

# CITY OF WASHINGTON, ILLINOIS

Established in 1825



Washington Square

## SOME FACTS AND NOTES ABOUT WASHINGTON:

- ✓ Established in 1825 and features a **vintage downtown square** included as a part of the Original Town in 1839. The square features distinctive shops and cafes that surround a one-third acre park and water fountain at the center of the square.
- ✓ Located just **8 miles east of Peoria**, Washington lies on U.S. Route 24 and is within close proximity to Interstates I-74, I-155, and I-39.
- ✓ Has a **rapidly growing population** of 11,637 persons with an estimated local trade area population of 38,552 persons. The trade area median age is 36.8 years and average household size is 2.63 persons.
- ✓ The **median household income** in Washington is \$51,763.
- ✓ In 2003, Washington saw more **new residential development** than any other community in Tazewell County with 181 units constructed.
- ✓ Offers a choice of established, **older neighborhoods and new, modern subdivisions** throughout the city. The average sale price of a new or existing home in Washington is \$123,500, and the average construction value of a new home is \$190,000.
- ✓ Prides itself on a **high quality of life** due to excellent schools, quality public services, self-supporting amenities, safe and friendly atmosphere, and small-town charm.
- ✓ Offers City-owned public water and sewer systems, 24-hour police, fire, and emergency response (911), and other **local amenities**, such as the library and park districts.
- ✓ Enjoys many **active local organizations**, including the Chamber of Commerce, Economic Development Commission, Rotary International, Kiwanis, Civic Club, Lions Club, multiple business and neighborhood associations, and more.

## WHY CHOOSE WASHINGTON?

- ✓ Two (2) **tax increment financing (TIF) districts** with over 18 acres of vacant land – all served with infrastructure and zoned for commercial use – and incentives for new businesses available.
- ✓ A **citywide Enterprise Zone** offering 100% property tax abatement through 2006, plus sales tax waivers, tax credits, and other incentives.
- ✓ Downtown Square TIF district offers **renovation and improvement subsidies**.
- ✓ Existing retail and business spaces are available in multiple shopping centers and plazas throughout town. Dozens of acres of developable commercial property with full public utilities are also available.
- ✓ Waiver of all building and zoning fees, and most utility connection fees, for properties in the Enterprise Zone.
- ✓ No public site plan review process – most development plans for new commercial construction is reviewed internally by City staff with a quick turnaround time.