



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: January 19, 2021

Prepared By: Jon R. Oliphant, AICP, Planning & Development Director

Agenda Item: 2020 Year-End Development Activity Summary

Explanation: This is provided for your information as a summary of building and development activity in 2020.

2020 Residential Development Activity

New residential development activity continues to be relatively slow and is consistent with the past three years. A total of 17 residential permits were issued, down from 19 in 2019. As has been the case since 2016, all of the permits were for either single-family or duplex construction (nine single-family, eight duplex). The pace of development throughout the region has been relatively sluggish for a handful of years. **The 17 residential permits had a construction value of approximately \$4.789 million for an average cost of nearly \$281,706.**

2020 Business Development Activity

There was a slight uptick in the amount of retail, service, and industrial investment compared to 2019 with many smaller projects this past year. City staff issued 15 permits (compared to 13 in 2019) for a **combined construction value of \$4.561 million in commercial and industrial activity** (compared to \$3.51 million in 2019). The average project cost was slightly more than \$304,000. Smaller- to mid-sized projects typically make up the bulk of the activity with a few larger projects sprinkled in and this year was no exception. Only two 2020 projects had investments of more than \$500,000. Here is the list of business projects in 2020:

Walmart (asset protection gates)	Crossfit 1825 (interior buildout)
Great Oaks Community Church (interior alteration)	Chef's Celebration Center (interior buildout/gazebo)
WICC (attached garage addition)	Circle K (plumbing alterations)
M4 Steel (storage shed)	Brunk's (façade improvements)
Sleep Inn (plumbing alterations)	Sunrise Roofing (new warehouse/office)
Walmart (Claire's buildout)	Beck's (new gas station/convenience store)
Menards (yard security gate canopy)	Faire Coffee (interior alteration)
	Zeek's Comic Books (interior alteration)

Fiscal Impact: None

Recommendation/

Committee Discussion Summary: None

Action Requested: None