



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: January 21, 2020

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Agenda Item: 2019 Year-End Development Activity Summary

Explanation: This is provided for your information as a summary of building and development activity in 2019.

2019 Residential Development Activity

New residential development activity rose slightly over the past year. A total of 19 residential permits were issued, up from 17 in 2018. As has been the case since 2016, all of the permits were for either single-family or duplex construction (13 single-family, six duplex). The pace of development throughout the region has been relatively slow over the past few years. **The 19 residential permits had a construction value of approximately \$5.766 million for an average cost of nearly \$303,500.** For the first year since the 2013 tornado, there were no permits issued directly related to the event. While there are still nine single-family lots and one multi-family property remaining, there have been a total of 508 residential rebuild permits with a total of 932 tornado-related permits issued.

2019 Business Development Activity

There was the same level of retail, service, and industrial investment compared to 2018 with more smaller projects this past year. City staff issued 13 permits (the same as in 2018) for a **combined construction value of \$3.54 million in commercial and industrial activity** (compared to \$13.03 million in 2018). The average project cost was slightly more than \$272,000. Smaller- to mid-sized projects typically make up the bulk of the activity with a few larger projects sprinkled in. Only two 2019 projects had investments of more than \$500,000. Here is the list of business projects in 2019:

Main Street Storage (mini storage addition)	M4 Steel (new construction)
Le Fleur (interior alteration)	Heinold Homes (new construction)
Connect Church (interior alteration)	Tres Rojas (new construction)
Ivy Rehab Physical Therapy (interior alteration)	TeamWorks (accessory construction)
UnityPoint Health (interior alteration)	@ Bat (interior alteration)
Twice the Ice (new building)	Associated Vet (truss repair)
	Charlie + Company (interior alteration)

Fiscal Impact: None

Recommendation/

Committee Discussion Summary: None

Action Requested: None