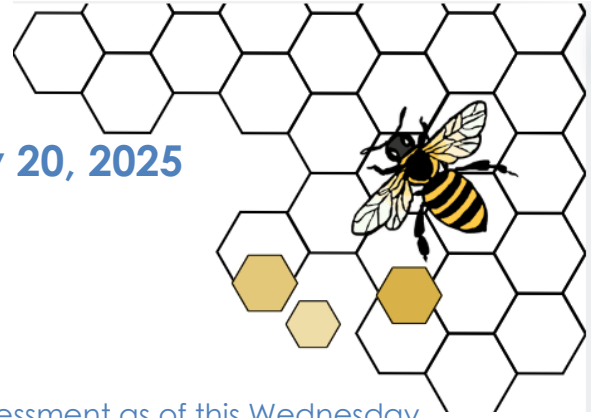




Hot Topics:

- Notices of Assessment**

Novi Residents have started to receive their 2025 Notices of Assessment as of this Wednesday, February 19. Any residents who believe their assessed value to be incorrect have the opportunity to appeal through the March Board of Review. Appeals can be made in writing or in person, residents who wish to appear in person are encouraged to make an appointment.

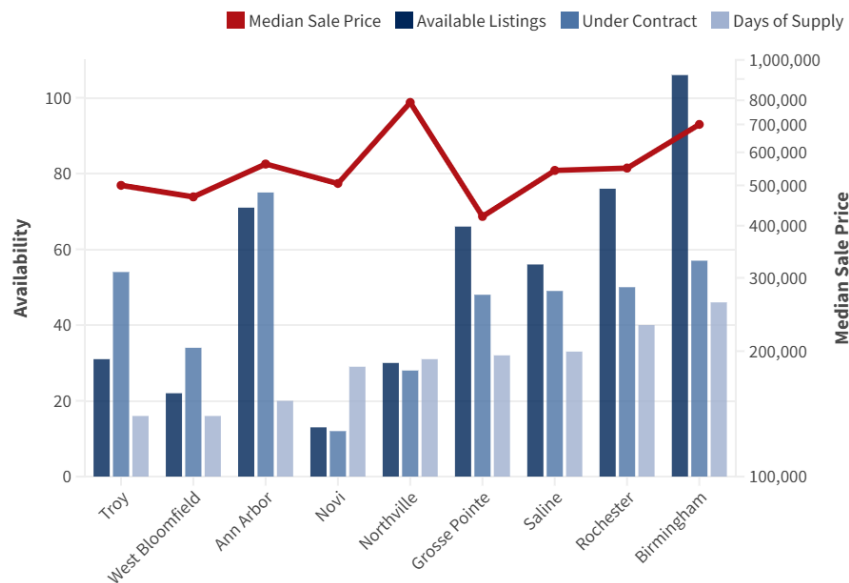
Additionally, A quick video guide for "[How To Read Your Notice Of Assessment](#)" was produced for residents by the Studio VI team with City Assessor Jan Ziozios last month.

- Article in Crains – Available homes in desirable districts**

Please see the article below showcasing how few homes are available in cities with desirable districts school districts like Novi.

Fewer homes for sale

The housing market is tight in many of Southeast Michigan's more sought-after school districts.



Source: Real Estate One

* A Flourish chart

- Residential Property Sales Map**

The latest [Residential Property Sales Map](#), representing home sales from April 2022 to December 2024, is now live. This map provides a handy insight into current home values throughout the City and includes filters for deeper data analysis.

Development Project Updates:

[Map of Development projects](#)

- **[Joann CLOSING](#)**

The fabric and craft retailer Joann filed for bankruptcy for a second time in January and this week announced plans to close approximately 500 of their stores across the nation, 37% of these closures are in the Great Lakes region. **Included** in the list of planned store closures is the longtime Novi location in West Oaks (next to Kohl's).

- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd

The former PNC Bank located at 48648 Grand River Ave has been demolished and an El Car Wash will be being built on the site. The project has already received approvals from the Planning Commission ([4/10/24](#)) and Zoning Board of Appeals ([5/14/24](#)). Currently, a pre-construction meeting has been held and the building plans are in the final stages of review prior to permit issuance.

Estimated Completion Date: Fall 2025

- **Cantaritos Fiesta Mexican Restaurant** (Former Chili's Grill & Bar) – 8 Mile/Haggerty Road

The former Chili's location in the City's southeast corner is planned to soon become a new Mexican restaurant following necessary renovations and upgrades to the interior of the building. The restaurant also has a location in Royal Oak that opened in May 2023. The building plans for the renovation were recently submitted and undergoing review.

Estimated Completion Date: Late Spring or Summer 2025

- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
The Novi Wendy's location at 26245 Novi Rd recently closed as part of a company plan to shutter 140 locations nationwide. The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. Raising Cane's specializes in chicken fingers, crinkle-cut fries and Texas toast.

Estimated Completion Date: Currently Unknown (no submittals to date, project scope unclear)

- **Porsche of Novi** – Grand River/Haggerty Road
Construction of an approx. 19,170 square foot, two-story Porsche car dealership (right next to the Audi Sales Center)

Estimated Completion Date: February 2025

- **Audi Sales Center** (Former Jaguar dealership) – 10 Mile/Haggerty Road
The former Jaguar dealership located at 24295 Haggerty Rd is in the process of being converted to an Audi Sales Center. Currently the renovation is in full swing, and recently was approved for its "rough" building inspection.

Estimated Completion Date: April 2025

- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road
The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square feet private preschool and daycare center, is currently being built on the former site. When completed, is estimated to be able to have 202 children during its peak hours.

The construction was previously limited only to foundation/flatwork while a hydrant was installed to make water available at the site. As of December 4th, the full building permit has been issued which will allow them to proceed with "vertical" construction.

Estimated Completion Date: Summer 2025

Frequently Asked Questions:

Q: Why is the gate on LeBost closed even though it is winter?

A: In past years the breakaway gate on LeBost between Willowbrook Estates Subdivision and Willowbrook Farms No. 2 Subdivision was left open during Winter months for greater ease of access of snowplows and other winter maintenance equipment. However, following a renewal of interest (both for and against the gate) by residents late last winter it was decided that the gate would be kept closed all year long in order not to cause any confusion.

This is in keeping with what was contemplated by City Council when the Willowbrook Farms No. 2 plat was approved in the late 1990s, wherein a requirement for a "berm" was written into the subdivision restrictions recorded at the Oakland County Register of Deeds.

City of Novi Snowplow operators may temporarily open the gate to plow cleanly plow the street and will then close it before moving on to other areas.