



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: January 20, 2026

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

Agenda Item: 2025 Year-End Development Activity Summary

Explanation: This is provided for your information as a summary of building and development activity in 2025.

2025 Residential Development Activity

A total of 41 residential permits were issued, up significantly from 22 in 2024. Of these permits, 19 were for single-family homes and 22 were for duplex units. This is the most new residential permits issued in Washington since 90 were pulled in 2015. The existing home market has shown slight signs of weakening, which could contribute to the increased new construction activity. According to data from the Peoria Area Association of Realtors for 2025, there were 1.8% fewer new listings for single-family detached units in Washington compared to the same period in 2024. Additionally, the median sales price for those homes was only 8.9% higher over the past year compared to 14.9% higher in 2024. **The 41 residential permits had a construction value of approximately \$11.671 million for an average unit cost of just less than \$285,000.** Please note that a permit was issued to allow for the start of underground infrastructure for the Protea Place development. However, this does not include work on the multi-family residential buildings. Staff anticipates the issuance of permits for the start of that construction in January.

2025 Business Development Activity

There was a slight increase in the amount of retail, service, and industrial investment compared to 2024. City staff issued 18 permits, compared with 21 in 2024, for a **combined construction value of about \$4.531 million in commercial and industrial activity** (compared to \$6.531 million in 2024). The average project cost was about \$252,000. As is customary, smaller- to mid-sized projects typically make up the bulk of the activity with a few larger projects sprinkled in. The past year saw the start of five new construction projects. Here is the list of business projects in 2025:

- 703 Peoria/Bill Henry Brazilian Jiu Jitsu (exterior stairs)
- 1113 Peoria/Gospelife Washington (interior building renovation)
- 115 S. Main (interior building renovation)
- 104-106 N. Main/Mud Creek Mercantile (interior building renovation)
- 1-13 Valley Forge/The Garages (new construction)
- 114 Walnut (exterior stairs)
- 1421-1429 Washington Road (new construction)
- 2685 Centennial/O'Reilly's Auto Parts (new construction)
- 109 Washington Square (interior renovation)
- 1980 Freedom/Walmart (front store remodel and accessory buildings – three permits)
- 1986 Freedom/Hein Le Nail Salon (retail space buildout)
- 160 N. Wilmor/Miller Custom Welding (roof replacement)
- 2685-2699 Centennial (underground infrastructure)
- 101 Washington Square/Cornerstone Inn (interior stairway and hallway alteration)
- 2154 Washington Road/Main Street Mini Storage (new construction – two permits)

Fiscal Impact: None

Action Requested: None