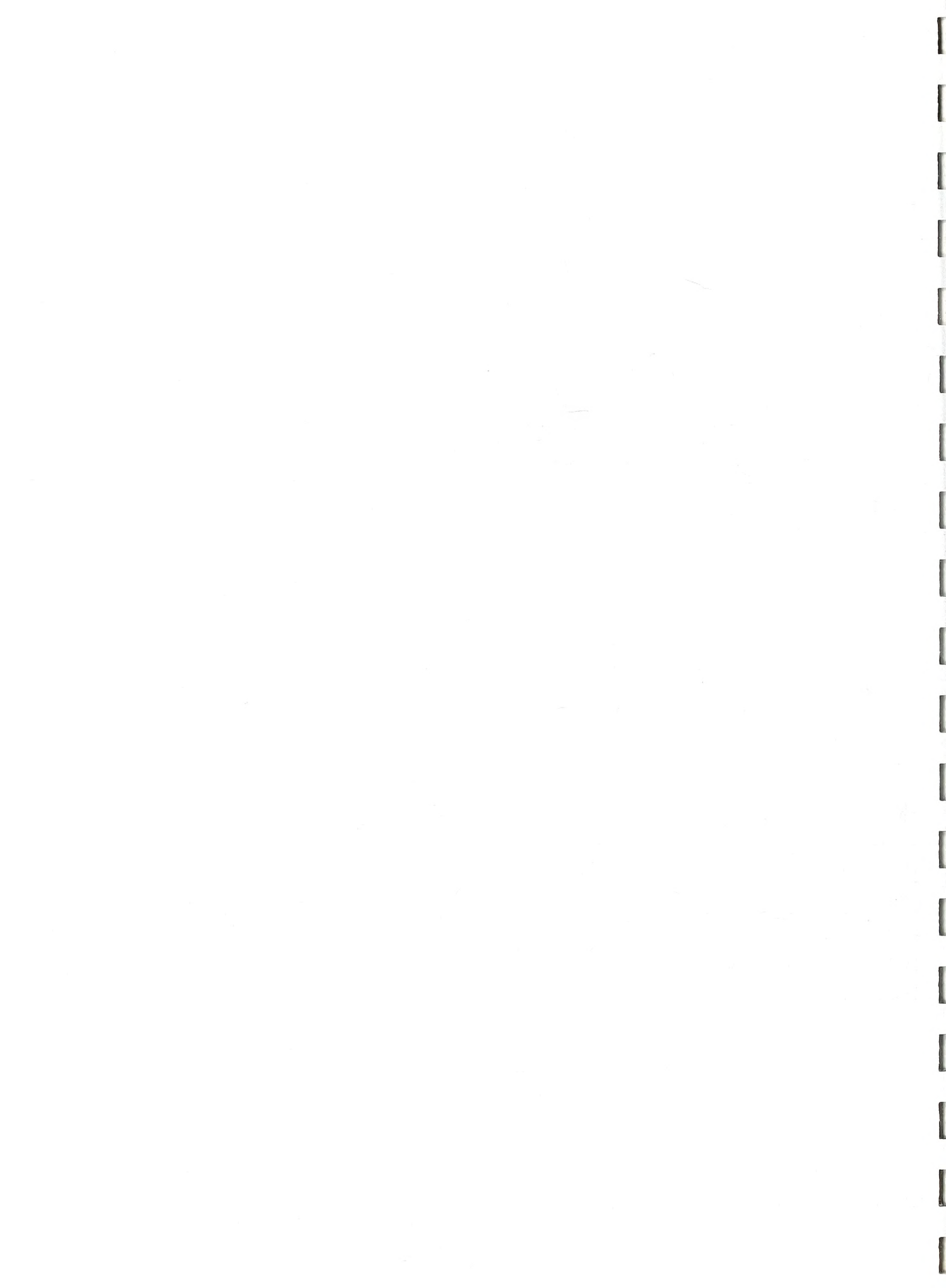


% Public Assistance from the U.S. Census -- 1990(1989 Data)

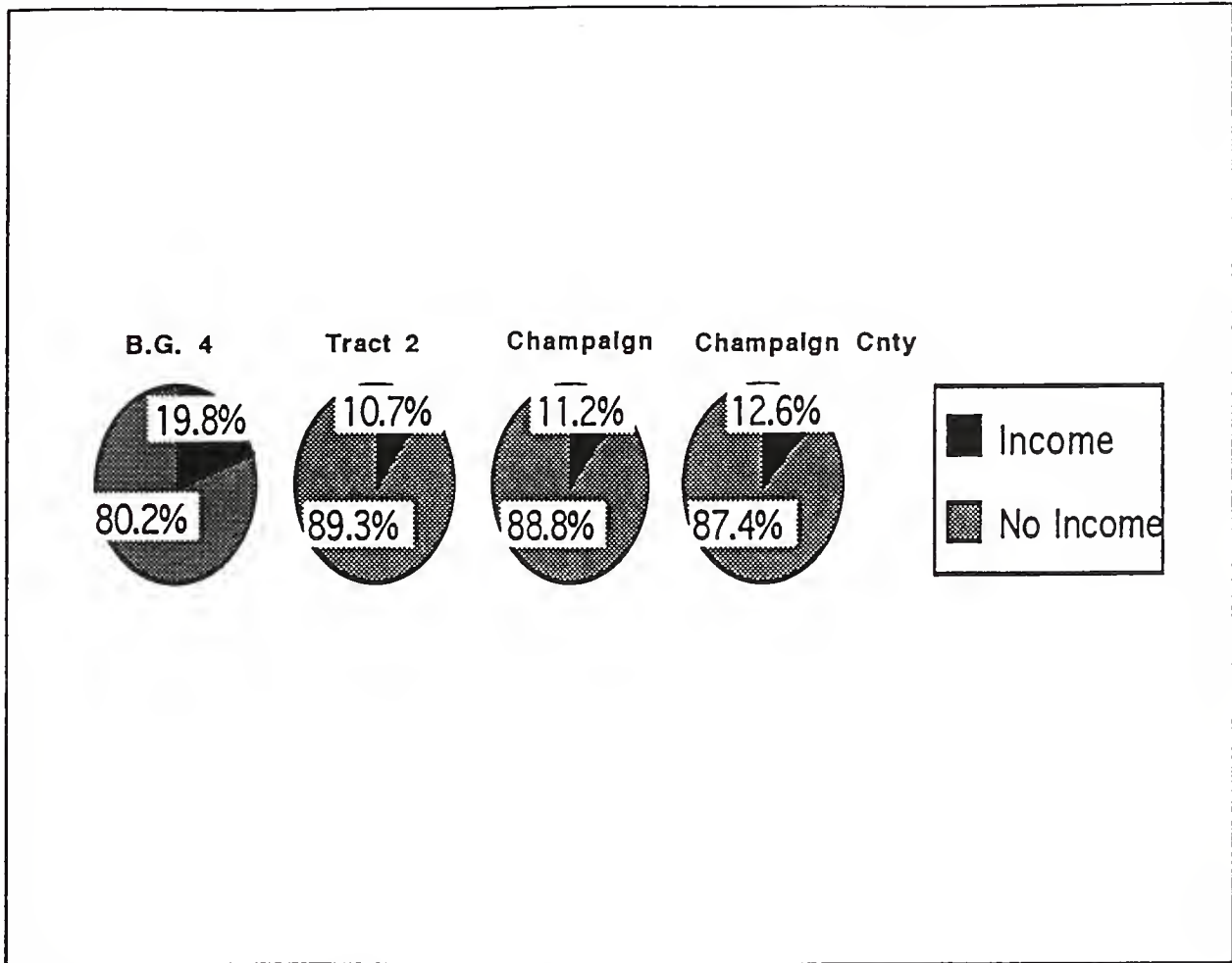


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

P.A.	B.G. 4	Trct 2	Cham.	Cham. Cnty
W/ P.A.	14	288	1117	2717
No P.A.	107	499	23117	61276
Total	121	787	24234	63993

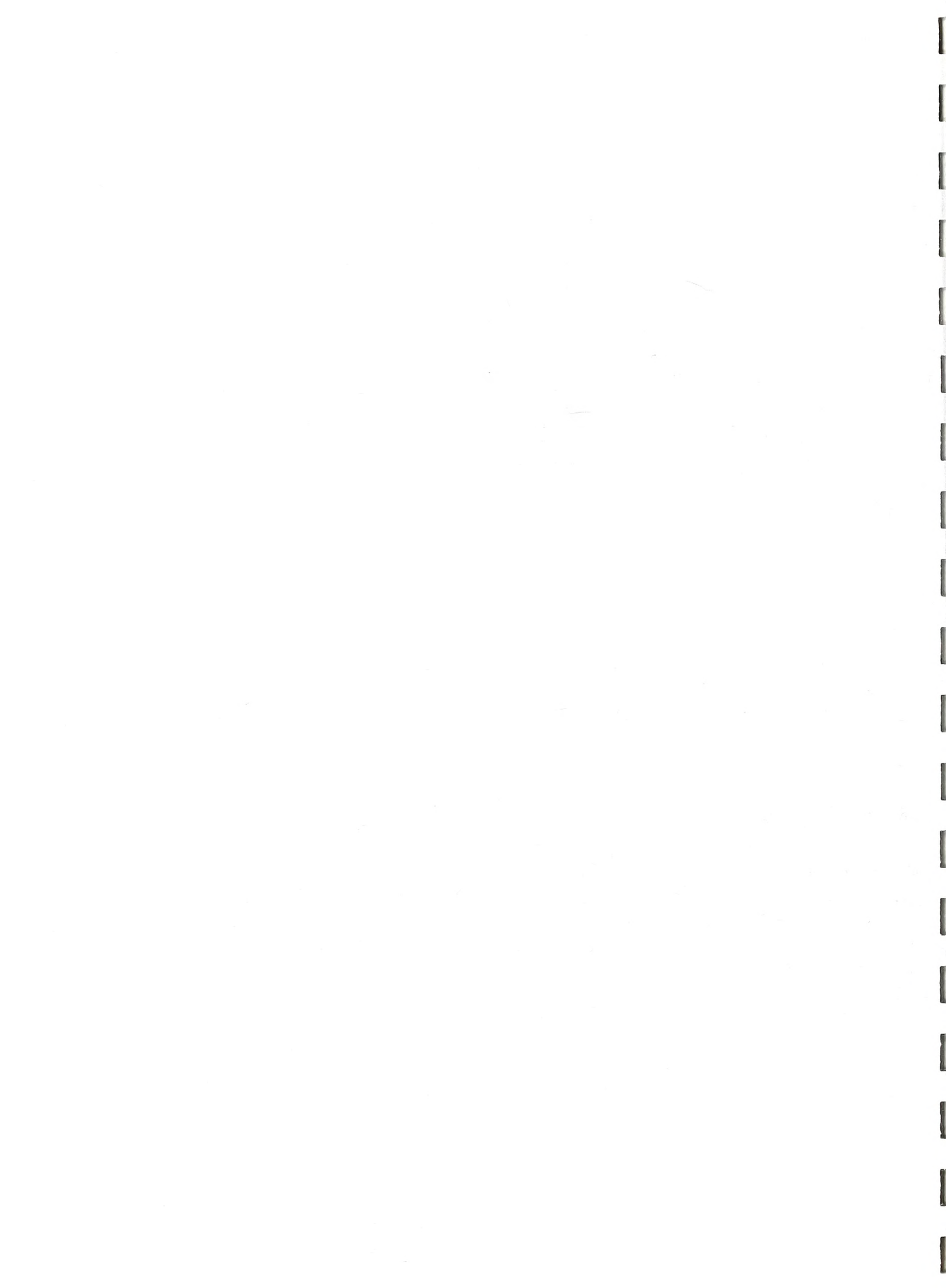


Retirement Income Status from the U.S. Census -- 1990(1989 Data)

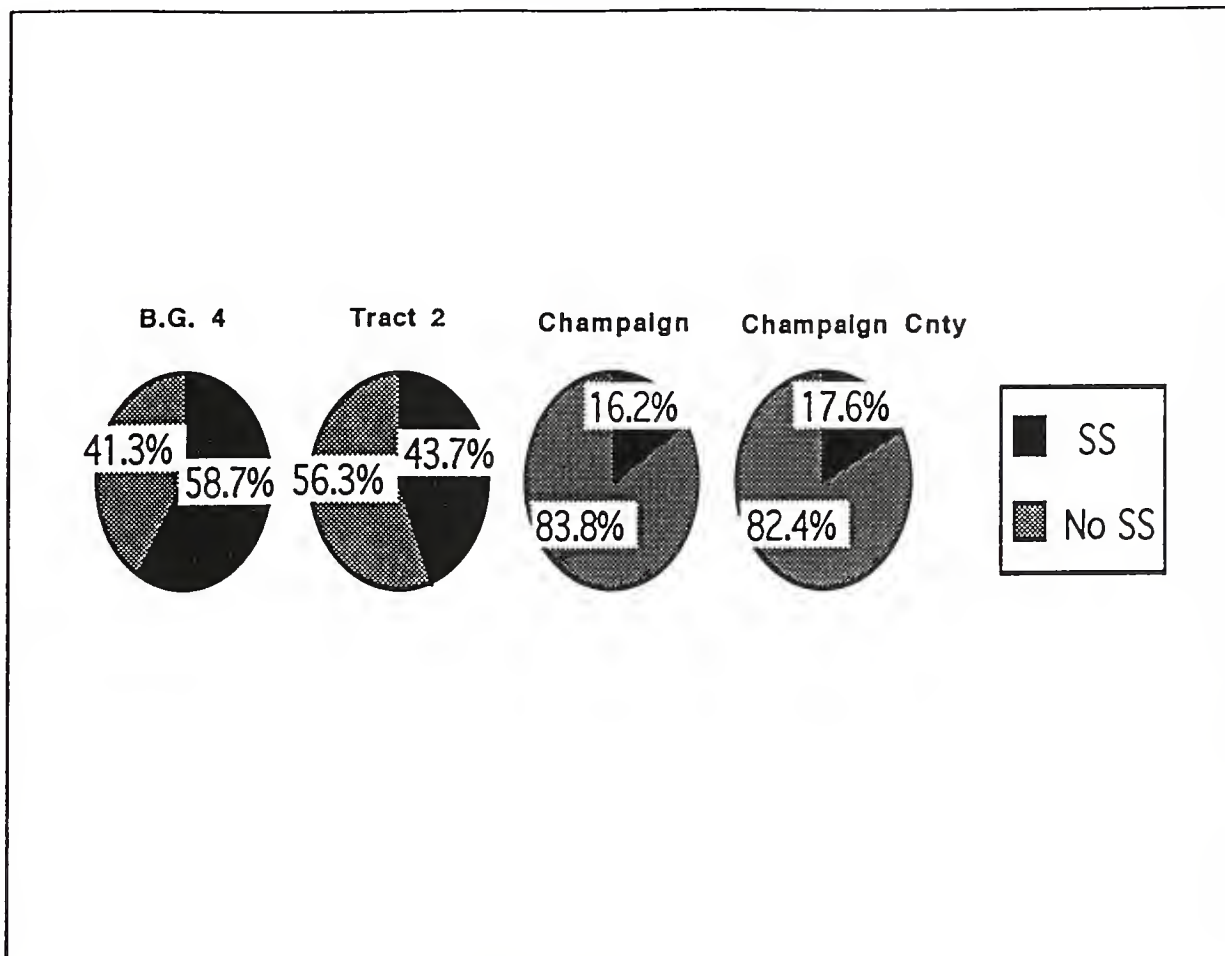


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

<u>Inc.</u>	<u>B.G. 4</u>	<u>Trct 2</u>	<u>Champ.</u>	<u>Champ. Cnty</u>
Inc.	24	84	2724	8047
No Inc.	97	703	21510	55946
Total	121	787	24234	63993

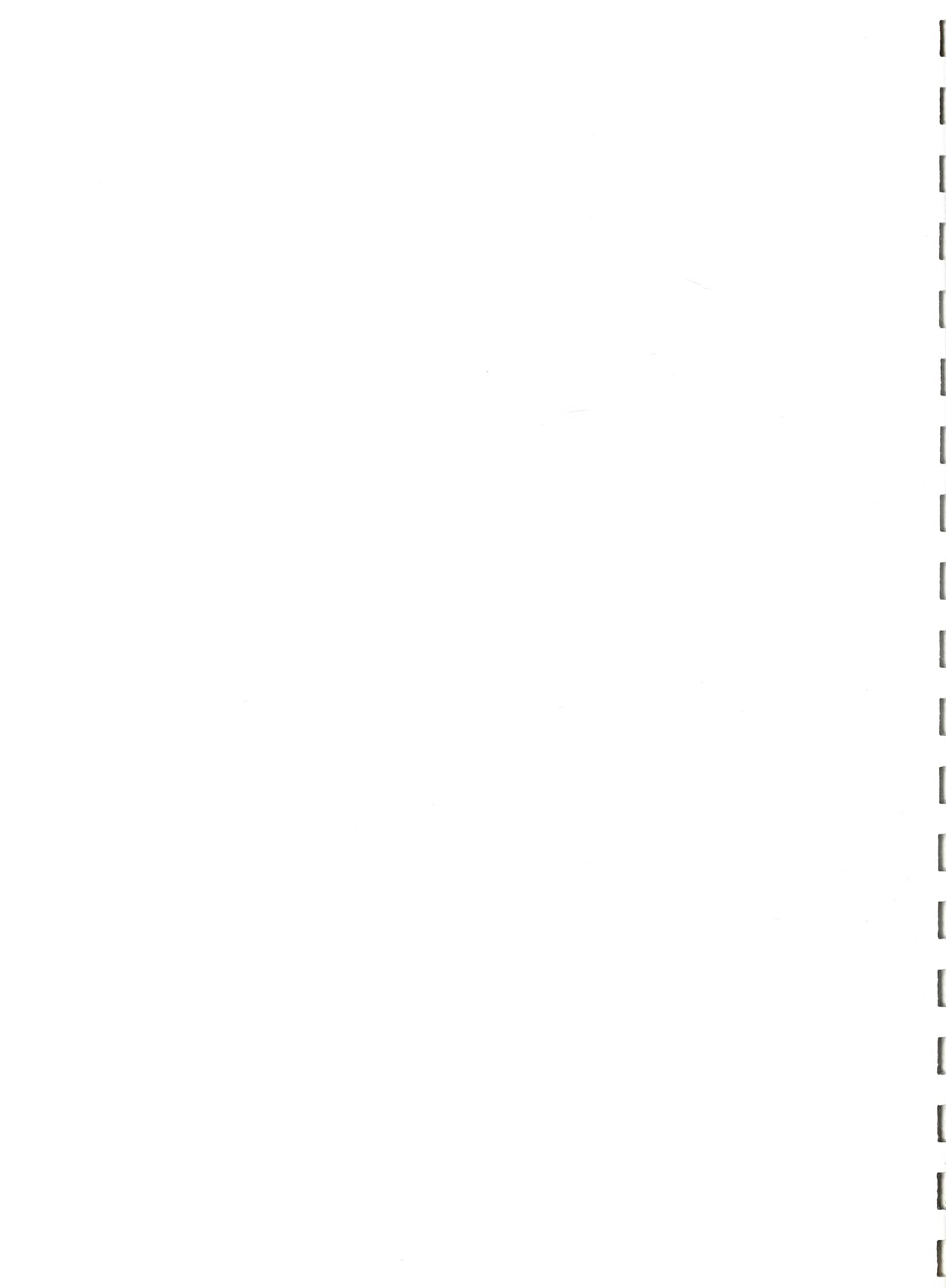


Social Security Status from the U.S. Census -- 1990(1989 Data)

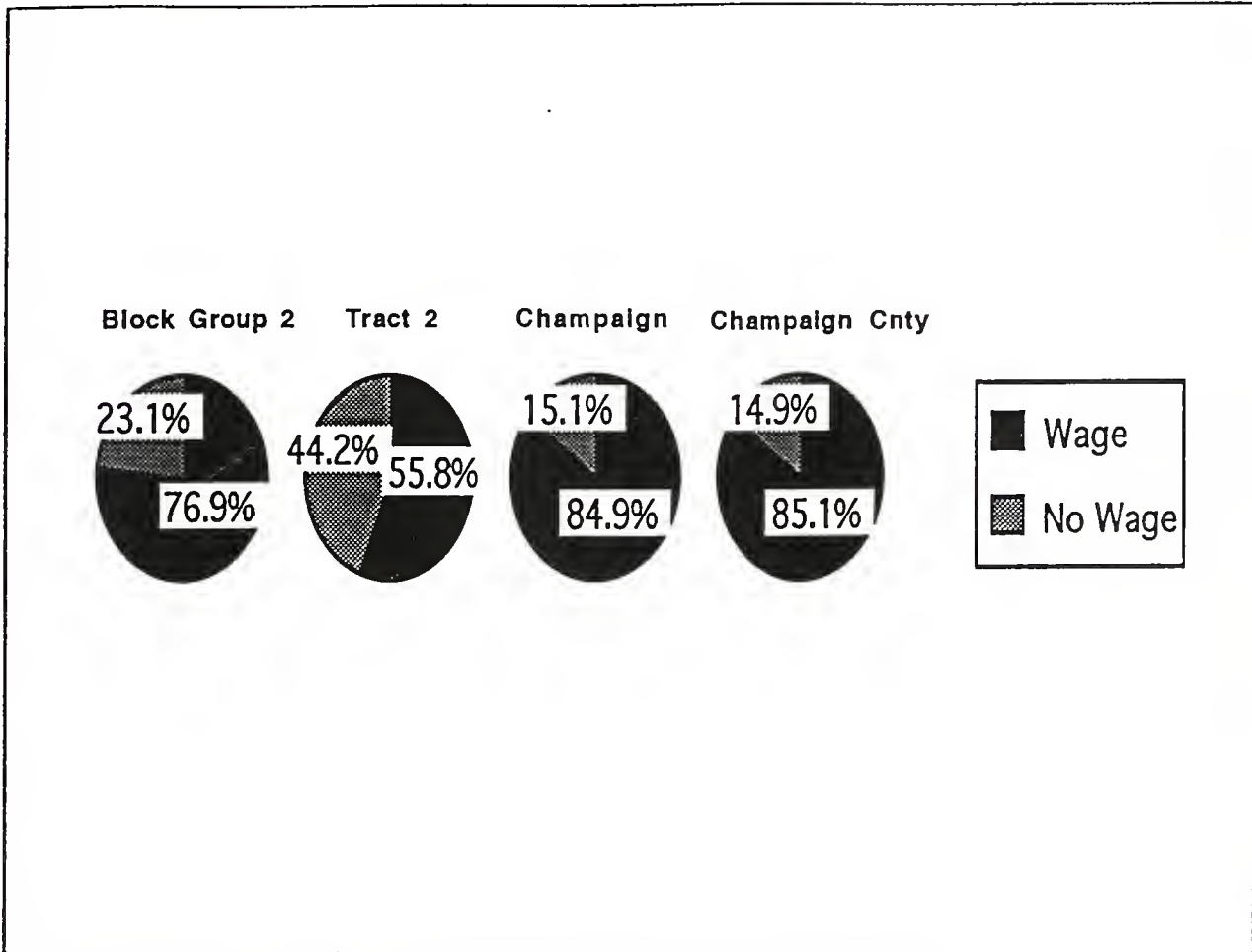


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Soc. Sec.	B.G. 4	Trct 2	Cham.	Cham. Cnty
SS	71	344	3931	11234
No SS	50	443	20303	52759
Total	121	787	24234	63993

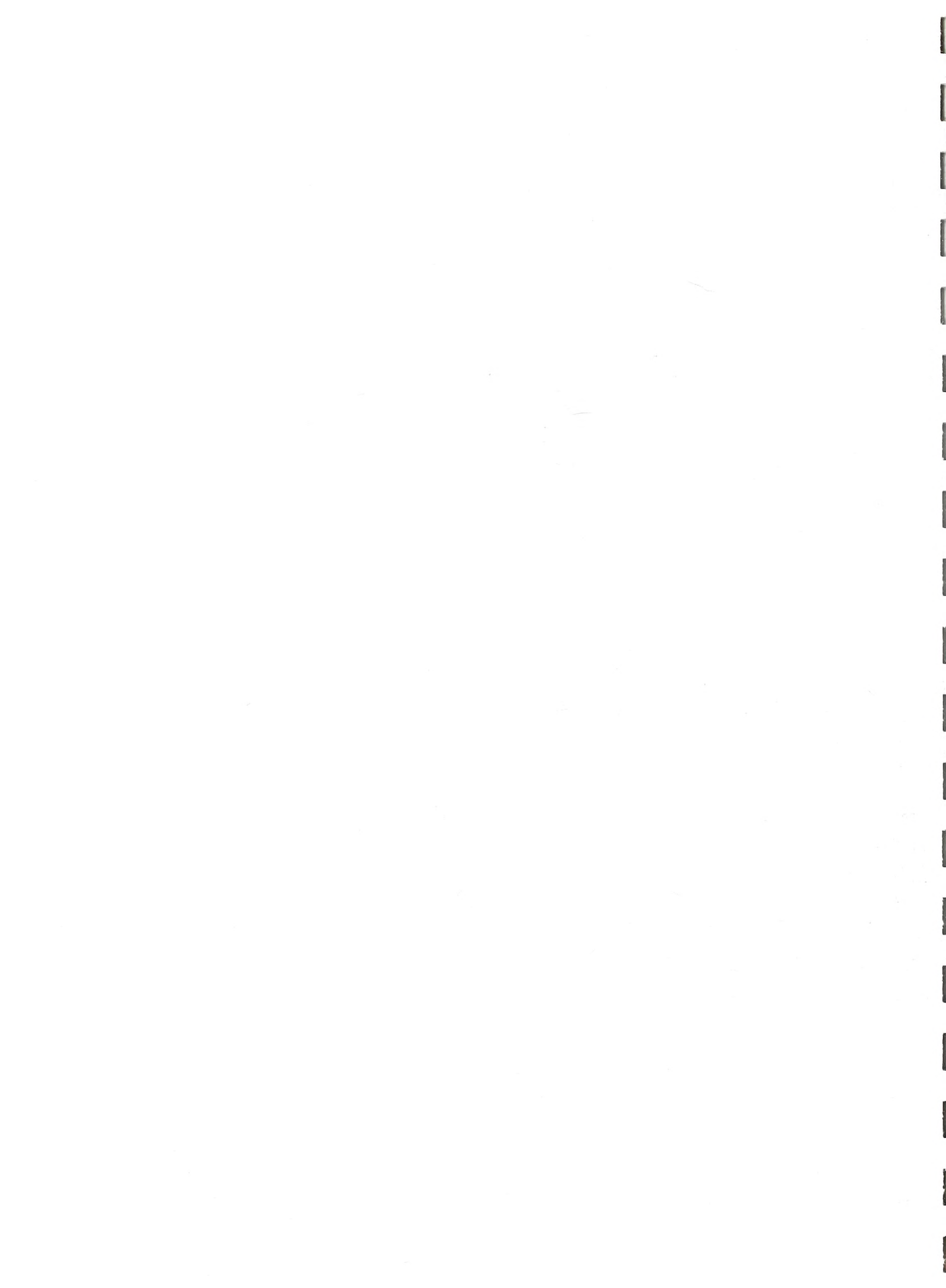


% Wage or Salary Income from the U.S. Census -- 1990

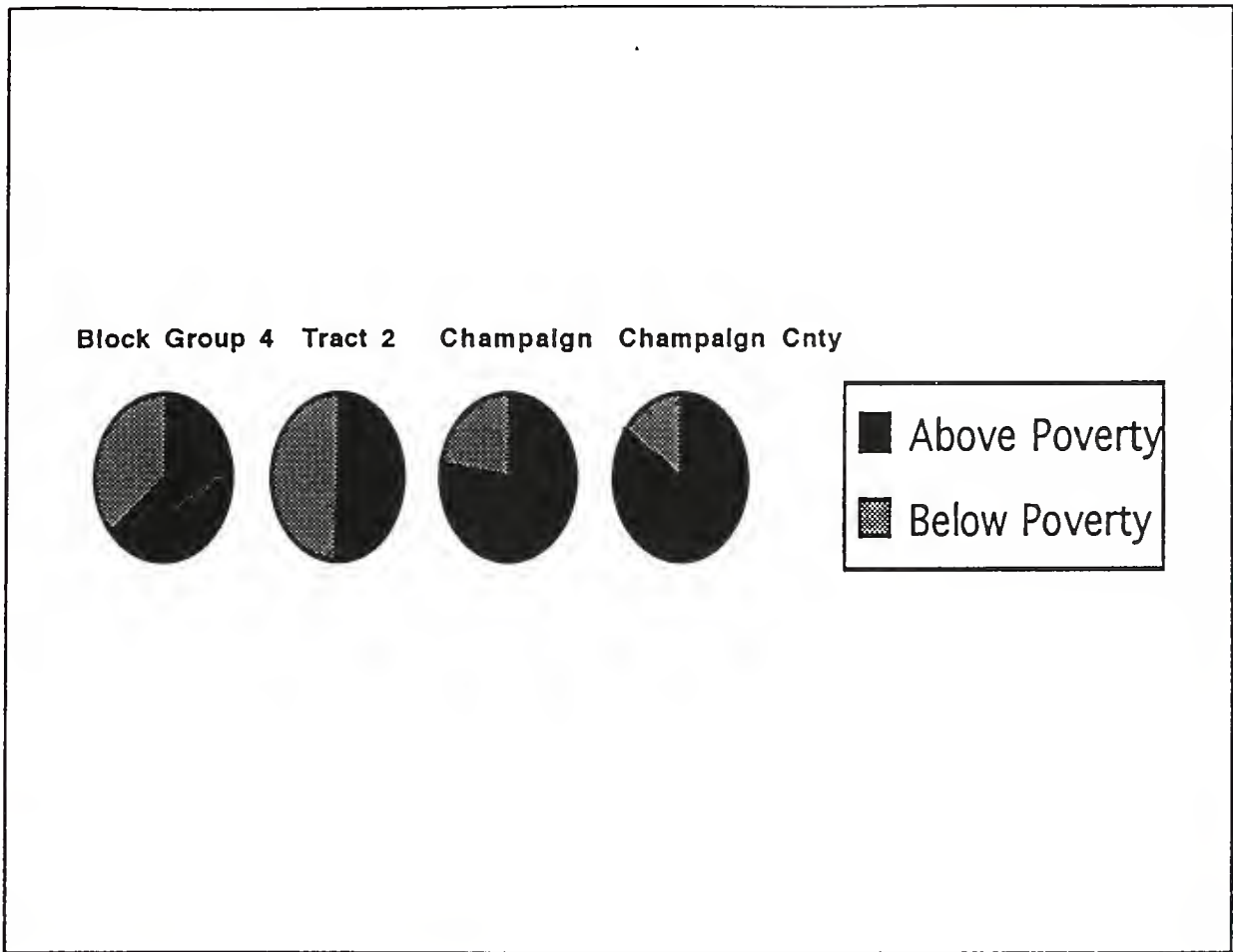


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Income	B.G. 4	Tract 2	Cham.	Cham. Cnty
Wage	93	439	20575	54452
No Wage	28	348	3659	9541
Total	121	787	24234	63993

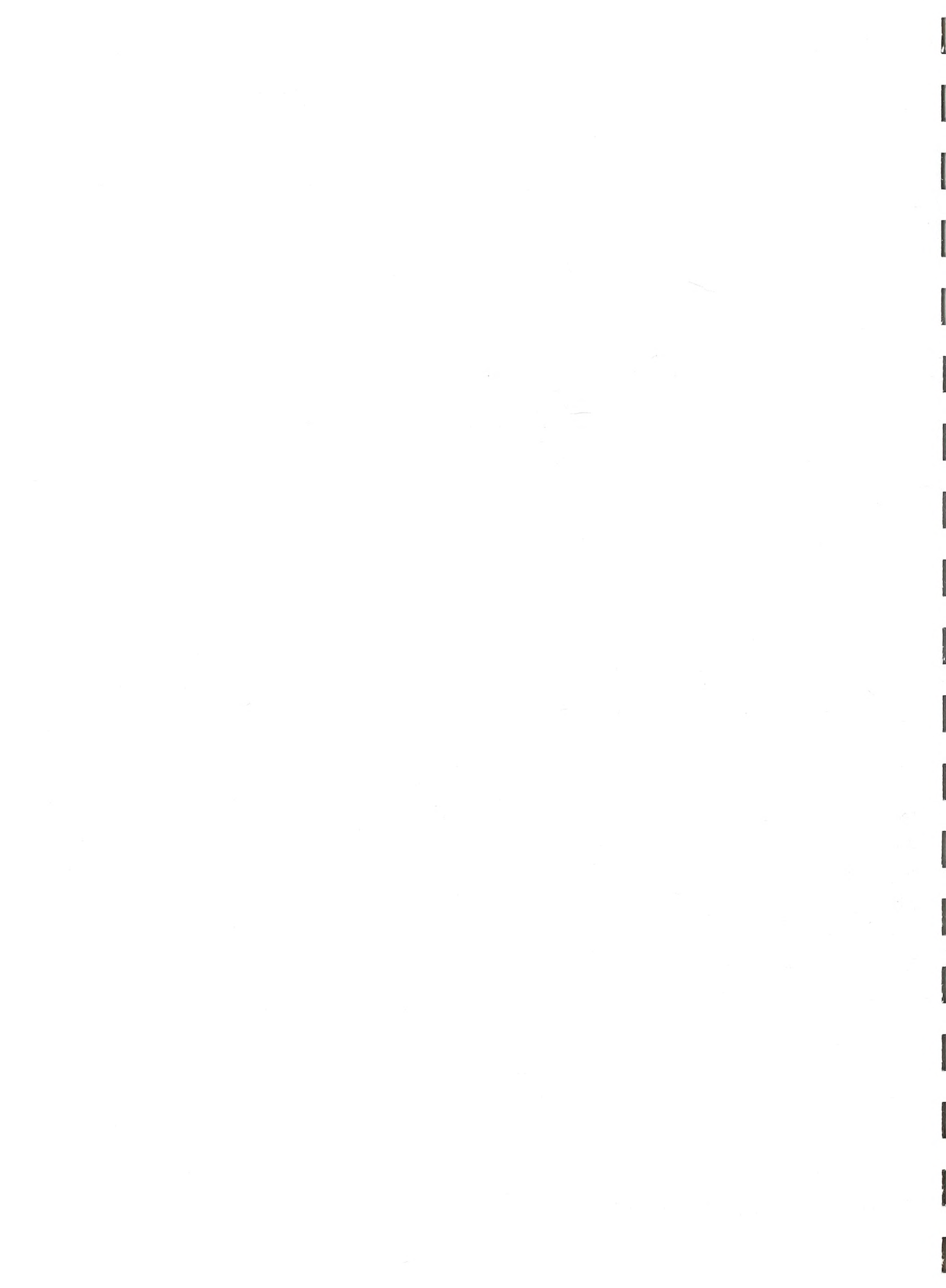


Poverty Status(All) from the U.S. Census -- 1990

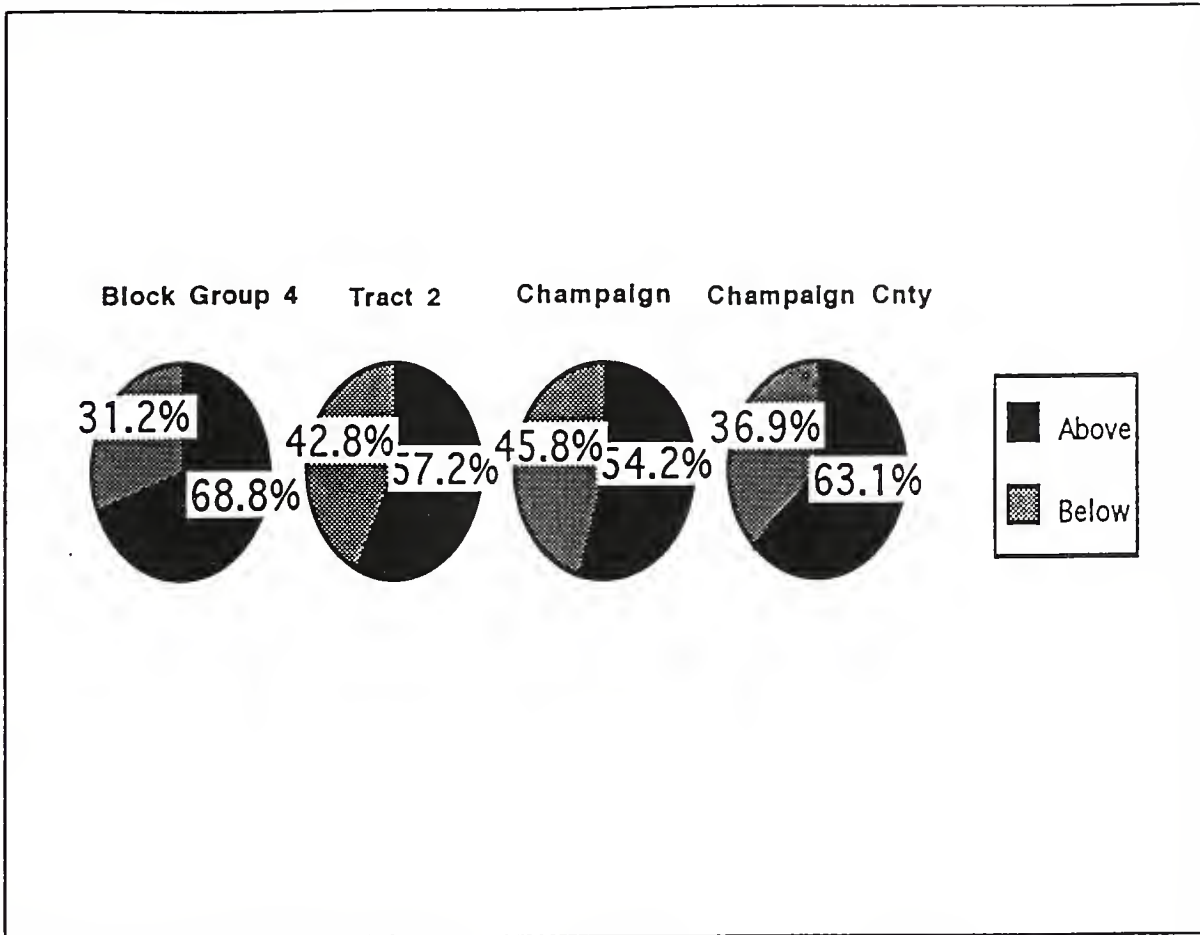


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

<u>Poverty Status</u>	<u>B.G. 4</u>	<u>Trct 2</u>	<u>Cham.</u>	<u>Cham. Cnty</u>
Above Poverty	63.5	50.7	77.3	84.4
Below Poverty	36.5	49.3	22.7	15.6
Totals	100	100	100	100

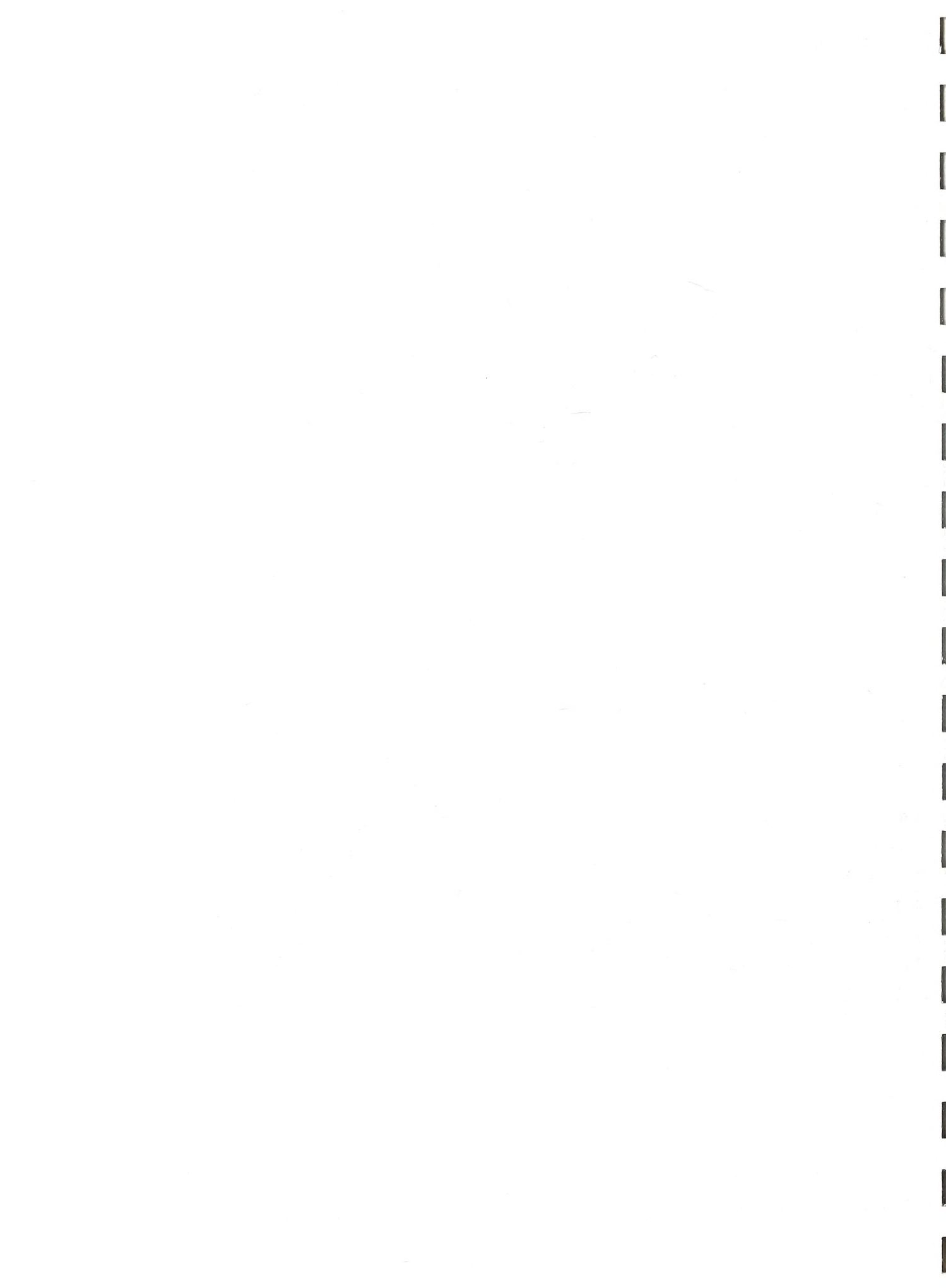


Poverty Status (Unrelated Individuals) From the U.S. Census -- 1990

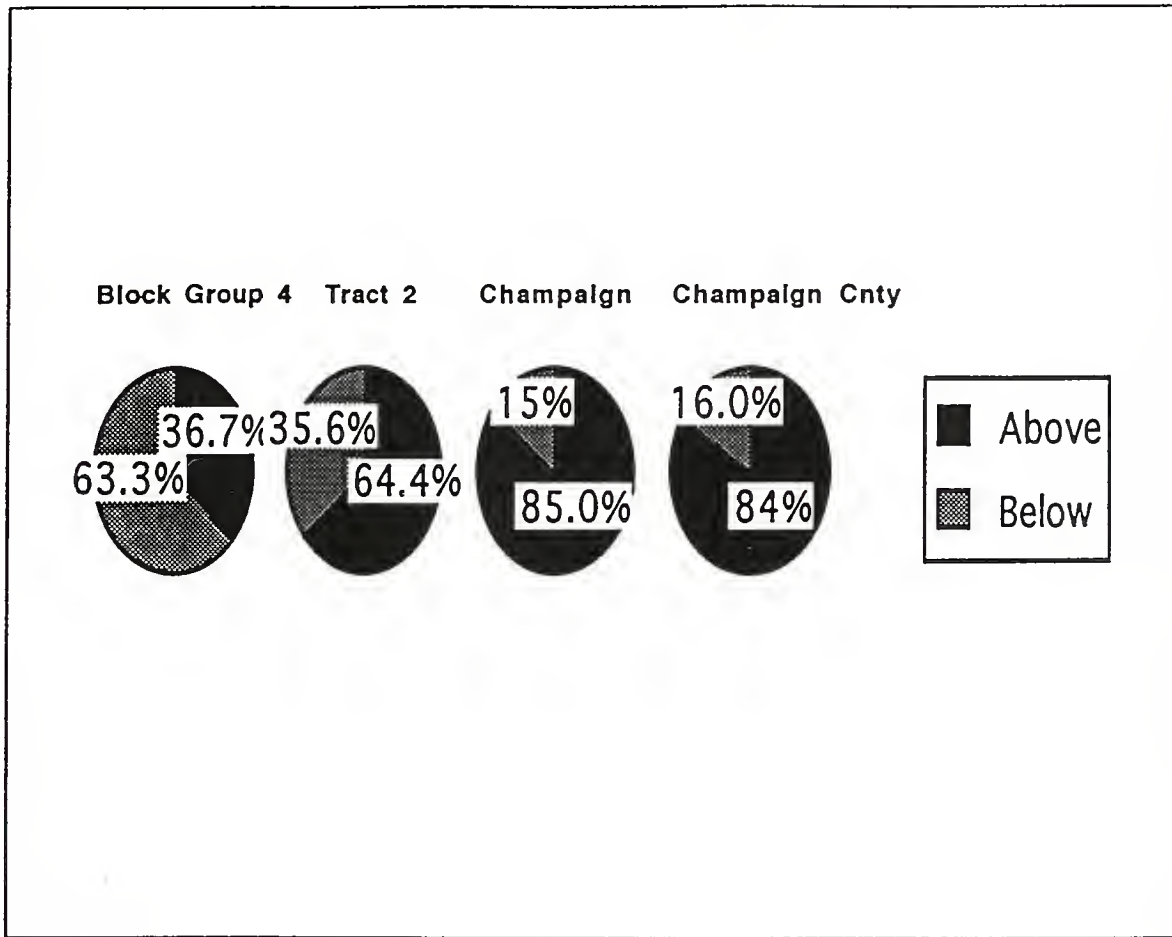


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Pov.	B.G. 4	Trct 2	Cham.	Cham. Cnty
Above	64	191	10565	23878
Below	29	143	8919	13974
Totals	93	334	19484	37852



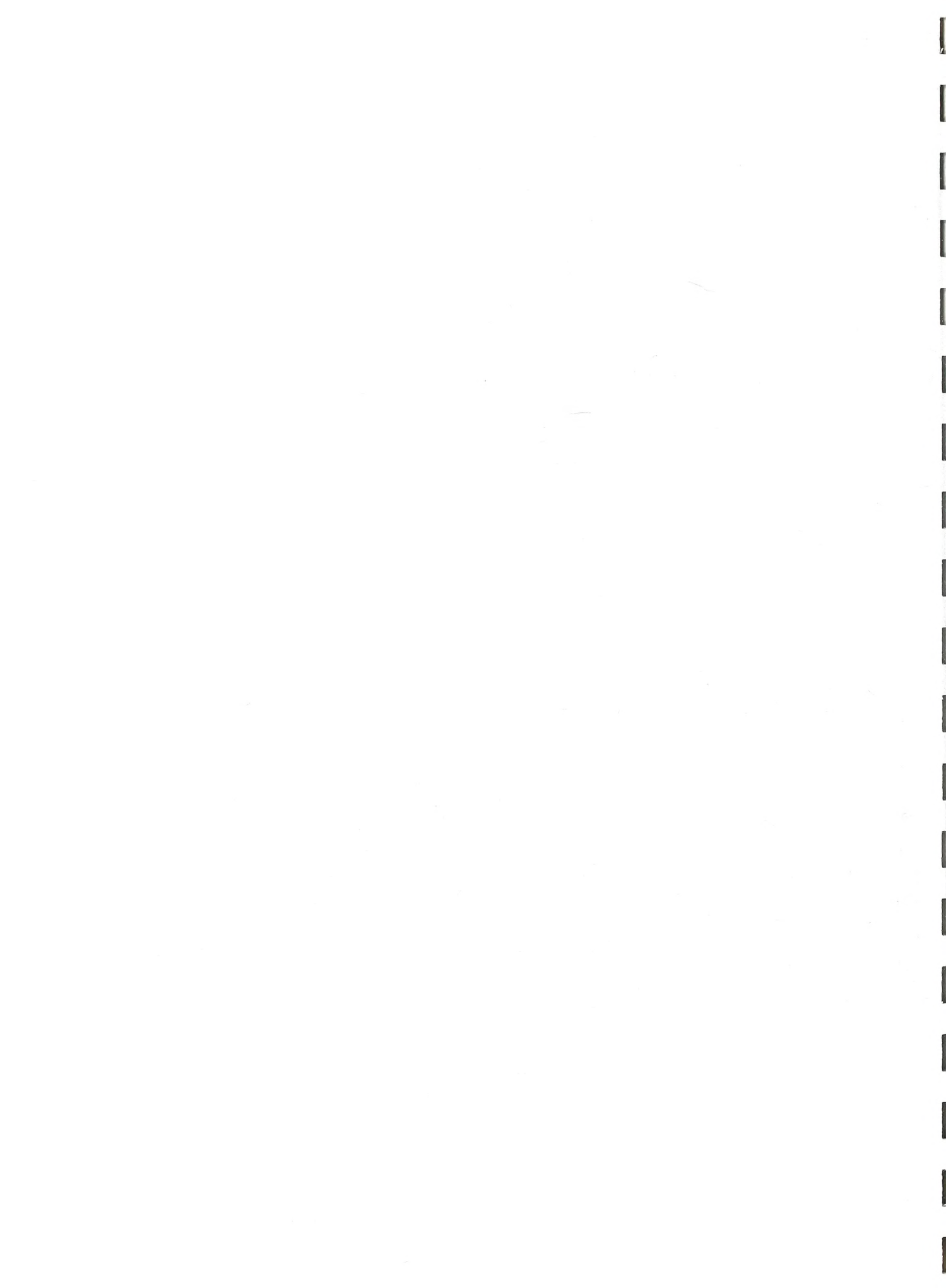
Poverty Status (18 and Over) from the U.S. Census -- 1990



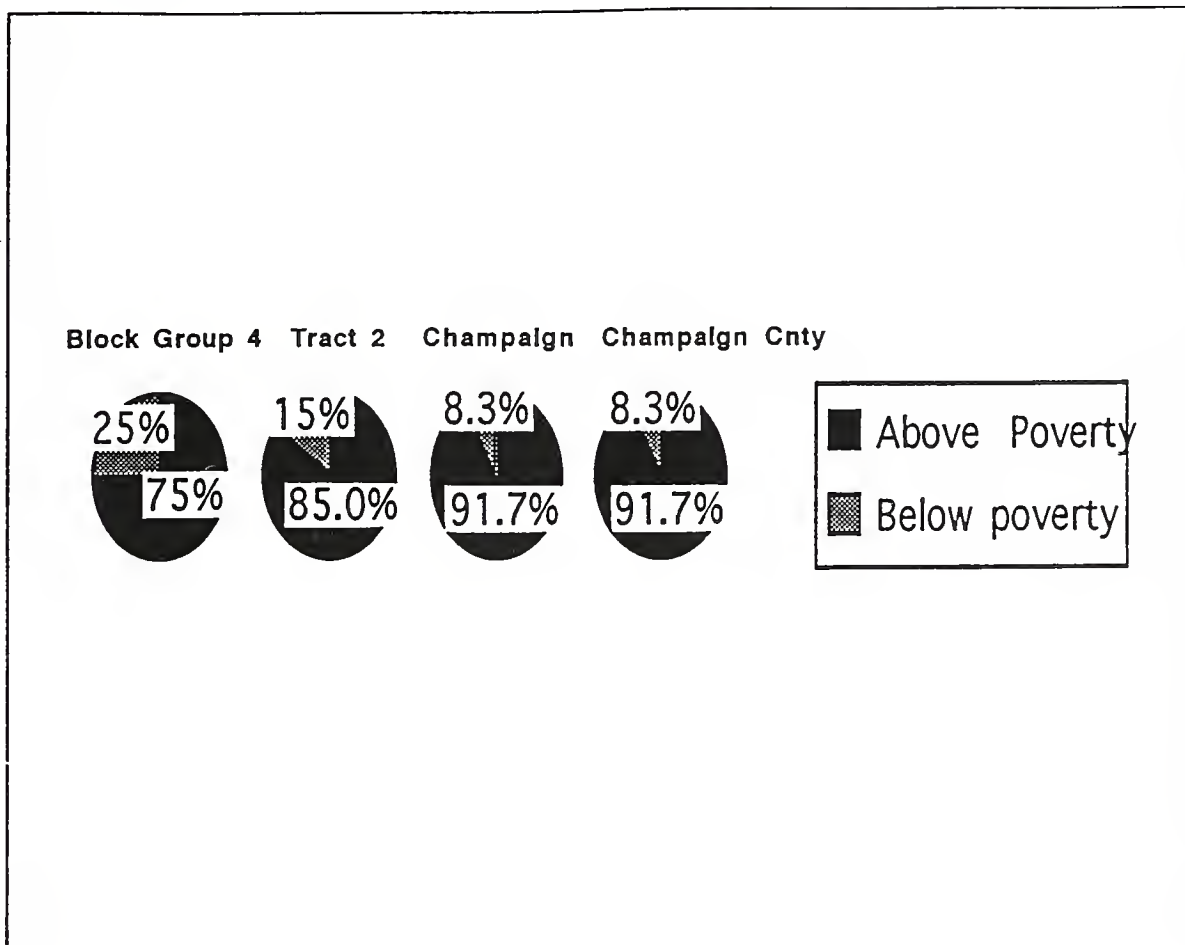
Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Over 18 Poverty Status Totals

<u>Poverty Status</u>	<u>B.G. 4</u>	<u>Trct 2</u>	<u>Cham.</u>	<u>Cham. Cnty</u>
Above Poverty	11	825	5209	99157
Below Poverty	19	456	919	18918
Totals	30	1281	6128	118075



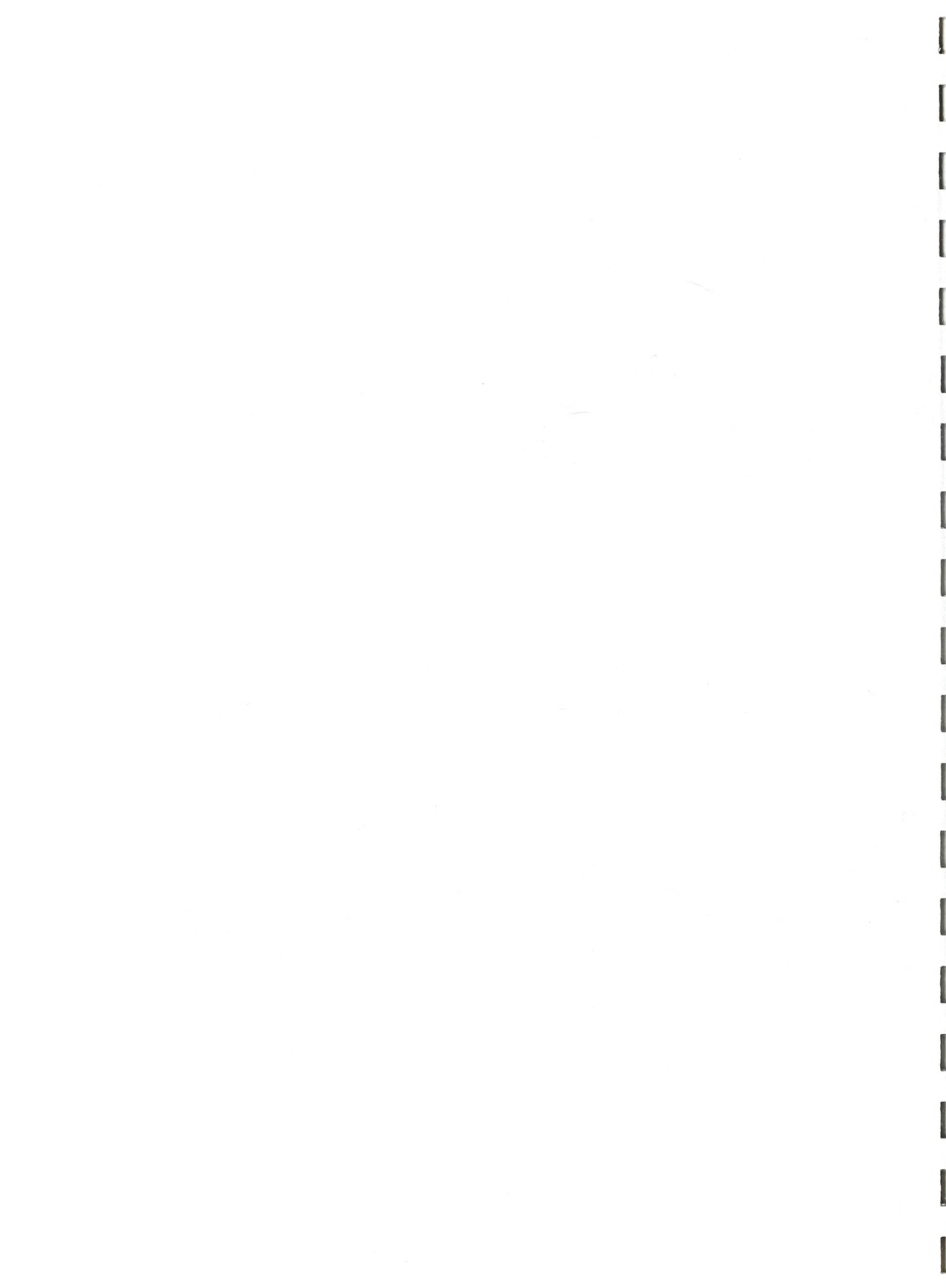
Poverty Status (65 and Over) from the U.S. Census -- 1990



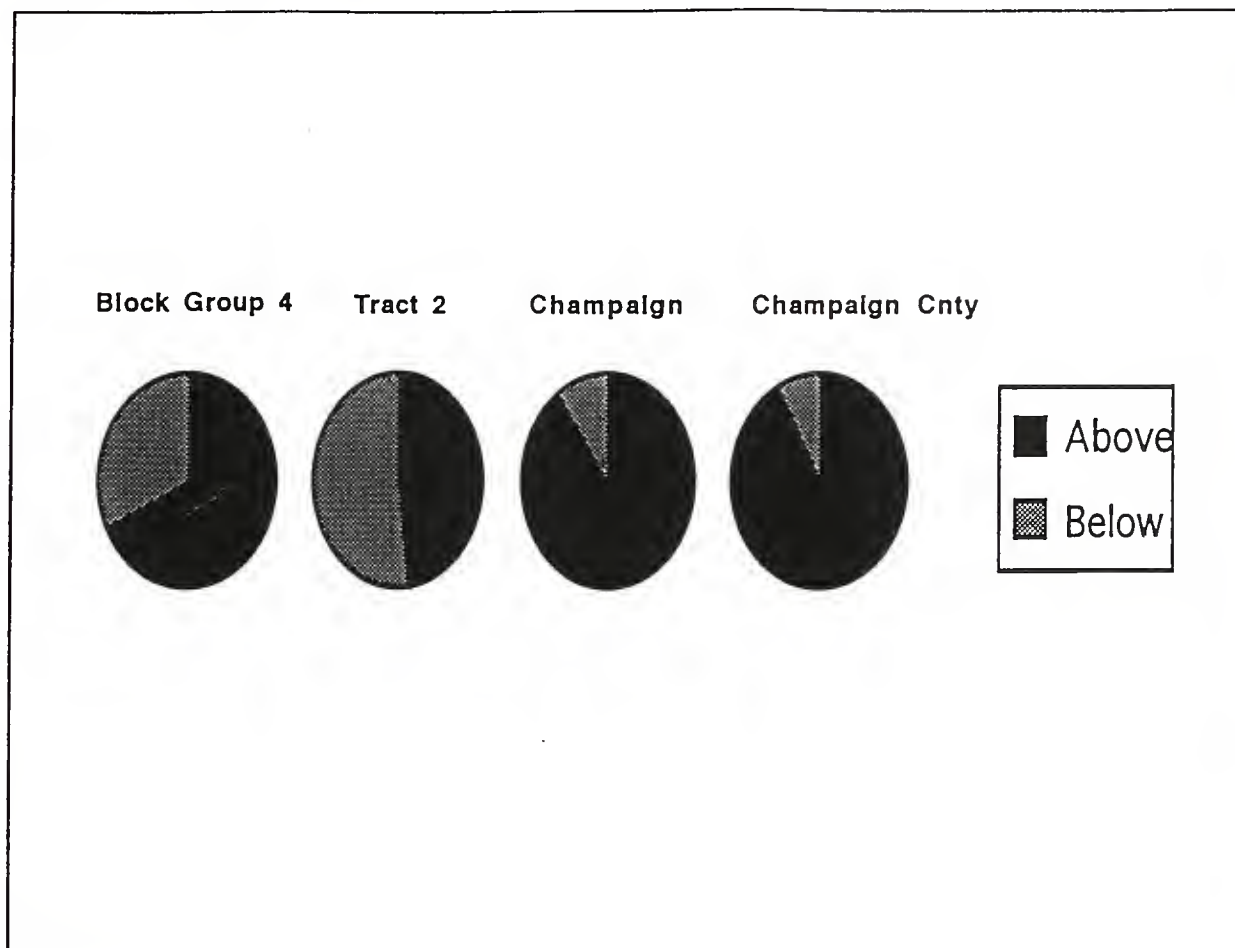
Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Over 65 Poverty Status Totals

<u>Poverty Status</u>	<u>B.G. 4</u>	<u>Trct 2</u>	<u>Cham.</u>	<u>Cham. Cnty</u>
Above Poverty	60	278	4550	12892
Below poverty	20	49	412	1168
Totals	80	327	4962	14060



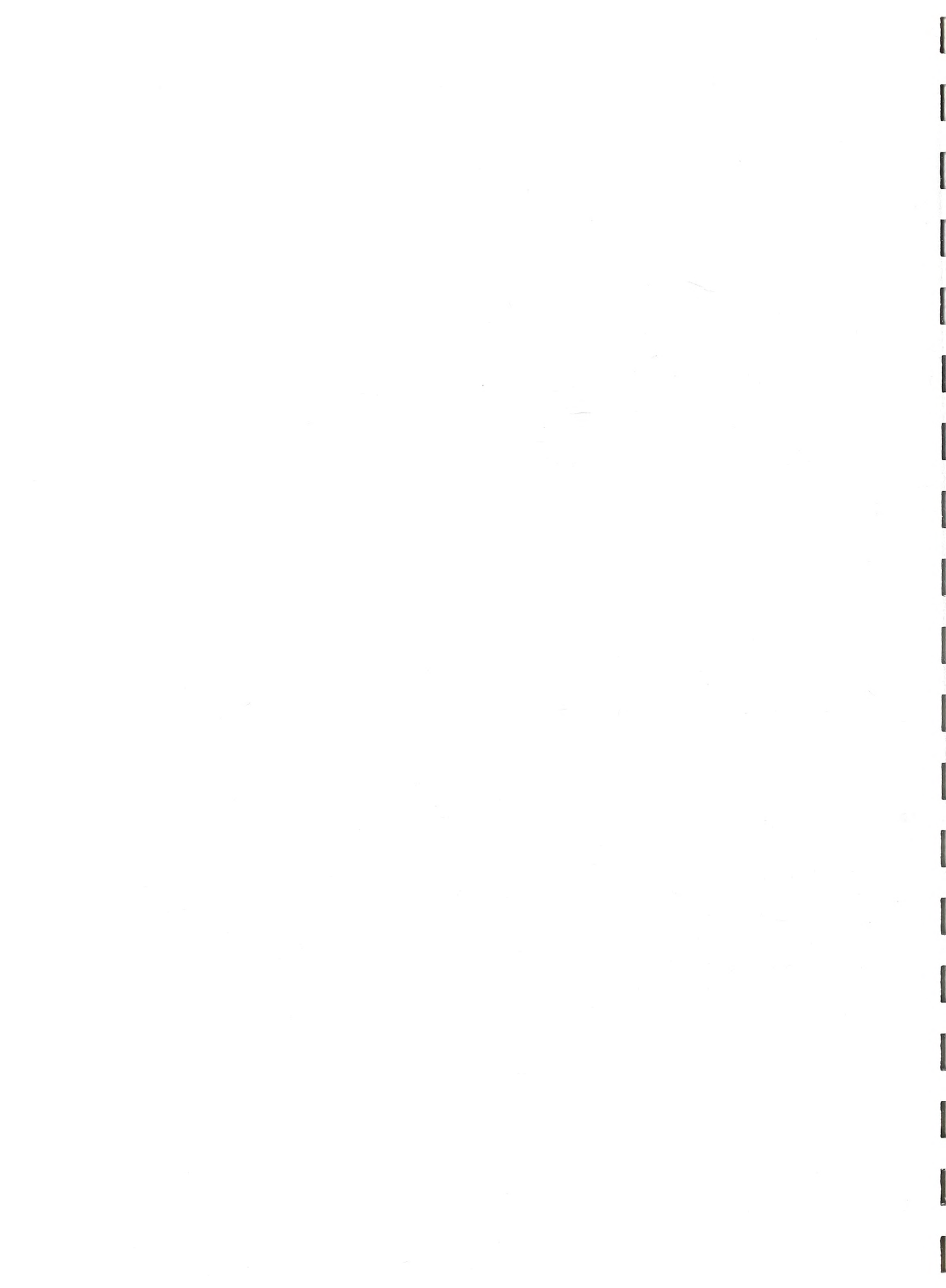
Poverty Status(Families) from the U.S. Census -- 1990



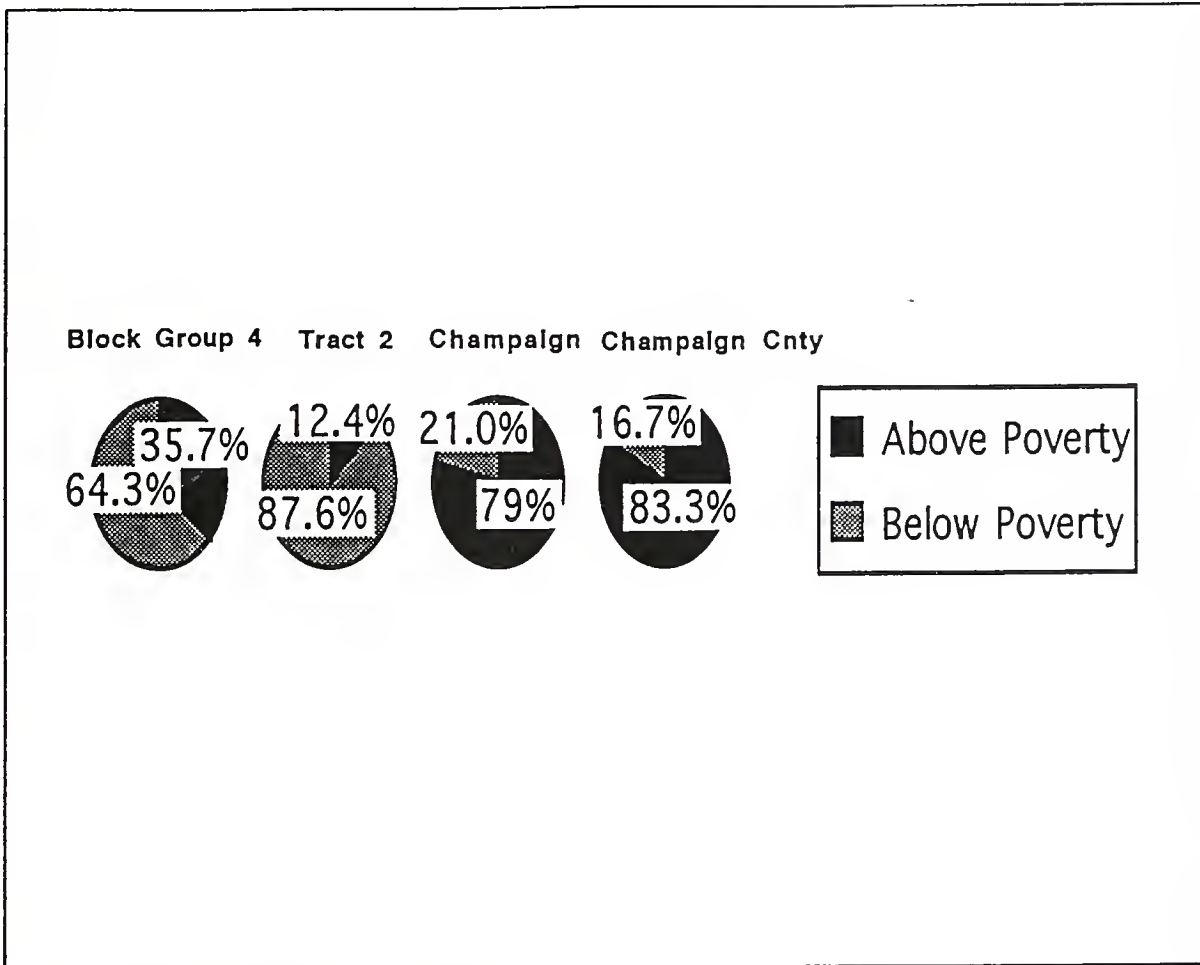
Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Family Poverty Percentages

<u>Pov.</u>	<u>B.G. 4</u>	<u>Trct 2</u>	<u>Cham.</u>	<u>Cham. Cnty</u>
Above	67.5	47.9	90.4	92
Below	32.5	52.1	9.6	8
Totals	100	100	100	100



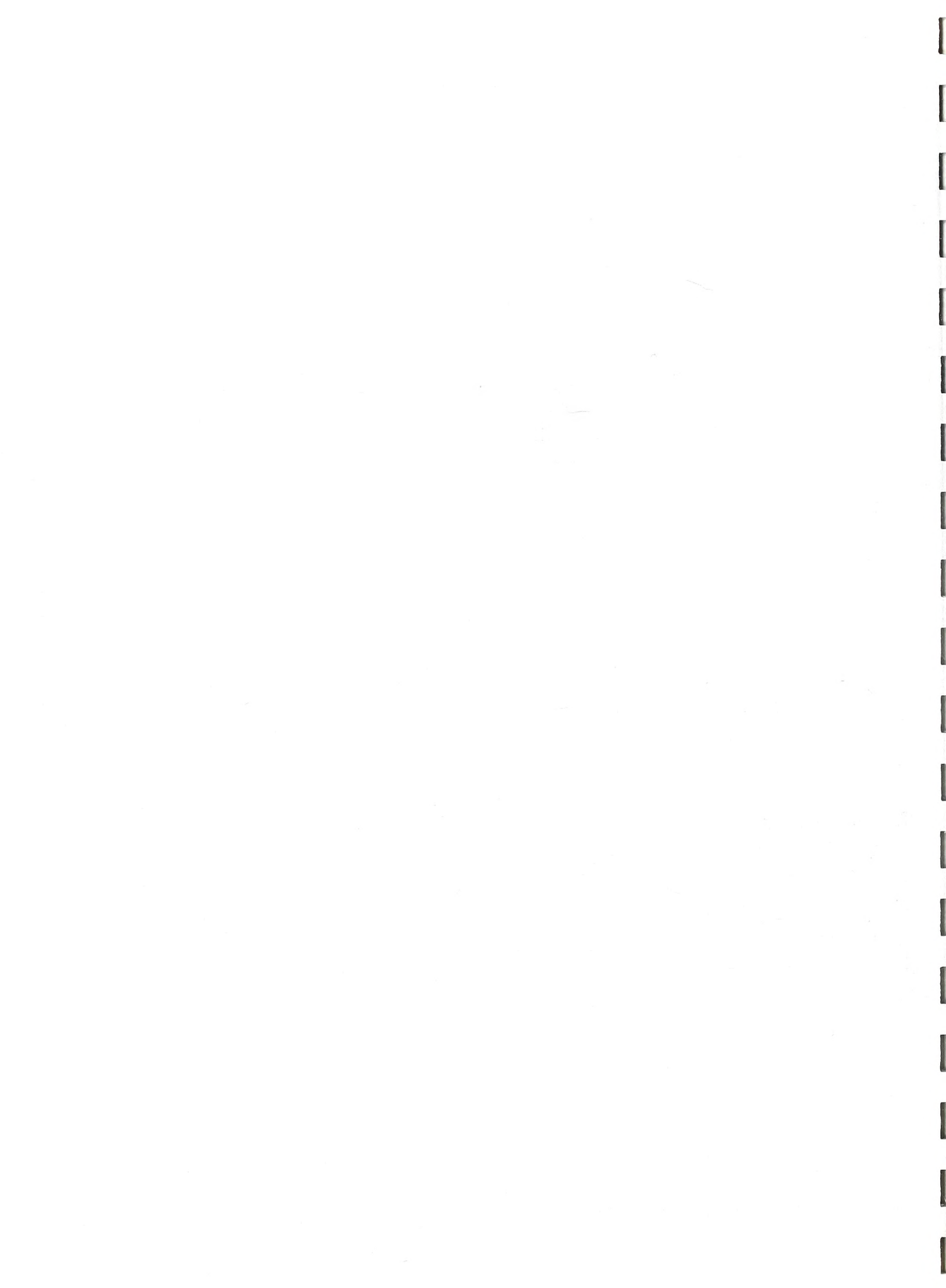
Poverty Status of Families with Children under 5 from the U.S. Census -- 1990



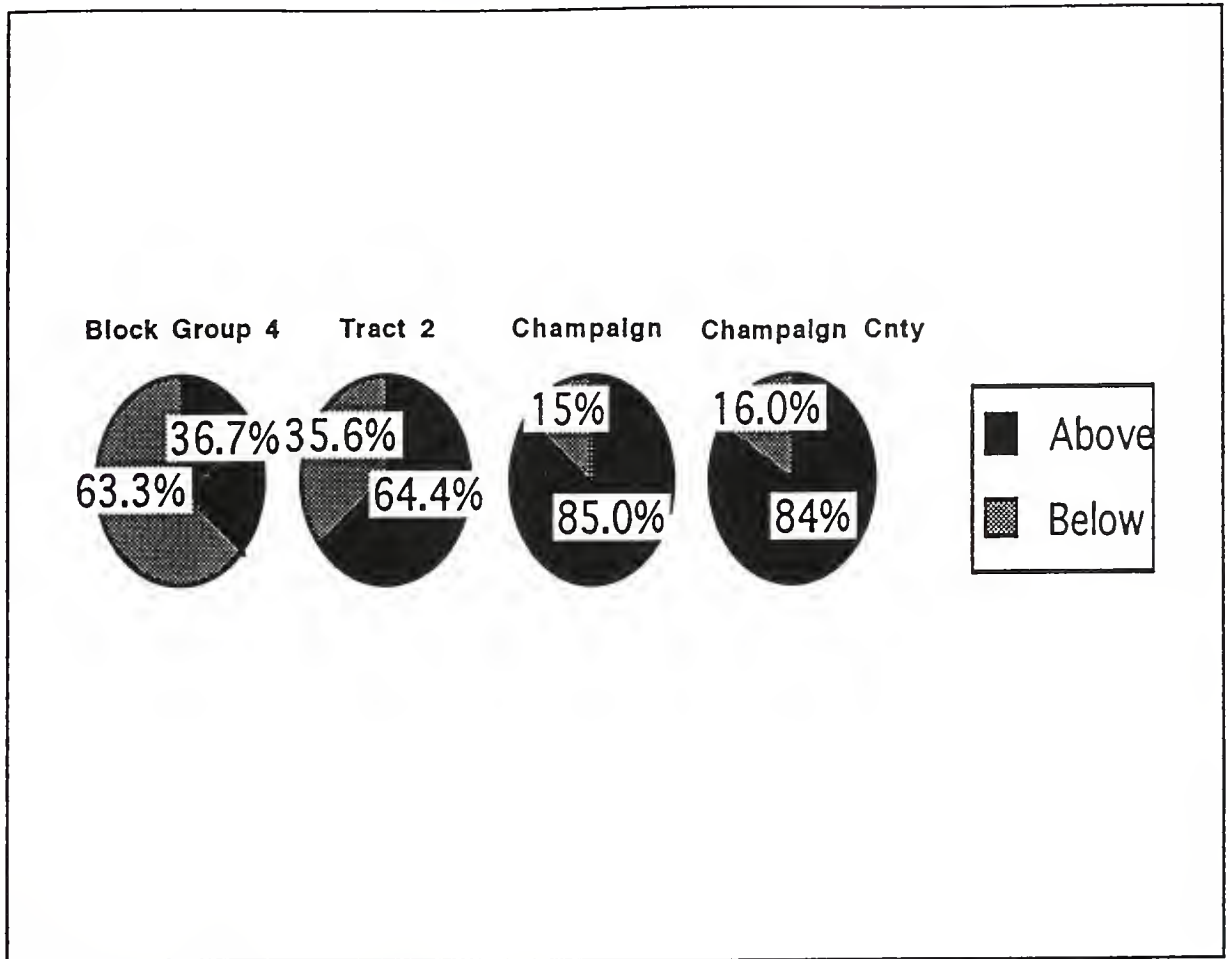
Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Family w/ Children Under 5 Poverty Totals

Poverty Status	B.G. 4	Trct 2	Cham.	Cham. Cnty
Above Poverty	5	26	2101	7465
Below Poverty	9	183	560	1498
Totals	14	209	2661	8963

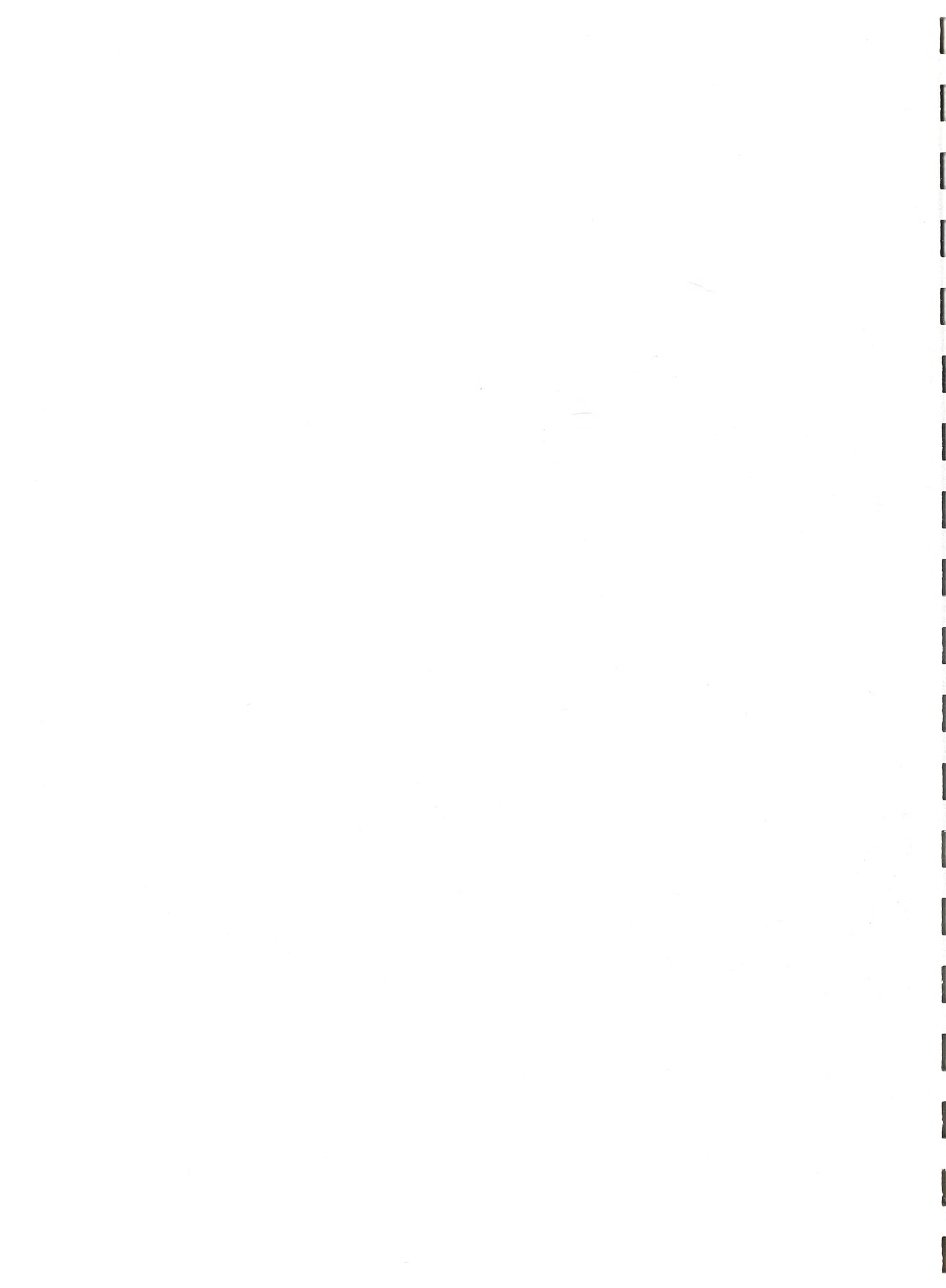


Poverty Status for Families with Children Under 18 from the U.S. Census -- 1990

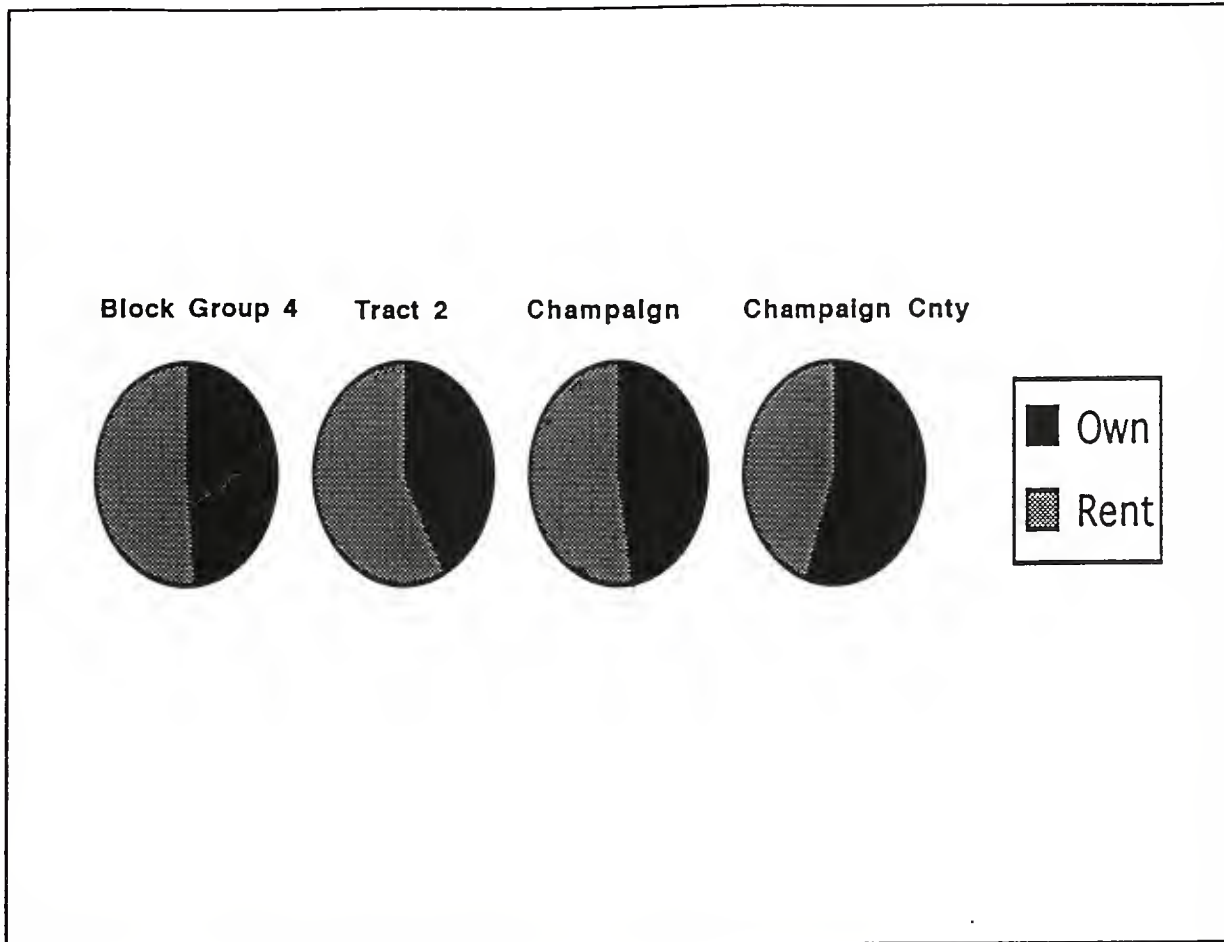


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

<u>Pov.</u>	<u>B.G. 4</u>	<u>Trct 2</u>	<u>Cham.</u>	<u>Cham. Cnty</u>
Above	11	825	5209	99157
Below	19	456	919	18918
Totals	30	1281	6128	118075



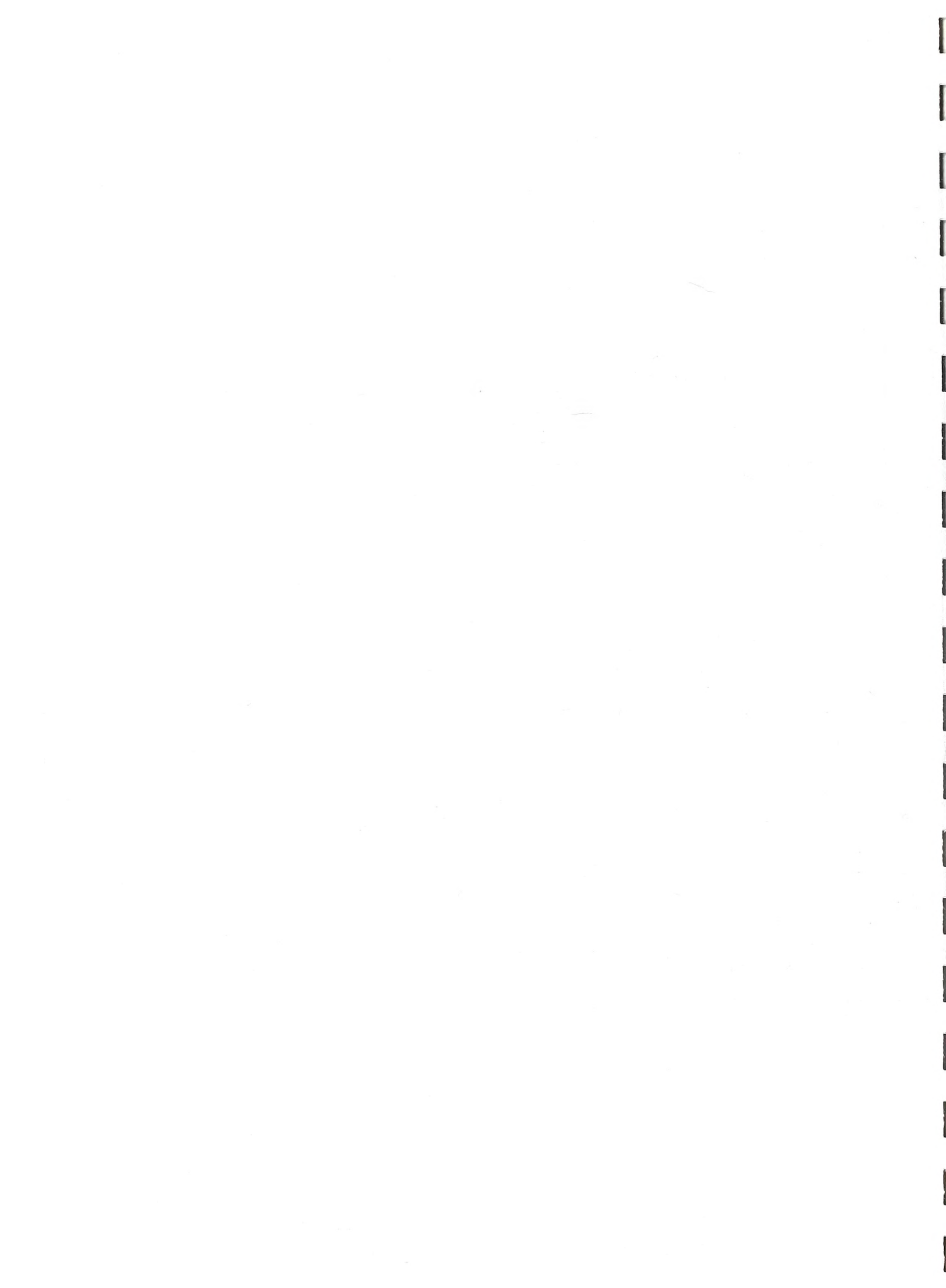
Housing Tenure from the U.S. Census -- 1990



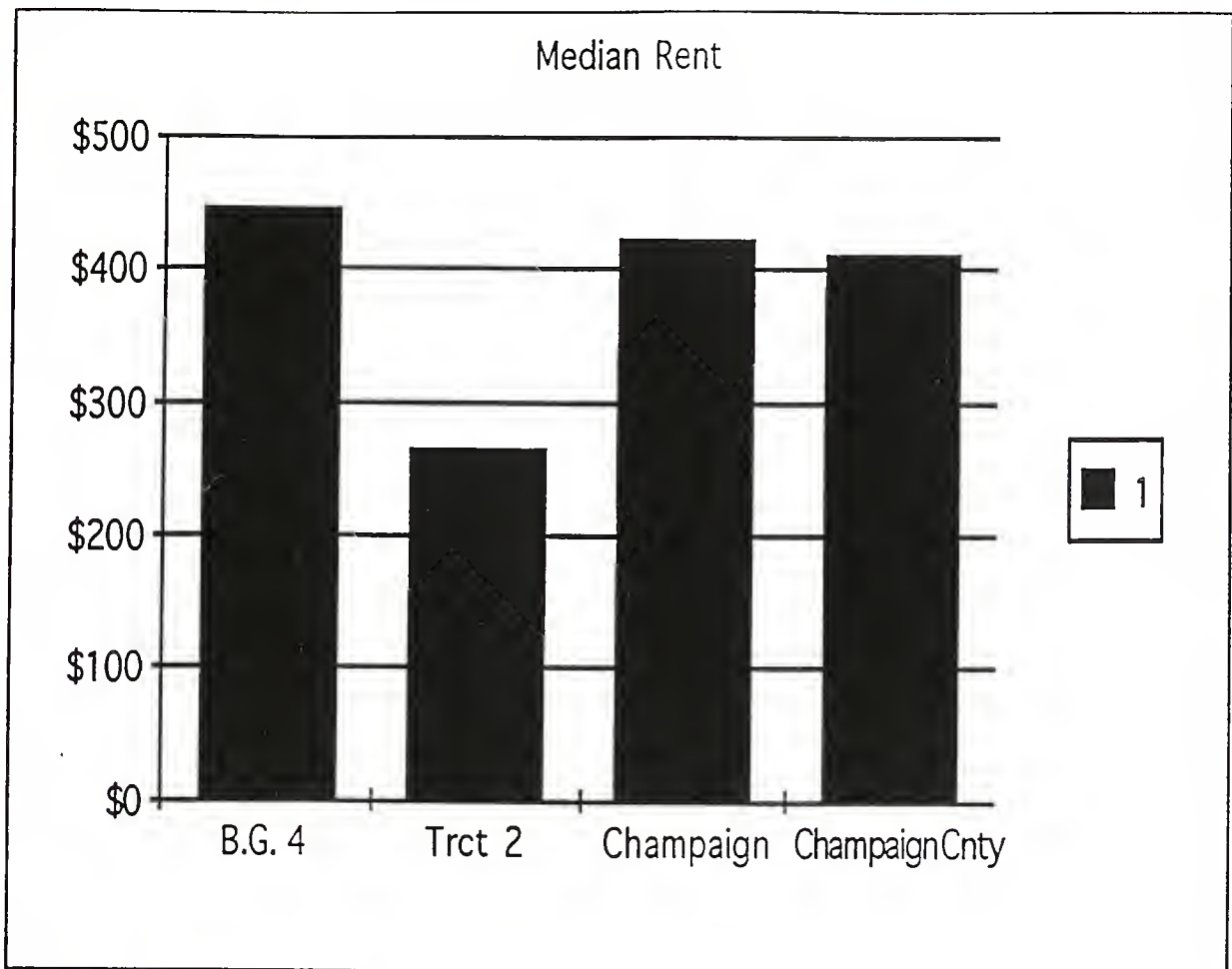
Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Housing Tenure Percentages

Tenure	B.G. 4	Trct 2	Cham.	Cham. Cnty
Own	48.6	42.4	47.2	54.5
Rent	51.4	57.6	52.8	45.5
Total	100	100	100	100



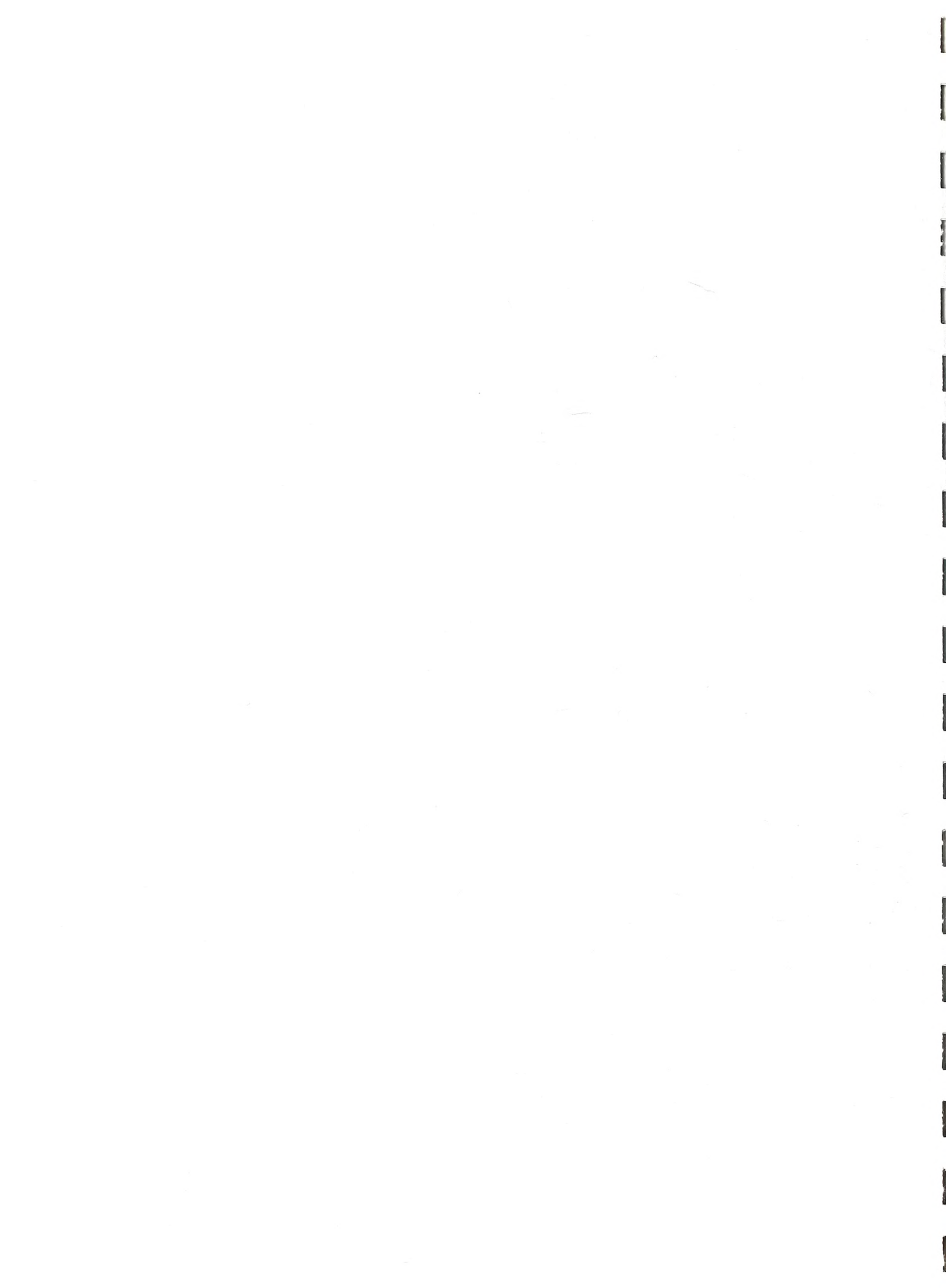
Median Rent from the U.S. Census --1990



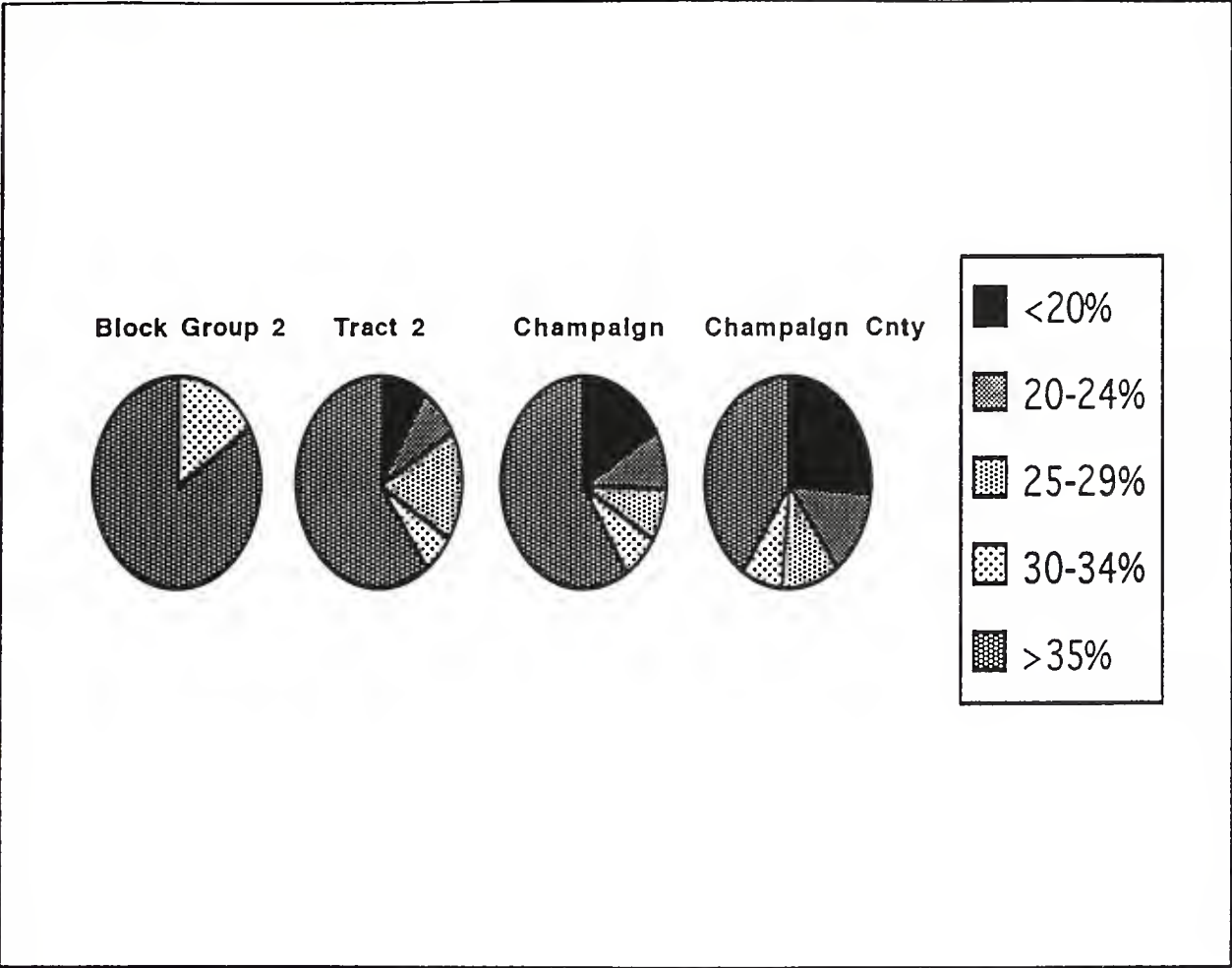
Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Median Rent Totals

	<u>B.G. 4</u>	<u>Trct 2</u>	<u>Cham.</u>	<u>Cham. Cnty</u>
Rent	\$444	\$264	\$422	\$411



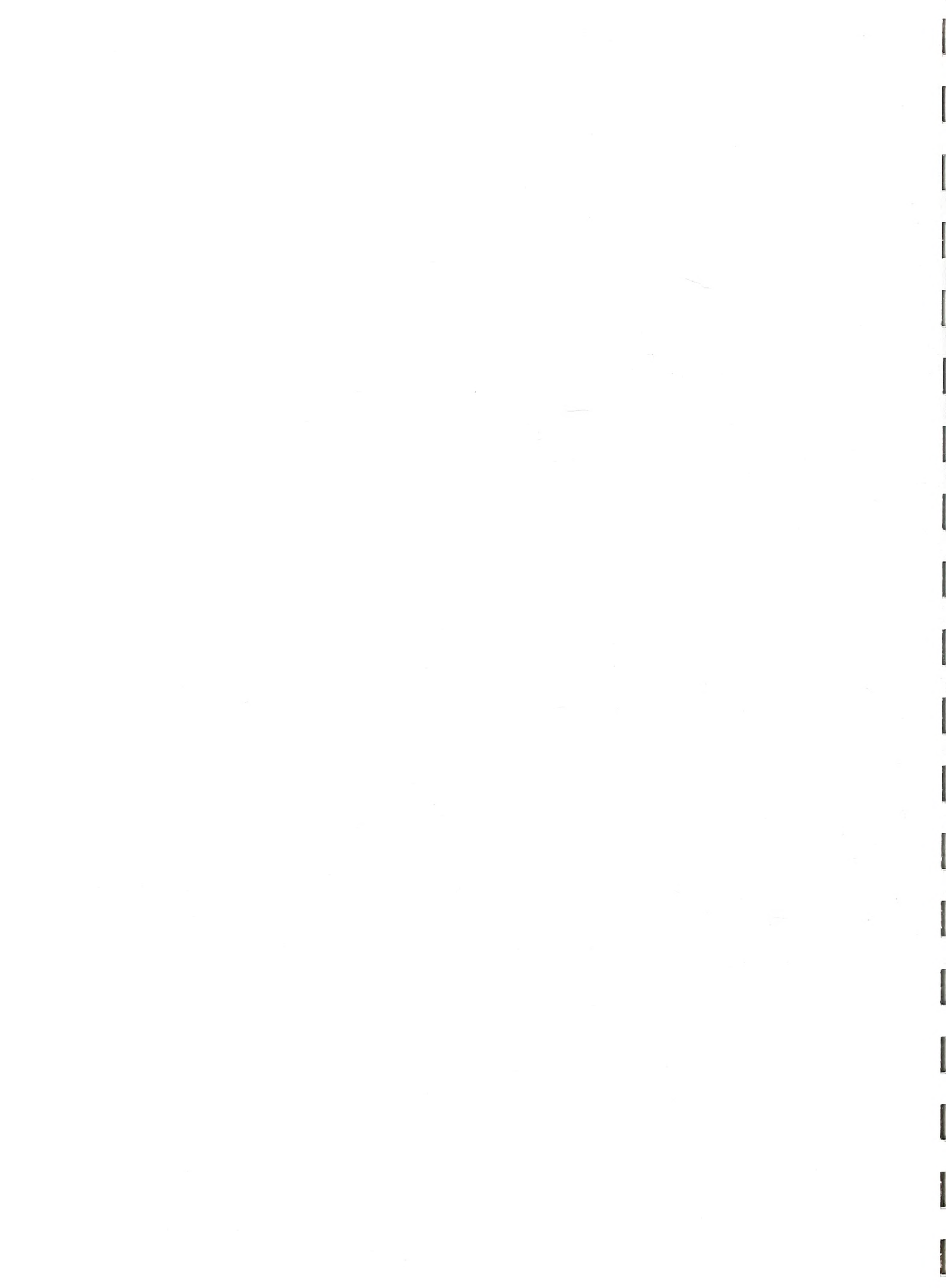
Gross Rent as % Household Income(Age 15-64) from U.S. Census
 -- 1990 (1989 Data) --



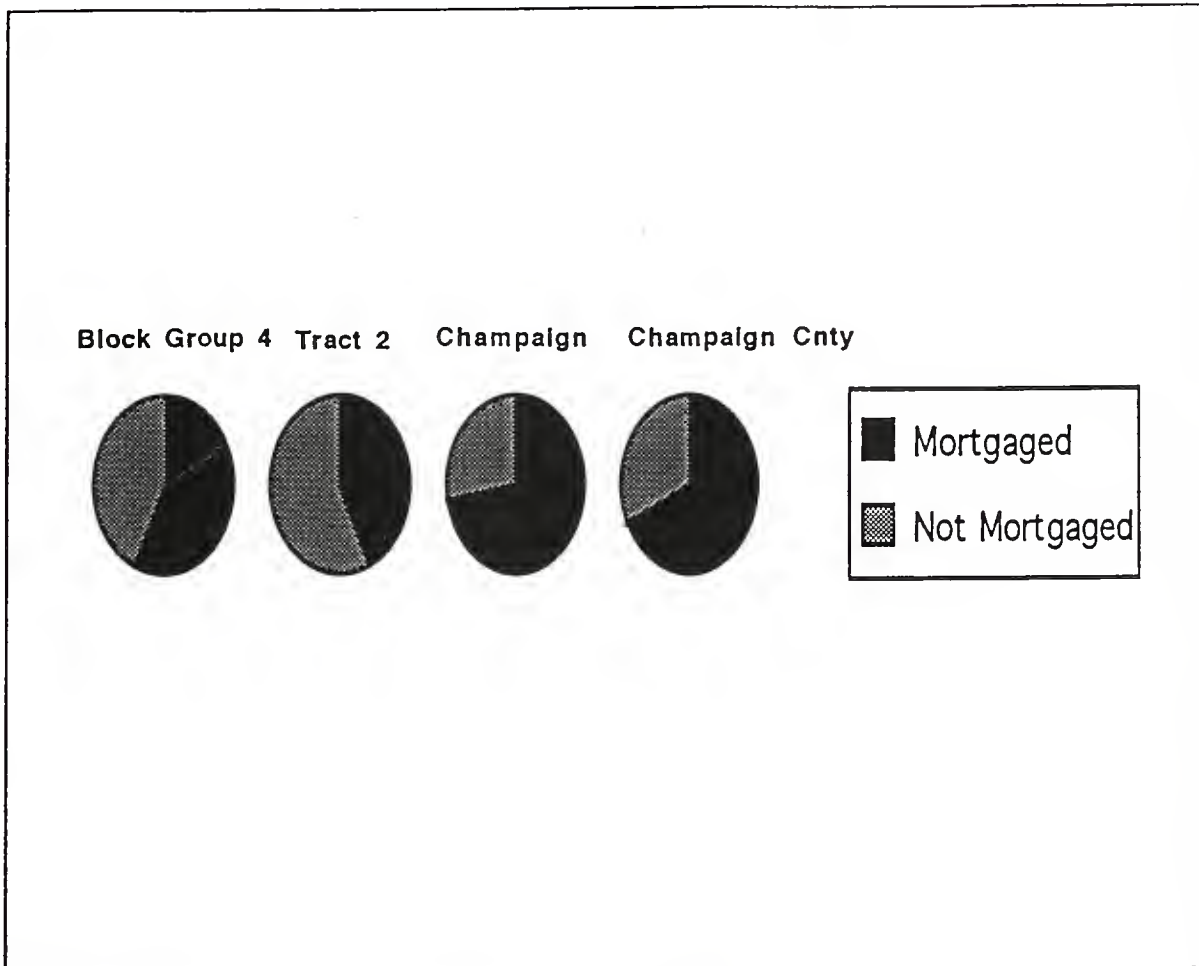
Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Gross Rent/Income % Totals

% Inc.	B.G. 4	Trct 2	Champ.	Champ. Cnty
< 20%	0%	14.5%	19.4%	26.2%
20-24%	0%	6.6%	11.5%	13.3%
25-29%	0%	12.7%	10.3%	11.4%
30-34%	16.1%	15.1%	8.1%	8.6%
>35%	83.9%	59.9%	50.6%	40.5%
Total	100%	100%	100%	100%

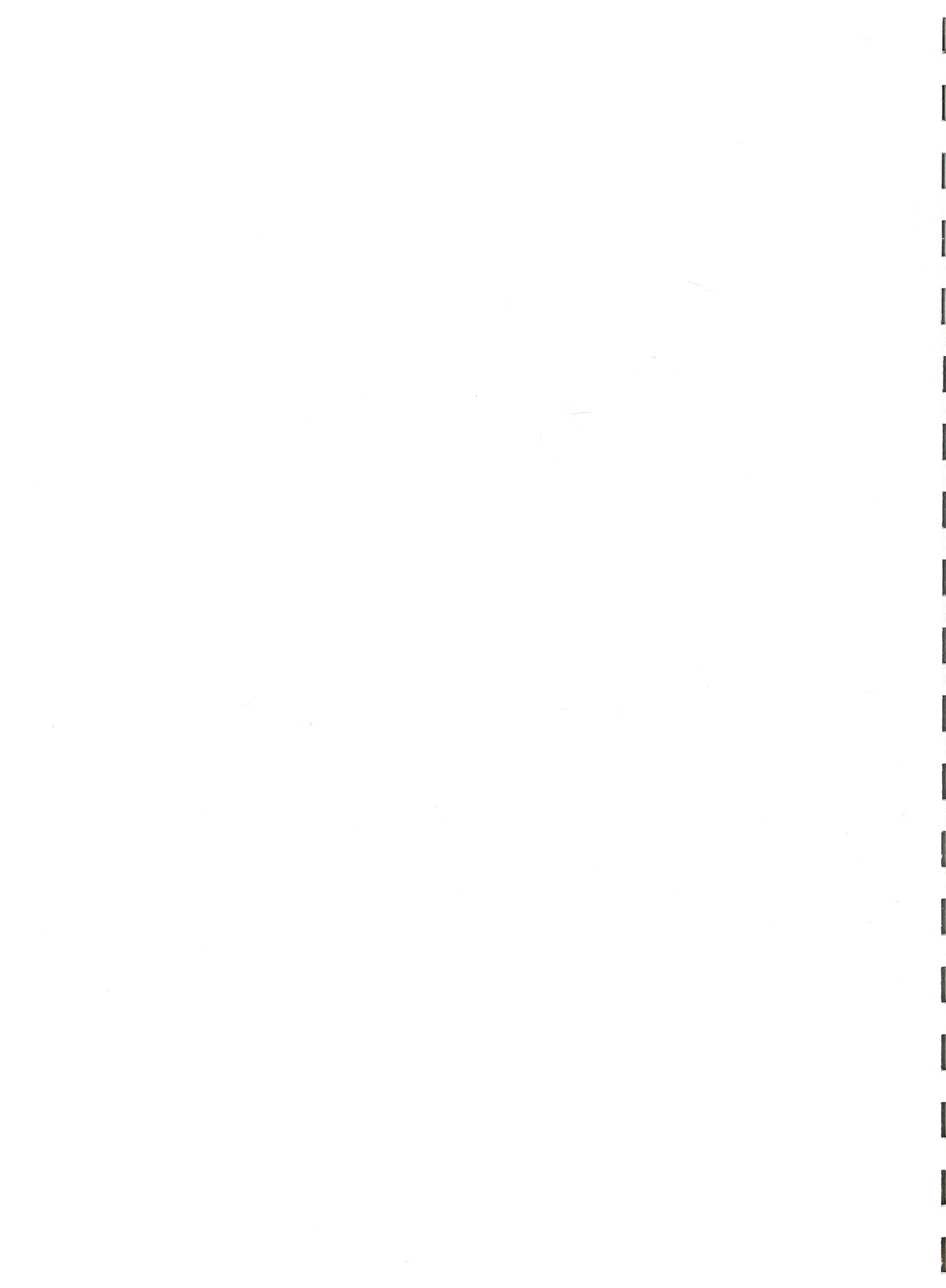


Mortgage Status from the U.S. Census -- 1990

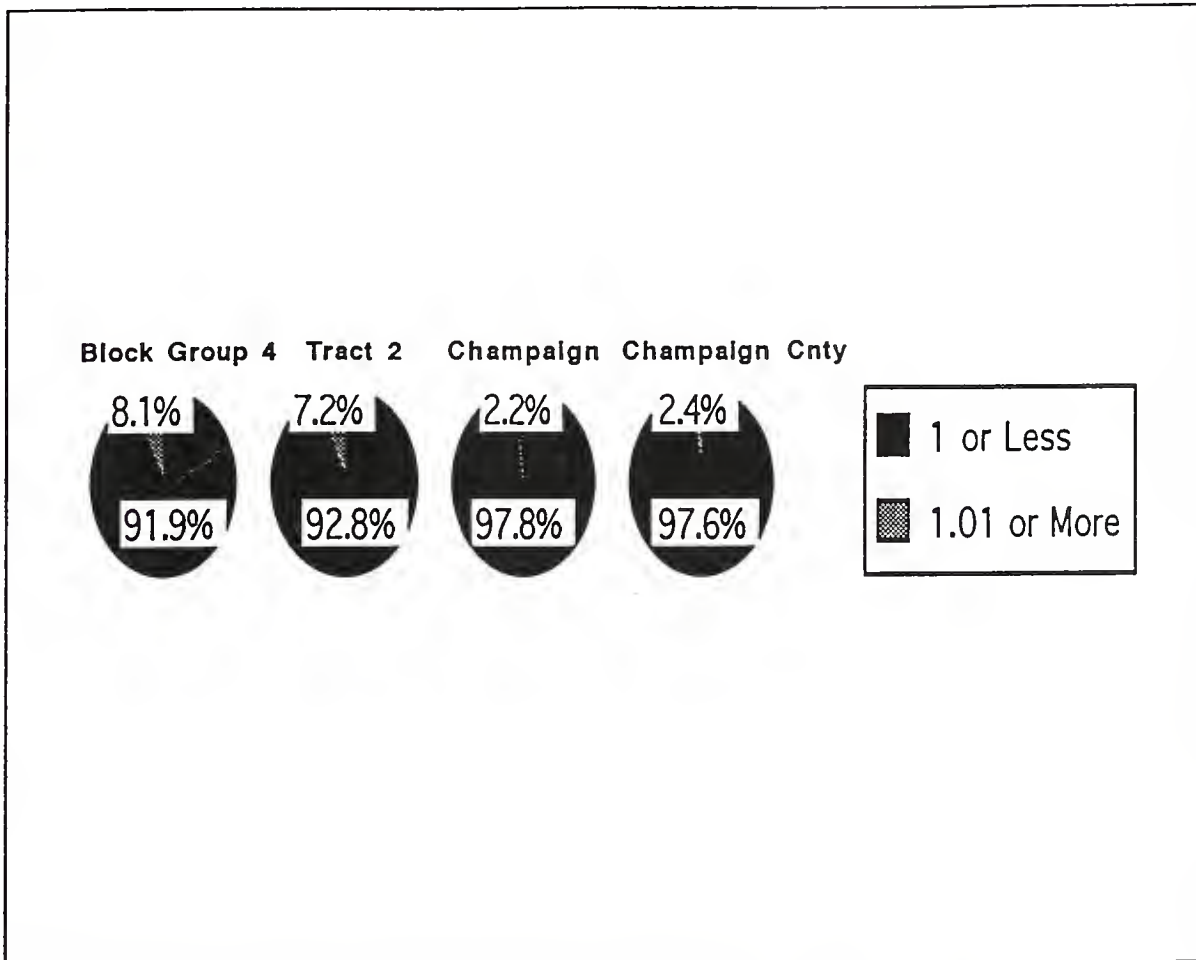


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

<u>Mort.</u>	<u>B.G. 4</u>	<u>Trct 2</u>	<u>Cham.</u>	<u>Cham. Cnty</u>
yes	56.6%	29%	72%	68.4%
no	43.4%	71%	28%	31.6%
Total	100%	100%	100%	100%



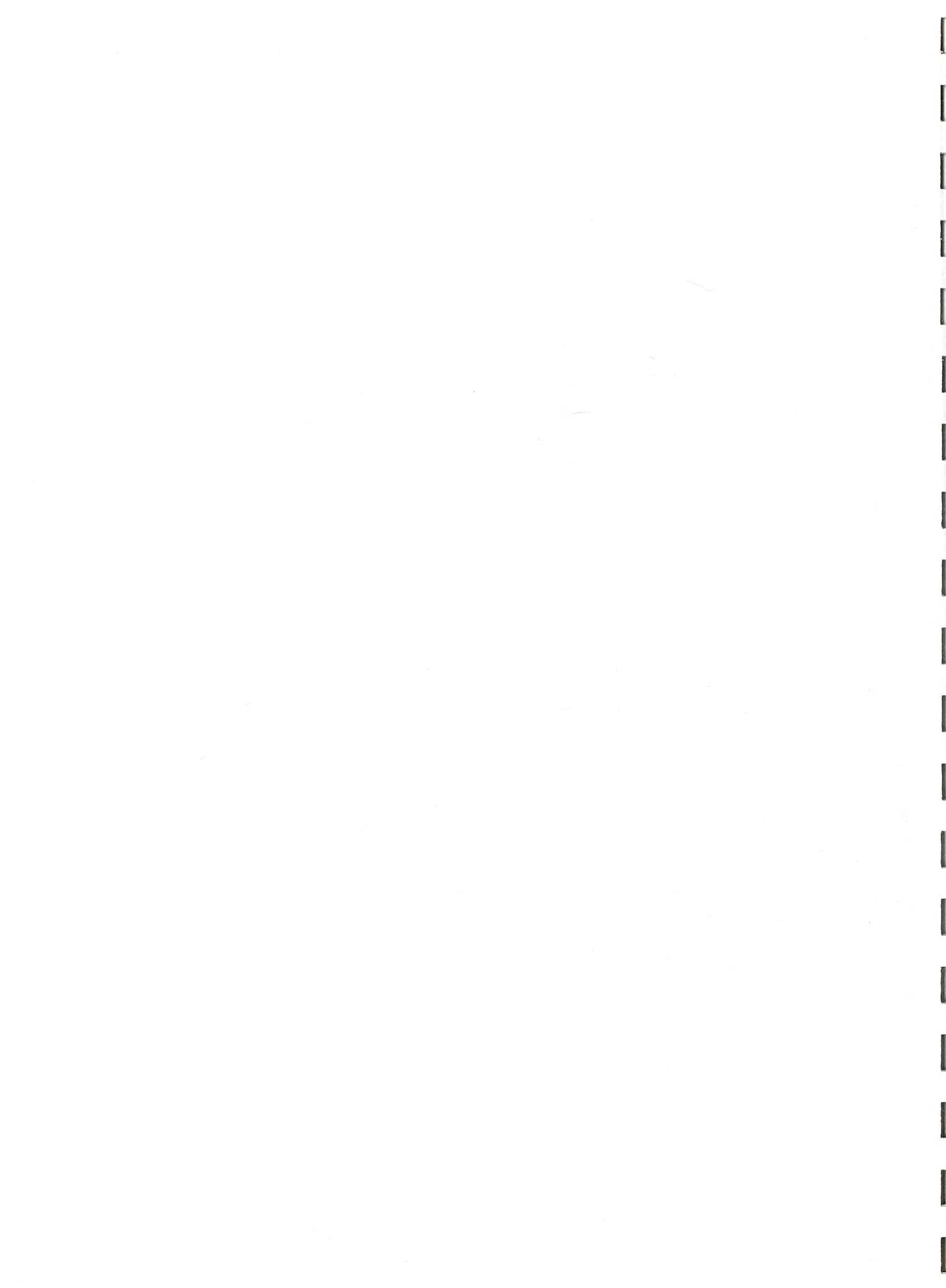
Persons Per Room for Occupied Housing Units from the U.S. Census -- 1990 --



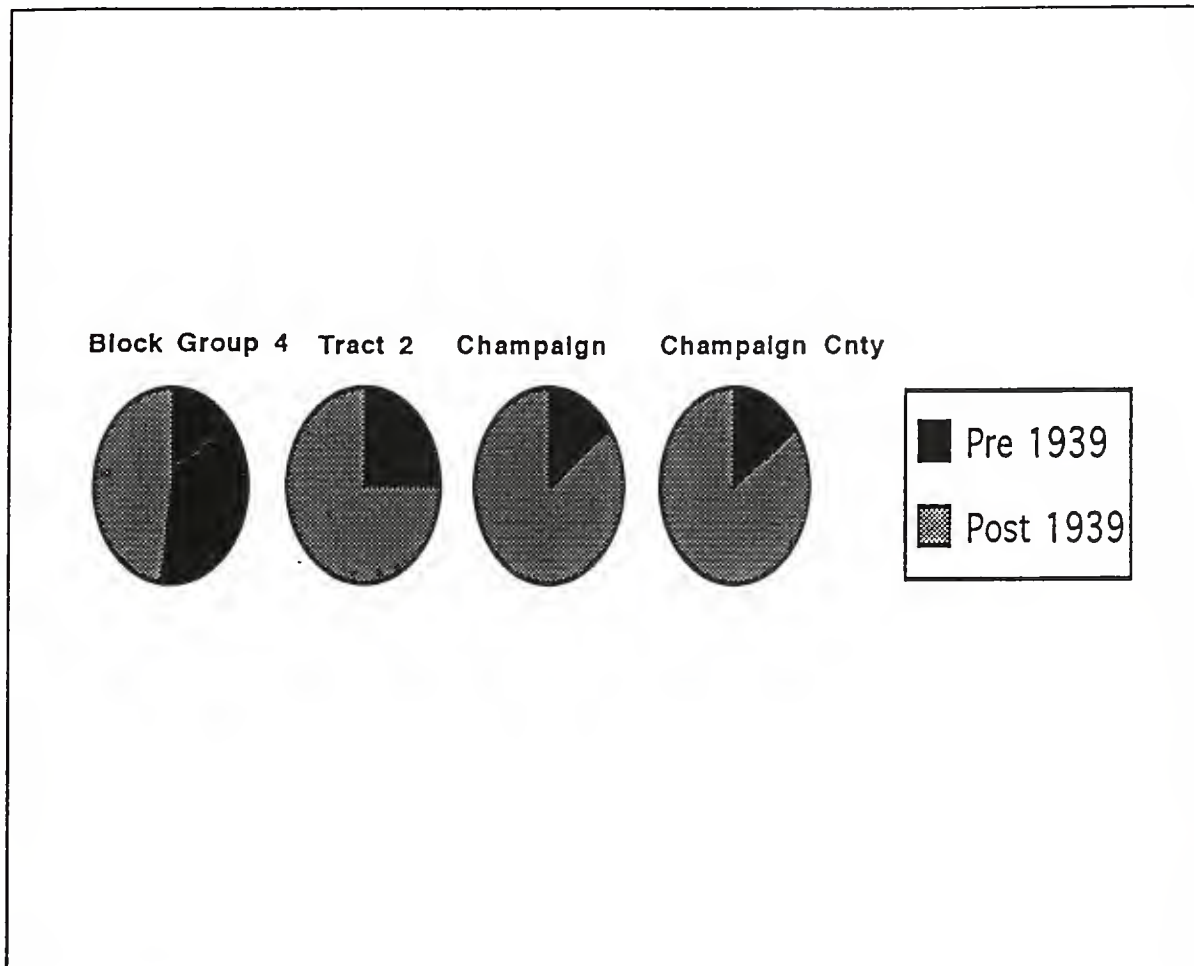
Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Persons Per Room Totals

Prsns	B.G. 4	Trct 2	Cham.	Cham. Cnty
1 or >	136	700	23653	62356
1.01 or <	12	54	520	1544
Totals	148	754	24173	63900



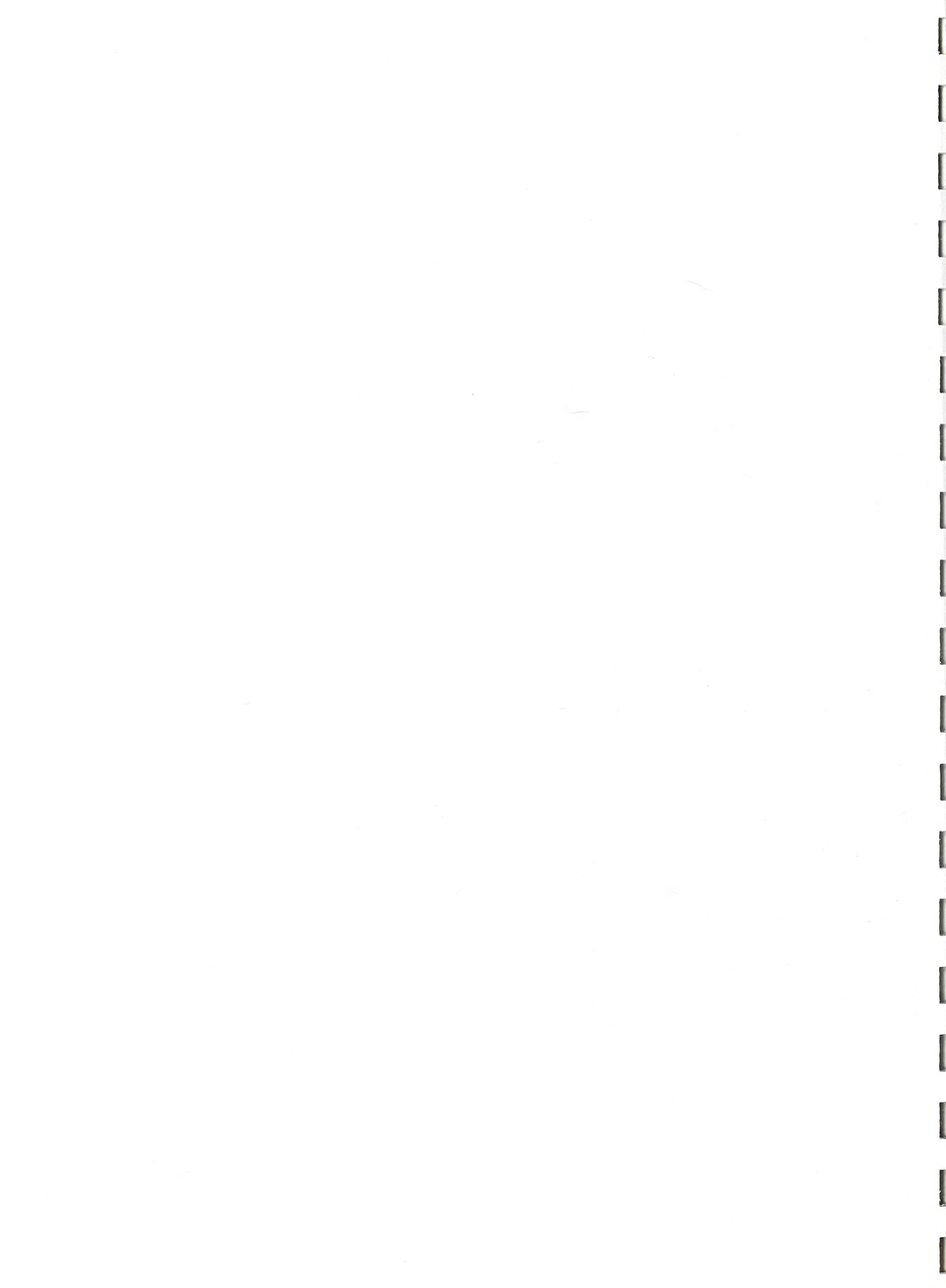
% of Properties Built Before 1939 from U.S. Census -- 1990



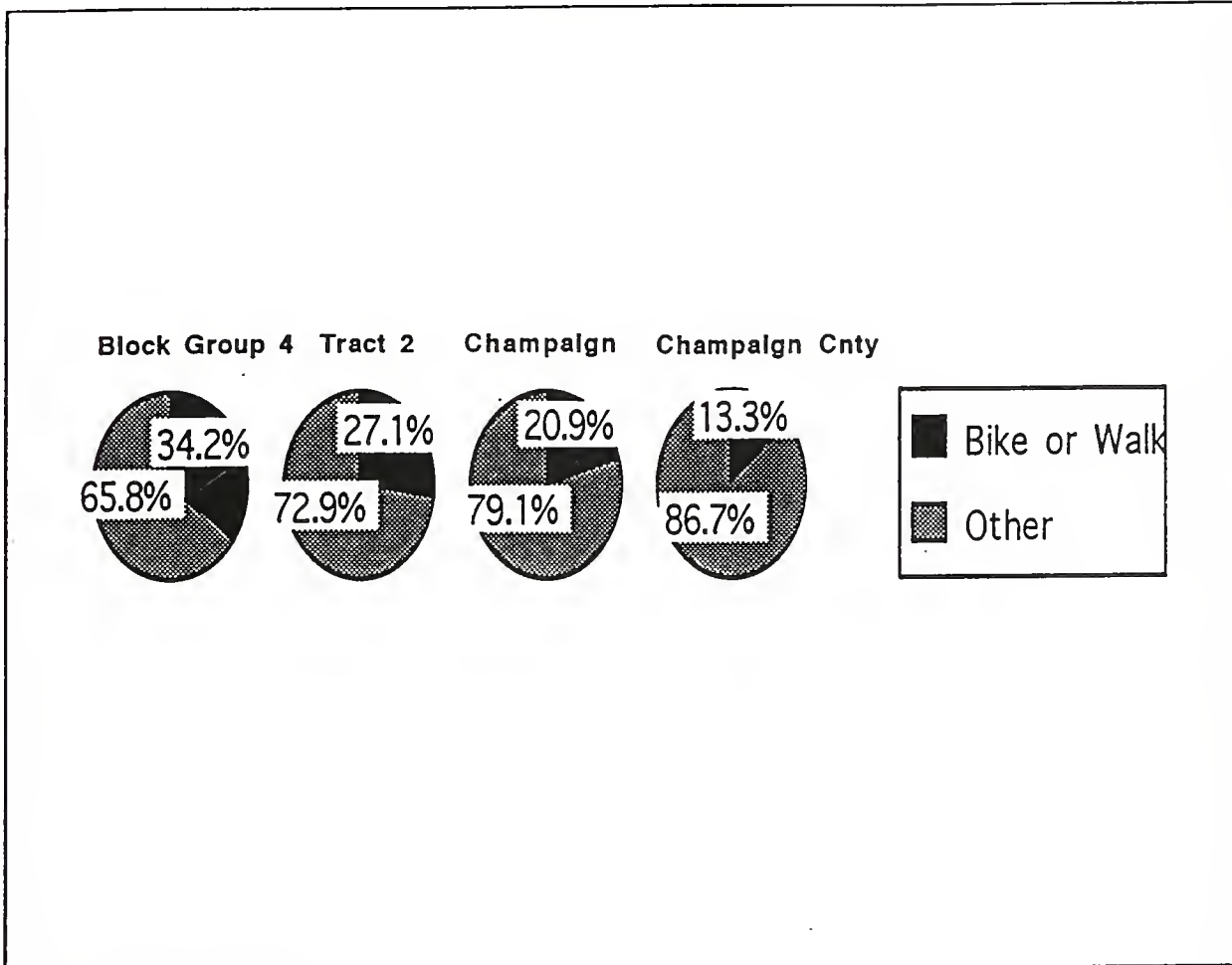
Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Housing Age Percentages

<u>Age</u>	<u>B.G.4</u>	<u>Trct 2</u>	<u>Cham.</u>	<u>Cham. Cnty</u>
Pre 1939	52.3	24.7	15.2	15.4
Post 1939	47.7	75.3	84.8	84.6
Total	100	100	100	100

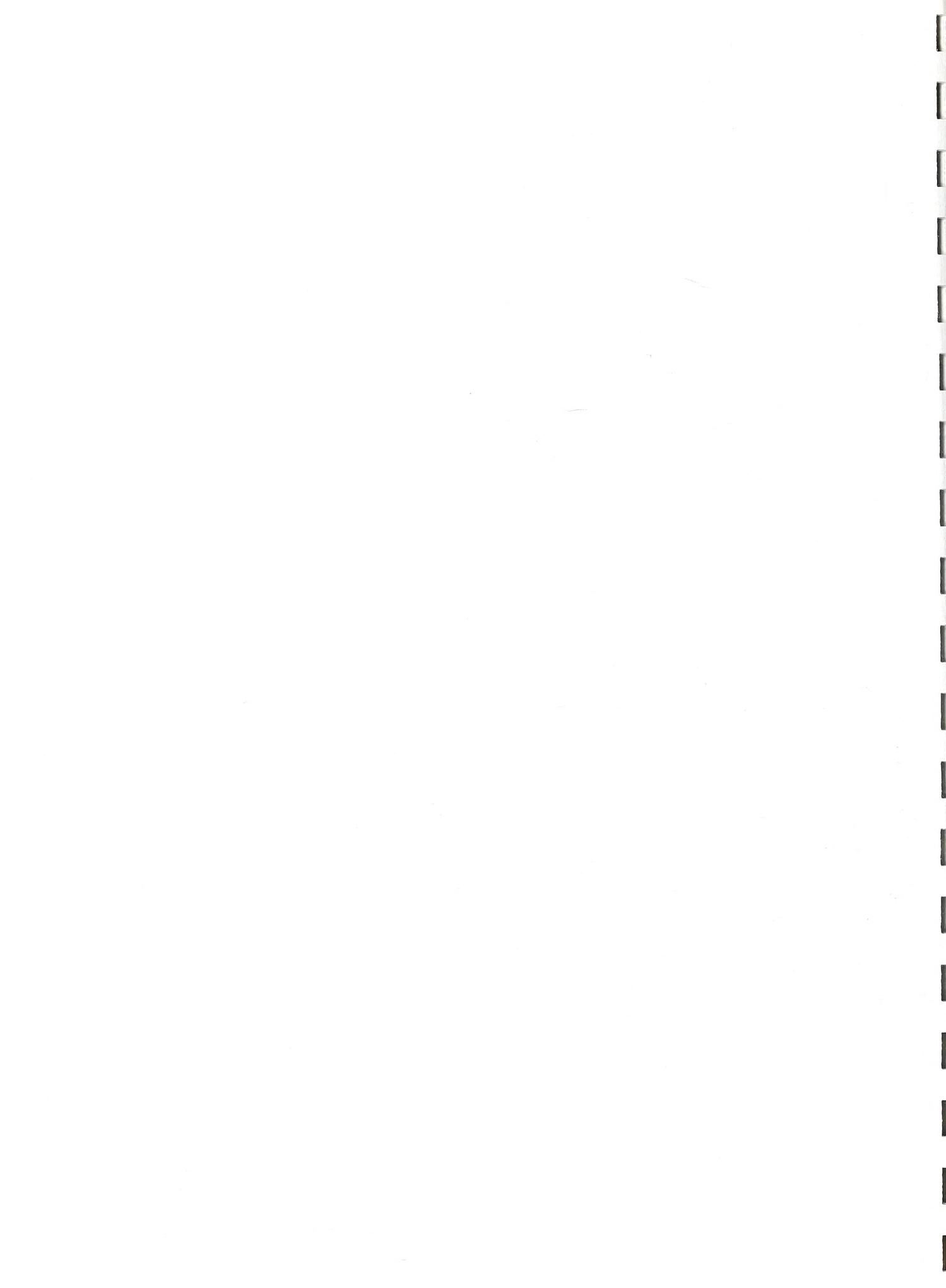


% of Persons Who Bike or Walk to Work from the U.S. Census
 -- 1990 --

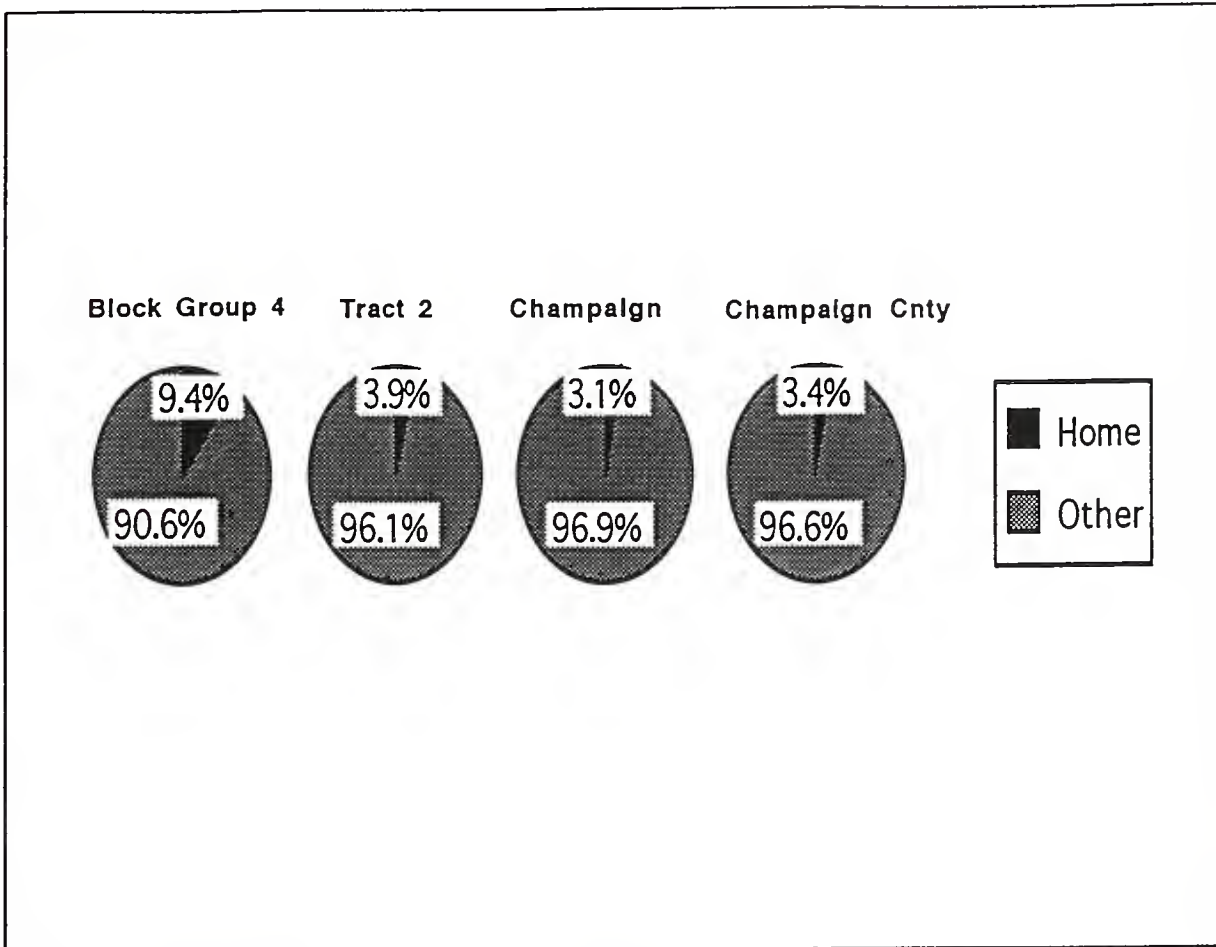


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Mode	B.G. 4	Trct 2	Cham.	Cham. Cnty
Bke/Wlk	38	112	5522	11832
Other	73	301	20928	77358
Totals	111	413	26450	89190

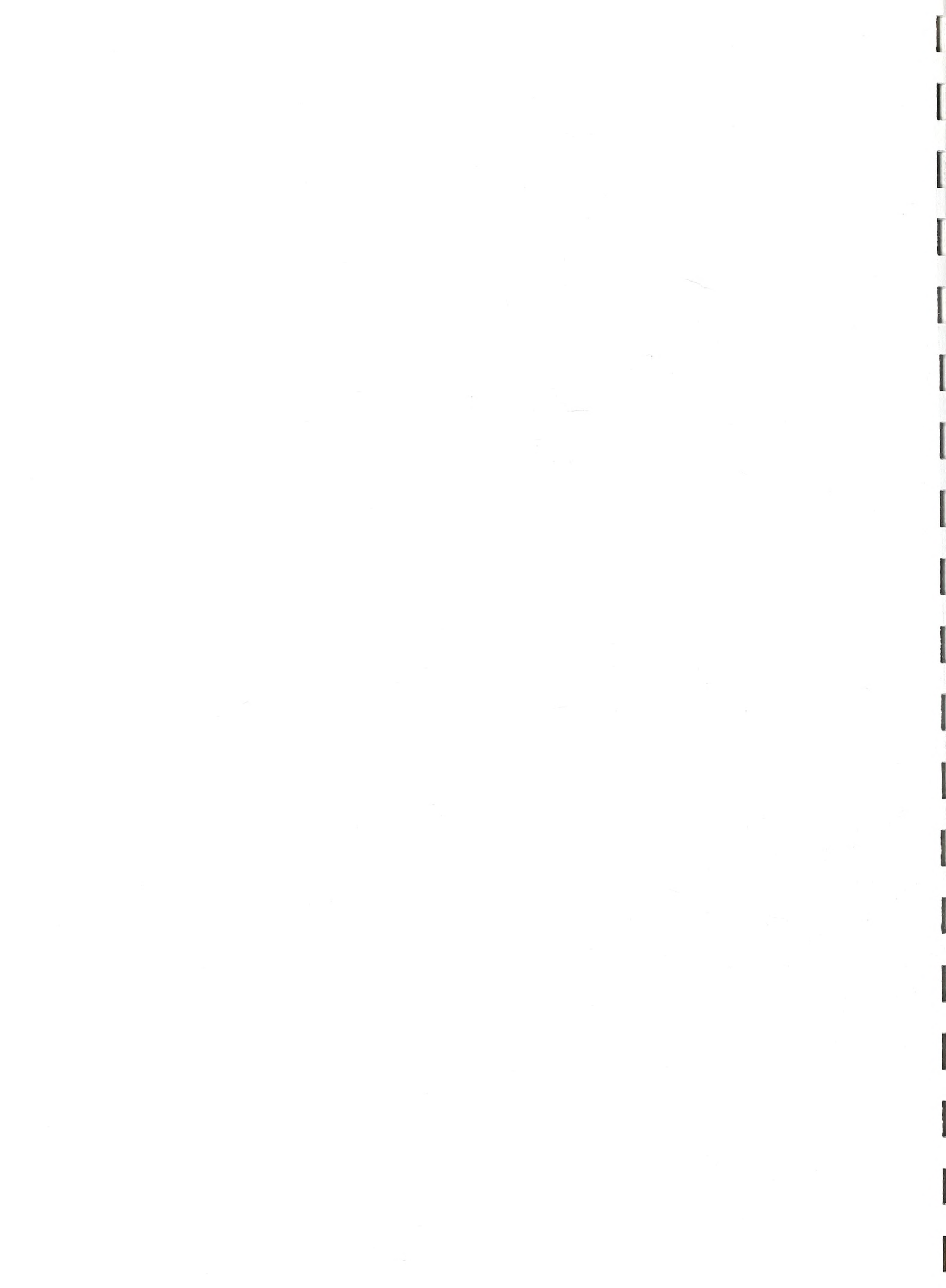


% of People Who Work at Home from the U.S. Census -- 1990

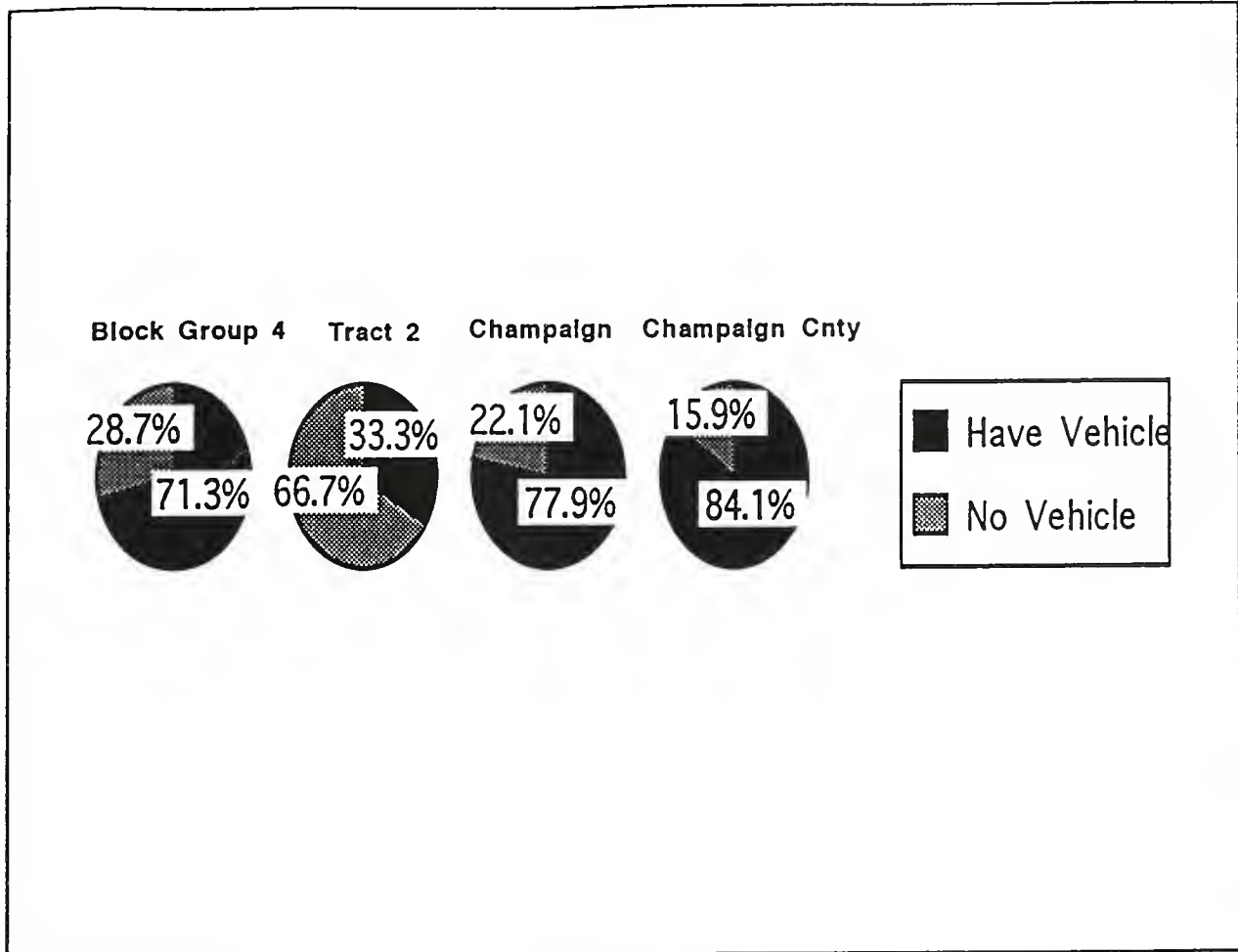


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Location	B.G. 4	Trct 2	Cham.	Cham. Cnty
Home	14	21	1005	2993
Other	135	511	30967	86197
Total	149	532	31972	89190

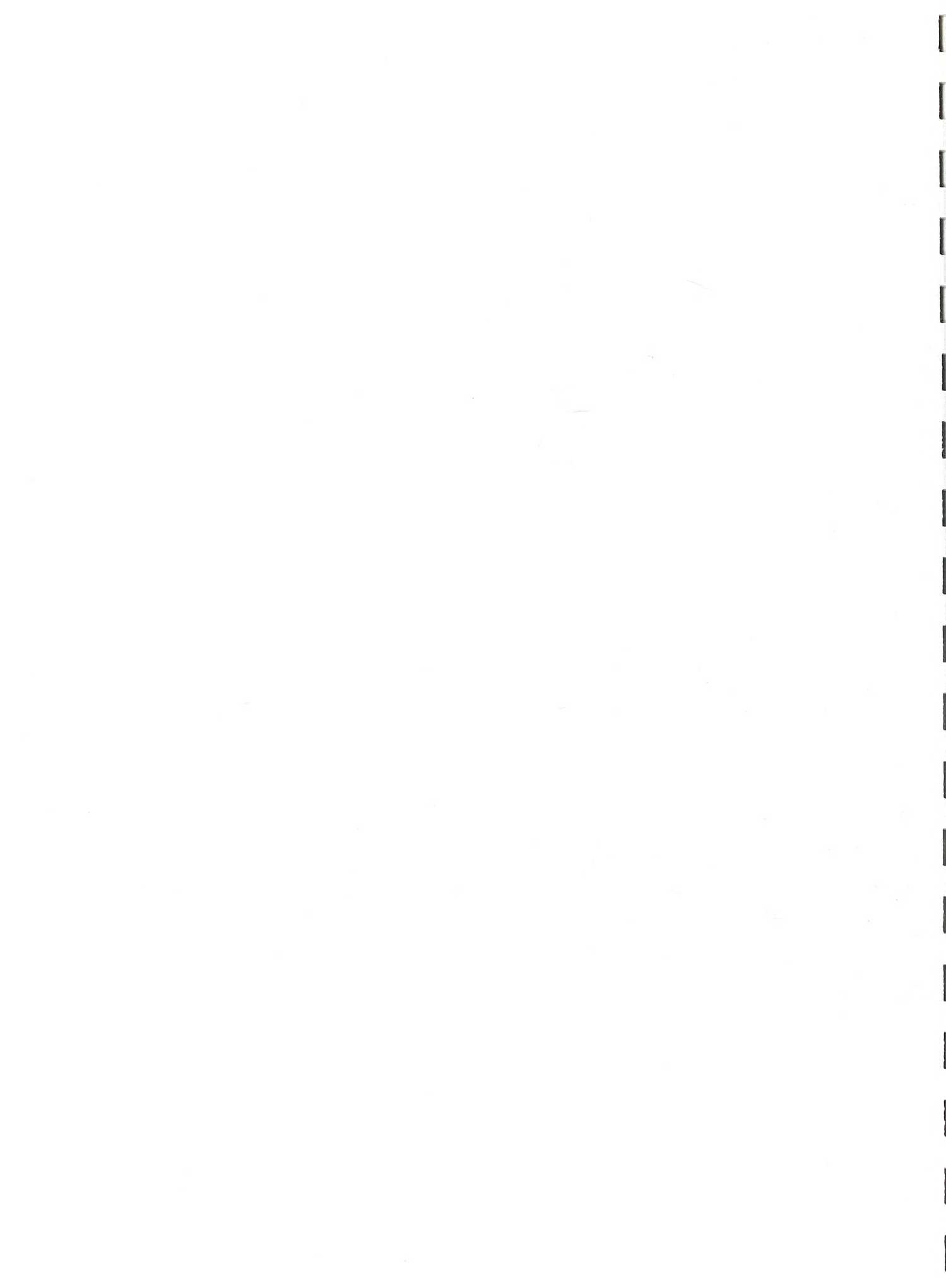


Vehicle Status of Renter Occupied Units from the U.S. Census -- 1990 --

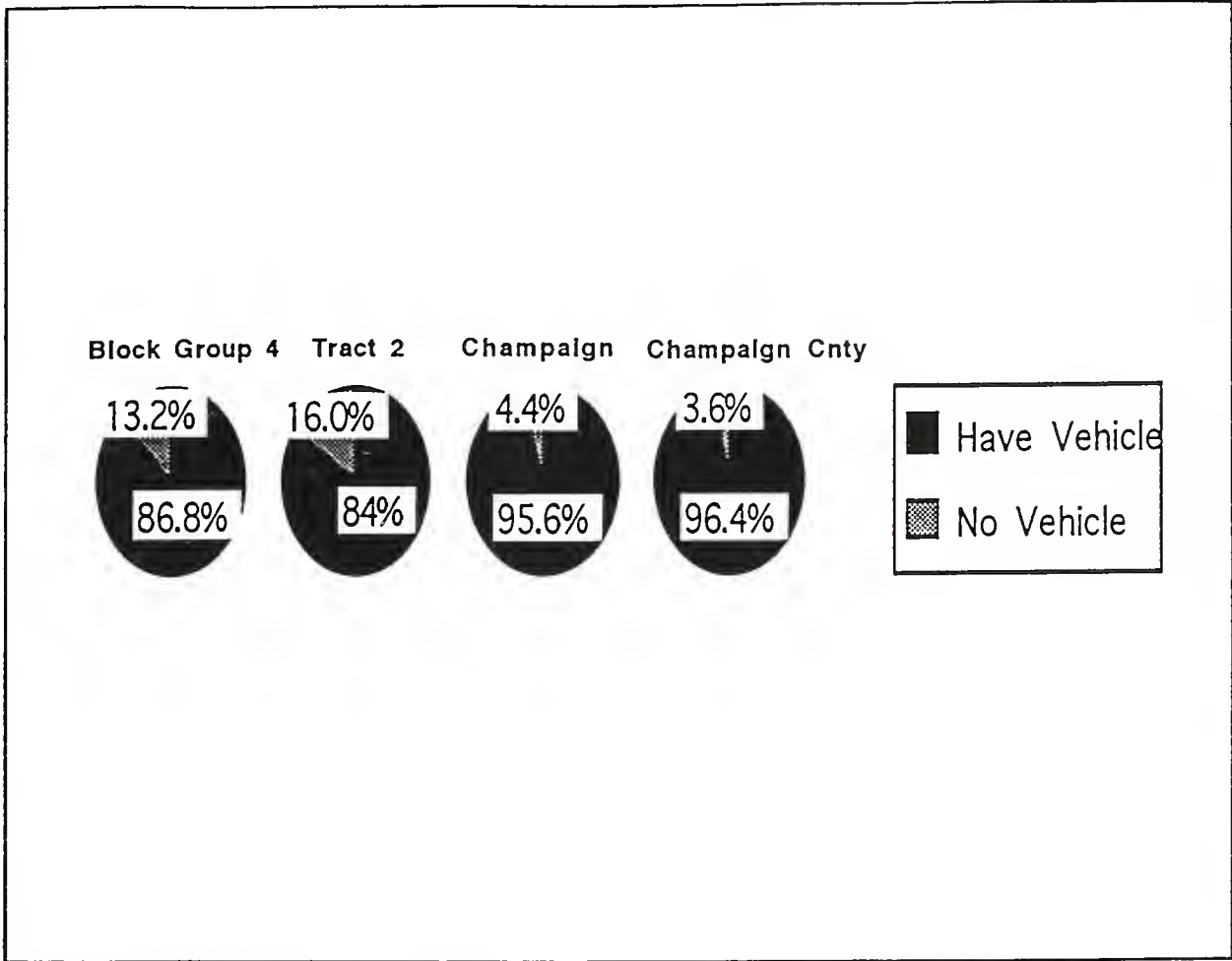


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Vehicles	B.G. 4	Trct 2	Cham.	Cham. Cnty
Have Veh.	62	139	9948	24426
No Veh.	25	279	2817	4617
Totals	87	418	12765	29043

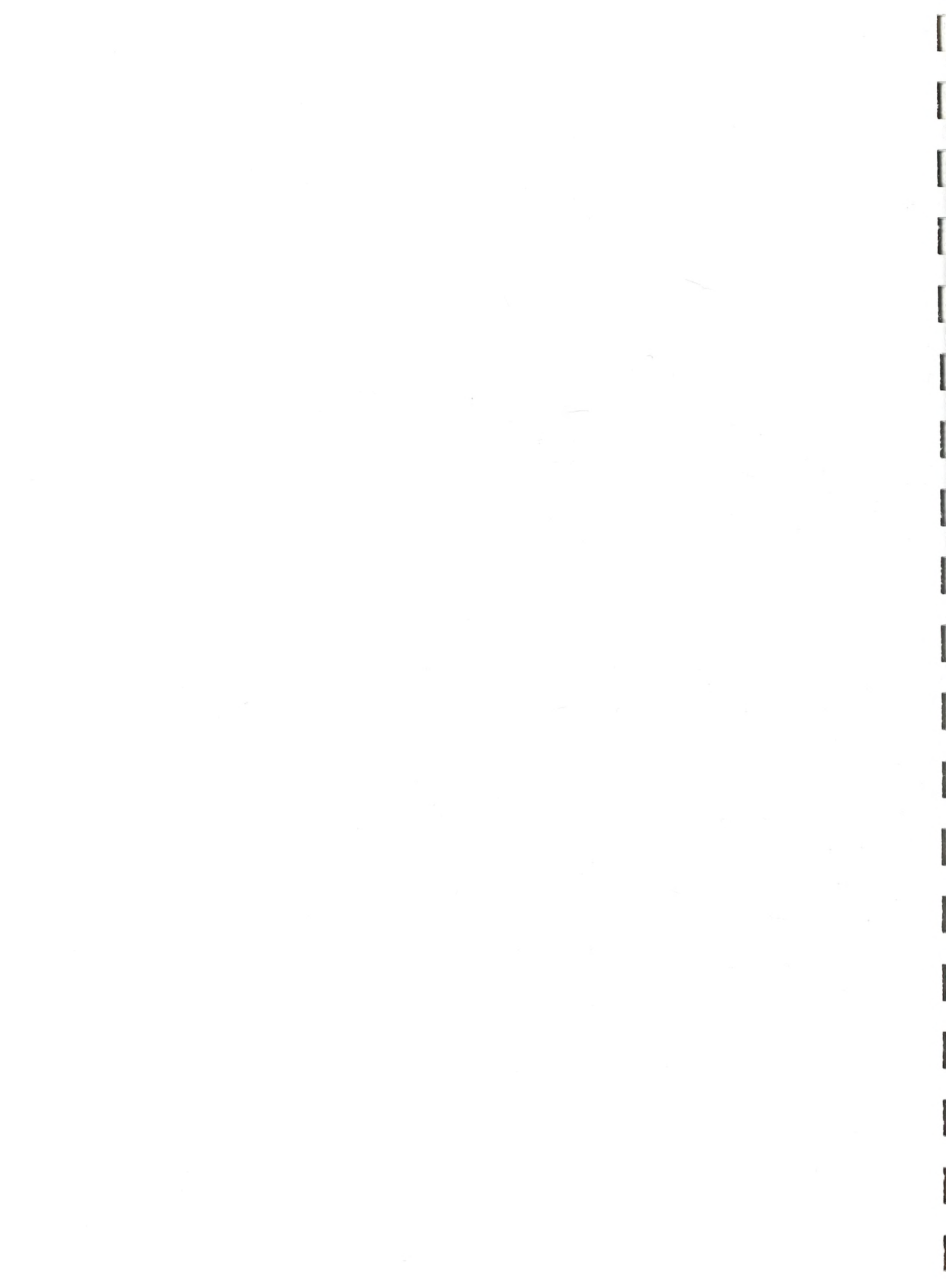


Vehicle Status of Owner Occupied Units from the U.S. Census -- 1990--

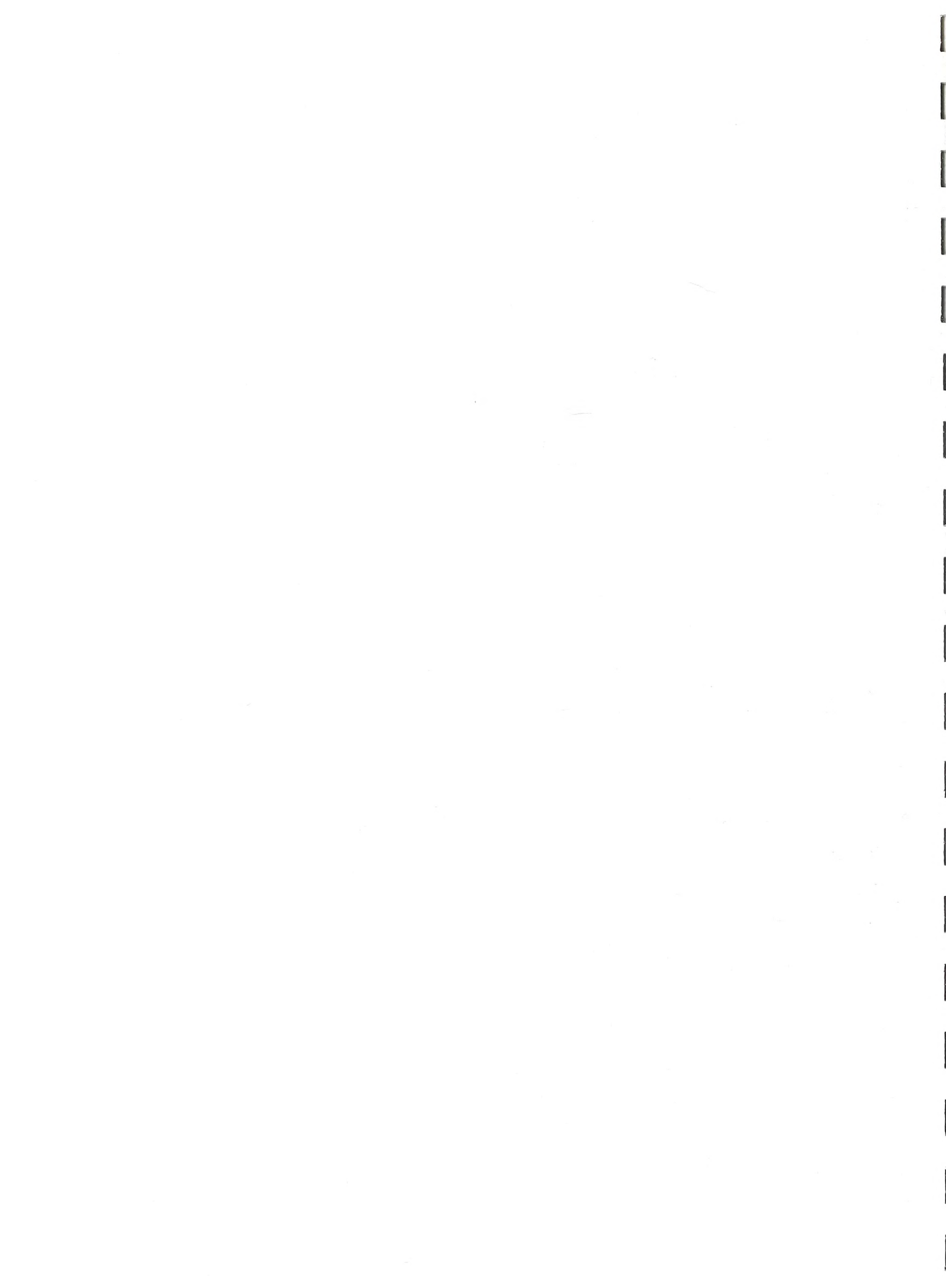


Block Group 4 Entails the area bordered by First Street on the West, Fourth Street on the East, University Avenue on the South and Washington Street on the North.

Vehicles	B.G. 4	Trct 2	Cham.	Cham. Cnty
Have Veh.	66	272	10904	33594
No Veh.	10	52	504	1263
Totals	76	324	11408	34857



IV.G Parcel by Parcel Land Use Inventory



Parcel Number Street Address **210 N. First**

Owner Owner's Address

Phone Number of Owner

Occupant Name Phone Number of Occupant

Description

- A two story masonry load-bearing structure with a slab on grade and wood frame wood structure, approximately 20' wide by 45' deep.
- This building is somewhat nondescript.
- Total estimation of rehabilitation: \$52,500.

Use

- Barber shop. The front room is used for business and the back room is used as a restroom and for storage.

Life Safety

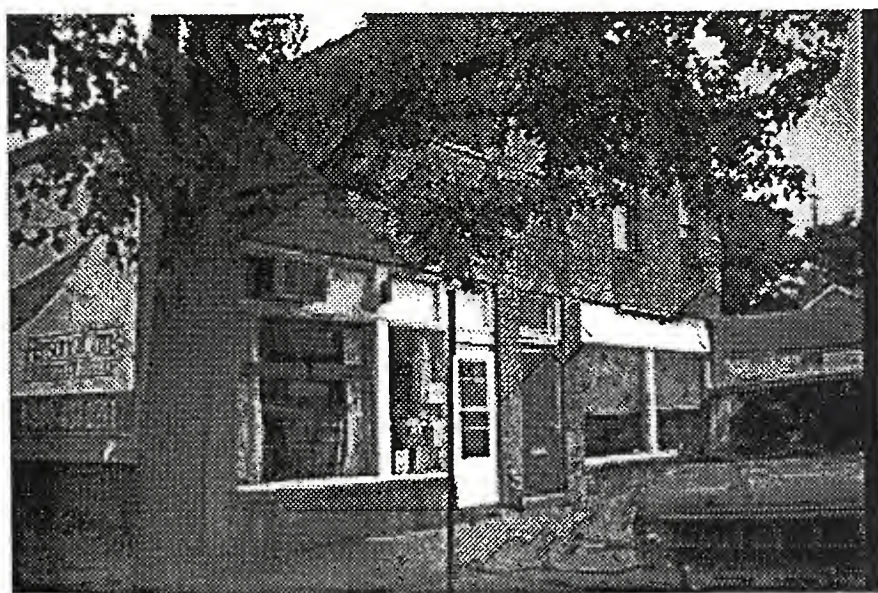
- The South wall is a masonry fire wall is intact; other walls require no rating at present.
- The single means of egress at the entrance is probably adequate given the low occupant load, but a second means is possible through a rear doorway.

Accessibility

- The entrance is not presently accessible but could be adapted relatively easily.
- There are no restrooms. There is a toilet on a raised platform in the storage room. If a restroom is added, one would suffice, but it would need to be handicapped accessible.

Exterior/Interior

- The ceiling shows evidence of water damage and it is likely that the roof needs to be replaced.
- The masonry needs tuckpointing throughout including some rebuilding where perpendicular masonry walls join.
- The storefront is mostly intact and could use some minor cosmetic renovation.
- The interior is in need of an overall cosmetic renovation and will require the additions of a handicapped accessible restroom as well as accessible doors and hardware throughout.



Zoning

Landuse

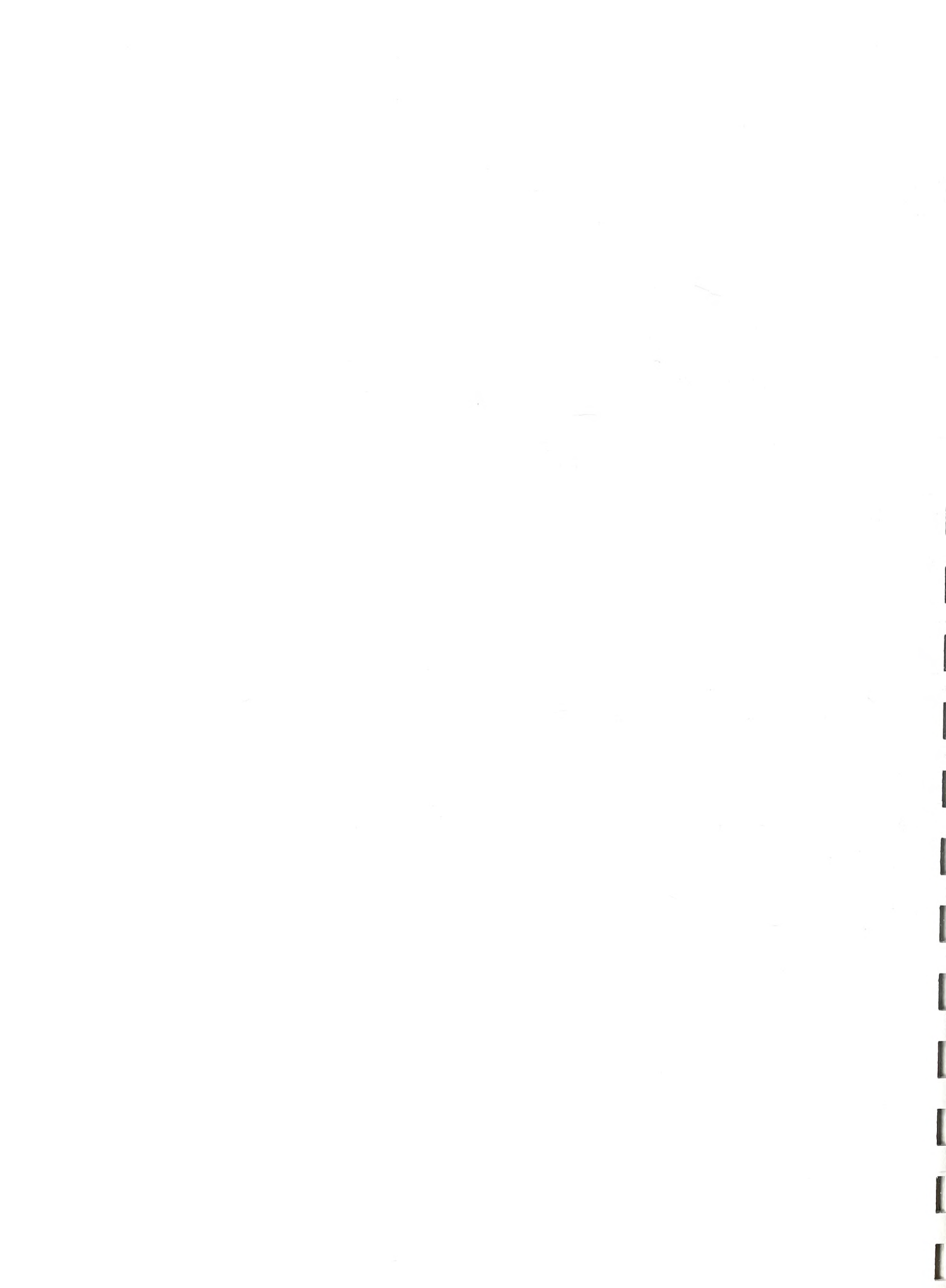
Business

Tiff Base

Estimated Acquisition

Building Condition

Estimated Demolition Costs



Parcel Number Street Address 210 N. First

Owner Owner's Address

Phone Number of Owner

Occupant Name Phone Number of Occupant

Description

- A two story masonry load-bearing structure with a slab on grade and wood frame wood structure, approximately 20' wide by 45' deep.
This building is somewhat nondescript.
Total estimation of rehabilitation: \$52,500.

Use

Barber shop. The front room is used for business and the back room is used as a restroom and for storage.

Life Safety

- The South wall is a masonry fire wall is intact; other walls require no rating at present.
The single means of egress at the entrance is probably adequate given the low occupant load, but a second means is possible through a rear doorway.

Accessibility

- The entrance is not presently accessible but could be adapted relatively easily.
There are no restrooms. There is a toilet on a raised platform in the storage room. If a restroom is added, one would suffice, but it would need to be handicapped accessible.

Exterior/Interior

- The ceiling shows evidence of water damage and it is likely that the roof needs to be replaced.
The masonry needs tuckpointing throughout including some rebuilding where perpendicular masonry walls join.
The storefront is mostly intact and could use some minor cosmetic renovation.
The interior is in need of an overall cosmetic renovation and will require the additions of a handicapped accessible restroom as well as accessible doors and hardware throughout.

Zoning

Landuse

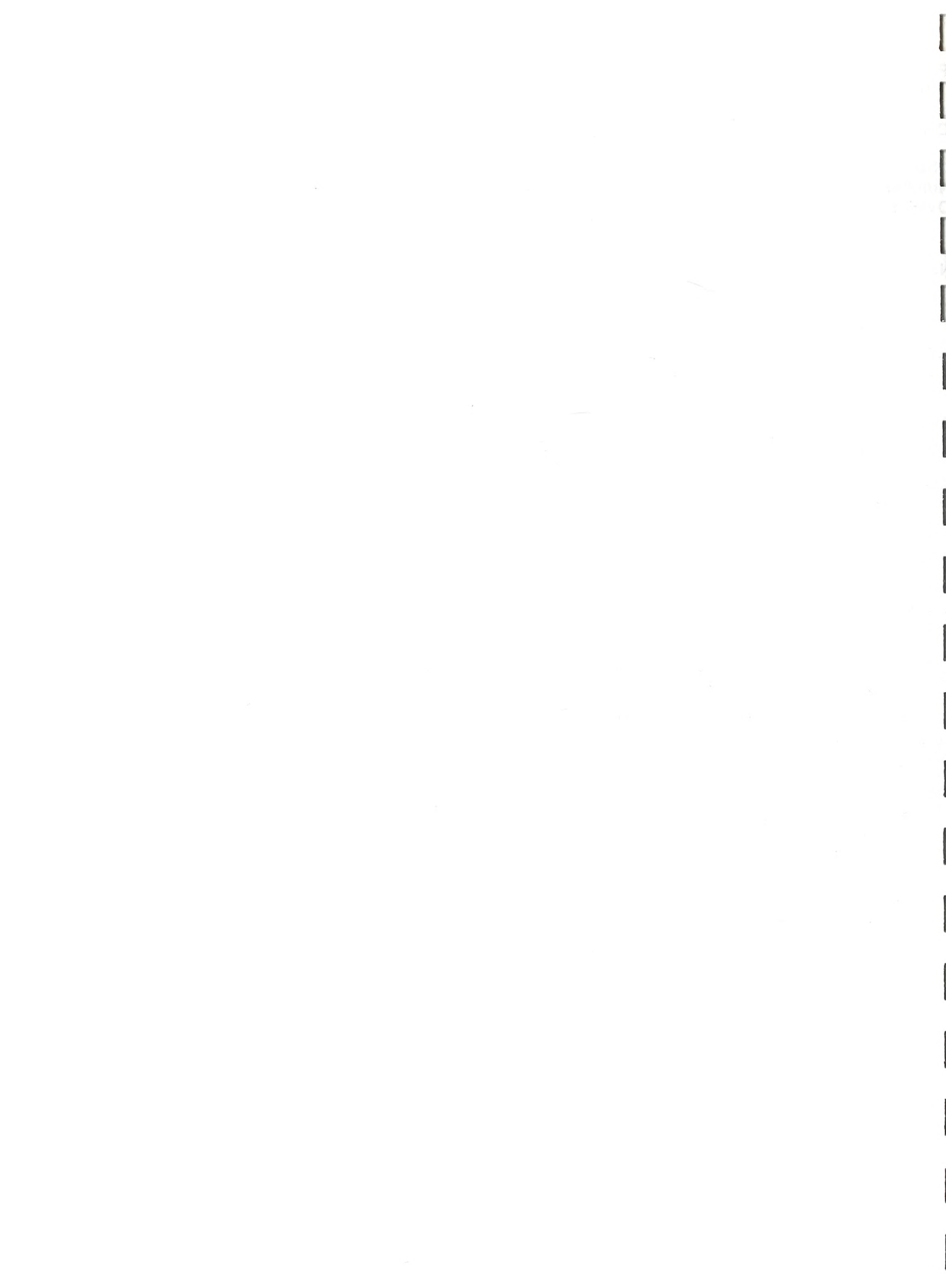
Business

TifEavBase

Estimated Acquisition

Building Condition

Estimated Demolition Costs



Parcel Number 462107301005

Street Address 104 E. Hill

Owner Hogan, Joe

Owner's Address 104 E. Hill

Phone Number of Owner 352-2877

Occupant Name Joe Hogan

Phone Number of Occupant 352-2877

Description

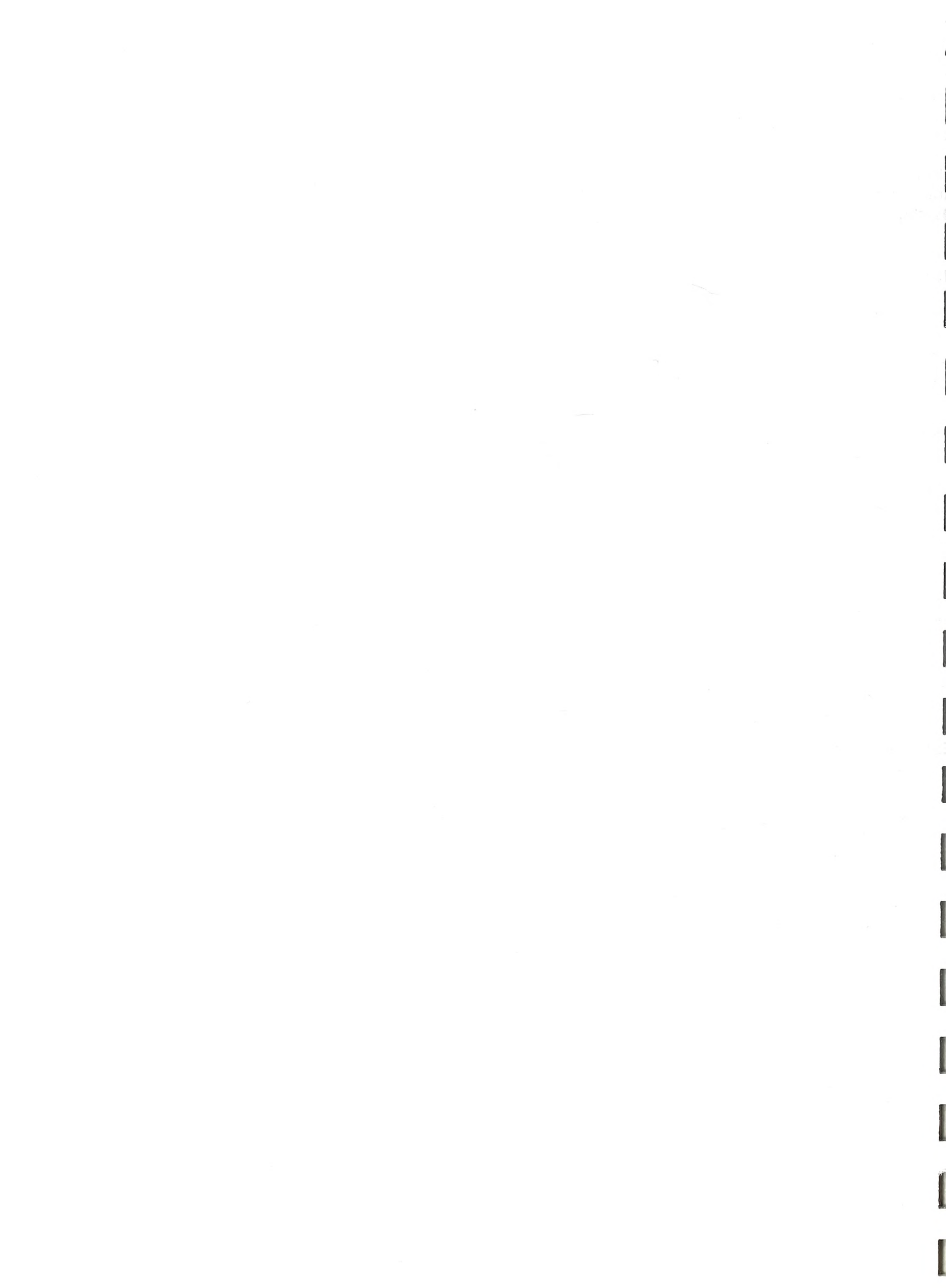
Use SF residential

Life Safety

Accessibility

Exterior/Interior

Zoning R-6
Landuse SF Res
Business N/A
TifEavBase
Estimated Acquisition \$24,000.00
Building Condition Fair
Estimated Demolition Costs



Parcel Number 622107301005
Owner City of Champaign

Street Address 102 E. Hill
Owner's Address

Phone Number of Owner

Occupant Name
Phone Number of Occupant

Description

Use

Life Safety

Accessibility

Exterior/Interior

Zoning

Landuse Vacant Land

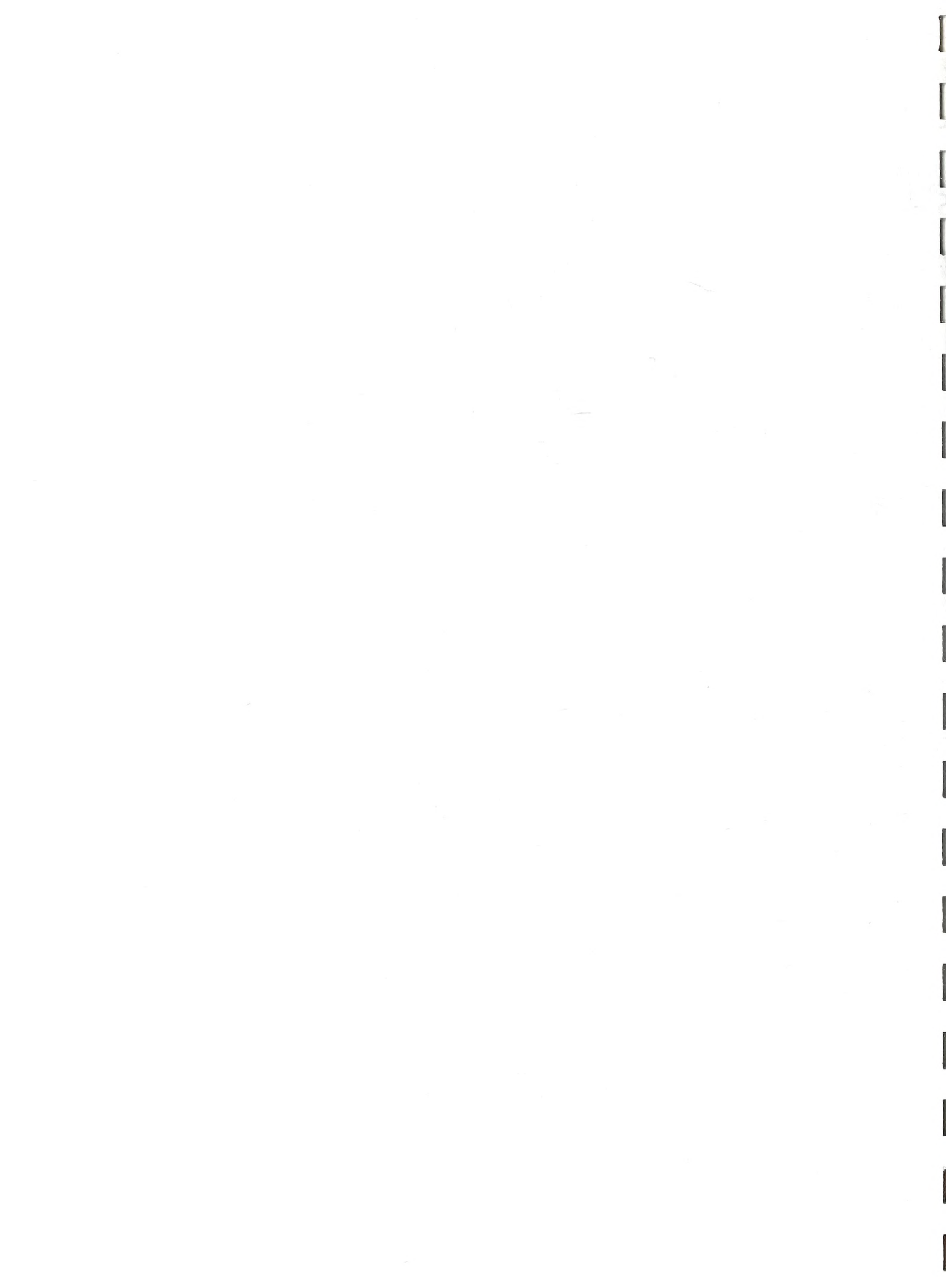
Business N/A

TifEavBase

Estimated Acquisition \$0.00

Building Condition

Estimated Demolition Costs



Parcel Number 462107304004 **Street Address** 148 N. First

Owner City of Champaign **Owner's Address** 102 N. Neil

Phone Number of Owner

Occupant Name **Phone Number of Occupant**

Description

Use

Life Safety

Accessibility

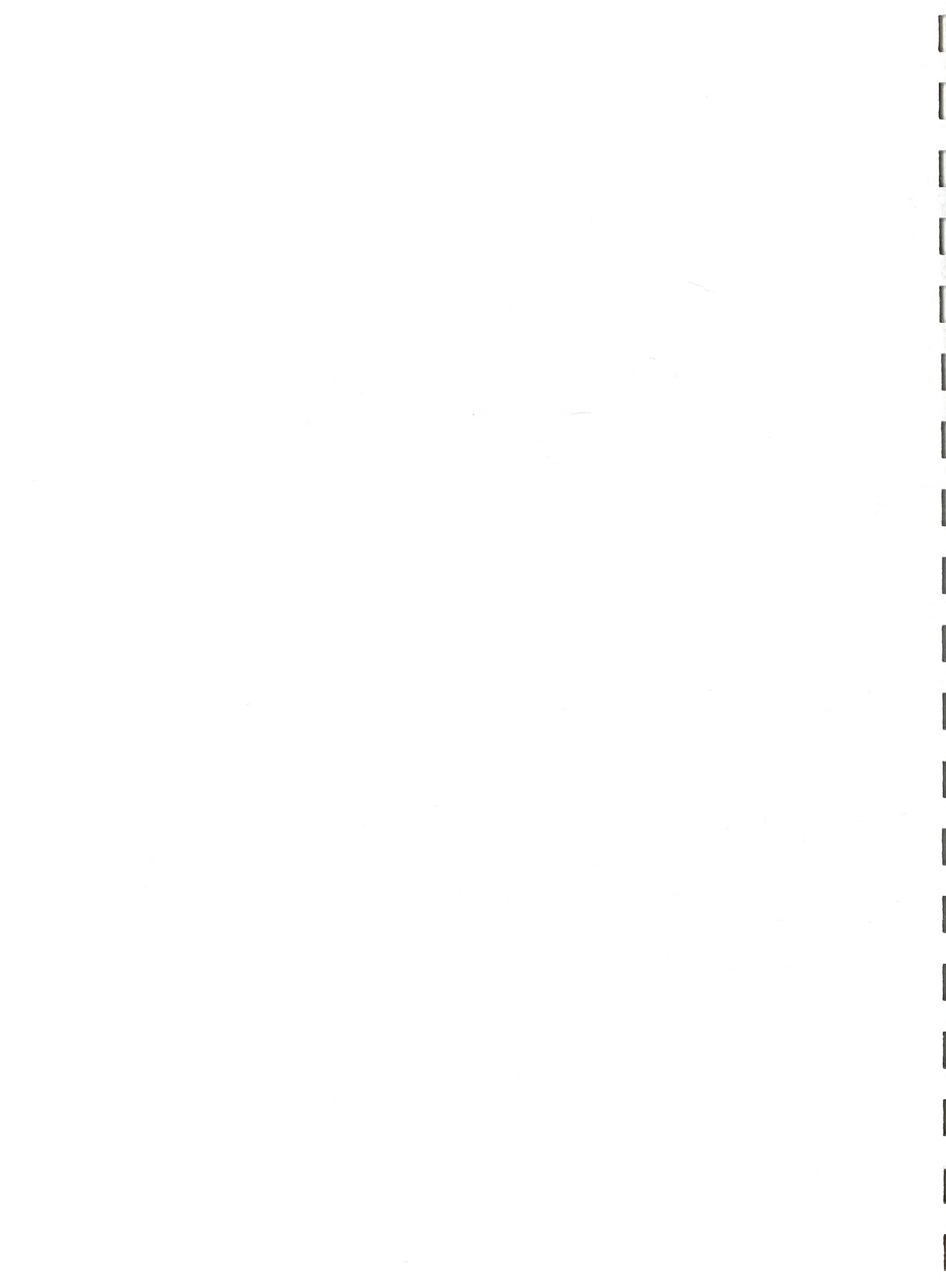
Exterior/Interior

Zoning B-3
Landuse Vacant Land
Business N/A

TifEavBase \$2,950.00

Estimated Acquisition \$0.00

Building Condition
Estimated Demolition Costs



Parcel Number	462107304012	Street Address	104 E. University
Owner	Housing Authority	Owner's Address	1201 E. Colorado Ave.
Phone Number of Owner	367-1184		
Occupant Name	Housing Authority	Phone Number of Occupant	367-1184
Description			

Use

Life Safety

Accessibility

Exterior/Interior

Zoning B-3

Landuse Business (2 story)

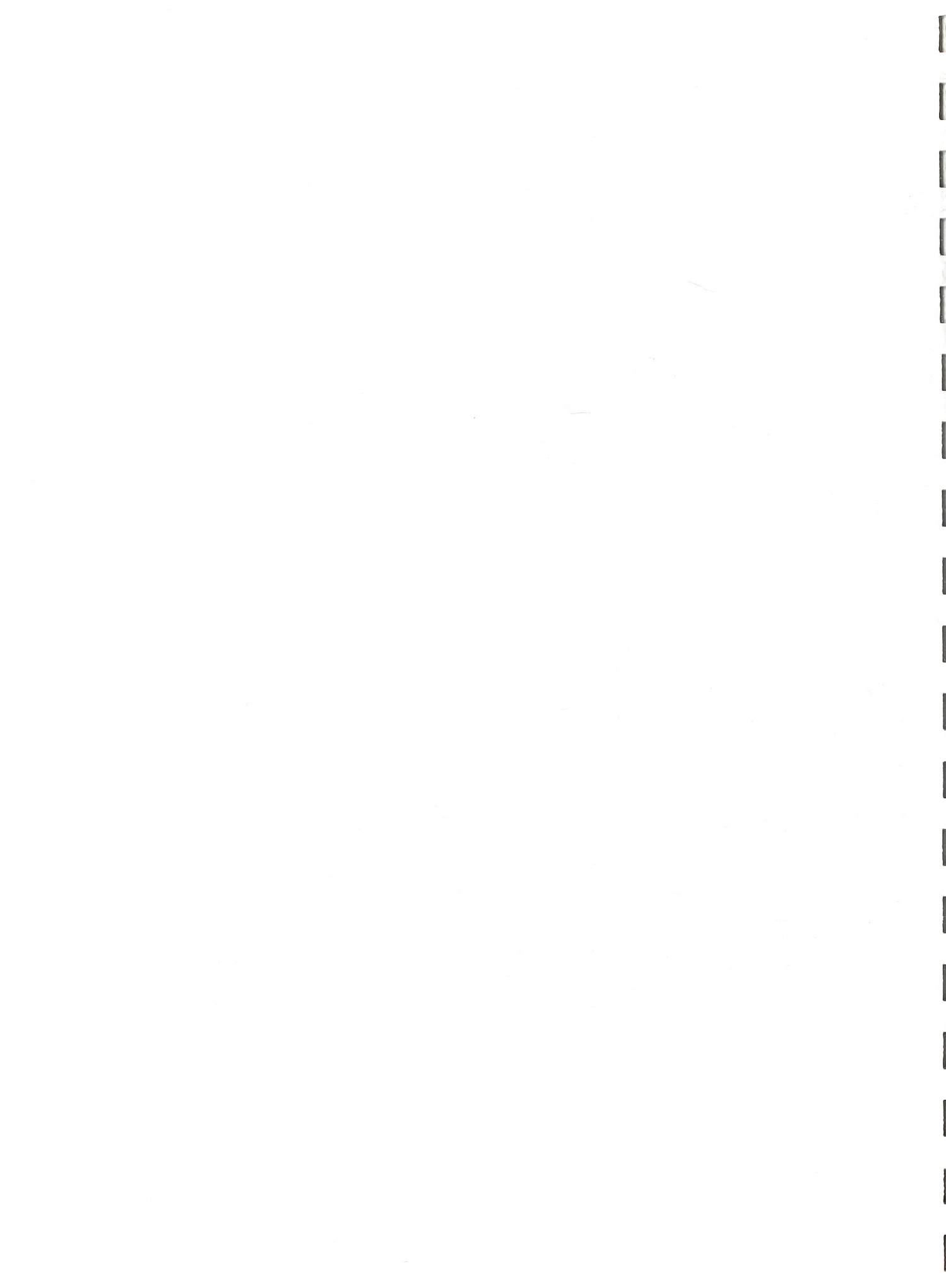
Business HACC Offices

TifEavBase \$18,070.00

Estimated Acquisition \$60,300.00

Building Condition Good

Estimated Demolition Costs



Parcel Number 462107304013 Street Address 106 E. University

Owner Labor's International Owner's Address 108 Anthony Dr.

Phone Number of Owner 367-0723

Occupant Name Phone Number of Occupant

Description

se

Life Safety

Accessibility

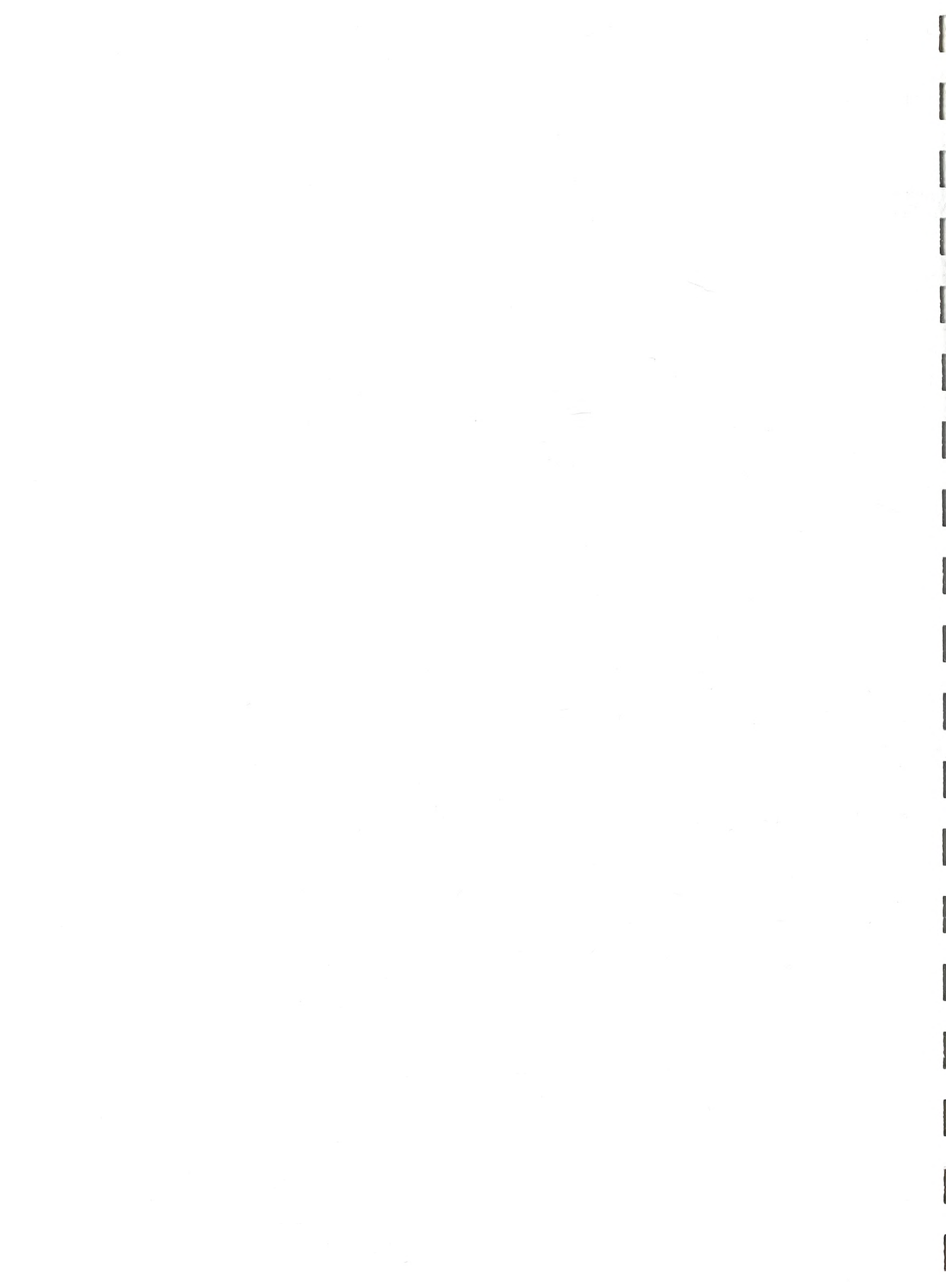
Exterior/Interior

Zoning B-3
Landuse Vacant Land
Business N/A

TifEavBase \$2,290.00

Estimated Acquisition \$7,230.00

Building Condition
Estimated Demolition Costs



Parcel Number 462107303013

Street Address 104 E. Park

Owner Hobbs, Betty J.

Owner's Address

Phone Number of Owner

Occupant Name

Phone Number of Occupant

Description

Use

Life Safety

Accessibility

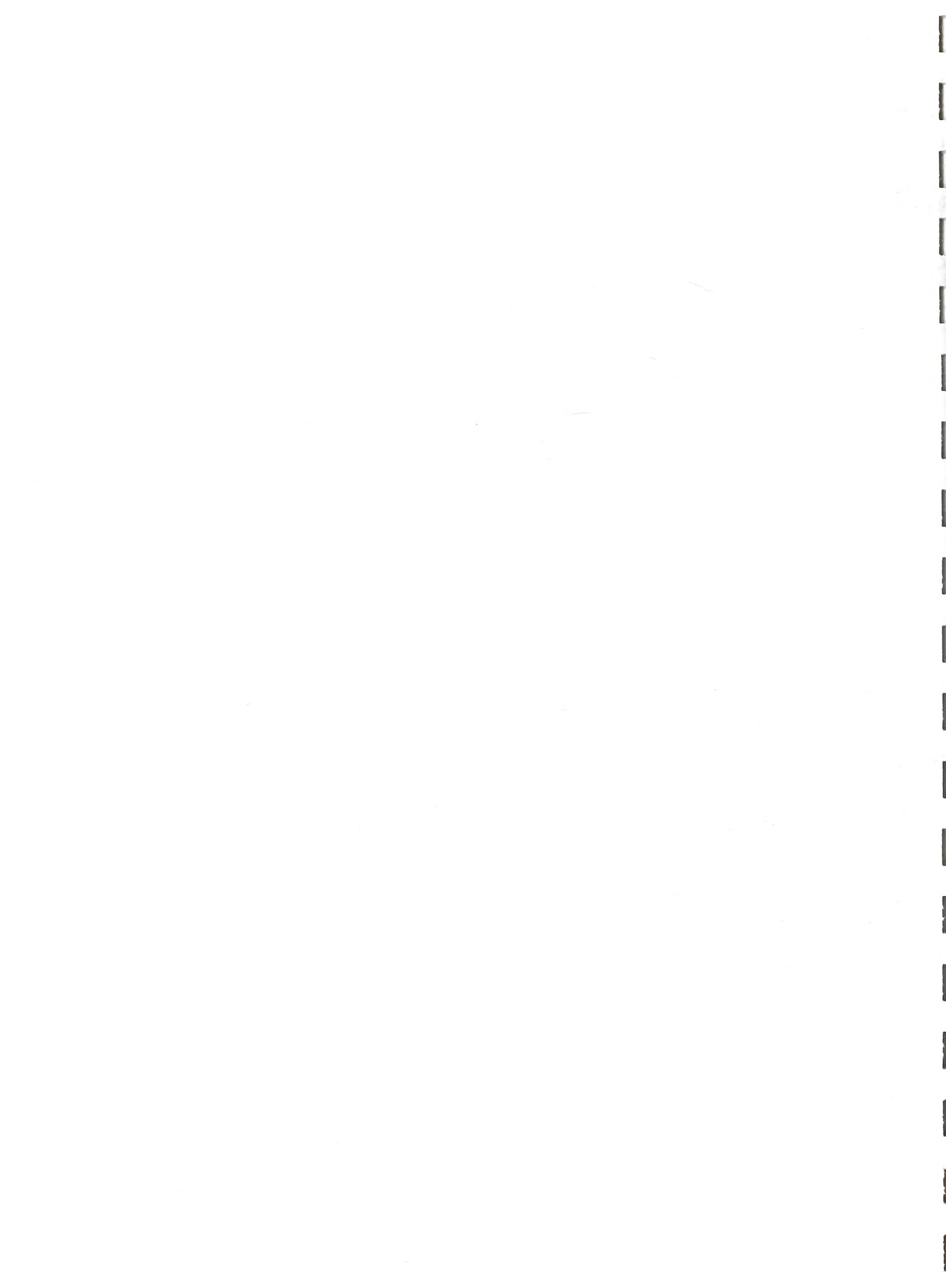
Exterior/Interior

Zoning B-3
Landuse Vacant Land
Business N/A

TifEavBase \$3,130.00

Estimated Acquisition \$6,810.00

Building Condition
Estimated Demolition Costs



Parcel Number 462107303007

Street Address 103 E. Church

Owner Stovall, Claudyne

Owner's Address

Phone Number of Owner

Occupant Name Robert Stovall

Phone Number of Occupant 356-1752

Description

Use

Life Safety

Accessibility

Exterior/Interior

Zoning R-6

Landuse SF Res. (2 story)

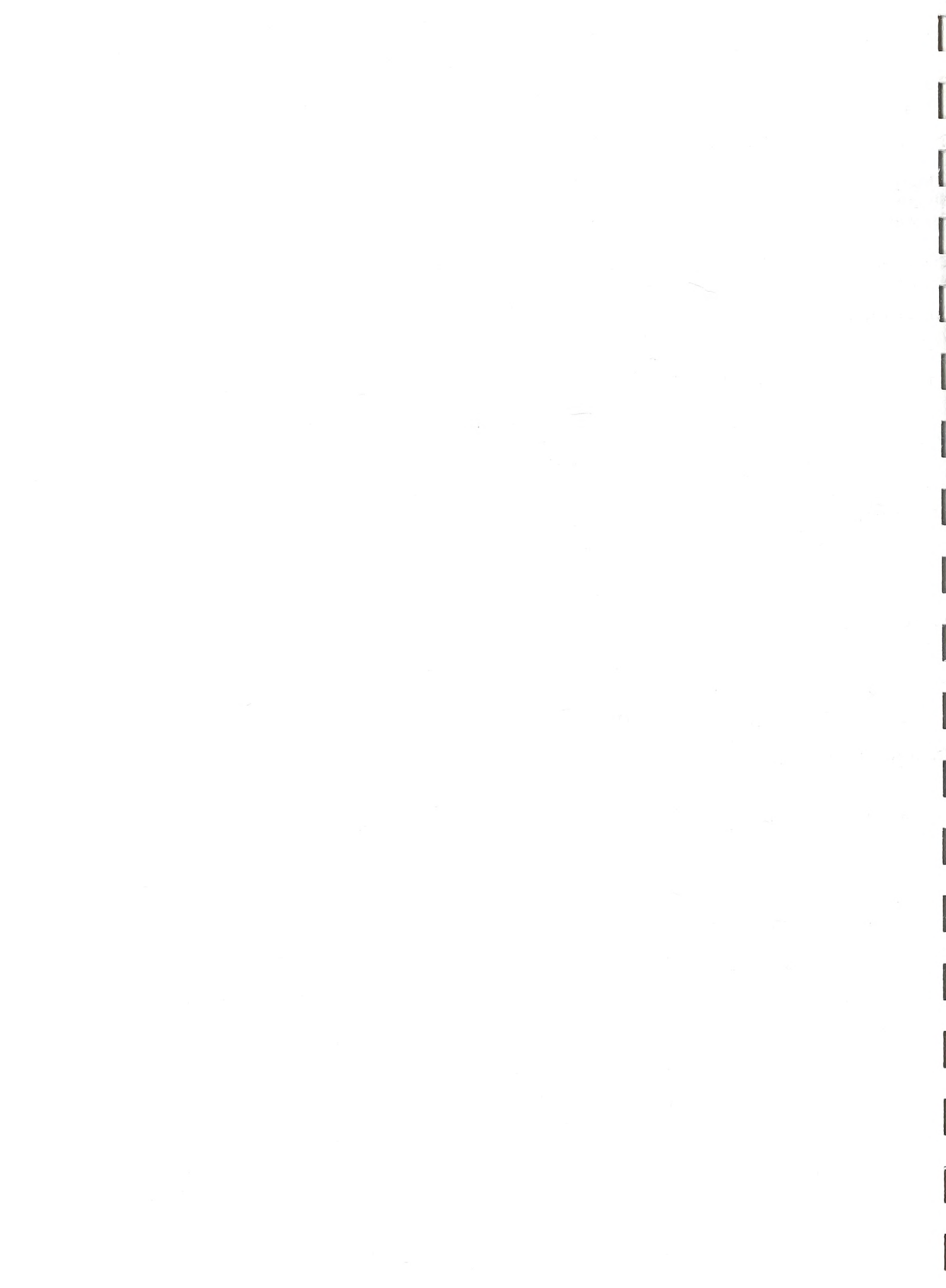
Business N/A

TifEavBase \$5,370.00

Estimated Acquisition

Building Condition Good

Estimated Demolition Costs



Parcel Number 462107303002 Street Address 206 1/2 N. First

Owner City of Champaign Owner's Address 102 N. Neil

Phone Number of Owner 351-4468

Occupant Name Phone Number of Occupant

Description Vacant

Use

Life Safety

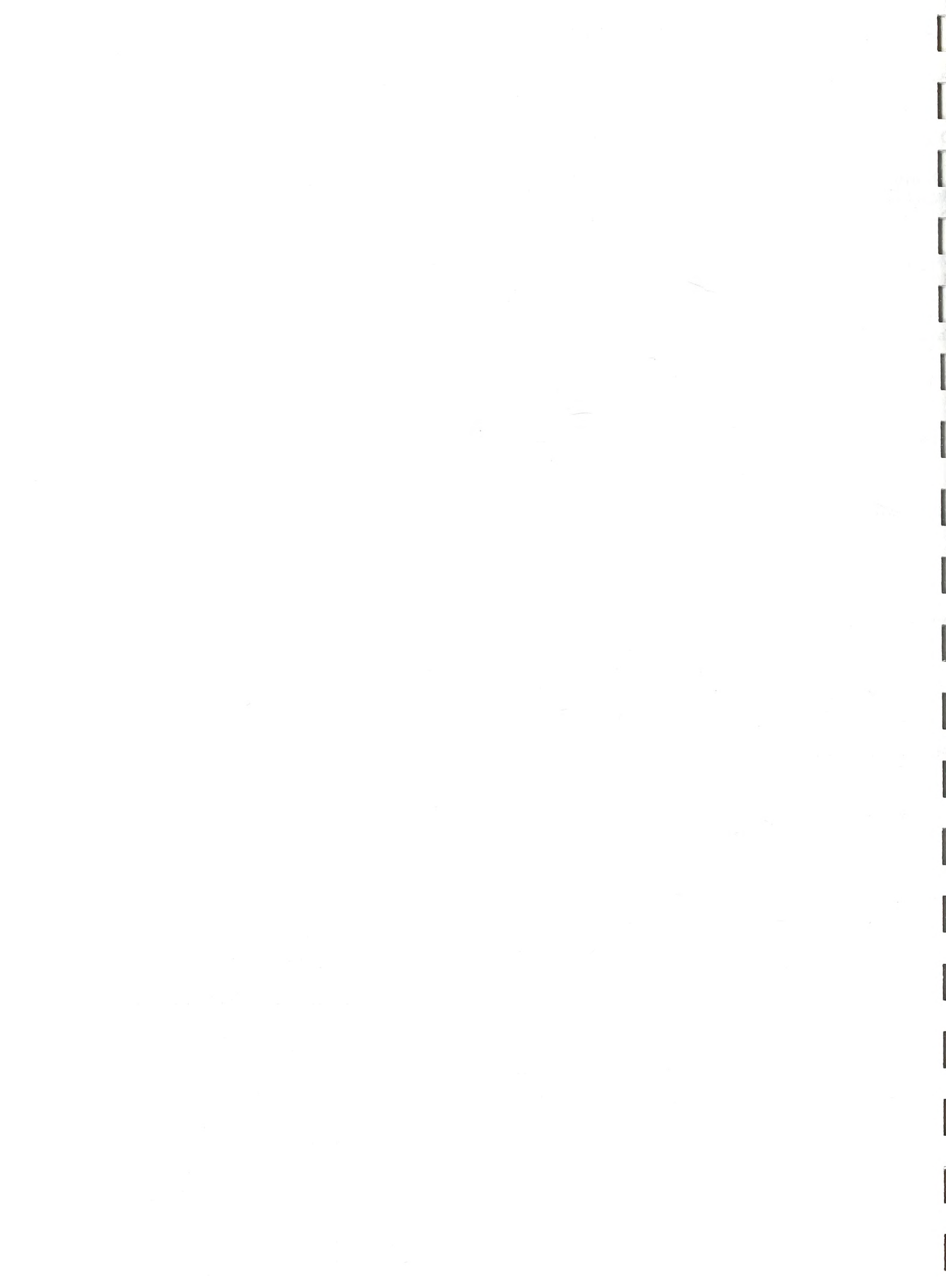
Accessibility

Exterior/Interior

Zoning B-3
Landuse Vacant Land
Business N/A

TifEavBase \$820.00
Estimated Acqulsition \$2,550.00

Building Condition
Estimated Demolition Costs



Parcel Number 462107302010 Street Address 102 E. Church

Owner City of Champaign Owner's Address 102 N. Neil

Phone Number of Owner
Occupant Name
Phone Number of Occupant

Description
Vacant

Use

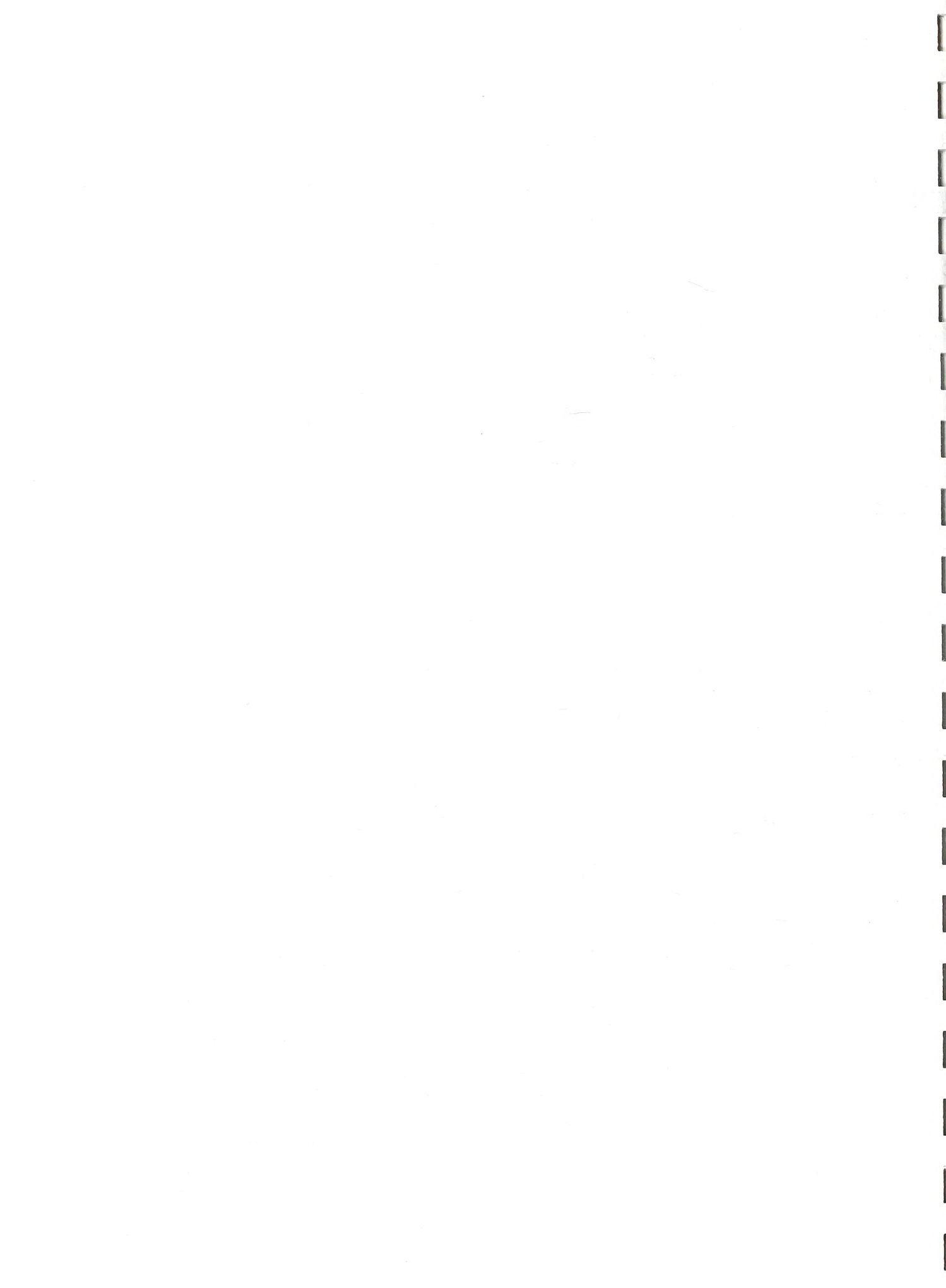
Life Safety

Accessibility

Exterior/Interior

Zoning B-3
Landuse Vacant Land
Business N/A

TifEavBase
Estimated Acquisition \$0.00
Building Condition
Estimated Demolition Costs



Parcel Number 462107304001 Street Address 124 N. First

Owner City of Champaign Owner's Address 102 N. Neil

Phone Number of Occupant
Number of Occupant

Description

se

Life Safety

Accessibility

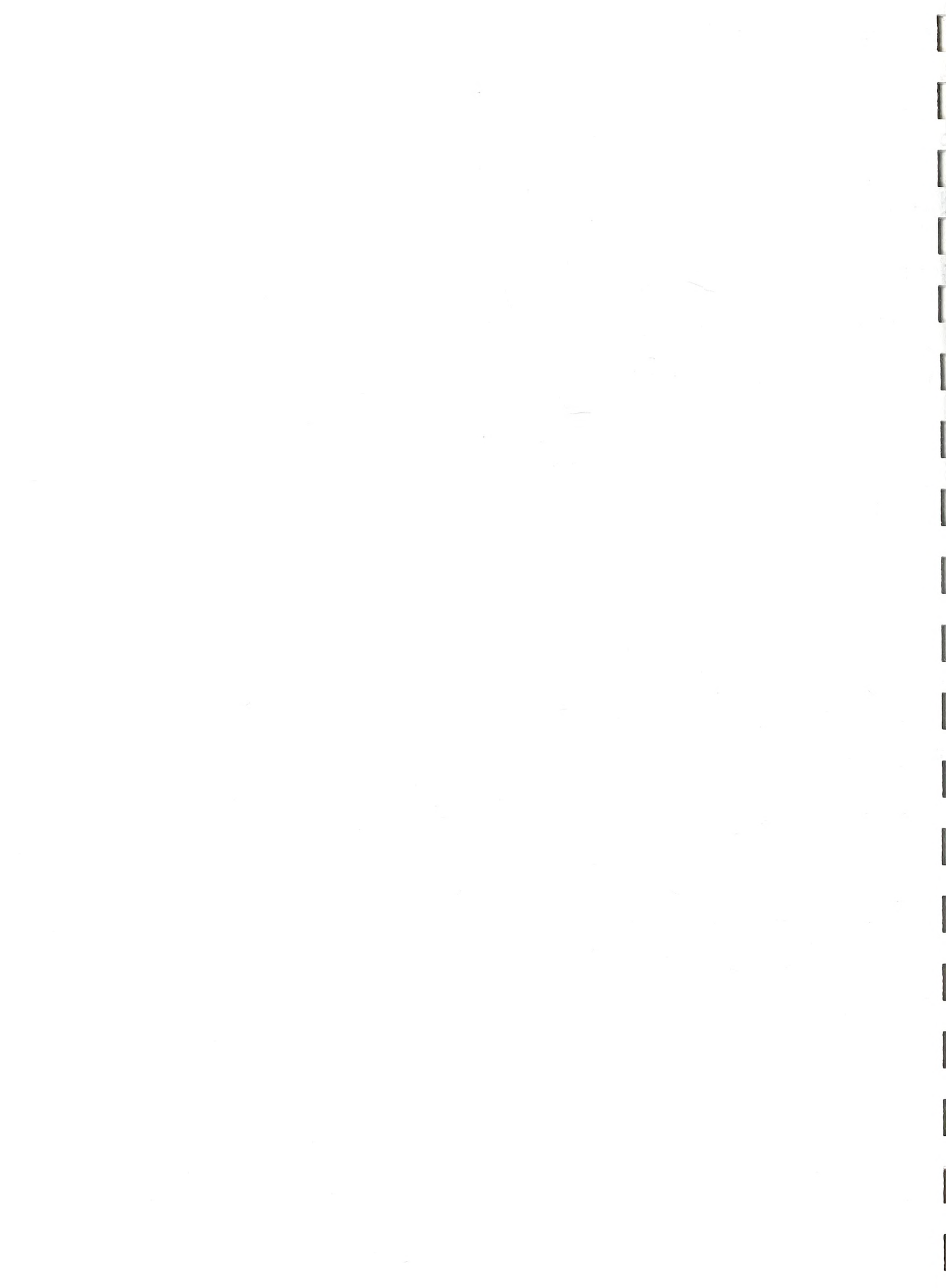
Exterior/Interior

Zoning B-3
Landuse Vacant Land
Business N/A

TifEavBase \$1,650.00

Estimated Acquisition \$0.00

Building Condition
Estimated Demolition Costs



Parcel Number 462107302004 Street Address 103 E. Hill

Owner Hambrick, Robert E. Owner's Address 308 1/2 North First

Phone Number of Owner 359-4541

Occupant Name Erika D. Mills Phone Number of Occupant 352-6846

Description

Use

Life Safety

Accessibility

Exterior/Interior

Zoning R-6

Landuse 2 du.Res (2 story)

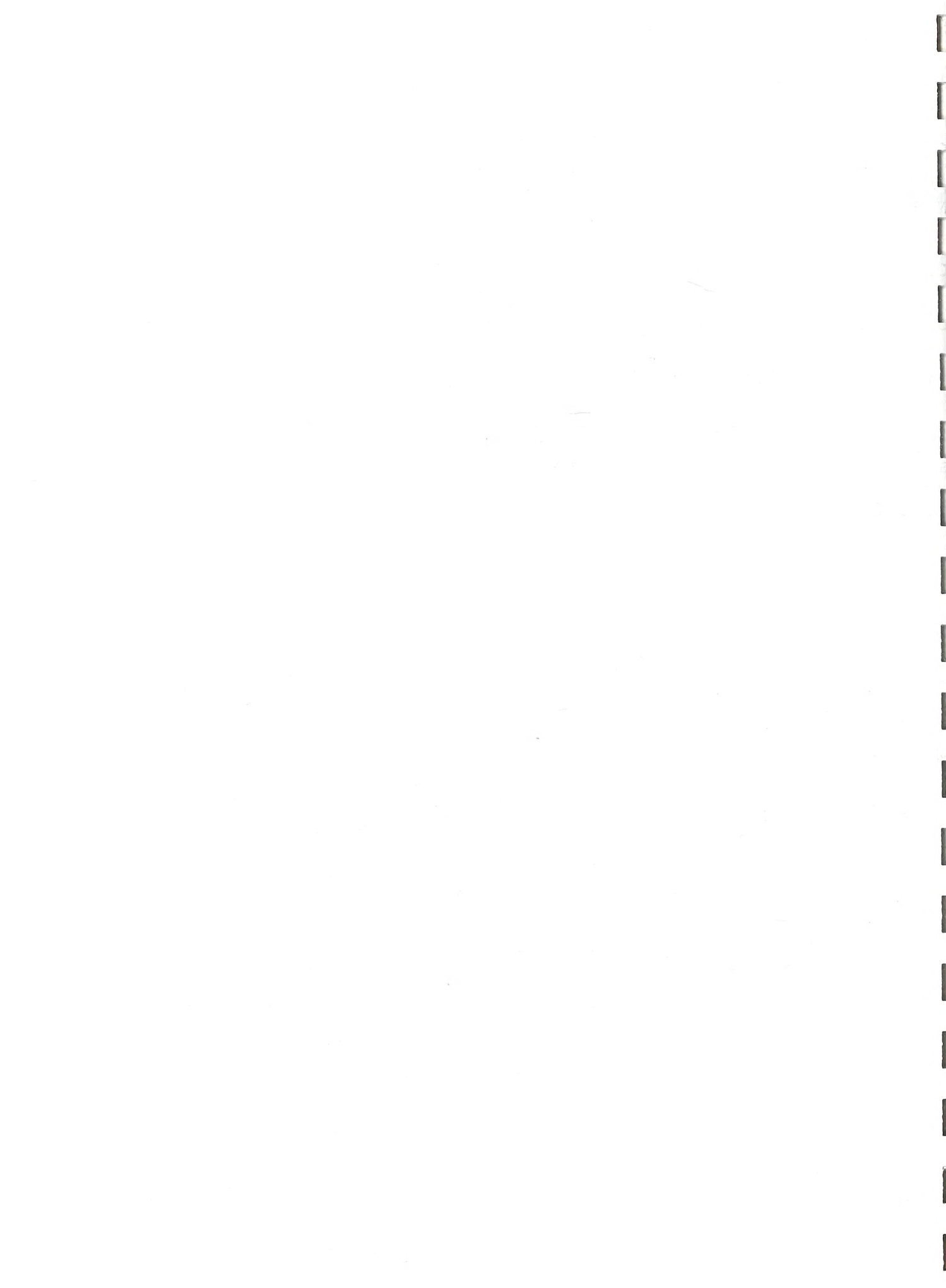
Business N/A

TifEavBase

Estimated Acquisition \$25,800.00

Building Condition

Estimated Demolition Costs



Parcel Number 462107302002

Street Address 306 1/2 N. First

Owner McCall, Lee Roy

Owner's Address 1302 1/2 W. Dublin, Urbana

Phone Number of Owner 384-1104

Occupant Name

Phone Number of Occupant

Description

Use Second floor residential, first vacant

Life Safety

Accessibility

Exterior/Interior

Zoning R-6

Landuse Business (2 story)

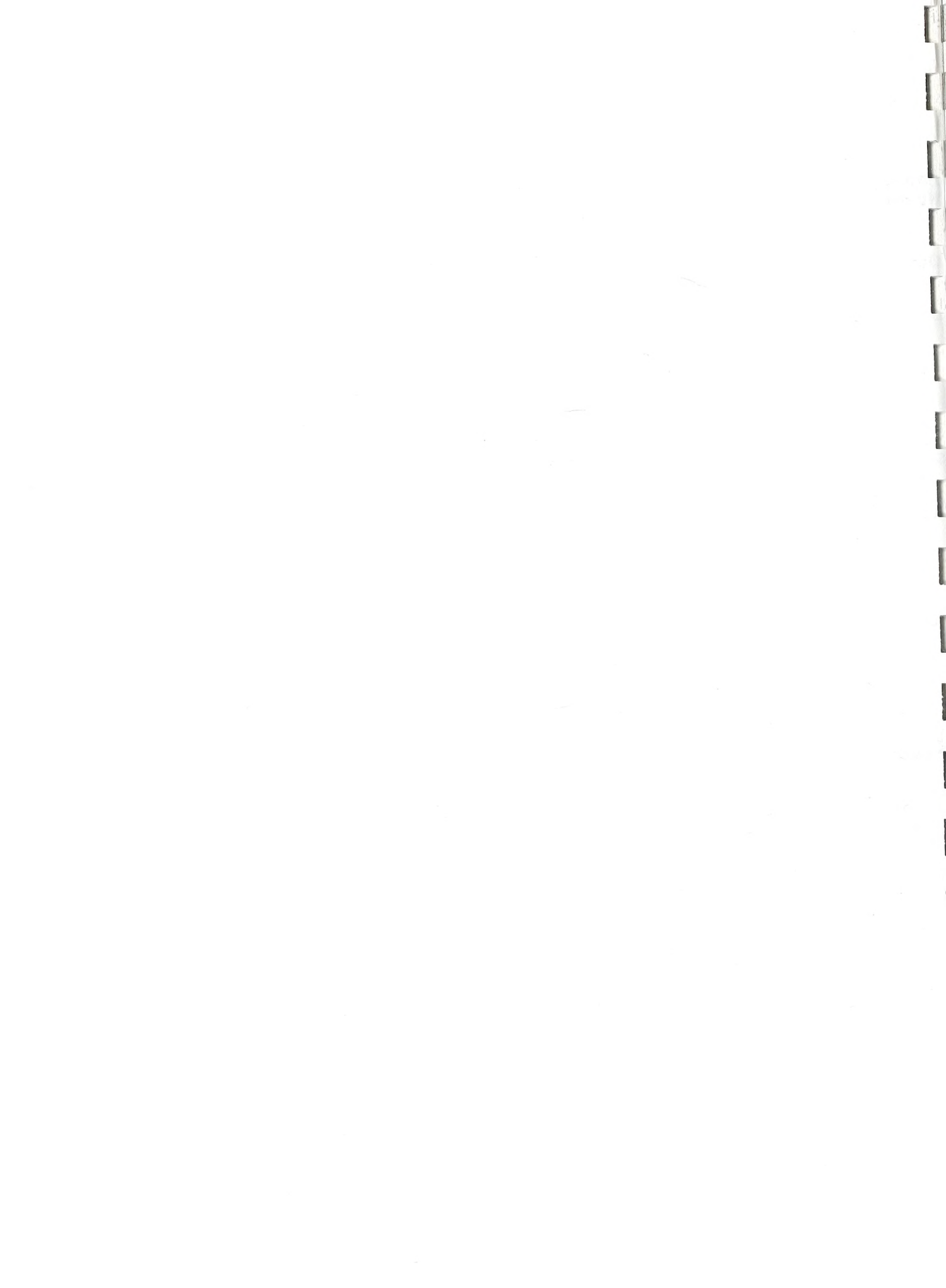
Business Vacant

TifEavBase

Estimated Acquisition

Building Condition Poor

Estimated Demolition Costs

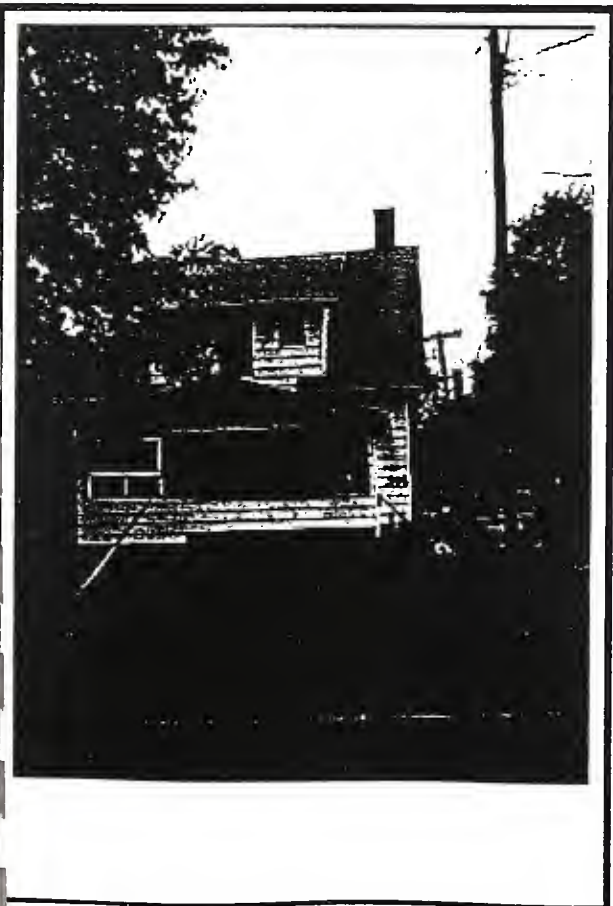


Parcel Number	Street Address	304 N. First
Owner	Owner's Address	
Phone Number of Owner		
Occupant Name	Phone Number of Occupant	
Description		

Use

Life Safety

Accessibility



Zoning

Landuse

Business

Tlff Base

Estimated Acquisition

Building Condition

Estimated Demolition Costs



Parcel Number	462107304002	Street Address	122 N. First
Owner	Briggs, Wendell	Owner's Address	1205 N. Hickory
Phone Number of Owner	352-1067		
Occupant Name	First Street Pool Hall	Phone Number of Occupant	359-1379

Description

- A one story masonry load-bearing structure with a partial basement and partial crawl space, wood frame floor and roof structures, approximately 20' wide by 65' deep with an attached single story wood frame structure approx. 20' wide by 45' deep.
- The building was probably a Victorian era structure, but its facade was modernized in the 1950's or 1960's. It has since been altered further.
- Renovation costs: \$55,500.

Use

- Pool Hall. The masonry portion of the building houses the pool room and the frame portion houses restrooms and storage.

Life Safety

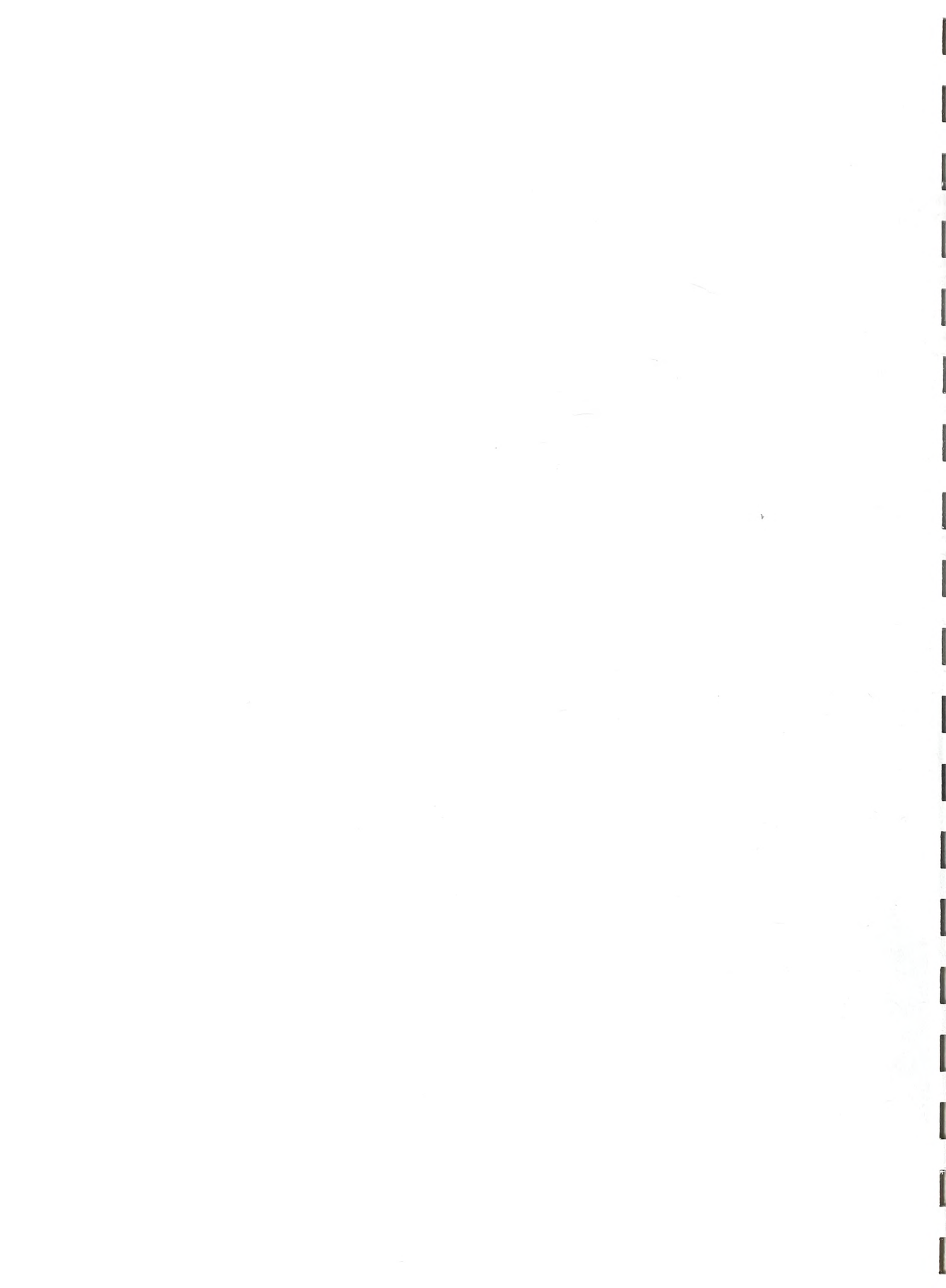
- The North and South walls provide adequate fire separation for the masonry portion of the building. The North and South frame walls provide no fire rating for the frame portion of the building.
- The structure of the frame portion of the building is in failure at both roof and floor levels and possess risk to inhabitants.
- In addition to main entrance, second means of egress locations are possible through existing openings.

Accessibility

- The entrance, while not accessible, could be reworked with little difficulty.
- The restrooms are not accessible and at present are not usable due to structural failure.



Zoning B-3
Landuse Business (2 story)
Business First Street Pool
TifEavBase \$6,520.00
Estimated Acquisition \$21,780.00
Building Condition Poor
Estimated Demolition Costs \$25,000.00



Parcel Number 462107304008 Street Address 110 N. First

Owner McCall, Lee Roy Owner's Address 1302 1/2 W. Dublin, Urbana

Phone Number of Owner 384-1104

Occupant Name Tweek's Fashion Shop Phone Number of Occupant 355-0499

Description

- A two story masonry load-bearing structure on a crawl space with frame floor and roof structures, approximately 20' wide by 40' deep main structure, with an attached one-story masonry wing at the rear, on a slab approximately 20' wide by 15' deep.
- The building is a relatively nondescript structure with minimal brick and limestone detailings.
- Renovation cost: \$53,150

Use

- First floor is a retail use with two employees in evidence.
- Second floor is vacant and was most recently used as an apartment.

Life Safety

- North and South walls are fire walls. The North wall is intact. The South wall presently opens to a parking lot and is therefore acceptable at this point with its numerous window openings. The original ceiling material is not visible but it is unlikely that there is an adequate fire separation between the two separate uses.
- Only one exit exists from each level which is adequate due to the square footage, however windows from second floor don't egress.

Accessibility

- No handicapped access to either space.
- No handicapped restrooms; only one would be required due to low employee number.



Exterior/Interior

- Roof shows evidence of leaking and likely needs to be replaced.
- Storefront requires minimal cosmetic improvements.
- Window replacement likely at second floor.
- Lower level is in need of new handicapped restroom and cosmetic improvements.
- Upper level is in need of overall renovation.

Zoning B-3

Landuse Business (2 story)

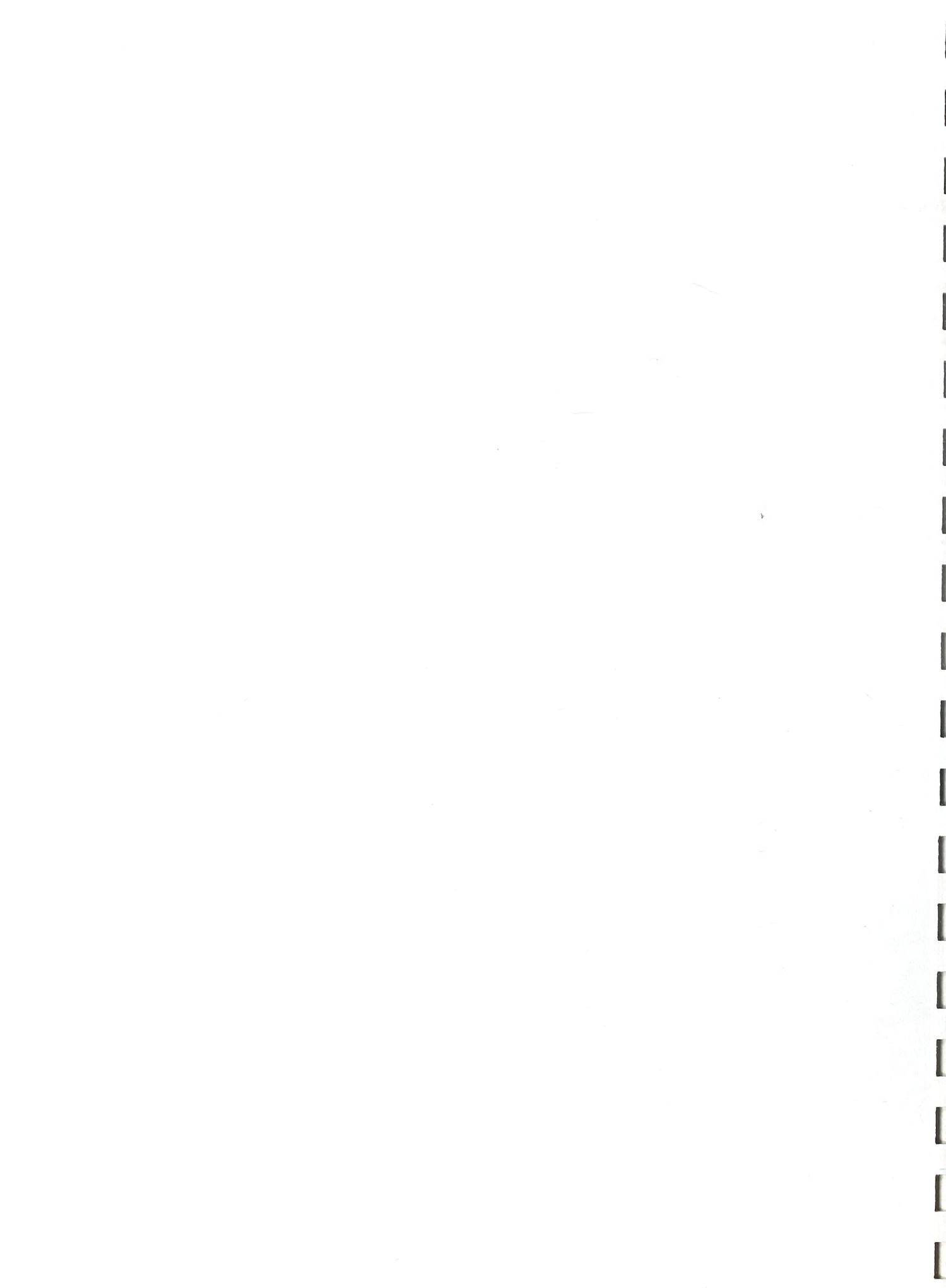
Business Tweets

TifEavBase \$8,500.00

Estimated Acquisition \$28,440.00

Building Condition Fair

Estimated Demolition Costs \$30,000.00



Parcel Number	462107302001	Street Address	308 N. First
Owner	Hambrick, Robert E.	Owner's Address	308 N. First
Phone Number of Owner	359-4541		
Occupant Name	Robert E. Hambrick	Phone Number of Occupant	359-4541

Description

Use

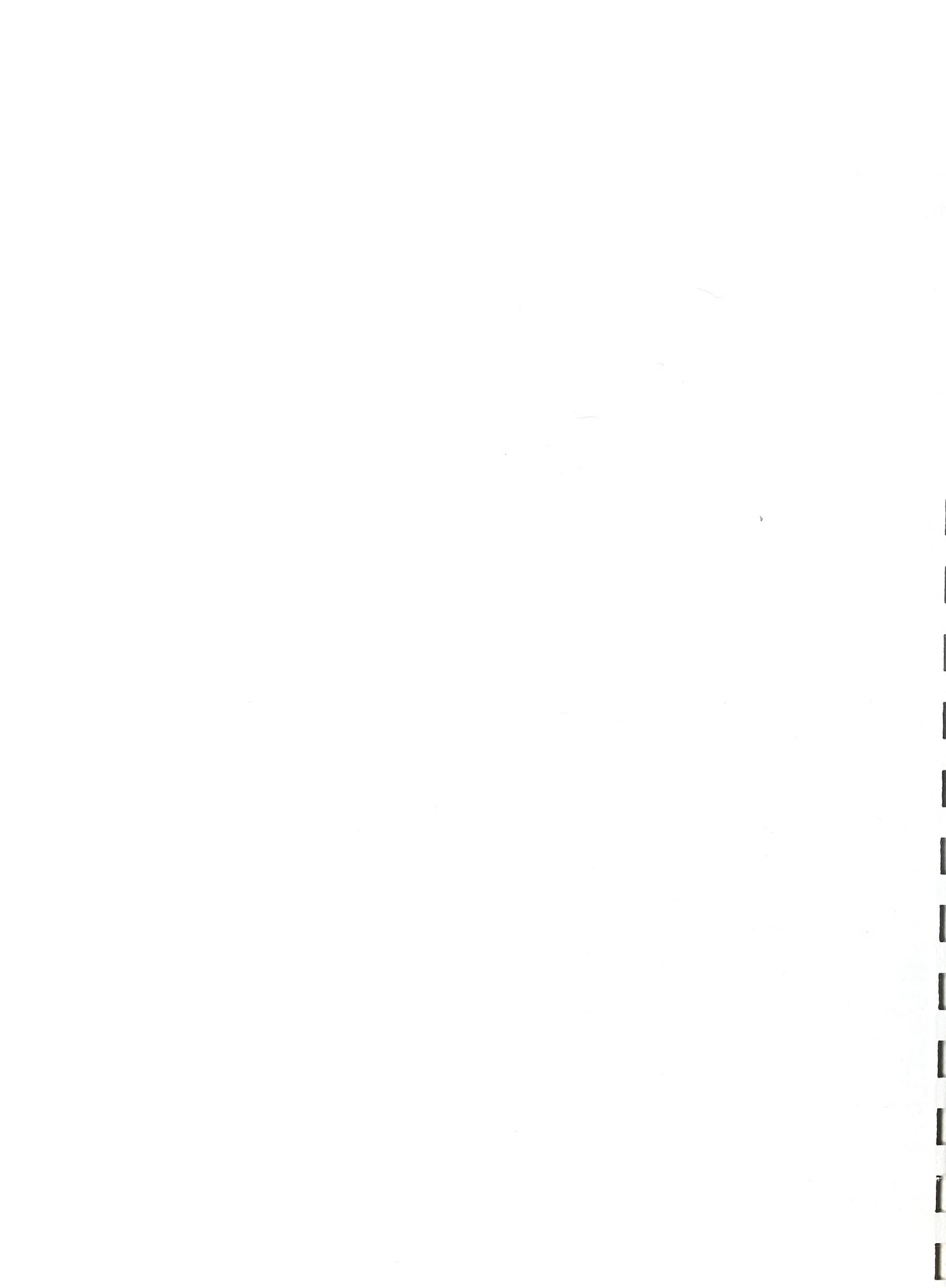
Life Safety

Accessibility

Exterior/Interior



Zoning R-6
Landuse 2/du Res. (2 story)
Business N/A
TifEavBase
Estimated Acquisition \$41,010.00
Building Condition Good
Estimated Demolition Costs



Parcel Number 462107303003

Street Address 206 N. First

Owner Milton, Elease

Owner's Address 1216 North 6th Street, Cham.

Phone Number of Owner 359-3547

Phone Number of Occupant

Occupant Name

Description

Use

Life Safety

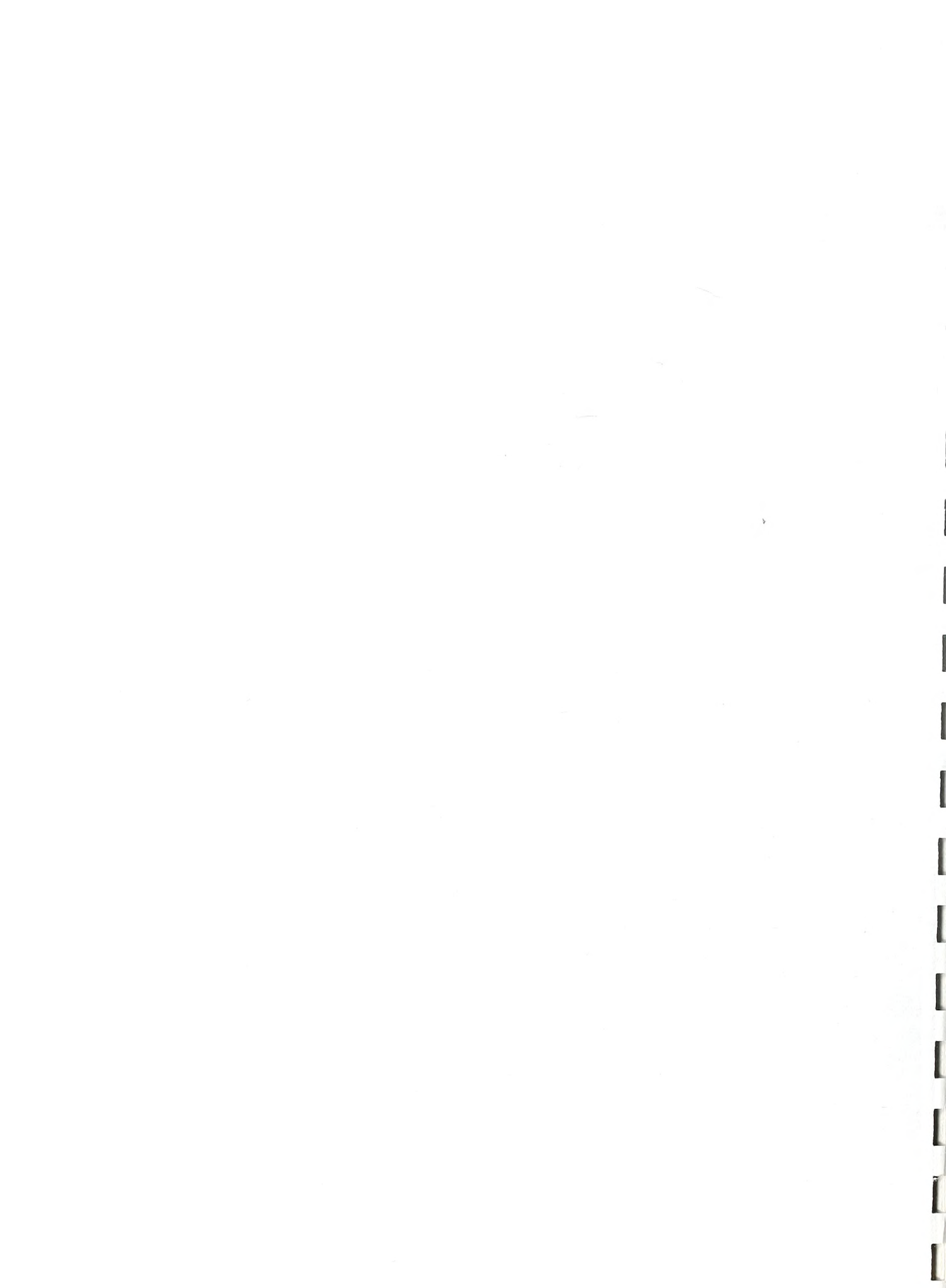
Accessibility

Exterior/Interior



Zoning B-3
Landuse Business (1 story)
Business Vacant (Candies)

TifEavBase \$4,770.00
Estimated Acquisition \$15,960.00
Building Condition Poor
Estimated Demolition Costs \$15,000.00



Parcel
Number 462107302003

Street
Address 306 N. First

Owner
McCall, Lee Roy

Owner's
Address 1302 1/2 W. Dublin, Urbana

Phone
Number of
Owner 384-1104

Occupant
Name Lela Ammons

Phone
Number of
Occupant 359-2618

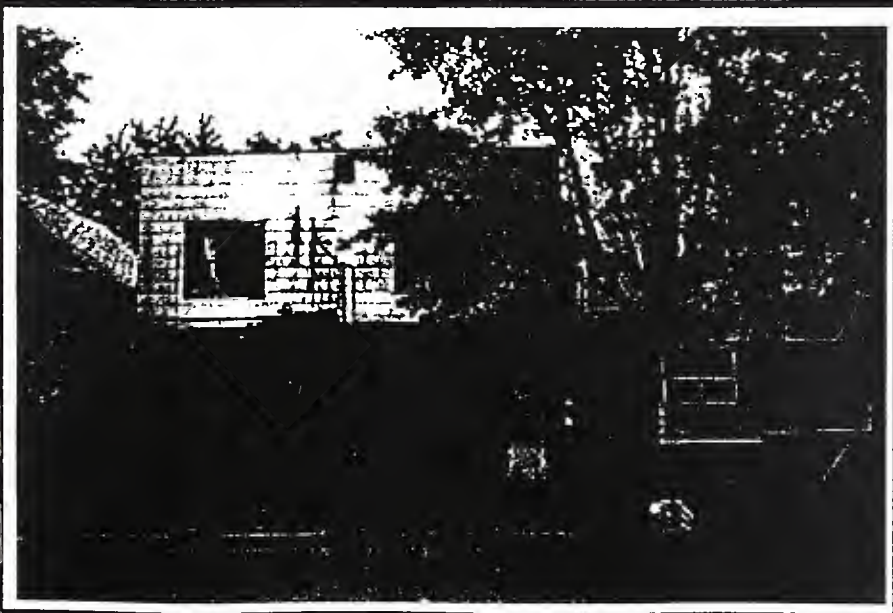
Description

Use

Life Safety

Accessibility

Exterior/Interior



Zoning R-6

Landuse SF Res (1.5 story)

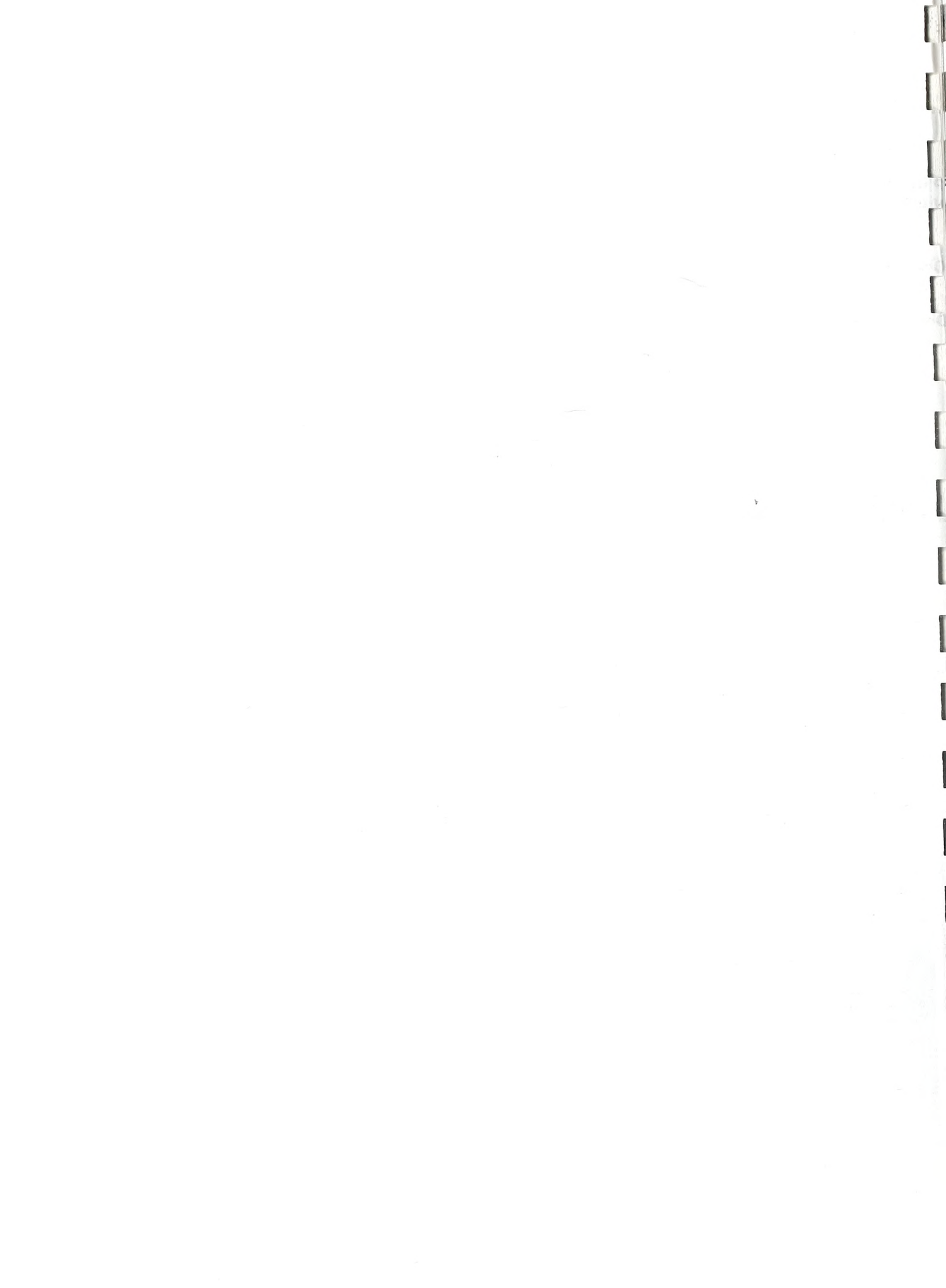
Business N/A/

TifEavBase

Estimated
Acquisition \$21,390.00

Building
Condition Poor

Estimated
Demolition
Costs



Parcel Number 462107304003 Street Address 120 N. First
 Owner Davidson, Clarence Owner's Address
 Phone Number of Owner
 Occupant Name Buddies Bar Phone Number of Occupant 352-3140

Description

A one-story partial masonry load-bearing structure with a full basement, wood frame floor and roof structures, approximately 20' wide by 30' deep, with an attached single story concrete masonry unit structure with a slab on grade and wood frame roof structure. This is a Victorian era structure with an elaborate corbeled brick cornice. The cast-iron storefront is at least partially intact.

Use

Buddie's Lounge, a jazz club and bar. The main building houses the bar-room and the addition houses restrooms.

Life Safety

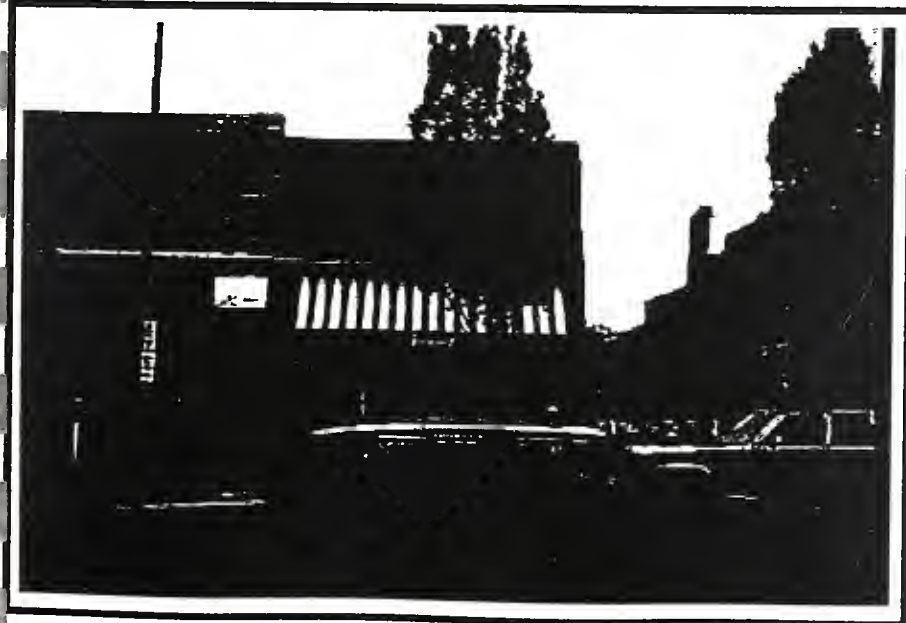
The North wall is a fire separation wall and is intact. The South wall, originally an interior wall between this structure and the now demolished 118 N. First Street, is wood frame with plywood siding and has no fire rating.

Accessibility

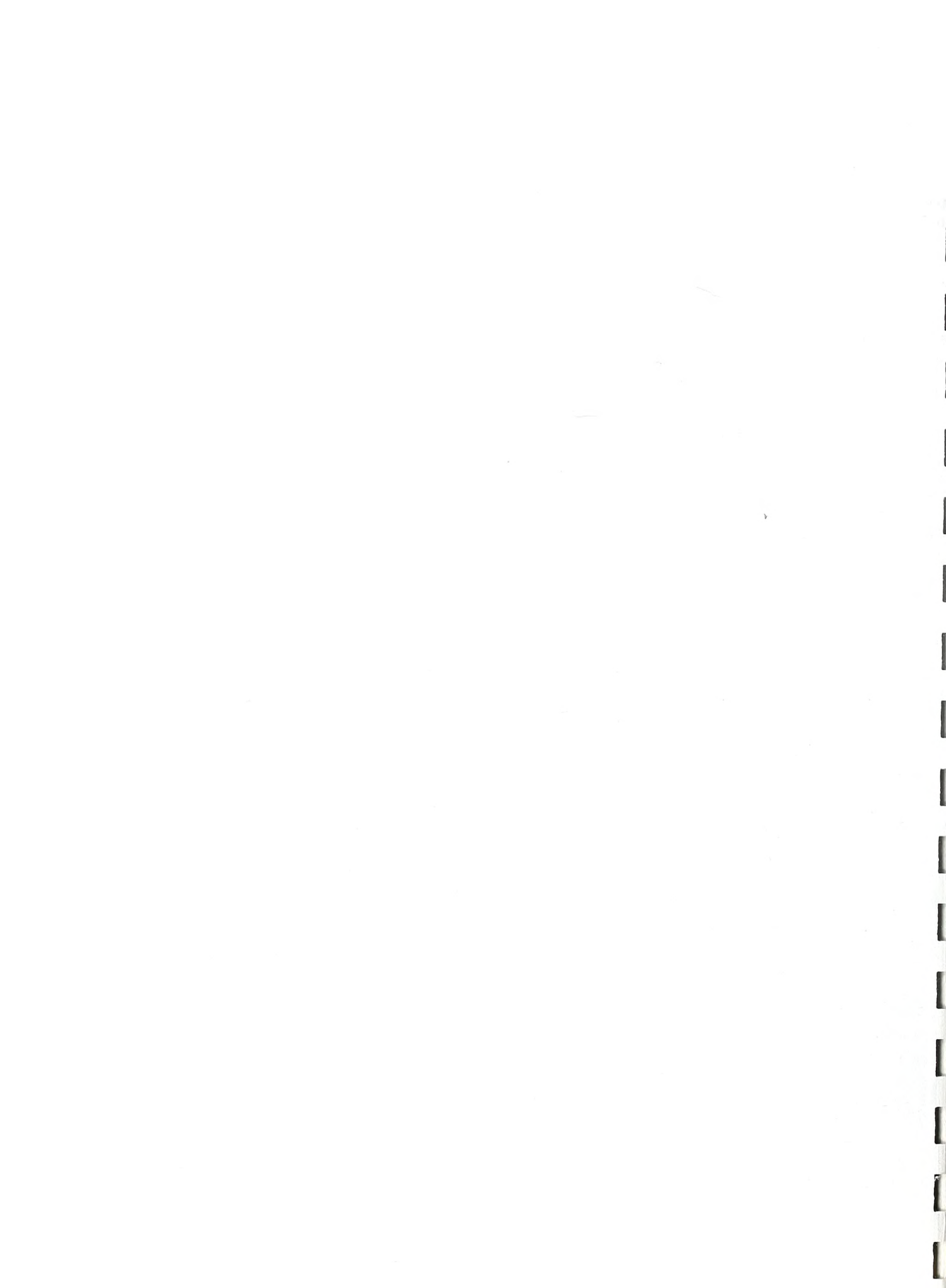
The entrance is accessible with the exception of a vestibule-type enclosure which needs to be enlarged. Restrooms are not handicapped accessible and this will be required with any renovation in this area. Present fixture counts are probably not adequate for this occupancy.

Exterior/Interior

The roof appears to be in acceptable condition. The entrance facade has been recently renovated in keeping with the historic nature of the building and neighborhood. The South wall shows water damage and likely needs to be flashed and resided. The interior is presently undergoing renovation and will require little in the way of cosmetic improvements. New restrooms are planned by the owner. They will need to be increased in size and number of fixtures and be handicapped accessible.



Zoning B-3
 Landuse Business (2 story)
 Business Buddies
 TifEavBase \$2,950.00
 Estimated Acquisition \$27,420.00
 Building Condition Fair
 Estimated Demolition Costs \$25,000.00



Parcel Number 462107304011

Street Address 102 E. University

Owner Housing Authority

Owner's Address 1201 E. Colorado Ave.

Phone Number of Owner 367-1184

Occupant Name Housing Authority

Phone Number of Occupant 367-1184

Description

Use

Life Safety

Accessibility



Zoning B-3

Land use Business (2 story)

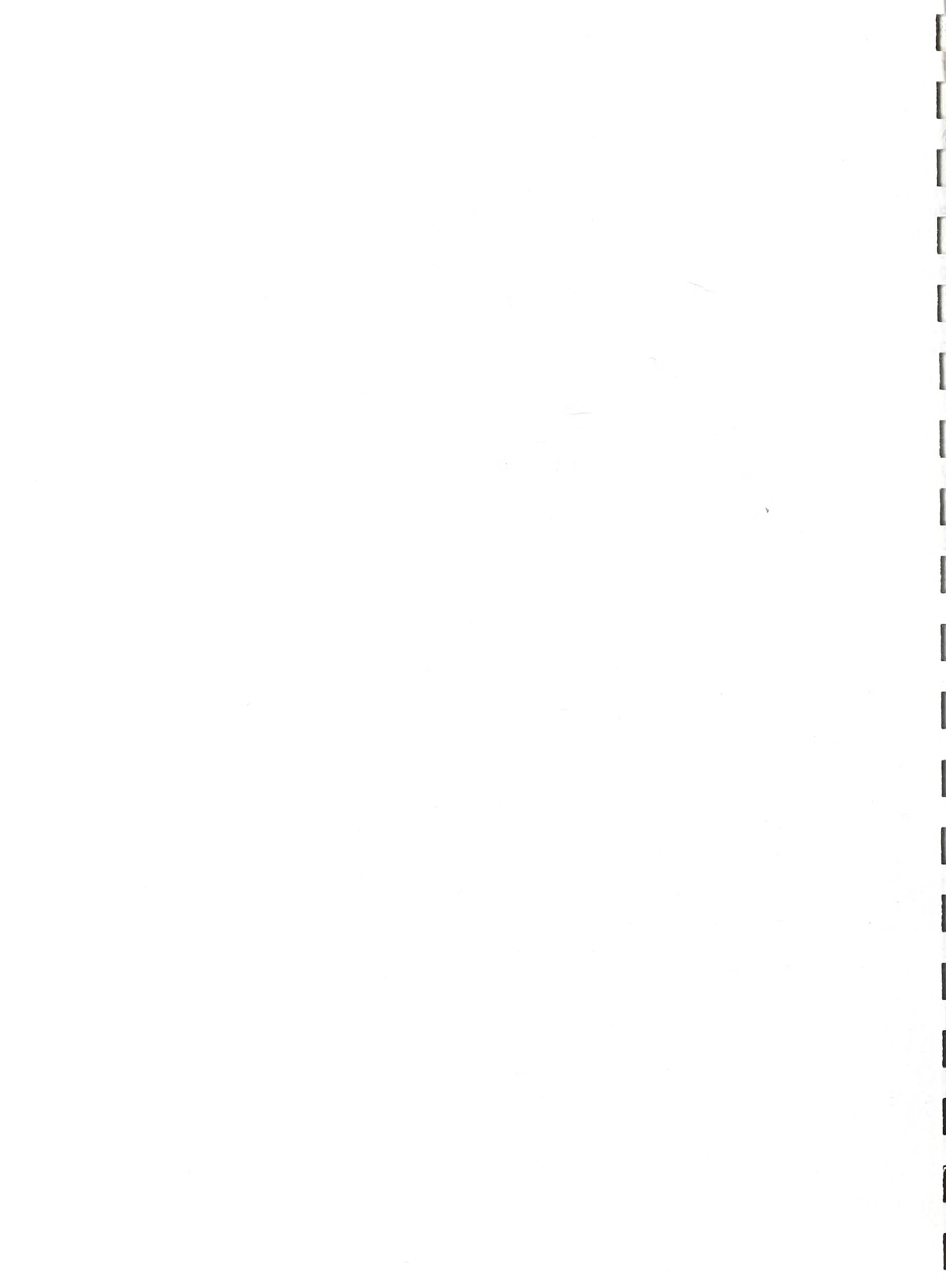
Business HACC Offices

TifEavBase \$17,180.00

Estimated Acquisition \$57,360.00

Building Condition Good

Estimated Demolition Costs



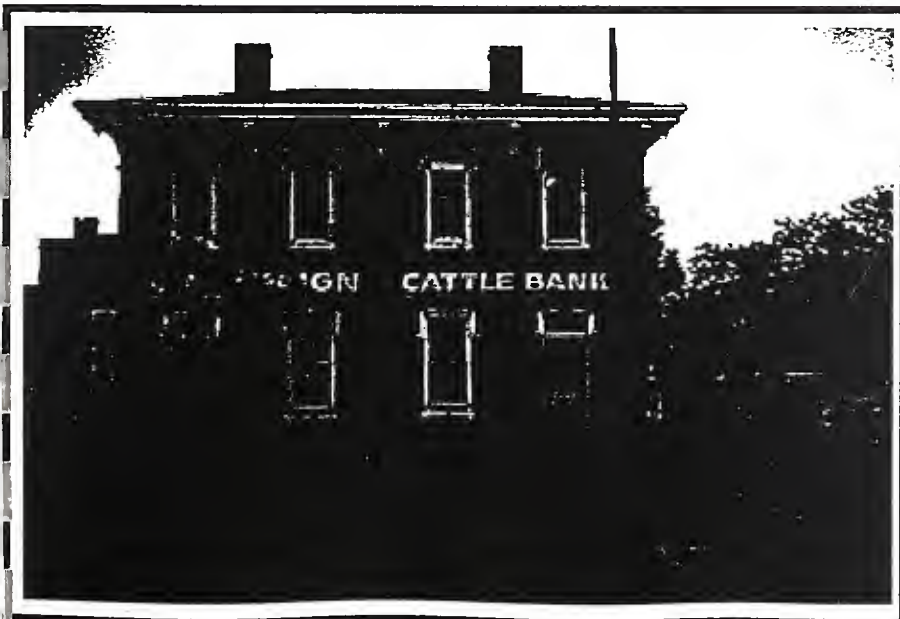
Parcel Number	462107304011	Street Address	102 E. University
Owner	Housing Authority	Owner's Address	1201 E. Colorado Ave.
Phone Number of Owner	367-1184		
Occupant Name	Housing Authority	Phone Number of Occupant	367-1184

Description

se

Life Safety

Accessibility



Zoning B-3
Landuse Business (2 story)
Business HACC Offices

TifEavBase \$17,180.00

Estimated Acquisition \$57,360.00

Building Condition Good

Estimated Demolition Costs



Parcel Number 462107304007

Street Address 112 N. First

Owner Peters, Larry L.

Owner's Address 114 E. University

Phone Number of Owner 355-9463

Occupant Name

Phone Number of Occupant

Description

Use

Life Safety

Accessibility



Zoning B-3
Landuse Business (2 story)
Business Storage
TifEavBase \$6,200.00
Estimated Acquisition \$20,760.00
Building Condition Poor
Estimated Demolition Costs



Parcel Number 462T07303006 Street Address 202 N. First

Owner Jefferson, Cleveland Owner's Address

Phone Number of Owner 352-7166

Occupant Name Phone Number of Occupant

Description

A two-story masonry load-bearing structure with a center interior wood frame bearing wall on a full basement, with wood frame floor and roof structures, at approximately 45' wide by 65' deep.

This is a Victorian vintage building with a stone foundation on the outer walls. Remnants of the original cast-iron storefront remain but architectural elements such as a corner turret, a bay window, and the cornice have been removed.

Renovation cost: \$174,500

Use

Building is currently vacant and shows signs of water damage.

Life Safety

The north masonry fire wall is intact where it abuts the adjacent 204 N. First St. Building has open exposure elsewhere and therefore no required fire rating on West, South, and East faces and a portion of the North face.

No fire rating exists between levels which may or may not be required dependent upon usage.

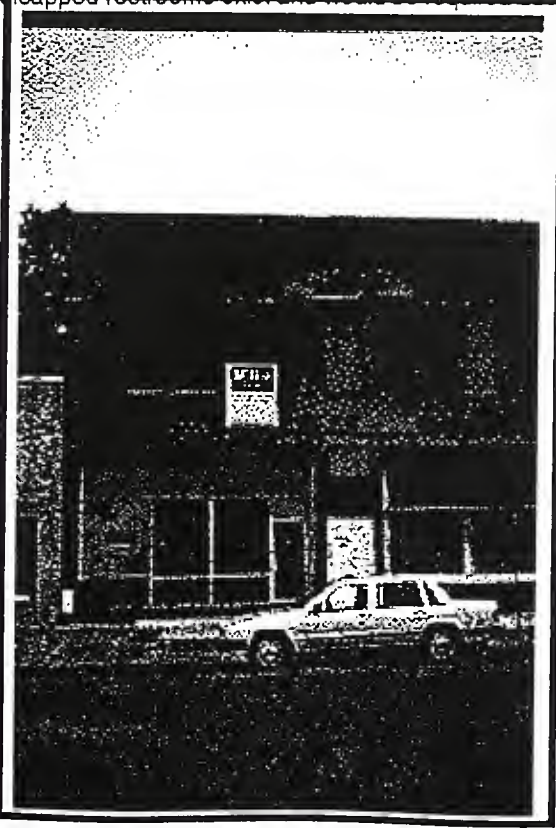
First floor has three exits which are adequate. Second floor may require addition of a second exit stair. Exits in basement.

Accessibility

First floor is handicapped accessible.

Second floor is not handicapped accessible and could require an elevator under some uses.

No handicapped restrooms exist and would be required due to need to renovate restrooms regardless.



Zoning B-3

Landuse Business (2 story)

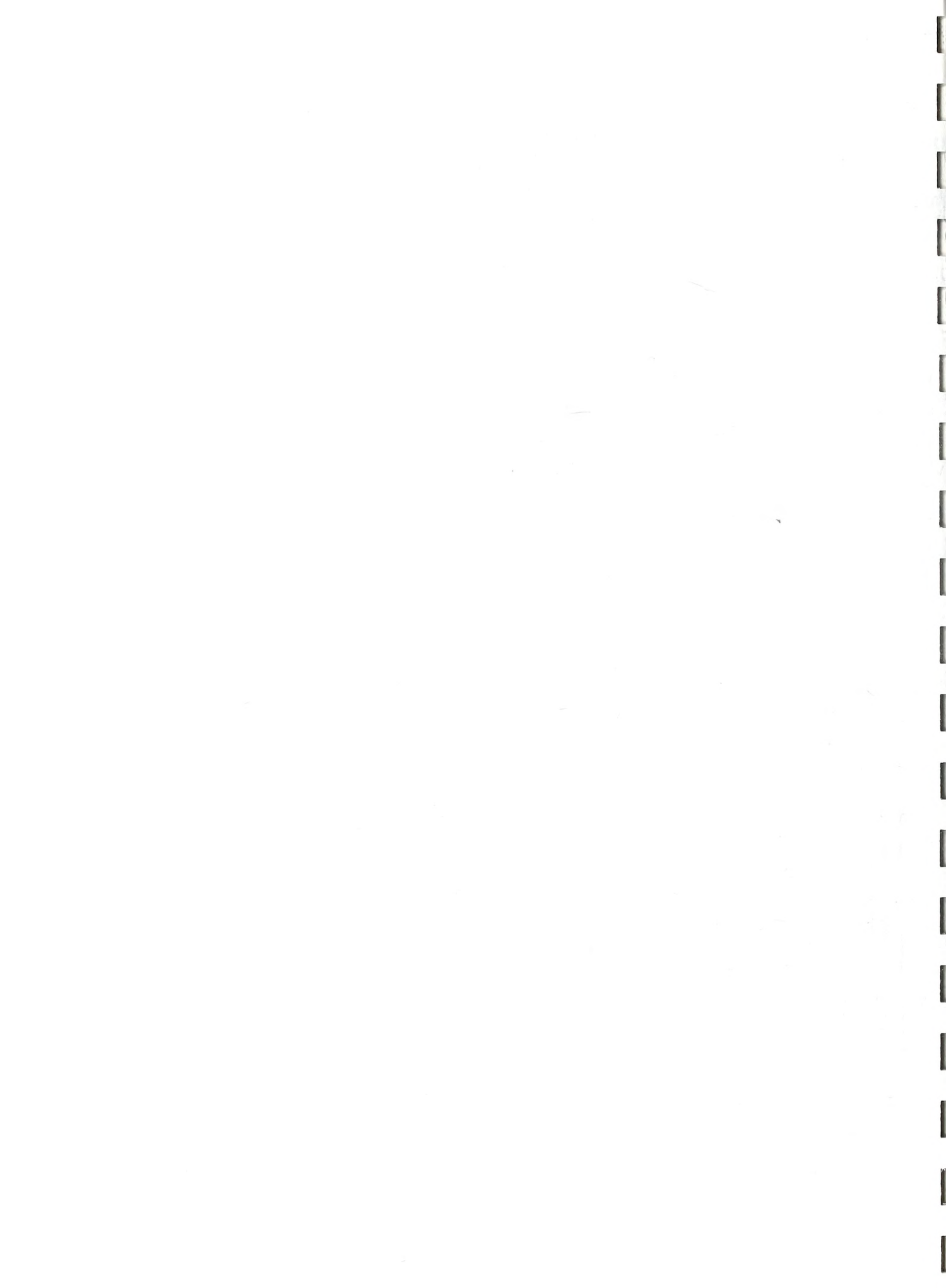
Business Vacant

TIfEavBase \$25,900.00

Estimated Acquisition \$28,020.00

Building Condition Poor

Estimated Demolition Costs \$90,000.00



Parcel Number	462107303004	Street Address	204 1/2 N. First
Owner	City of Champaign	Owner's Address	102 N. Neil
Phone Number of Owner		Phone Number of Occupant	
Occupant Name			
Description			

Use
 Vacant, pending demolition and land banking for further development

Life Safety

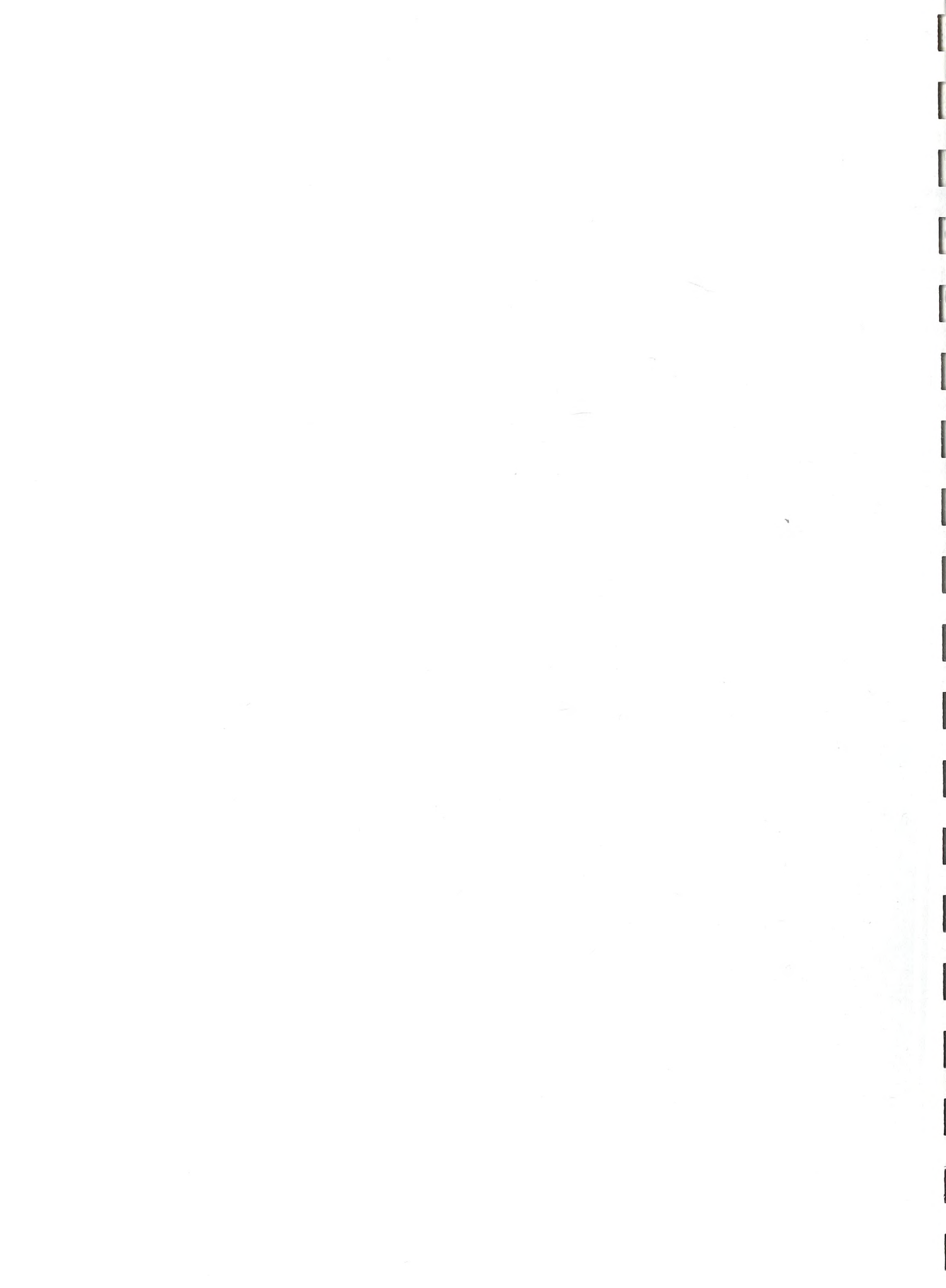
Accessibility



Zoning B-3
Landuse SF Res. (1.5 story)
Business N/A

TifEavBase \$1,900.00
Estimated Acquisition \$3,000.00

Building Condition Deteriorated
Estimated Demolition Costs \$16,000.00



Parcel Number 462107304006

Street Address 114 N. First

Owner McCall, Lee Roy

Owner's Address 1304 1/2 W. Dublin, Urbana

Phone Number of Owner 384-1104

Occupant Name

Phone Number of Occupant

Description

A two-story masonry load-bearing structure on a crawl space with frame floor and roof structures, approximately 20' wide by 55' deep, with an attached one-story concrete block structure with a slab on grade and frame roof structure, approximately 20' wide by 15' deep. This building is a Victorian era structure with arched brick window eyebrows, brick corbeling and a tin cornice. The original cast-iron storefront remains.
Renovation Costs: \$141,800.

Use

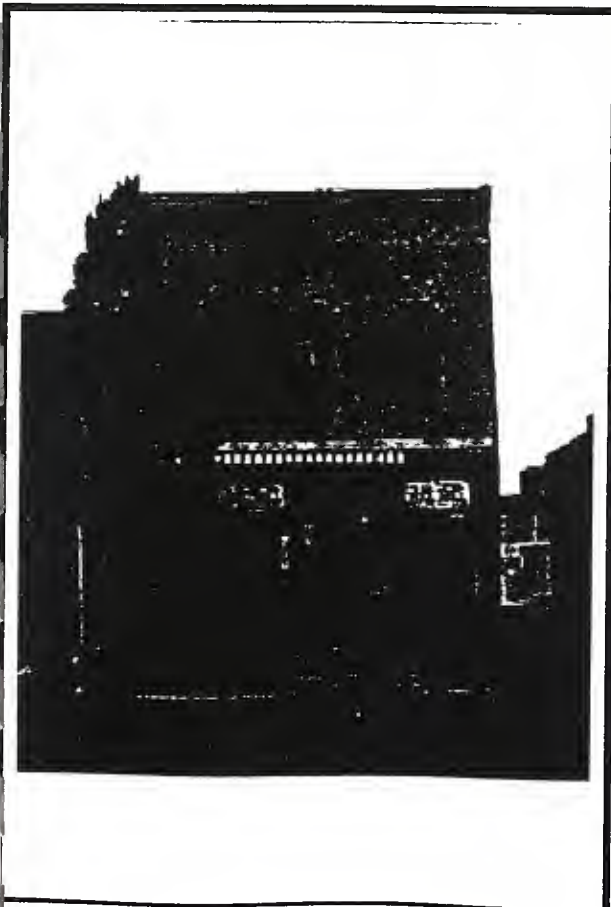
Building is presently vacant and shows evidence of past fire and water damage.

Life Safety

North wall is a fire separation wall and is intact. Other wall face First St. or alleys and existing openings are allowable. No internal fire separations are presently required. Adequate number of exits.

Accessibility

Handicapped access to first floor probably acceptable. Handicapped restrooms would be required with any renovations with number dependent upon use.

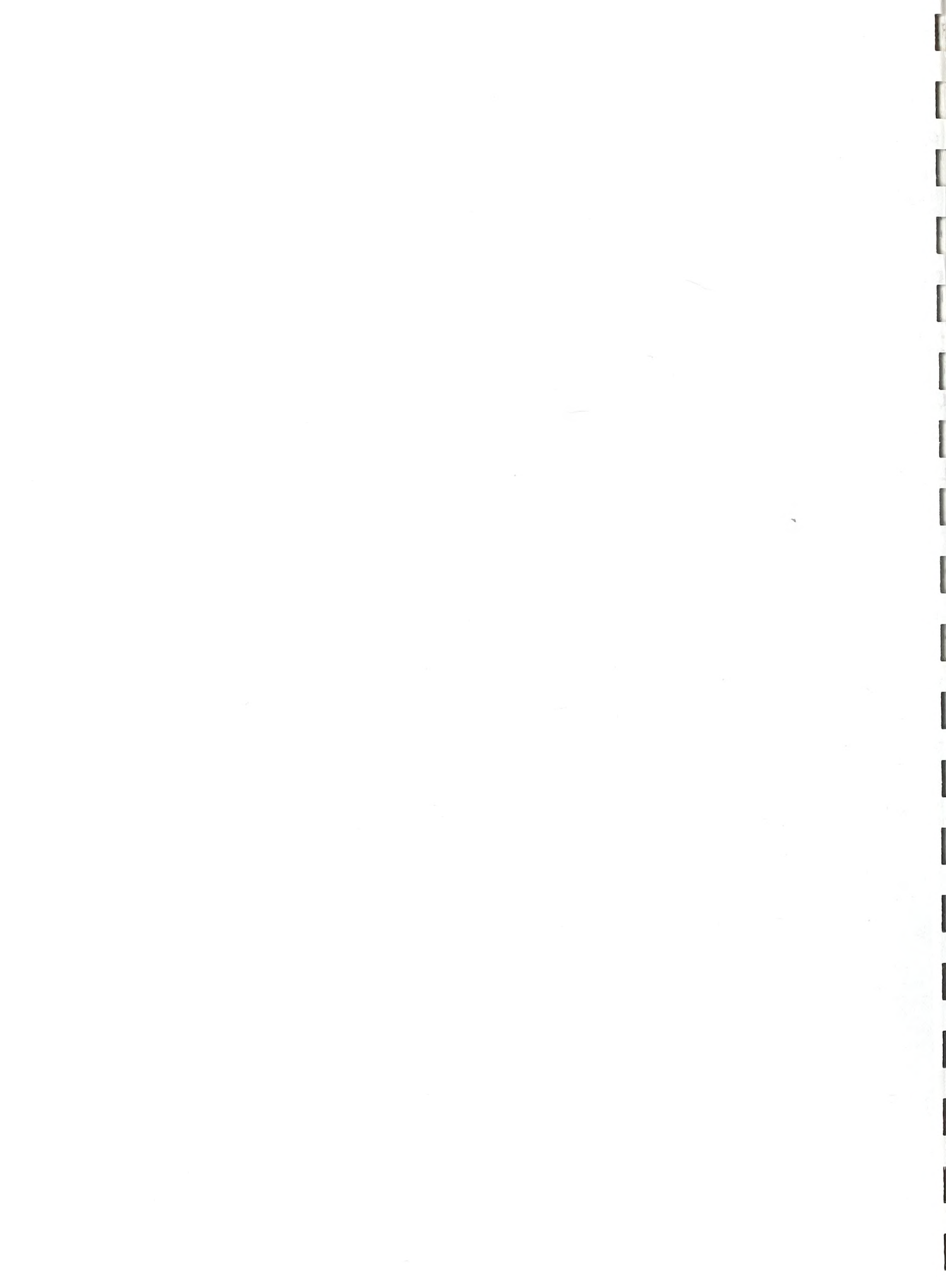


Exterior/Interior

- Original cast-iron front largely intact, but would require refurbishing.
- Paint removal at front and partial alley facades is desirable.
- Most windows at second floor are missing and need to be replaced.
- Roof has reportedly been replaced and appears to be in reasonably good condition.
- Total renovation is required including partitions, drywall, doors, and floor and wall.

Zoning B-3
Landuse Business (2 story)
Business Vacant

TifEavBase
Estimated Acquisition \$30,960.00
Building Condition Poor
Estimated Demolition Costs \$50,000.00



Parcel Number 462107304005

Street Address 116 N. First

Owner Jackson's Rest. Inc.

Owner's Address

Phone Number of Owner

Occupant Name Jackson's Rest.

Phone Number of Occupant 352-2368

Description

A one story masonry load-bearing structure with a partial basement. Floor structure is wood frame at basemented area and slab-on grade remainder. Roof structure is wood frame. Structure is approximately 20' wide by 110' deep. This was probably a Victorian era structure but the facade was modernized in the 1950's or 1960's. It has also been altered since. Renovation cost: \$83,700.

Use

Jackson's Restaurant and Bar. Entrance into restaurant and grill area with passage on to barroom and restrooms. Also a back room with some kitchen equipment. Basement is full of unusable stored items.

Life Safety

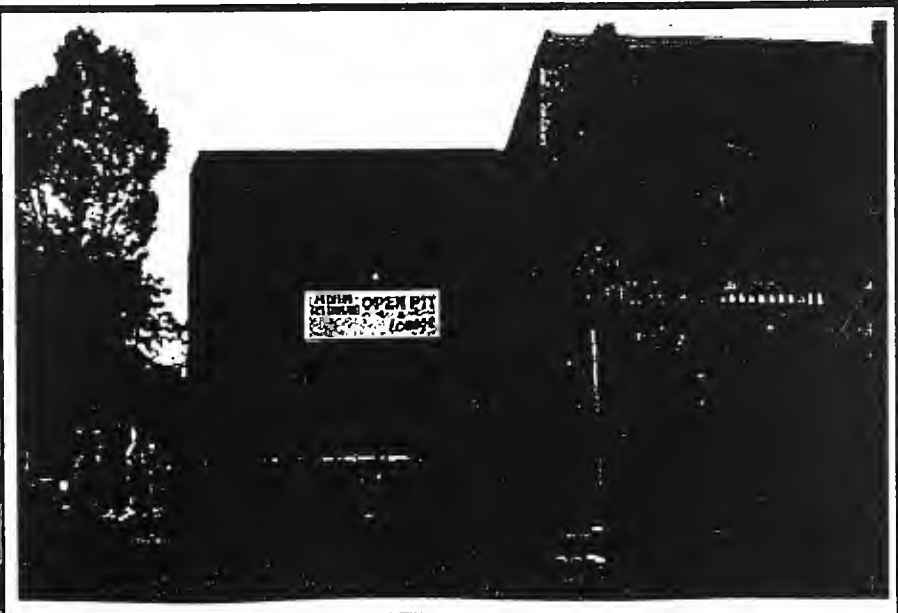
North and South walls are intact fire separation walls with exception of former loading dock area near East end of South walls. Doorways exist at South and West walls for possible means of egress in addition to West (front) entrance.

Accessibility

Handicapped access at main entrance probably acceptable. Restrooms are not handicapped accessible and this will be required with any renovation in this area. Present fixture counts are not adequate for existing occupancy.

Exterior/Interior

The ceiling show evidence of roof leaks at numerous locations and roof replacement is probably warranted. The West facade, which is not original to the building, is in need of renovation. All exterior walls are in need of tuckpointing. Much renovation is warranted, especially considering the present use as a restaurant and the lack of consideration given to public health concerns. The kitchen is in need of new equipment and finishes. Overall cosmetic improvement is needed.



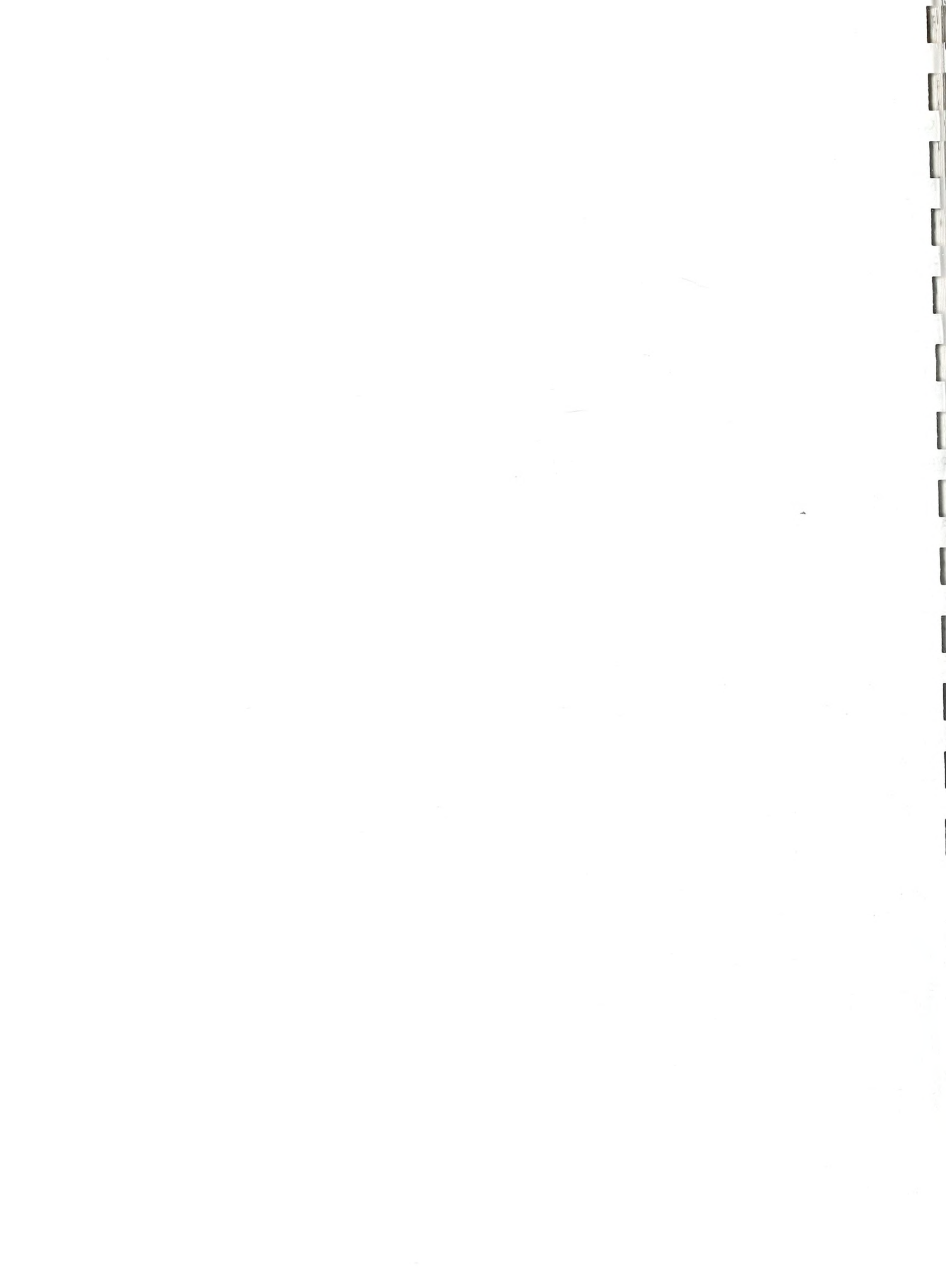
Zoning B-3
Landuse Business (2 story)
Business Jackson's restaurant

TifEavBase \$11,890.00

Estimated Acquisition

Building Condition Fair

Estimated Demolition Costs \$35,000.00



Number
 Owner Lone Star Lodge #18
 Address
 Owner's Address
 Phone Number of Occupant 359-9572
 Occupant Name Lone Star Lodge #18

Description

A two-story masonry load-bearing structure with a slab on grade and wood frame second floor and roof structures, approximately 22' wide by 45' deep, with an attached concrete masonry unit load-bearing structure with slab on grade and wood frame second floor and roof structures, approximately 22' wide by 20' deep.
 This building is somewhat nondescript.
 Estimated Renovation : \$52,000

Use

The building is presently in use as the Lone Star Lodge, the first floor is used for the social room and bar and the second floor is used for premonial space and storage.

Life Safety

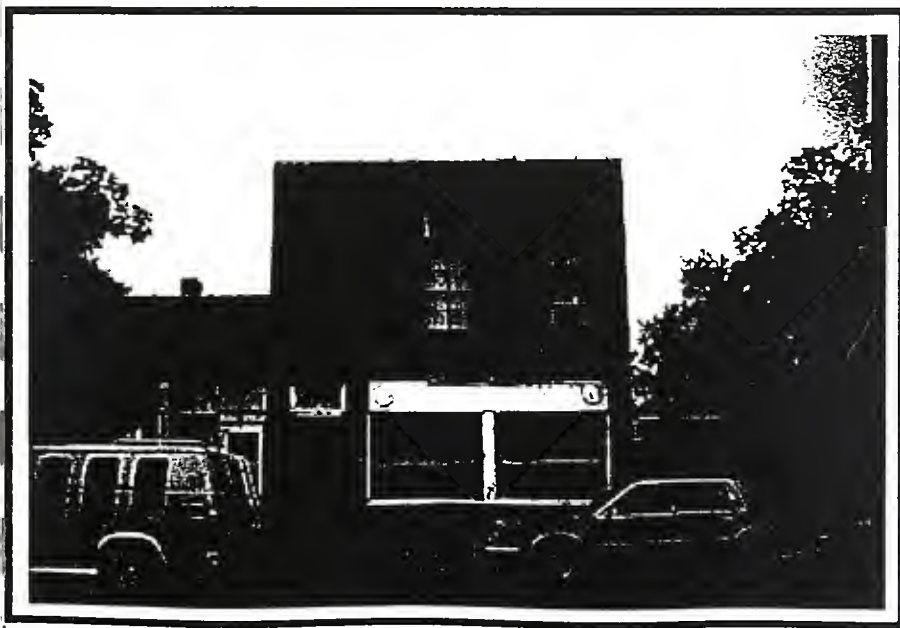
The North masonry fire wall is intact at the first floor level but has numerous penetrations at the second floor level which are in too close proximity to the roof structure of neighboring 210 N. First St. All other facades' fire ratings are acceptable.
 The first floor has two means of egress which is probably acceptable for the given use and occupancy.

Accessibility

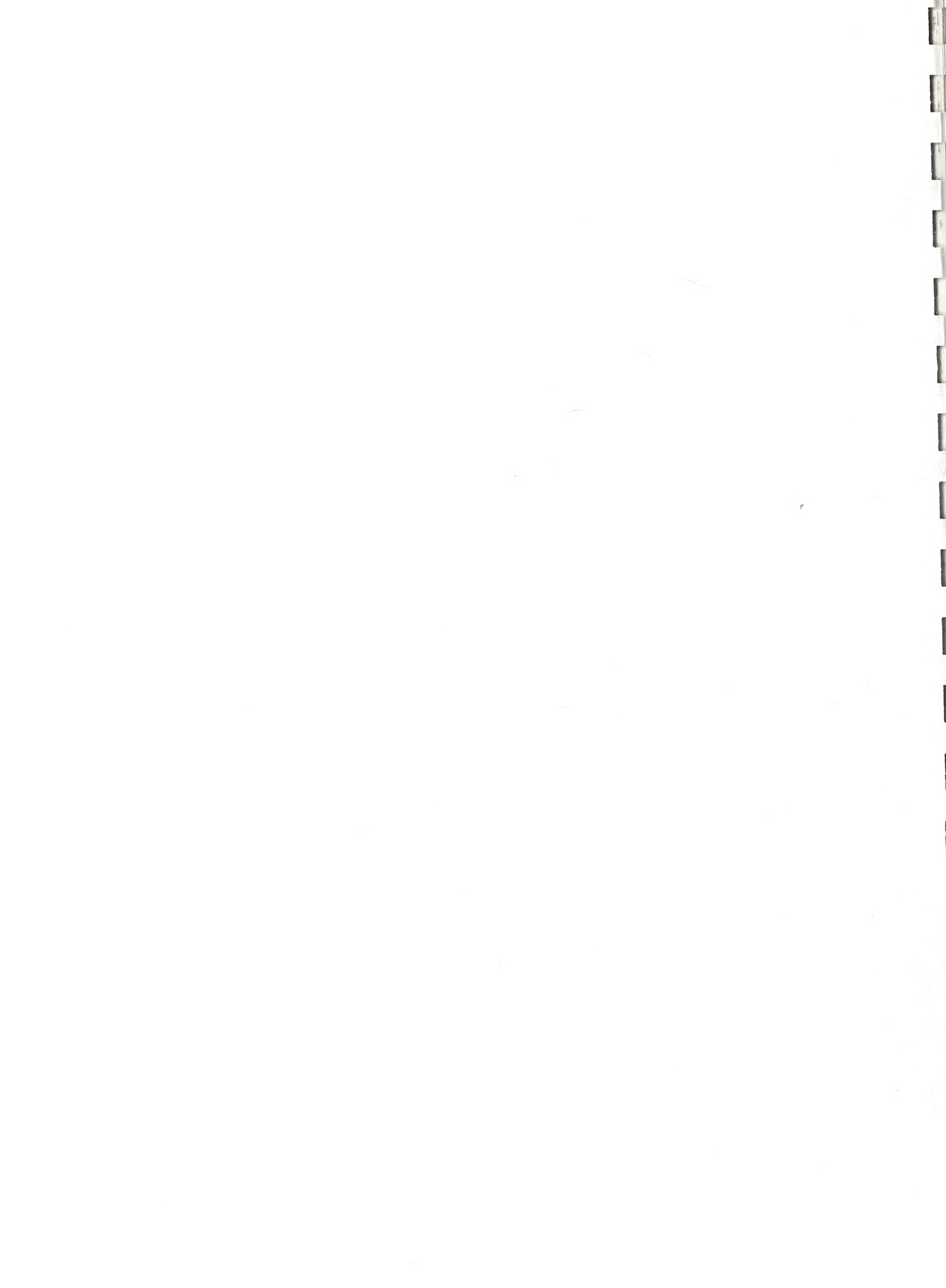
The main entrance leading to the first level could probably be made handicapped accessible with minor renovation, however, the second floor would require an elevator or lift for accessibility.
 Each level has two restrooms, one for each sex. The fixture count may be acceptable for the existing usage. None of the restrooms are handicapped accessible.

Exterior/Interior

The ceilings show evidence of water damage and roof replacement is probably warranted.
 The exterior masonry is in relatively good condition, but second floor, North-facing openings should be sealed with masonry to establish a fire rating between the building and 210 N. First.
 The facade could use some minor cosmetic renovation.
 The second means of egress from the second floor should be relocated. The interior is adequate for its present use with the exception of



Zoning B-3
 Landuse Business (2 story)
 Business Barbershop/ Vacant/
 TifEavBase \$16,420.00
 Estimated Acquisition \$54,810.00
 Building Condition Fair
 Estimated Demolition Costs \$40,000.00



Owner Drish, Jean

Owner's Address 204 N. First

Phone Number of Owner 356-6235

Occupant Name Jean Drish (Rose &

Phone Number of Occupant 356-6235

Description

A two-story masonry load-bearing structure with a slab on grade and concrete second level floor and roof structures, approximately 35' wide by 40' deep. This building was built by its present owner in 1960 and while nondescript, is well maintained.

Use

The first floor houses two businesses, a barber shop and a beauty parlor, while the upper level houses a three bedroom apartment inhabited by the owner.

Life Safety

The South masonry fire wall is intact and openings on the three remaining facades are permissible. Fire separation between levels and differing uses is achieved through concrete floor structure. Each business has 2 means of egress and the second floor apartment has an individual entrance, but it is unlikely that the bedroom windows meet egress requirements.

Accessibility

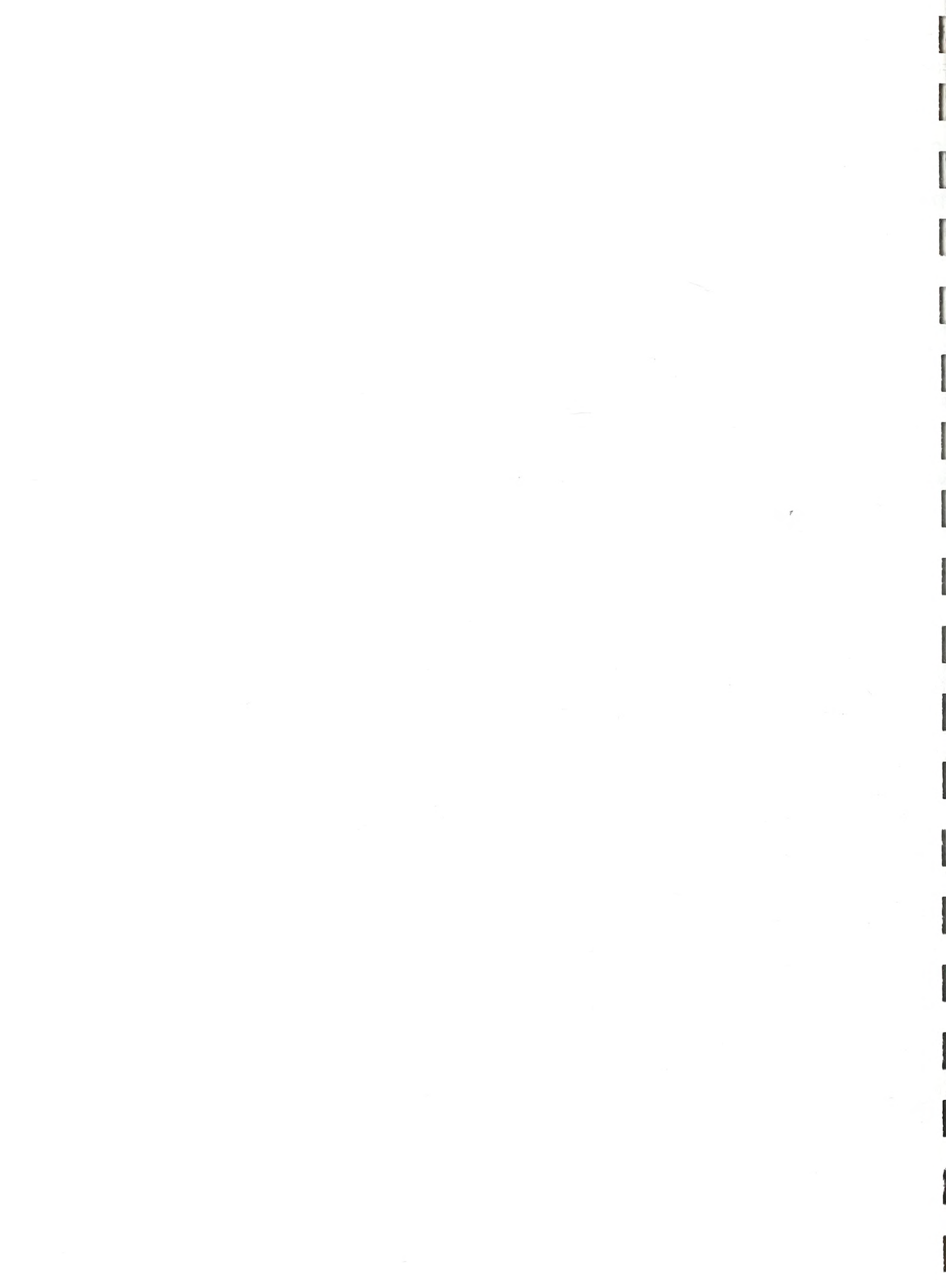
The business entrances are not handicapped accessible due to a step up. Secondary exits are at a grade. The business restrooms are not handicapped accessible but would not require upgrading. The apartment has no accessibility requirements.

Exterior/Interior

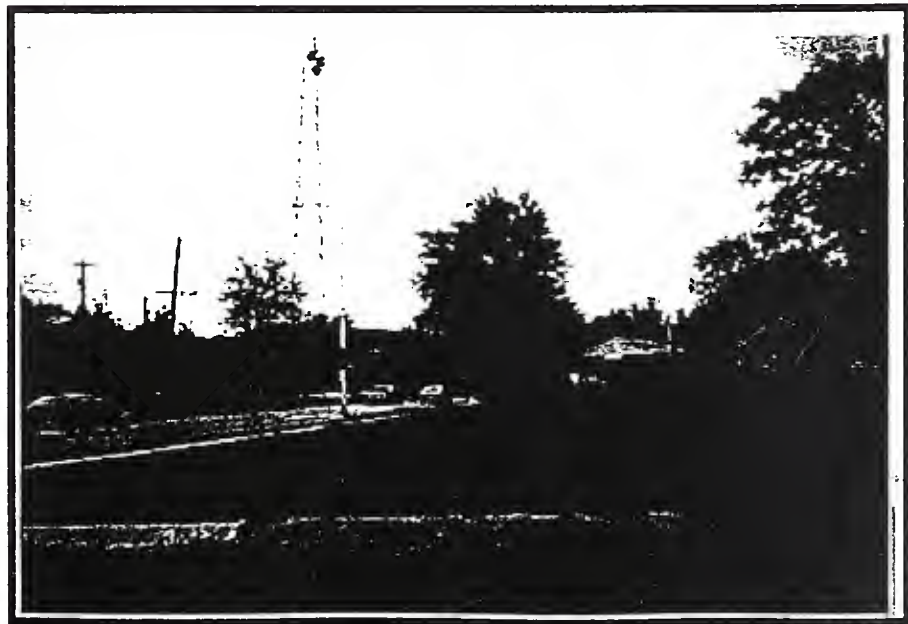
Roof has been maintained and replaced at regular intervals. The exterior facades show little need for improvements. Signage is a possibility. The North business could use some minor interior repair. The South business has been recently, cosmetically remodeled. The apartment remains in mint condition.



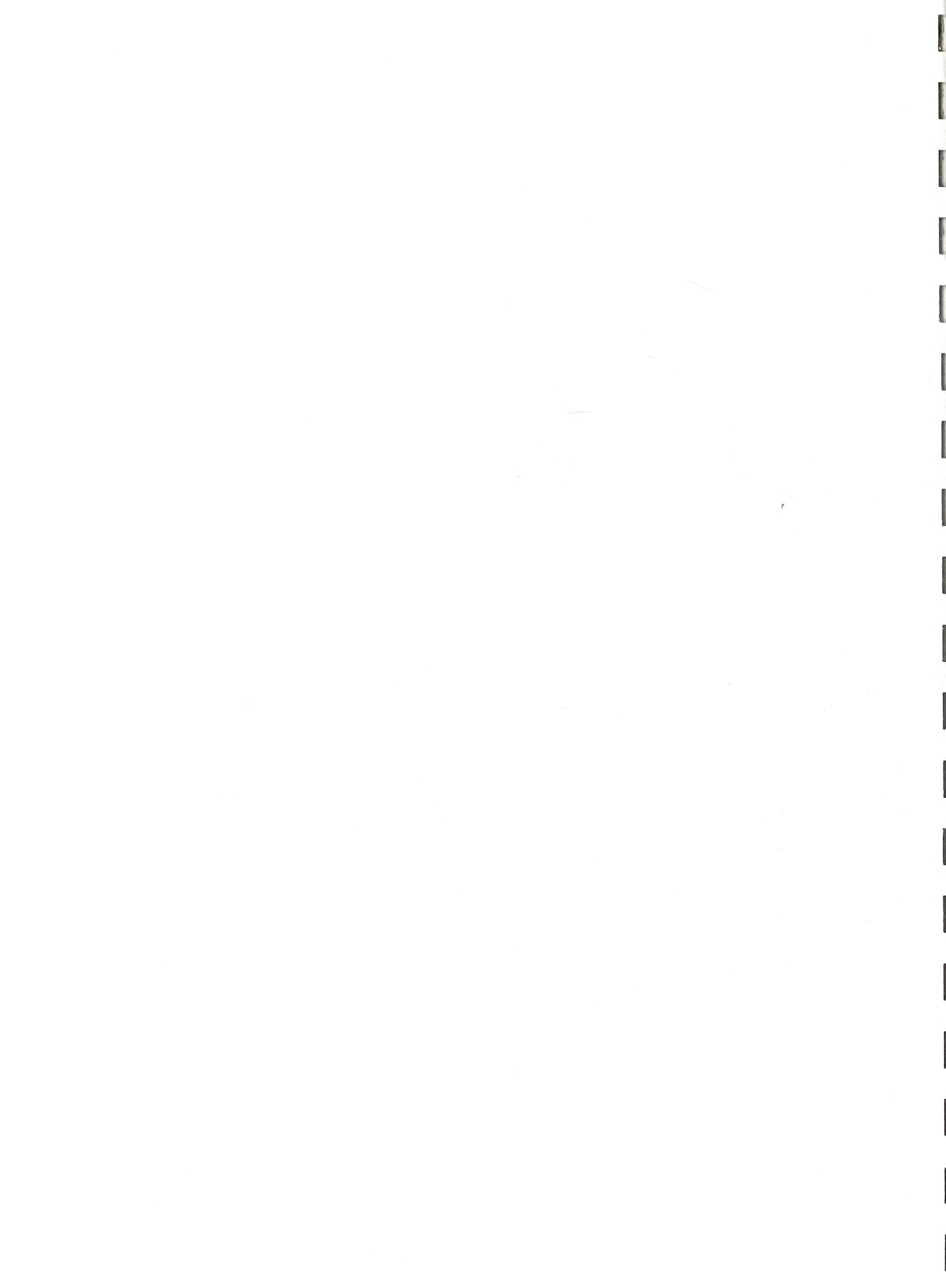
Zoning B-3
Landuse Business (2 Story)
Business Barbershop / Vacant /
TifEavBase \$19,130.00
Estimated Acqslition \$63,870.00
Building Condition Good
Estimated Demolition Costs \$38,000.00



Parcel Number	46210730100	Street Address	408 N. First St
Owner	City of Champaign	Owner's Address	102 N. Neil Street
Phone Number of Owner		Phone Number of Occupant	
Occupant Name			



Zoning R-6
Landuse Vacant Land
Business N/A
Tiff Base
Estimated Acquisitio \$0.00
Building Condition
Estimated Demolltio
n Costs



APPENDIX V: FINANCIAL DEVELOPMENT OPTIONS

APPENDIX V.A FUNDING SOURCES: DETAILED EVALUATIONS

Type One

Name of Program:

Bank Loans

Type of Funding:

Private

Description of Funding Source:

Direct loans for business development by cities are usually restricted by state legislation. To overcome these restrictions funds are provided indirectly through city economic development corporations that administer city grants and loans. In states where cities are granted wider financial powers, public banking is becoming an innovative device whereby direct loans, direct and indirect interest subsidies, and loan guarantees are available to private businesses for development purposes.

Generally, loans are the most flexible financial tool available to leverage private investment because they can be tailored to fit the needs of the borrower. Loans usually differ in terms of purpose, size, amortization schedule, and repayment status. Lending institutions are specializing in the kinds of loans that they will provide, whether they be for land, buildings, equipment, working capital, small business enterprises, or medium business enterprises. The repayment schedule, known as the amortization schedule can last from 1 to 30 years, depending on the purpose of the loan. Innovative amortization schedules include balloon loans and deferred principle payments.

Applicability to North First Street

Many banks are currently exploring ways to cover the gaps in providing loans to low and moderate income small business owners and operators. A problem with the current structure of commercial lending is that loan applications under \$15,000 are usually denied because there is not sufficient profit available to the lender. The Champaign County Regional Planning Commission is currently working to create a system by which small business owners who need less than \$15,000 will be able to obtain loans through private corporations such as the Champaign County Community Development Corporation, which is a pooled risk consortium of banks.

Another available option is the increased use of Community Reinvestment Act funds provided by local lenders for commercial rather than residential loans. Historically, CRA funds have only been used for residential loans. Use of CRA requires some public encouragement because the incentives to get involved within the Federal banking system are not that strong.



Type 2

Name of Program

Champaign County Community Development Corporation

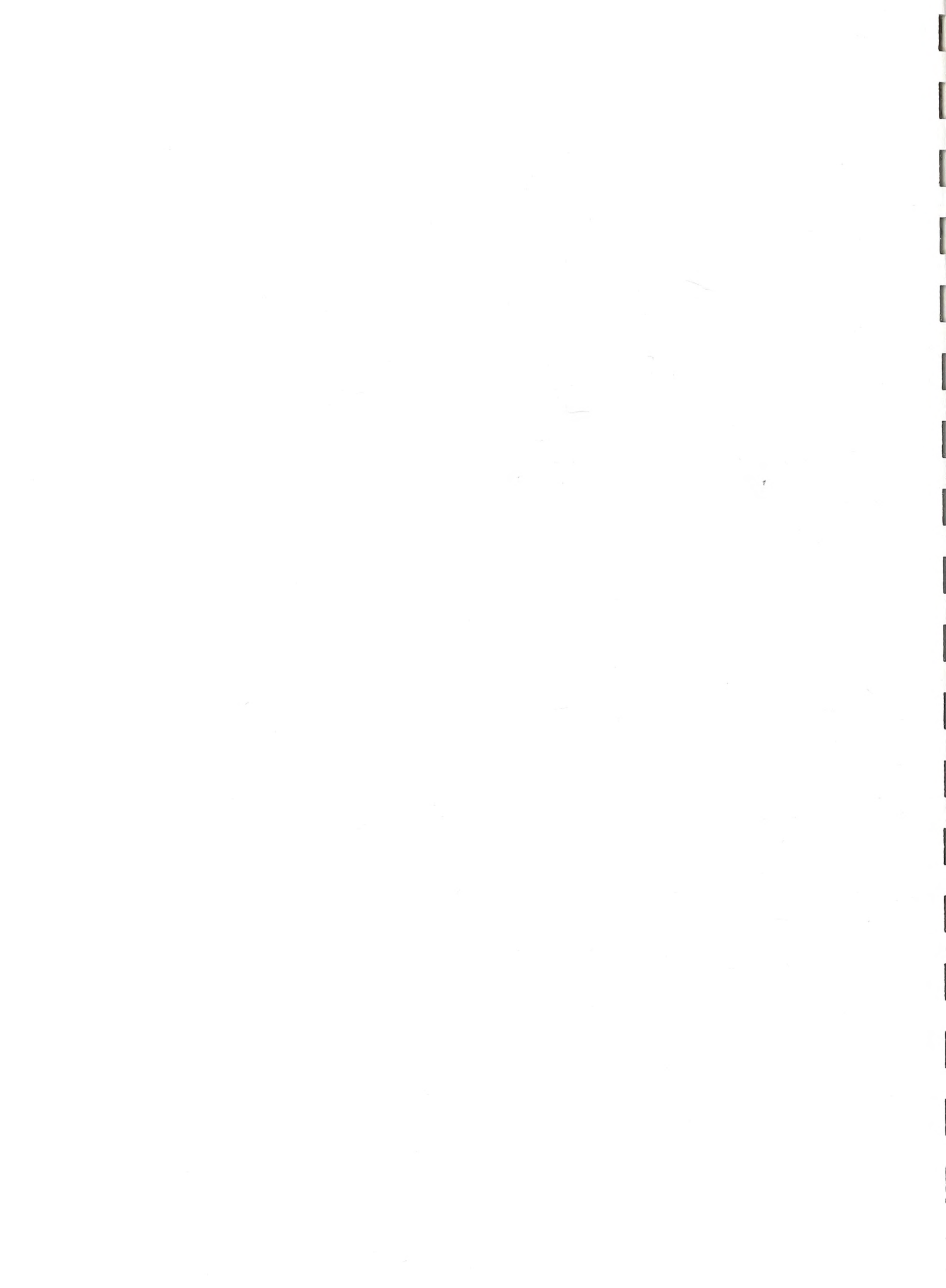
Type of Funding

Private/Government

Description of funding source:

The Champaign County Community Development Corporation was established two years ago to provide employment opportunities, financing for small business, and affordable housing to Champaign County. They offer County-wide assistance by application.

The CCCDC has two types of funds available, Community Service Block Grant (CSBG), and Community Development Assistance Program (CDAP see above). Both types of funds can be used for all the purposes mentioned above, however, CDAP funds are not usually appropriated by the County for projects with the Cities of Urbana or Champaign. Both Cities are entitlement districts. What this means is that the Cities receive their funds directly from the federal government so they are ineligible for the funds the County distributes.



Type One

Name of Program:

Community Development Block Grants (CDBG)

Type of Funding:

City Government

Description of Funding Source:

Community Development Block grants allow substantial funding flexibility and can be used to match other Federal aid sources such as UDAG. Eligible applicants include cities, counties, states and Indian tribes. Local governments establish priorities for development activities and allocate funds accordingly. CDBG funds are classified as metro entitlements, small-city entitlements, and administered discretionary funds. Metro funds are given to cities with a population of 50,000 or more that are central cities in a Metropolitan Statistical Area. Grants which generally focus on low/moderate income areas are distributed according to a dual formula based on variables of population, poverty, age of housing stock, overcrowded housing, and growth lag. Eligible activities include comprehensive planning, project planning, architectural and engineering services, land acquisition, clearance and relocation, rehab, new construction, public works and infrastructure improvements. Small Cities grants are aimed at small cities located in metro and non-metro areas for purposes of physical and economic development. Funds are distributed on the basis of type of program, single purpose versus comprehensive, and specific criteria established by HUD. Economic development proposals which can be submitted under either single purpose or comprehensive program grants must indicate participation by citizens and a strong private commitment.

If a city chooses, CDBG funds can be made available to private non-profit organizations, neighborhood based non-profit groups, local development companies, and small business investment companies. Business capitalization can be used for grants, loans, loan guarantees, and technical assistance services to small firms. the flexibility in distribution of CDBG funds coupled with the wide range of activities eligible for use by public and non-profit groups can significantly affect implementation of local economic development strategies.

Applicability to North First Street:

Champaign County's CDBG fund now sits at approximately \$1 million dollars. This has been an increase in the funds that are available from last year by about \$250,000. If CDBG money were to be allocated to North First Street the most likely scenario for the use of these funds would be for demolition of various buildings and/or relocation costs that may occur because of the demolition. The approximate amount of funding that North First Street would be able to obtain would be in the area of \$150,000.



Type One

Name of Program:

Urban Development Action Grants (UDAG)

Type of Funding:

Local and Federal Government

Description of Funding Source:

Urban development action grants are available to severely distressed urban cities and counties on a grant or loan basis from the Federal Department of Housing and Urban Development (HUD) for economic development and neighborhood revitalization purposes. Action grants are used to fund discrete projects for commercial/industrial and residential development in areas adversely affected by excessive housing abandonment or deterioration, population and outmigration, and tax base declines. To receive UDAG funds cities and metro areas must be distressed in 2 of 4 categories: age of housing stock, per capita income, population lag/decline, unemployment, job lag/decline, and poverty. Small cities must establish distress levels for age of housing stock, per capita income, population lag/decline, and poverty. Eligible activities include land acquisition, clearance and relocation, rehab, new construction, public works and infrastructure, and equipment and machinery.

The Department of Housing and Urban Development considers the potential impacts of the proposed project on low/moderate income persons and areas, financial participation and commitments by local private and public groups, project feasibility, and the leveraging ratio. UDAG funds are limited to physical development activities and have generally been used to construct parking facilities, make general public facility improvements, commercial/industrial utility improvements, land cost subsidies, and developer improvement loans.

Applicability to North First Street:

UDAG was a one time allocation fund set up by the Department of Housing and Urban Development. Champaign received approximately \$1.9 million, 33% which may be used for economic development grants and loans. Currently the funds for economic development grants and loans are still available, and have not been delegated to any specific use. UDAG funds may be used for start-up loans and low-interest blended loans, for the establishment and redevelopment of existing buildings in City-established target areas. The most likely scenario would be to use UDAG funds for major redevelopment subsidy.



Type One

Name of Program

Open Space Lands Acquisition and Development (OSLAD)

Type of Program

State

Description of Program:

Local governments are provide funding assistance for the purpose of acquiring and/or developing public outdoor recreation areas. Approved projects are eligible for up to 50% reimbursement.

Eligible participants in the OSLAD program include Counties, Municipalities, Townships, Special Districts: park, conservation and forest preserve districts, and any unit of local government empowered to acquire and develop public outdoor recreation lands.

Fiscal Data (dollars in thousands)

FY 1990	FY 1991	FY 1992	FY 1993
9,700.0	\$1960.0	\$3,724.0	\$5,276.9

Applicability to North First Street:

OSLAD has never been used in Champaign, however, it may be ideal funding source to finance the development of a park between Hill and Washington Streets. Funds which currently may be available to Champaign through OSLAD could amount to \$400,000.



Type One
Name of Program
Urban Renewal

Type of Funding
Federal

Description of Program

The cities Urban Renewal fund is used in different building activities aimed at restoring the decayed and obsolete physical urban elements and thereby making them functionally sound according to the current standards. Areas where preservation and restoration are highly needed are eligible for Urban Renewal Funds. The funds are distributed on an application basis. Currently Champaign Urbana has funds allocated for use in Urban Renewal areas.

Applicability to North First Street

This program is a key to the development of North First Street. This is an ideal funding source to be used for infrastructure repair and streetscaping. Funds are already available and should be considered a very likely source.



Type One

Name of Program

Community Development Assistance Program (CDAP)

Type of Funding

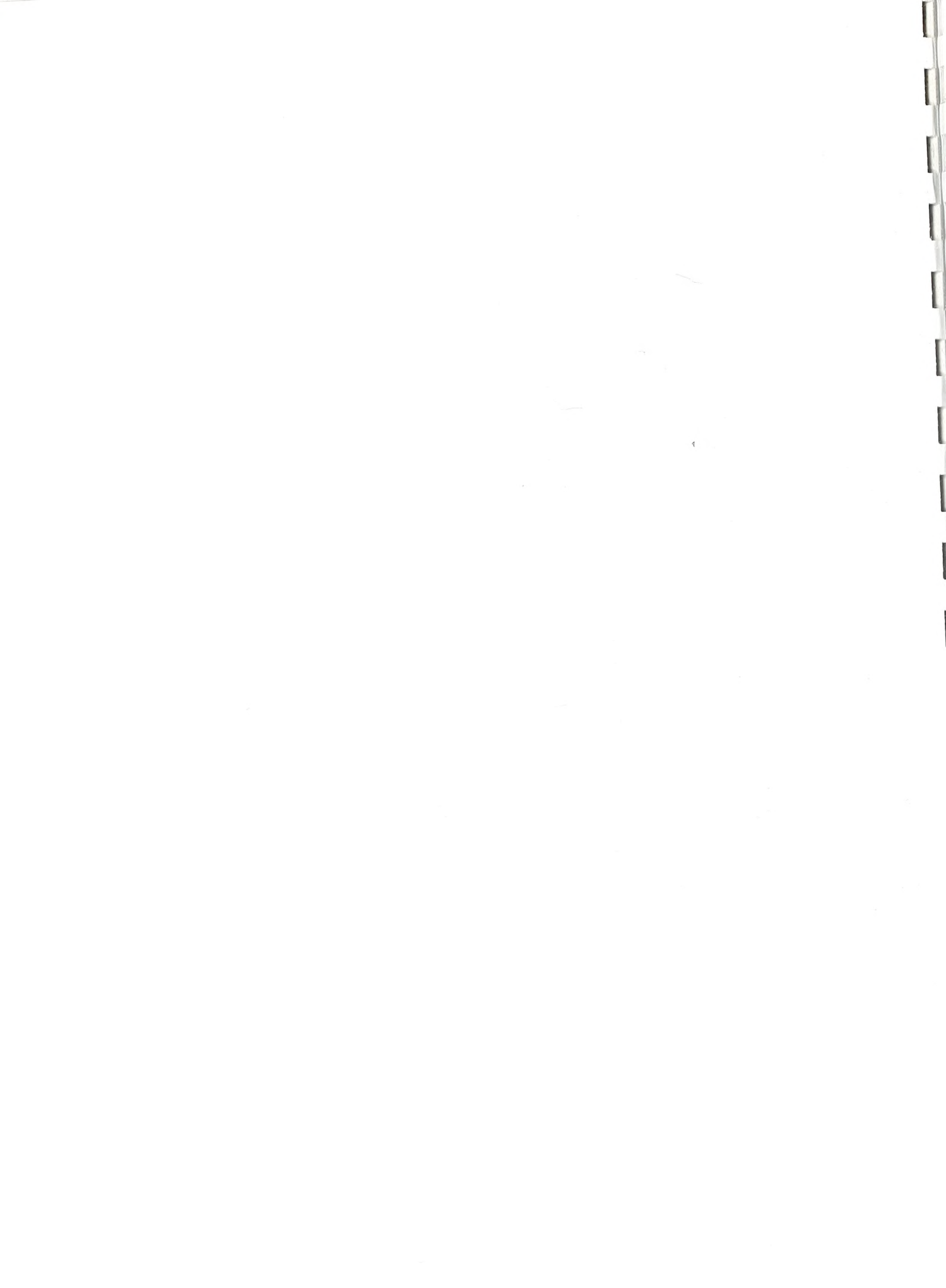
State

Description of Funding Source:

CDAP assists Illinois' local governments with financing for economic development, public facilities and housing rehabilitation projects. The grant funds may be loaned to businesses for projects which will create or retain jobs within the community. Grant funds may also be used by the local government for improvements to public infrastructure that directly support economic development. Under the housing rehabilitation component, grants are provided to communities to assist with rehabilitating substandard housing. Under the public facilities components, grants are provided to assist communities with planning, engineering and construction costs associated with public works improvements. Also, the department has set aside funds to help communities address accessibility standards. The program is targeted to helping primarily low and moderate-income persons.

Applicability to North First Street

The program certainly could be beneficial to the rehabilitation of North First Street. A combination of CDAP and possibly a Federal fund may provide the perfect combination for the financing of a North First Street project.



Type One

Name of Program

Tax Increment Financing (TIF)

Type of Funding

District Funding

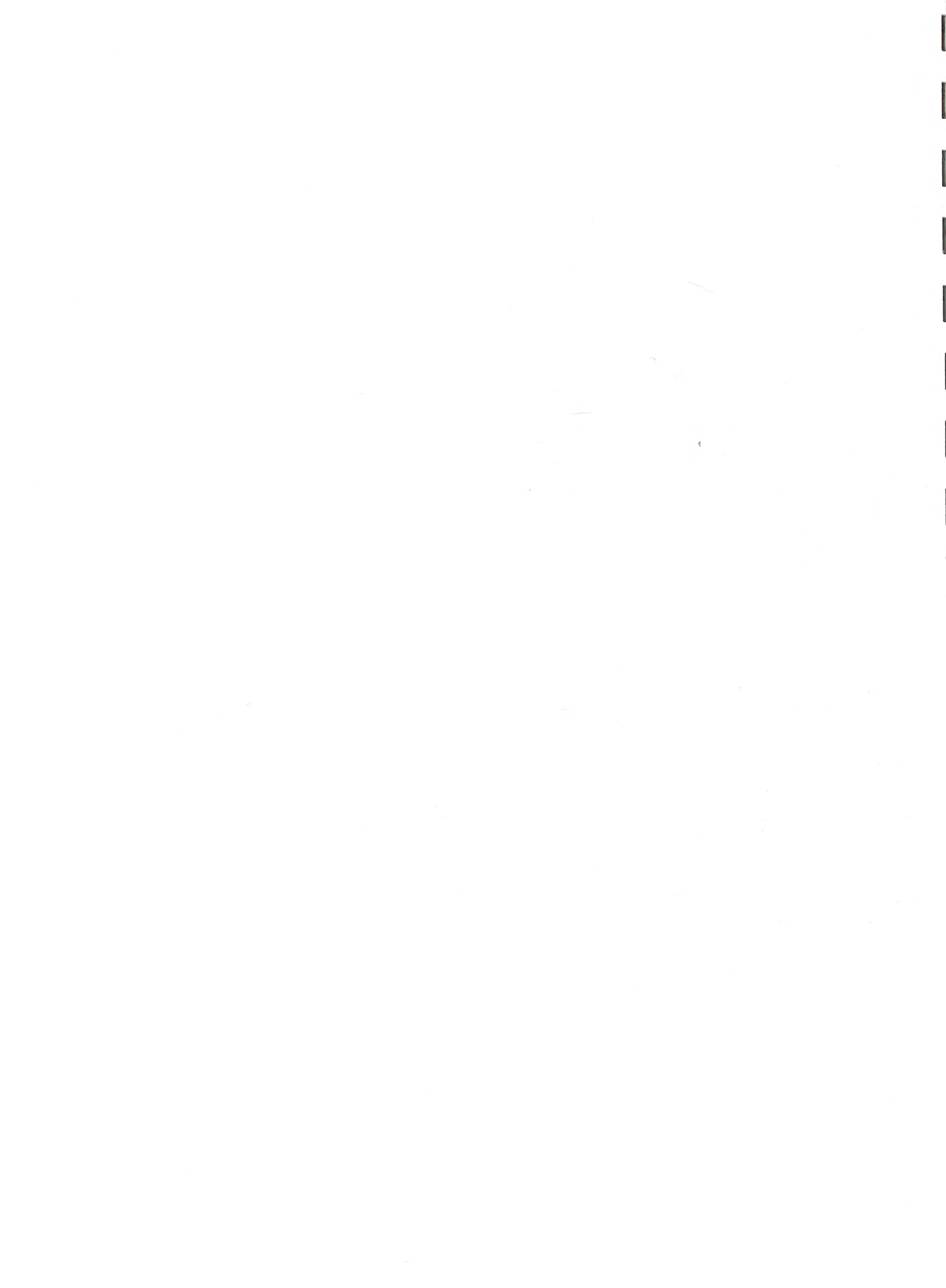
Description of Funding Source

The tax increment refers to the increase in tax revenues resulting from new development. The increment is used to finance public development projects or to repay either general obligation bonds (based on the full faith and credit of the government unit) or revenue bonds (based on the credit of the project) which have been issued to finance development activities. When using tax increment financing, property is designated as a tax increment site or district. The time for which the tax increment is valid can be open-ended, closed, or dependent on the completion of the project and the repayment of the bonds. Following designation as a tax increment area, taxes are assessed on the underdeveloped property order to establish the current tax base and tax revenues. The tax base is then frozen at this level for the tax increment period. Following development, property valuation and millage rates are expected to increase, resulting in increased tax revenues. The increments of revenues above the frozen base are applied to project financing. Tax increment devices are generally utilized by city councils, city planning and development offices, development commissions, industrial development commissions, and redevelopment commissions.

Eligible activities for TIF include debt service, utilities, land assembly, relocation, demolition, site preparation, markdowns, and street improvements. These activities may be related to residential, commercial, and/or industrial purposes. The revenue capacity from TIF is large; however, there is a certain amount of risk associated with financing projects with this device. If the property valuation is not increased due to a lower level of private investment than expected, the tax increment may not be realized. If this occurs, funds will not be available to finance the project or repay the bonds. In increment areas with an unlimited time period, this device may be extended indefinitely. In this case the municipality is faced with supplying services to the development without benefiting from revenues gained from the development. Advantages of tax increment financing include the fact that the municipality does not lose taxes collected prior to development and that the designated area does not involve special assessment.

Applicability to North First Street

A portion of the North First study area is located in the East University Avenue Tax Increment Financing district. TIF funds can be used for various redevelopment purposes. It is likely that TIF funds will be used on North First Street, however, North First Street is only a small portion of a larger TIF district so competition for funds may be a problem. The City is currently working on an overall redevelopment plan for use of TIF funds.



Type Two

Name of Program:

Special Assessment Districts

Type of Funding:

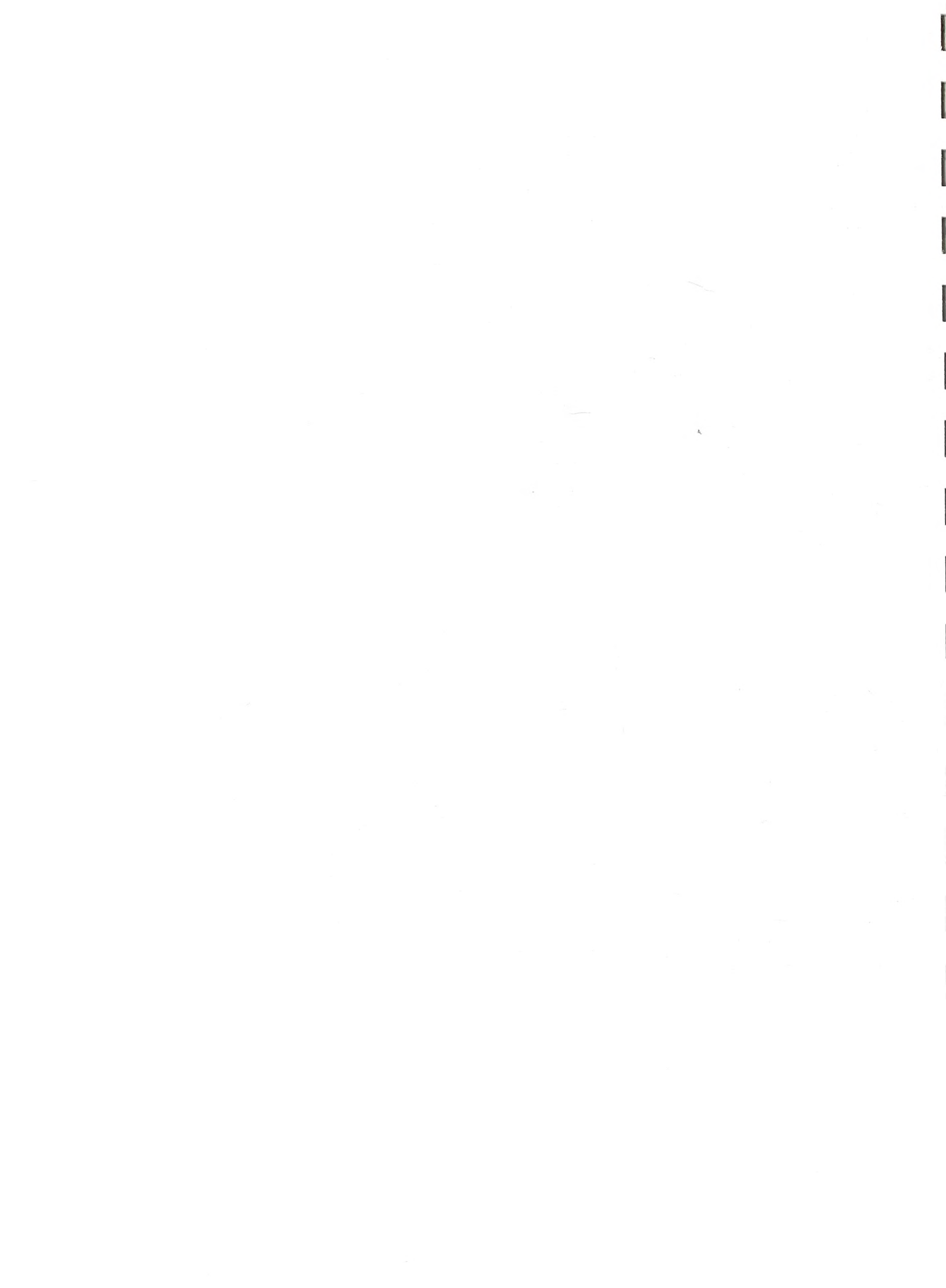
Government

Description of Funding Type:

Special assessments are generally levied in historic preservation areas, small residential areas, and/or commercial blocks. Special taxes are assessed on either an ad valorem basis or on a special benefit basis. In districts in which the ad valorem procedure is used, taxes are assessed on the basis of structural footage, revenues received from the property, and market changes. In districts in which the special benefit technique is applied, taxes are generally levied according to front or square footage and in some cases on revenues from the property. In contrast to the ad valorem method which includes the unpredictable factor of market changes, the special benefit technique may facilitate more private investment. Based on a negotiated formula the investor is more able to determine the benefits of locating in a special district. Revenues from special tax levies are used to finance public services and development activities within the designated area or retire bonds issued to finance these activities.

Applicability to North First Street

The City of Champaign is currently working to establish a special assessment district for its Downtown. For a special assessment or special service district to be an effective tool for redevelopment, a district must already have an established tax base and existing owners must be capable of providing the additional tax used to fund redevelopment. Presently, North First Street is not a candidate for establishment of such a district because of existing conditions. If property owners on North First Street choose to work with the East University Avenue Merchants Association (Downtown East) in creating a formal not-for-profit corporation in the future, the larger district may be able to effectively establish and contribute to a special assessment district.



Type Two

Name of Program:

Revolving Loan Funds

Type of Funding:

Private

Description of Funding Source:

A revolving loan fund is basically a pool of money capitalized from payments received on outstanding loans. Loan payments going into the fund are then used to finance development projects for new borrowers. In this sense, money recycles or revolves through the fund. Generally, revolving loan funds are used to finance high-risk projects in cases where conventional financing is refused. The loan funds which are growing throughout the U.S., can be used for many development activities including land and property acquisition , site preparation and rehab.

Initial capitalization of revolving loan funds is usually obtained in one of two ways: grants from private financial institutions and foundations may be used as seed money to establish the loan fund or a government unit may create a non-profit agency through which the city allocates CDBG monies for the fund. In the latter cases, CDBG funds are used to leverage further investment and maintain a steady cash flow in the fund.

Type Two
Name of Program
SBA Assistance Programs

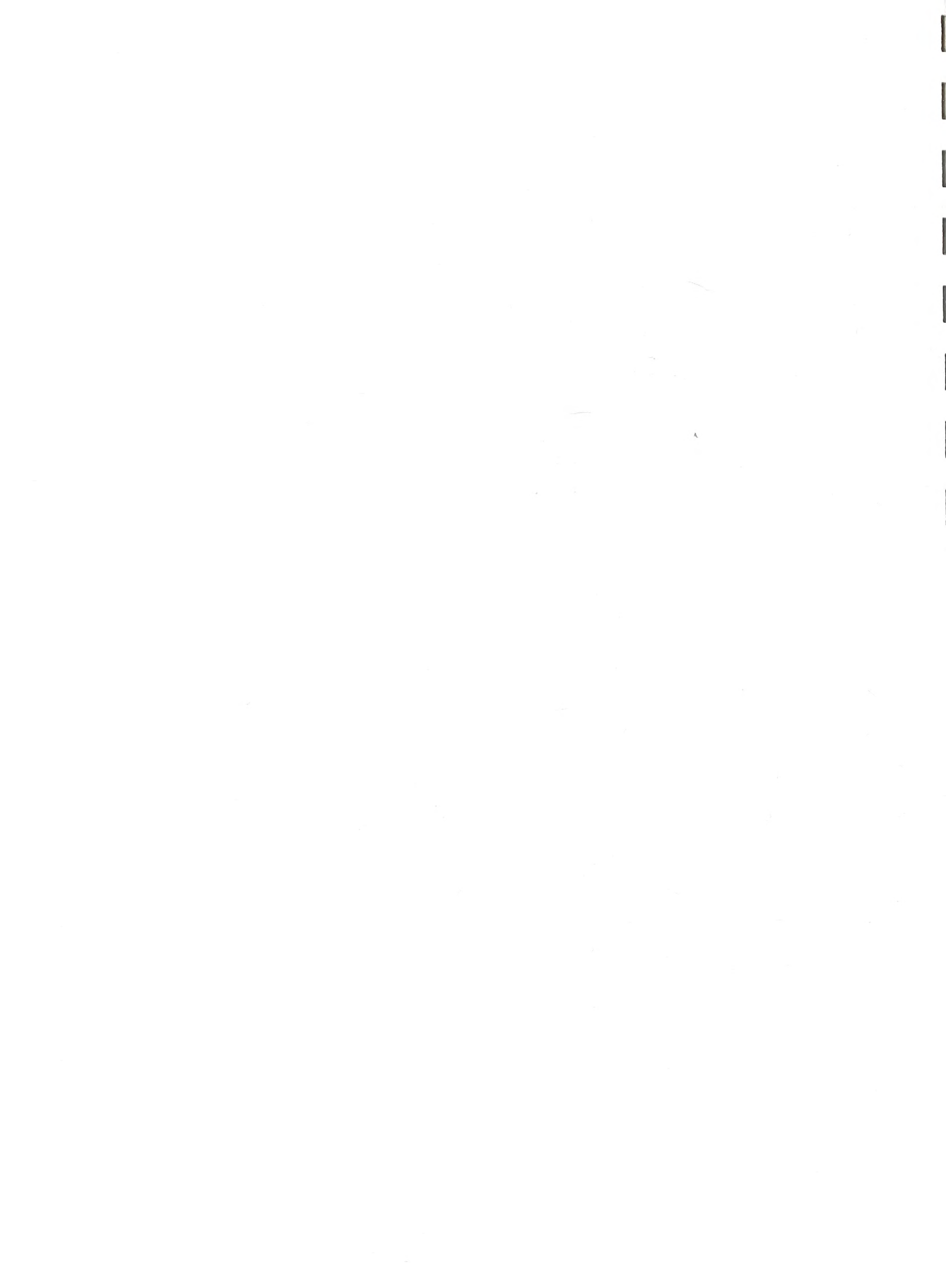
Type of Funding
Government

Description of Funding Source

SBA (7)a Business Loans and Loan Guarantees: In general, SBA programs encourage risk sharing, foster economic growth and facilitate success of small business enterprises. Section (7)a, the most widely used SBA program, provides loans and loan guarantees to independently owned profit-making small businesses. Depending on the size of the city in which the business is located, the applicants must submit letters of denial from local financial institutions, personal financial statements, management resumes, and financial statements of any business affiliates. Eligible activities for (7)a funds include working capital, inventory, various debt consolidations, property acquisition, construction, rehab, leasehold improvements, and equipment and machinery. Generally, (7)a loans and loan guarantees cannot be used with IRB's or for such purposes as the payment of bank taxes, personal debt payments speculation, or bailout of creditors. Limits for (7)a loans vary from \$150,000 to \$350,000 depending on the office level; and guarantees may be made for 90% of the loan up to a maximum of \$500,000. Since small businesses play a significant role in an area's overall business activity picture, (7)a funds as well as other SBA program funds can affect economic development patterns.

Applicability to North First Street:

SBA is a federal program that has offered assistance to communities such as North First Street. To qualify for this type of loan or loan-guarantee business owners will have to produce letters of denial from various lending institutions. It is unable to find out who applied for commercial loans because this is not publicly held information. Currently it is hard to determine what the probability is for certain business on North First Street to qualify for this program.



Type 2

Name of Program

SBA Tree Planting Initiative

Type of Funding

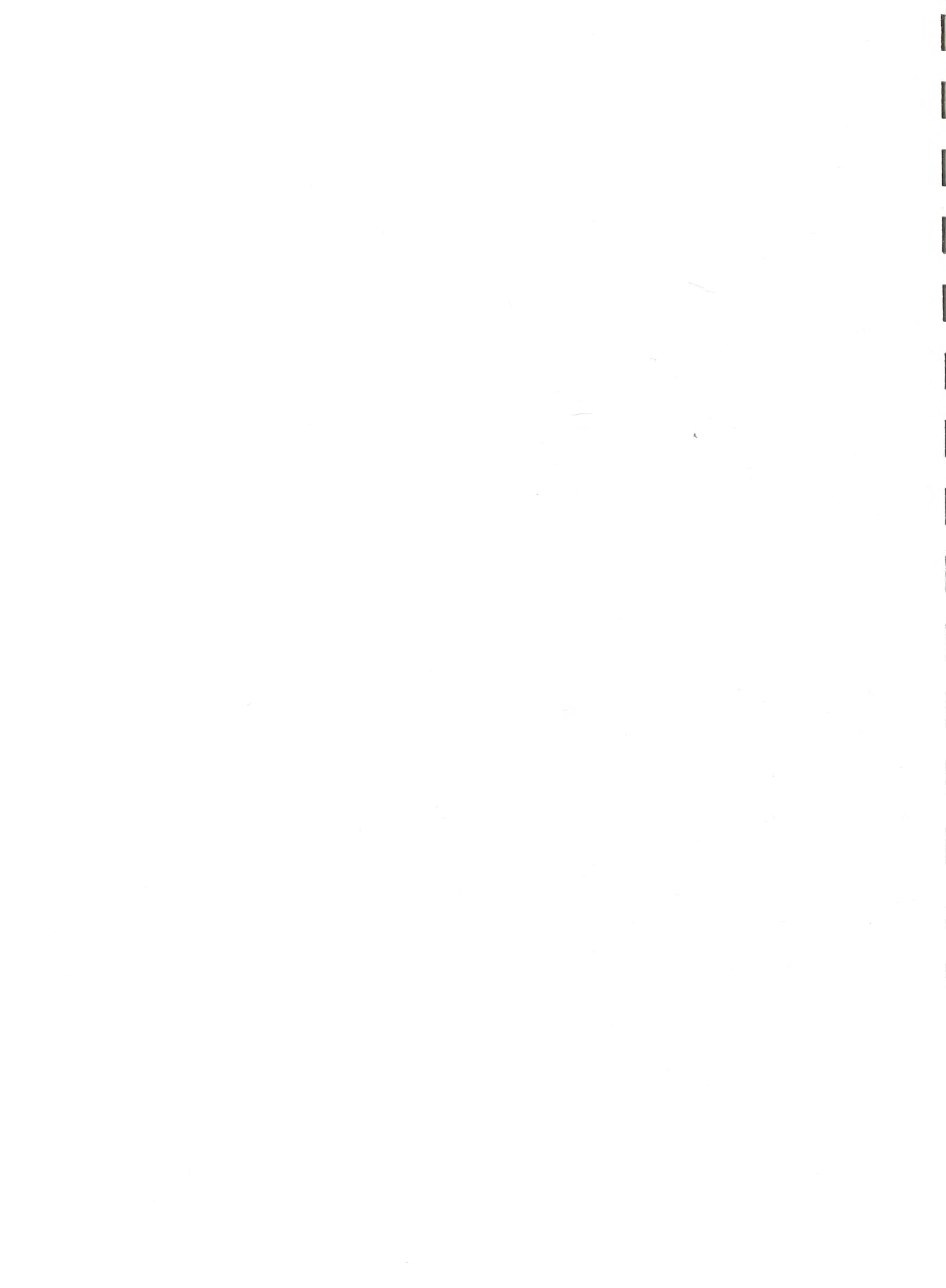
Government

Description of Funding Source:

The Small Business Administration Tree Planting Initiative has been developed for the purpose of contracting with small businesses to plant trees on public lands. The program is to encourage and develop the capacity of small business concerns. Local governmental units must provide a minimum of 40% funding in the matching grant program.

Applicability to North First Street

Program such as this can be used not only to enhance North First Street aesthetically, but also would provide jobs for local small businesses.



Type Two

Name of Program

Job Training Partnership Act

Type of Funding

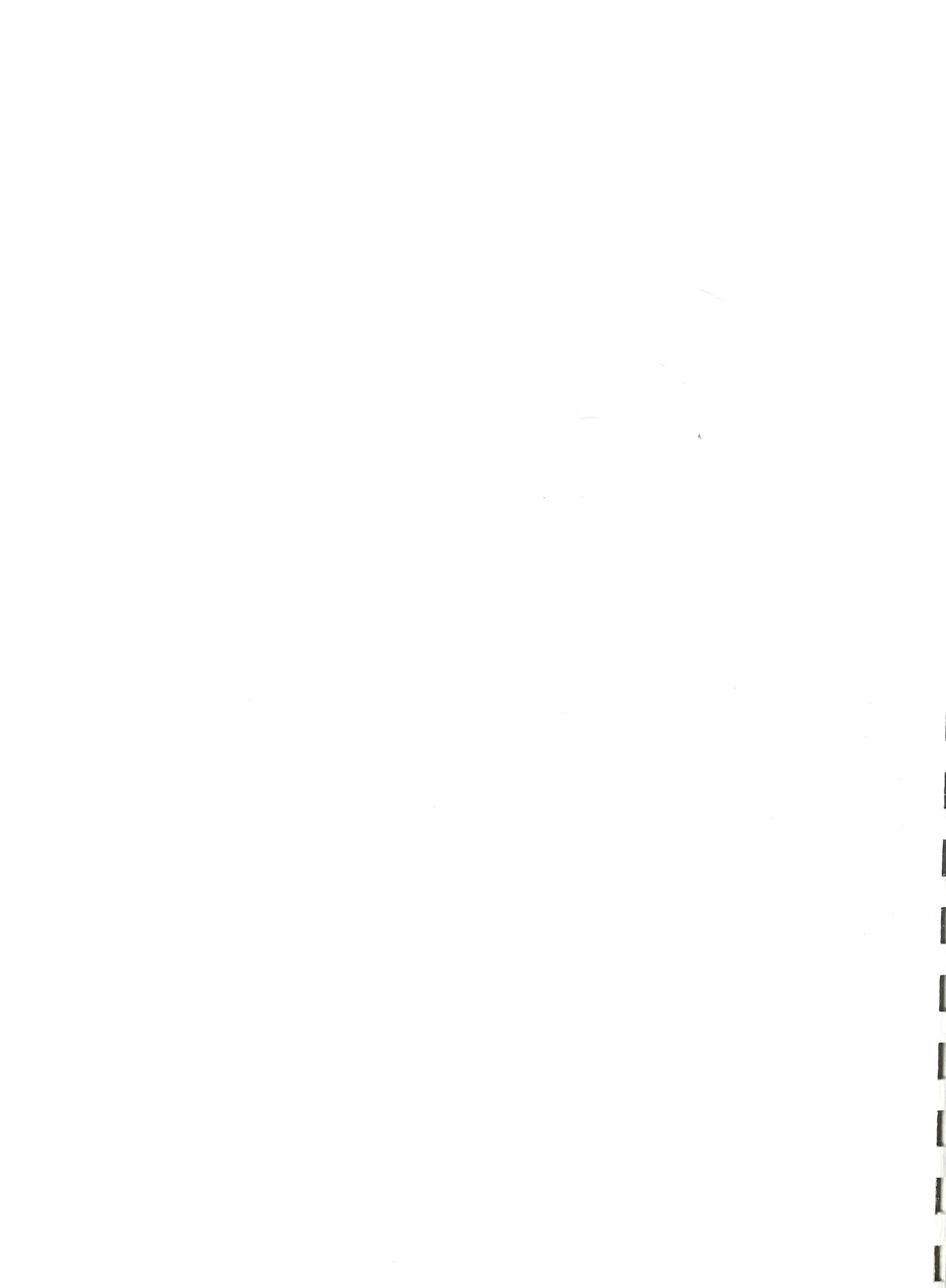
Government

Description of Funding Source:

Under Employment and Training Administration, the Job Training Partnership Act(JTPA) provides various programs whereby state and local government sponsors receive funds for manpower activities. Manpower programs are being linked more frequently with economic development activities in an effort to develop a labor force with skills matching those required by are enterprise. One program component which encourages JTPA linkages with economic development is the ability of local governments to offer land write-downs, tax abatements, and/or public services to businesses hiring JTPA eligible employees. Another incentive to business is the receipt of wage subsidies for trainees. JTPA activities can be jointly used with other Federal assistance programs, such as CDBG and EDA.

Applicability to North First Street:

JTPA has been used before in the Champaign Urbana for various job training and skill development purposes. North First Street is eligible for this program but it is less likely to be a large part of the redevelopment of North First Street.



Type Two

Name of Program

Industrial Revenue Bonds (IRB's)

Type of Funding

Government Bonds

Description

IRB's are issued by a government agency to a developer/firm. IRB's are not limited to redevelopment activities, rather, they can be used to finance a variety of commercial and industrial activities. IRB's are issued to a developer with the assistance of a bond counsel, a local government representative, and the IRS. The credit of IRBs is based on the firm's reputation.

IRBs are federally tax exempt and are associated with lower interest rate because of the tax exempt status, IRBs are basically a federal incentive device rather than a state/local incentive tool, in that the federal government is providing a development subsidy in the form of a tax exemption. Developers benefit in two ways. First, financing rates are lower when compared to conventional financing. Second, IRBs can be issued for 100% of the project's capital costs, thus requiring no equity financing on the part of the developers.

A major problem associated with the use of IRBs is related to the high fixed-cost of issuance. Many small enterprises are excluded from using IRB financing due to these costs. In several states mechanisms are being developed to overcome this problem.

Amount of Available Funding

Maximum of \$10 million to an individual developer



Type Two

Name of program:

Enterprise Zone (EZ)

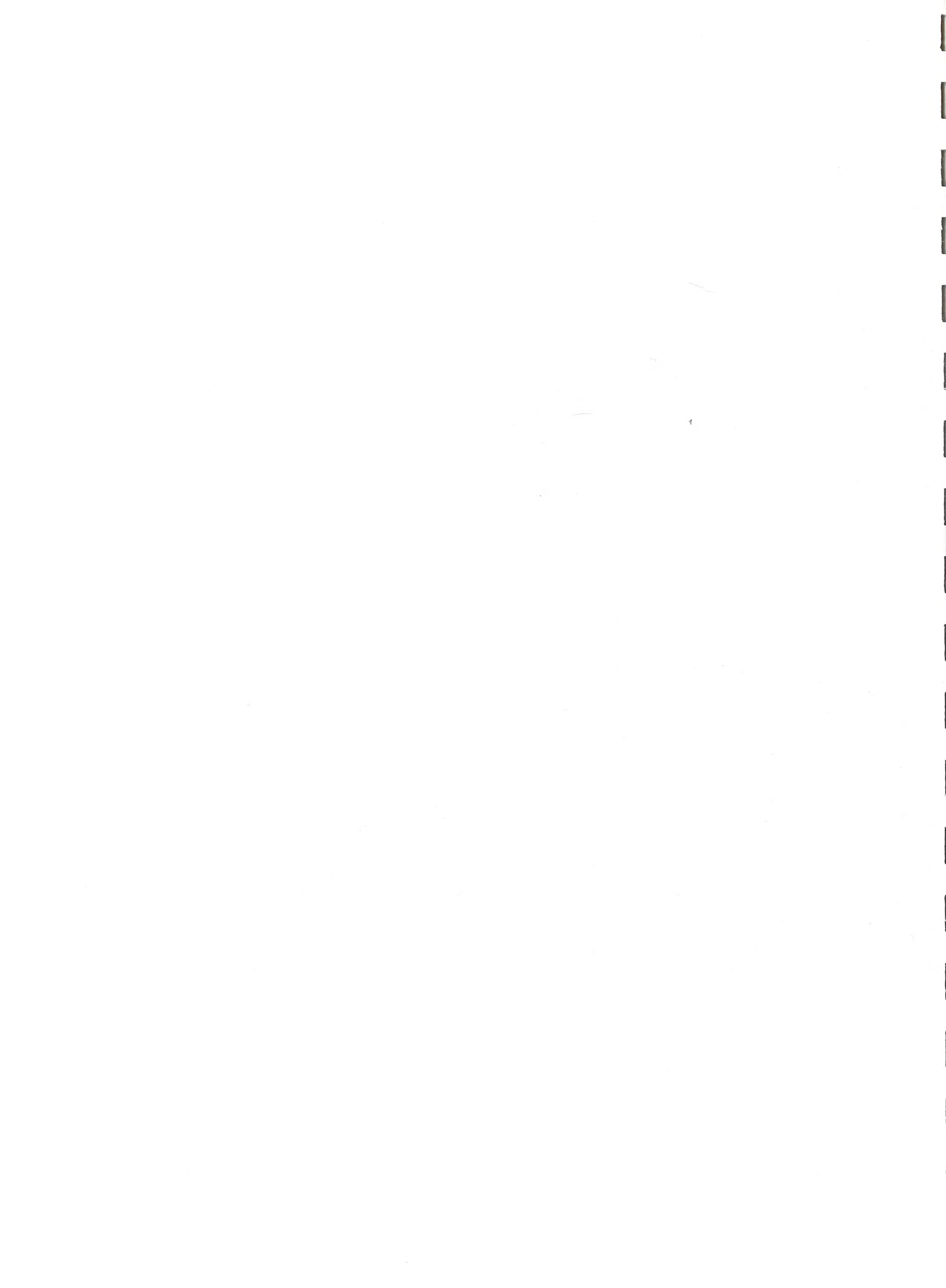
Type of funding:

Government

Description of Funding Source:

The Zone is the result of legislation action which has committed the State to stimulating economic growth and neighborhood revitalization. The Enterprise Zone is the culmination of efforts put forth by the City of Champaign and Champaign County to encourage private investment in areas targeted for development or rehabilitation such as North First Street. To be eligible for incentives, three basic criteria must be met: location, timing and project definition. This funding source will be beneficial for the area of North First Street which is not part of the TIF district.

The Enterprise Zone Board, the Zone Administrator and the Deputy Zone Administrator, or their designers, are responsible for the successful administration of the policies and incentives of the Enterprise Zone. The Enterprise Zone Board establishes procedures for the operation and management of the Zone, as well as hearing appeals and making recommendations to the appropriate governmental body.



Type Three (Grant)
Name of Program
BP America

Type of Funding
Grant

Description of Funding Source:

BP America supports several types of programs with grants. Some examples of their funding activities include: Education-revitalizing inner-city education; improving math and science instruction in secondary and higher education; scholarships; matching gifts to colleges, universities and secondary schools; Health and Human Services- Health services and social services in certain communities; Civic and Community-Urban redevelopment projects, small business development and job training initiatives, housing projects in low-income neighborhoods, minority business/career development; Culture and the Arts- Museums; art exhibits; dance; theater; orchestras; projects that encourage local/native involvement in the arts. BP is more likely to support projects that benefit the communities in which they have a significant operations.



Type Three (Grant)

Name of Program

Bruner Foundation

Type of Funding

Grants

Description of Funding Source:

Any project that demonstrates excellence in the urban environment is a candidate for the Rudy Bruner Award. There are no distinctive categories. Projects may include, but are not limited to 1) revitalization projects; 2) mixed use public and or private developments; 3) preservation projects; 4) community development strategies and their implementation. Applications can be initiated by any person who has been involved in the planning, development, or operation of a project. The Rudy Bruner Awards given to all key participants in the development of the winning project. One key project and four finalists are selected. The winning project team receives \$50,000 which it may use in any way that benefits the project. The other finalists receive \$1000 honorariums.



Type Three (Grant)
Name of Program
Surdna Foundation

Type of Funding
Grant

Description of funding Source:

The Foundation's goals in this program are to: revitalize the economic, social, educational, and cultural life of communities and the people that live in them; transform current systems so that people can be served and serve themselves in a holistic, comprehensive and integrated manner; assist communities to be involved in planning and providing for local services; and develop national strategies for community development. They are particularly interested in fostering catalytic, entrepreneurial programs that offer solutions to difficult systematic problems.



Type Three (Grant)

Name of Program

Twenty-First Century Foundation

Type of Funding

Grant

Description of Funding Source:

Twenty-First Century Foundation makes grants to organizations not to individuals. It is a small foundation that makes grants totaling between \$50-\$70,000 annually. The typical grant is for about \$4,000, although many are smaller and a few larger. The Foundation makes grants principally in the following areas: 1) innovative approaches to the teaching of black children; 2) community economic development projects. On rare occasions the Foundation makes grants outside of these areas. Seldom are grants made for the arts, for the production of films, or for the holding of conferences.

Type Three (Grant)

Name of Program

American Society of Interior Designers

Type of Funding

Grant

Description of Funding Source:

This competition is held every two years. The award is meant to encourage and support the advancement of professional activities in historic preservation and/or restoration. Educational institutions must apply on behalf of their students in these areas and must illustrate how the award will best assist the student in historic preservation and the design education community. The amount of the award is \$3,000. The next deadline for application for the award is March 1994.



Type Three (Grant)
Name of Program
Andy Warhol Foundation

Type of Funding
Grant

Description of Funding Source:

The Foundation does not fund individuals, only organizations. The Andy Warhol Foundation considers grants in three areas; 1) Curatorial Program-Grants to curatorial programs assist in the innovative presentation of visual arts with an emphasis projects that cultivate new expanded and diverse audiences. Projects may include exhibitions, catalogues, artist-in-residence programs, audience promotion, acquisitions, travel and study. This category also supports the work of choreographers and performing artists where the visual arts are an inherent element of the production; 2) Education Program-Grants are supported that improve the teaching of the visual arts, improving the visual arts curriculum; 3) Historic Preservation and Parks Program-Grants are supported which preserve parks and historic buildings, or which increase public participation in the urban planning process.

FUNDING QUICK CHART

NAME OF PROGRAM	NAME OF CONTACT PERSON	PHONE NUMBER	MAXIMUM MONEY AVAILABLE LOCALLY	PROBABILITY TYPE	NEXT APPLICATION DEADLINE
Bank Loans	varies	varies	varies	Type 1	varies
Community Development Block Grants	Paul Adams	(217) 351-4427	\$1,475,000	Type 1	Apr-94
Urban Development Block Grants	Paul Adams	(217) 351-4427	*\$1,699,000	Type 1	by application
Open Space Land Acquisition and Development	n/a	(217) 782-7481	\$400,000	Type 1	by application
Urban Renewal	Bruce Knight	(217) 351-4486	\$480,000	Type 1	varies
Community Development Assistance Program	John Dimmitt	(217) 328-5602	varies	Type 1	by application
Tax Increment Financing	Karen Stonehouse	(217) 351-4486	\$550,000	Type 1	varies
Job Training Partnership Act	Andre Mostert	(217) 384-8640	n/a	Type 1	n/a
Enterprise Zone	Kate Hlavacek	(217) 351-4486	n/a	Type 2	n/a
Special Assessment Districts	Karen Stonehouse	(217) 351-4486	varies with tax	Type 2	n/a
Revolving Loan Funds	Fred Enderly	(217) 351-4427	varies	Type 2	varies
Small Business Development Loan Program	Small Bus. Dev. Ctr.	(217) 442-7232	\$750,000	Type 2	by application
Industrial Revenue Bonds	Craig Rost	(217) 351-4422	\$1,300,000	Type 2	Nov-94
Community Reinvestment Act	Richard Schnuer	(217) 351-4401	varies	Type 2	by application
Intermodal Surface Transportation Efficiency Act	Craig Rost	(217) 351-4422	varies	Type 2	quarterly
Small Business Administration - Tree Planting	Renee Hildebrandt	(217) 782-2361	\$50,000	Type 2	Feb-94
Tax Reform Act 1986	Jim Walsh	(217) 785-4512	varies	Type 2	n/a
Champaign County Community Development Corp.	John Dimmitt	(217) 328-5602	varies	Type 2	n/a
Preservation Services Fund	Pauline O'Hare	(202) 673-4197	\$1,500	Type 3	Feb-94
Inner Cities Venture Fund	Ben Handy	(312) 939-5547	\$125,000	Type 3	Spring-94
Loan Fund (Historic Preservation)	Ben Handy	(312) 939-5547	\$150,000	Type 3	by application
BP America	Shirley Simpson	(216) 586-8407	varies	Type 3	yearly
Bruner Foundation	Janet Carter	(212) 334-9844	varies	Type 3	yearly
Surdna Foundation	Margret Egan	(212) 730-0030	varies	Type 3	quarterly
Twenty-First Century Foundation	n/a	(212) 249-3612	\$4,000	Type 3	none
American Society of Interior Designers	Janet Ashley	(202) 546-3480	\$3,000	Type 3	Mar-94
Andy Warhol Foundation	Emily Todd	(212) 683-6456	\$15,000	Type 3	Mar-94
Solo Cup	Betty Opila	(217) 384-1800	varies	Type 3	by application
Illinois Arts Council	Eliud Hernandez	(312) 814-6750	\$140,000	Type 3	by application

* Only \$600,000 can be used for economic development

FIGURE V.1



UNIVERSITY OF ILLINOIS-URBANA

307.34160977N811

C002 V002

THE NORTH FIRST STREET REVITALIZATION PR



3 0112 028940374