



## CITY OF WASHINGTON, ILLINOIS

### City Council Agenda Communication

**Meeting Date:** January 18, 2022

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**Agenda Item:** 2021 Year-End Development Activity Summary

**Explanation:** This is provided for your information as a summary of building and development activity in 2021.

#### **2021 Residential Development Activity**

New residential development activity continues to be relatively slow as has been the case the last four years. A total of 12 residential permits were issued, down from 17 in 2020. All 12 permits were for single-family dwellings and there has not been a multi-family permit issued since 2015. The pace of development throughout the region has been sluggish for a handful of years while the existing home market continues to be fruitful. **The 12 residential permits had a construction value of approximately \$3.944 million for an average cost of about \$328,000.**

#### **2021 Business Development Activity**

There was a slight uptick in the amount of retail, service, and industrial investment compared to 2020 with four larger projects this past year. City staff issued 15 permits, which matches the total for 2020, for a **combined construction value of \$9.676 million in commercial and industrial activity** (compared to \$4.561 million in 2020). The average project cost was slightly more than \$645,000. 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. Projects at Walmart, Alliance Wheel Services, Core & Main, and Beck's all have construction costs of more than \$1 million apiece. Here is the list of business projects in 2021:

Walmart (interior remodel)	Alliance Wheel Services (demolition)
Main Street Mini Storage (new construction)	Frank Boley (fence)
Ledgestone Insurance (new construction)	Alliance Wheel Services (new construction)
Heinold Homes (covered patio)	Core & Main (new construction)
Ipava State Bank (fence)	Ledgestone Insurance (building addition)
Joyce Harris (interior remodel)	Beck's (new car wash)
LeFleur (fence)	Country Financial (interior remodel)
	Main Street Mini Storage (new construction)

**Fiscal Impact:** None

**Recommendation/**

**Committee Discussion Summary:** None

**Action Requested:** None