



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: January 17, 2022

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Agenda Item: 2022 Year-End Development Activity Summary

Explanation: This is provided for your information as a summary of building and development activity in 2022.

2022 Residential Development Activity

New residential development activity continues to be relatively slow as has been the case for several years. A total of 13 residential permits were issued, up slightly from 12 in 2021. Of these permits, only one was for a single-family dwelling. Four permits were for duplex units and the remaining eight permits were for multi-family, which were the first multi-family permits 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. According to data from the Peoria Area Association of Realtors, the existing home listings and sales in both Washington and Tazewell County has begun to drop over the last year, which could mean a slow increase in demand for new construction. **The 13 residential permits had a construction value of approximately \$2.057 million for an average unit cost of about \$158,200.**

2022 Business Development Activity

There was a reduction in the amount of retail, service, and industrial investment compared to 2021. City staff issued six permits, compared with 15 in 2021, for a **combined construction value of about \$175,000 in commercial and industrial activity** (compared to \$9.676 million in 2021). With only smaller projects and no new construction, the average project cost was about \$29,000. Smaller- to mid-sized projects typically make up the bulk of the activity with a few larger projects sprinkled in but 2022 saw no new construction activity. There has been considerable interest in future commercial projects and the hope is that 2023 starts seeing some of those transition to breaking ground. Here is the list of business projects in 2022:

- Sentimental Journey (fire escape replacement – project has not started due to labor/material issues)
- Prep Freeze Cook (interior remodel)
- W. Cruger Rd telecom tower (tower upgrade – two permits)
- VP Racing Fuel (canopy construction)
- King Smoke Shop (interior remodel)

Fiscal Impact: None

**Recommendation/
Committee Discussion Summary:** None

Action Requested: None