

# CITY OF WASHINGTON, IL

ESTABLISHED 1825

## Community Profile



*Photo courtesy of Brett-Melton.com*

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Snap this QR code to be taken directly to the City of Washington's Economic Development site.

# CITY OF WASHINGTON, IL

## ALLIES IN DEVELOPMENT

Allies in Development are Washington residents and organizations that strive to help business grow.

- **Mayor Manier and Civic Leaders** - Mayor Gary Manier has also served as Chairman of the Board of Washington Community High School and understands the importance of growth and development in the City.
- **Chamber of Commerce** - Washington's Chamber of Commerce has a hard-working, friendly staff. For decades, the Chamber has taken great pride in serving Washington businesses and being the source of community information. The Chamber has various hard-working committees that offer new businesses help in getting started in Washington. Each summer the Chamber sponsors and organizes the *Washington Cherry Festival*, which attracts tens of thousands of visitors to Washington annually. Contact the Washington Chamber of Commerce by phone at (309) 444-9921 or [info@washingtoncoc.com](mailto:info@washingtoncoc.com). You can also visit the Chamber's website at [www.washingtoncoc.com](http://www.washingtoncoc.com).
- **City of Washington Staff** - The City of Washington Staff encourages business creation, attraction, retention, and expansion through Enterprise Zone incentives, tax increment financing, streamlined plan review and permitting, and other programs.
- **Economic Development Commission** - Washington's own Economic Development Commission was formed in 1986 and has helped create and administer Washington's Enterprise Zone and TIF district.
- **City of Washington Planning and Development Director** - Jon Oliphant, AICP, is the City of Washington's Planning and Development Director. Contact Jon at City Hall by e-mail at [joliphant@ci.washington.il.us](mailto:joliphant@ci.washington.il.us) or by phone at (309) 444-1135.
- **Economic Development Council for Central Illinois** - The Economic Development Council for Central Illinois is a part of the Heartland Partnership. The Heartland Partnership provides knowledgeable staff, financing programs, and networking opportunities to encourage business growth and development. Visit their website at [www.centralillinois.org](http://www.centralillinois.org) for demographics and other regional economic information. Sally Hanley is the Heartland Partnership's liaison for Tazewell County and can be reached at [shanley@edc.h-p.org](mailto:shanley@edc.h-p.org) for (309) 495-5953.
- **Washington Park District** - Washington's Park District works hard to continuously improve and expand our local parks and recreations system. The park district maintains nine local parks and several miles of recreation trails that connect businesses to neighborhoods, school, parks and civic facilities.



*Veteran's Memorial at Washington Park, one of nine parks maintained by the Washington Park District.*

# CITY OF WASHINGTON, IL

## TRANSPORTATION LINKS

Washington's highways will like you to Peoria, Bloomington-Normal, Springfield, Champaign-Urbana and the Quad Cities. We are located mid-way between Chicago and St. Louis.

### • Roadways

- **US Route 24** - To the west, US 24 links Washington to I-74 (5 miles), US 150 (4 miles) and US 116 (4 miles). To the east, US 24 extends to I-39 (17 miles) and I-55 (33 miles) and beyond.
- **IL Route 8** - Route 8 links Washington to Washington to I-74 (5 miles), US 150 (4 miles) and US 116 (4 miles)
- **Business 24** through Washington carries over 20,000 vehicles per day, connecting shopping centers, restaurants, and the Historic Washington Square. Traffic counts on US 24, Route 8 and Peoria Street near the Downtown Square all exceed 10,000 vehicles per day. Other local traffic counts are available at City Hall or online at dot.state.il.us.
- Washington's US 24 right-of-way is a major east-west transportation route connecting the Peoria Area and Chicago, linking Washington to major Midwest markets.
- IL Route 8 in Washington is currently undergoing widening and other roadway improvements.

### • Trucking

- There are over 150 Interstate Commerce Commission approved trucking companies with over 130 terminals throughout the area.



### TRAFFIC COUNTS

Business 24	20,000
US 24	15,800
Route 8	12,300
Peoria Street	15,000

*A photo of Peoria Street at Dusk on a weekday.*

### • Air

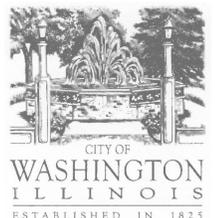
- **Greater Peoria International Airport** - The Greater Peoria International Airport is 15 miles from Washington. It is the largest downstate airport for cargo, with a new air cargo transfer facility, which coordinates easy shipment of goods to and from the area. Direct passenger flights, including jet service, are available to a number of US cities. Numerous passenger flights connect to O'Hare International Airport, to Minneapolis, and other hubs.
- **Central Illinois Regional Airport** - The Central Illinois Regional Airport in Bloomington is just 37 miles from Washington. It is one of the fastest growing airports in the nation.

### • Rail

- Rail service is ten minutes away where both piggyback and container shipments are packaged. The area is served by ten railroads and the Toledo, Peoria & Western Railway travels through Washington.

### • Barge

- The Greater Peoria Barge Terminal is fifteen minutes away and provides shipment of containers and bulk materials on the Illinois River.



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## BUILDING SITES

- Intersecting US 24 is North Cummings Lane, a developing industrial corridor with planned commercial development at major street intersections. Intersecting Cummings Lane just south of US 24 is Cruger Road. Cruger Road was completely reconstructed in 2003, 2005, and 2007.
- Several commercial developers have land available in Washington. Current commercial subdivisions and shopping centers are anchored by Wal-Mart Supercenter, Menard's, Kroger, Carmike Cinemas, Dollar General, two car dealerships, and medical offices. Both large and small sites are available for immediate development. For a complete list of available spaces visit the City of Washington website at [ci.washington.il.us](http://ci.washington.il.us).

## INFRASTRUCTURE

- The City of Washington owns and operates the water system and has made a major commitment to the development of adequate water supply. Two additional wells and pumps were installed in 2003 to meet current and future demands. The city's second water tower and water treatment plant provide service to development in and around the business corridor.

Treatment Capacity	2,500,000 GPD
Storage Capacity	1,000,000 gal.
Average Daily Demand	1,000,000 GPD
Peak Daily Demand:	1,880,000 GPD
Available Capacity:	1,150,000 GPD

*(Gallons Per Day)*



Photo courtesy of Brett-Melton.com

- Coupled with roadway improvements, a major sanitary sewer extension project was completed in 2003 to serve planned growth areas along Cruger Road and Cummings Lane. The city owns and operates two waste water treatment plants. In 1997, the city expanded the treatment capacity at one of these plants by over 600,000 GPD. These improvements provided hydraulic capacity for growth into the immediate future. A wastewater treatment plant is currently nearing another expansion.

Treatment Capacity	2,100,000 GPD
Present Load	1,350,000 GPD
Available Capacity	750,000 GPD

*(Gallons Per Day)*

- Other Utilities
  - Electricity and Natural Gas - AmerenCILCO
  - Fiber Optic Digital Telecommunications - Verizon
  - High-Speed Internet - Comcast, Verizon, MTCO, and others
  - Wireless Communications - Nextel, US Cellular, Verizon, Spring, AT&T and others



# CITY OF WASHINGTON, IL

## ECONOMIC PLANS AND INCENTIVES

Washington has plans for growth and the tools to make it happen.

- Enterprise Zone** - Washington offers numerous Enterprise Zone incentives. The Enterprise Zone provides incentives through 2016 for commercial and industrial areas citywide. Washington's Enterprise Zone:
  - Waives all property taxes for five years on new buildings and site improvements
  - Waives all state and local sales taxes on building materials
  - Provides a 1% state income tax credit
  - Reduces most building permit fees by 50% for commercial and industrial development
  - Reduces utility connection fees by 50% for commercial and industrial development
  - Offers other state-provided tax incentives and credits
- Tax Increment Financing (TIF) District** - Washington's TIF District provides financial incentives for redevelopment on the downtown square. The life of the TIF district was extended through 2021. The Downtown Square TIF is part of our active and historic downtown business district. There are few vacancies and plenty of shoppers and services available. The downtown has a full-service grocery store, unique restaurants, and quaint shops. A private redevelopment incentive program is available for building restoration and rehabilitation. The City has helped many downtown businesses with building and site improvements.



*Washington's downtown square is a part of the City's TIF District.*

Photo Courtesy of Brett-Melton.com

## RETAIL SALES

Washington is the marketplace for the surrounding area and prides itself on having all the convenience of a self supporting community.

The City's Economic Development Marketing Plan estimates Washington's trade area at approximately 125 square miles with a population of approximately 40,087 persons.

### 2032 Total Retail Sales by Selected Category

<u>Gen. Mdse.</u>	<u>Food</u>	<u>Eating</u>	<u>Auto</u>	<u>Total</u>
\$34,429,251	\$22,912,977	\$36,034,638	\$74,843,950	\$241,689,686

Vj g'čpcnř ulř/lj qy u'vj cv'vj gt g'lu'č'1 cr 'qhb qt g'vj cp'88'b křkp'lp't g'čklčngul'p'vj g'32/o lpwg'č cf g'čt gc 'čpf 'b qt g'vj cp'87'b křkp'lp't g'čklčngul'p'vj g'37/o lpwg'č cf g'čt gc0



# CITY OF WASHINGTON, IL

## EDUCATION AND TRAINING

From elementary school to four-year schools, Washington offers quality education and numerous means of employee training.

- Washington is known for its excellent public and private schools. Three public school districts feed into Washington Community High School. Washington is also home to Saint Patrick’s, a parochial grade and junior high school.
- **Washington Community High School** offers numerous classes in technical and workforce training, including programs in conjunction with ICC.
- Standardized test scores are consistently above local and national averages.
- WCHS and its **Leadership Challenge Program** won the 2000 Governor’s Hometown Award.

Kindergarten-8th Grade Schools	# of Students
District 50	850
District 51	750
District 52	800
St. Patrick School	200

### Washington Community High School

School Enrollment (2010)	1,196
Graduation Rates (2010)	
Graduating WCHS Students	97.7%
State Average	87.8%
ACT Test Scores (2010)	
Graduating Students	21.8
State Average	20.5

- **Illinois Central College (ICC)**; enrollment 11,000) a community college serving ten counties in Central Illinois, is just five minutes west on US 24 from the City’s commercial corridor. ICC offers more than 75 programs on robotics, numerical control, CAD, graphic arts and design, electronics and many other areas.
- ICC has developed the **Tech Prep Program** and **Workforce Preparation and Initiative Programs**. These programs match businesses with Washington High School students who want to learn through on-the-job experiences and accumulate credit hours, which can be transferred to ICC.

- ICC tailors numerous standardized and customized training programs to area companies, including Caterpillar and Washington’s Illinois Valley Plastics.
- The **ICC Professional Development Institute** offers numerous short-term workshops and seminars on subjects ranging from computers to managerial training. These too can be customized to meet the specific needs of business and industry, and can be held on campus or at the work site.
- **Bradley University** (enrollment 6,200) in Peoria is a major comprehensive institution, with five undergraduate colleges and a graduate school. Bradley serves Central Illinois through its cultural and creative productions, a variety of outreach programs and centers that benefit small business and industry, workshops, short courses and certificate programs.
- Nearby **Eureka College** (enrollment 500), college home of President Ronald Reagan, is a private four-year liberal arts college only 10 minutes from Washington.

*“When we needed technical help in our tool room, ICC set up a specialized program for local businesses and trained four of our current employees.”*

*- Joe Camp,  
Illinois Valley Plastics*



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## TOURISM AND HISTORIC DOWNTOWN

Washington, Illinois, one of the earliest established communities in Central, Illinois celebrated its 187th birthday in 2012.

- The historic Downtown Square is a vital, active center for shopping, dining and services both for local and regional customers. Historic homes and shops line our downtown streets.
- The newly renovated and restored Denhart Bank Building, built in 1874 on Washington Square, was recently listed on the National Register of Historic Places. The building houses a bed and breakfast, restaurant, and pub.
- The Washington Historical Society offers tours of the historic Zinser House downtown.
- Washington is a frequent stop for people looking for everything from general goods to unique collectibles and gifts to contemporary furniture to fine dining.
- Washington is part of the Ronald Reagan Trail Communities Association, marking the route Reagan traveled from his boyhood home to nearby Eureka College.



*A view of the north side of Washington Square.*

## RESIDENTS

Washington is home to over 15,000 people, from singles to young families and active seniors.

Washington offers a choice of stable neighborhoods that residents can be proud of. Older and established, stately and historic, or new and modern can all be found throughout the city. About 3 in 4 residents own their homes.

Households in Washington have a higher average household income than the surrounding Peoria area and the State of Illinois.

City of Washington (Total)	15,134
Washington Township	19,427
Washington Trade Area	40,087
Tazewell County	129,786
Tri-County Metropolitan Area (Peoria, Tazewell, Woodford)	347,387
Washington Trade Area Median age	35.3
Washington Trade Area Average Household Size	2.5
Median Sale Price of Homes	\$152,000
Median Household Income	
City of Washington	\$61,583
Washington Trade Area	\$51,763



# CITY OF WASHINGTON, IL

## CITY GOVERNMENT AND TAXES

A mayor and eight Alderman elected from four city wards comprise the legislative body. For over twenty-five years a professional City Administrator has directed operations.

- The City's annual budget is approximately \$19 million.
- The City provides police and fire protection, 24-hour paramedic service, emergency rescue and ambulance services, water and sewer services, highways and streets, stormwater control, planning, zoning, and economic development.

### Taxes

- Property taxes make up only about 5% of the City's budget. The City of Washington has become less dependent than ever on property taxes to fund general operations. The City's portion is about 5% of the total property tax bill. The City of Washington's tax rate is so low that the difference between being within or outside the corporate limits is only about one cent per hundred dollars of assessed valuation.
- Tax caps are in place for other taxing bodies. This essentially keeps property taxes no higher than 5% or the rate of inflation, whichever is less. Taxing bodies require referendums to exceed tax caps. Yet Washington's public services, including parks, schools, library and other entities, continue to maintain high performance and draw people to Washington.

## PLANNING AND ZONING

The City's first Comprehensive Plan was adopted in 1960. Several plans followed, with the most recent plan adopted in April 2001. This ensures the City gives forethought to how and where it develops to ensure the appropriate use of land and the efficient extension of streets and utilities.

During the four decades since the adoption of the City's Zoning Ordinance, it has undergone numerous revisions and updates to keep it current with building and development trends. Washington has also adopted a Subdivision Code, which is updated periodically.

## POLICE AND FIRE PROTECTION

### Police

Washington consistently enjoys the lowest or near lowest crime rate in Central Illinois.

- Washington has a staff of 19 sworn, full-time police officers, a ratio of about one officer per 700 citizens. The police department also has 15 sworn, auxiliary officers and mutual aid agreements with surrounding law enforcement agencies for assistance when necessary.
- The Police Department operates enhanced emergency telephone 911 service with dispatchers working around the clock every day of the year to serve an area of nearly eight square miles.

### Fire

- There are four full-time, nine part-time and 30 volunteer members of the Washington Fire Department.
- The City has had full-time advanced life support personnel since 1998, providing 24-hour paramedic service.
- The City's Fire Insurance Classification is five.

## FINANCIAL INSTITUTIONS

The City of Washington has a number of financial institutions. These provide unlimited financial services.

- Citizens Equity First Credit Union (CEFCU)
- Washington Community Bank
- Heartland Bank & Trust
- Washington State Bank
- South Side Bank
- PNC



# CITY OF WASHINGTON, IL

## PUBLIC LIBRARIES

There are two public libraries located in Washington, one located at Five Points Washington in the center of town and one in Sunnyland Plaza.

- The Washington District Libraries have over 70,000 books and 100 subscriptions of periodicals available at their two locations.
- Through the Illinois Valley Library System the library has unlimited books and periodicals on any subject imaginable.

## MAJOR EMPLOYERS AND WORKFORCE

The City of Washington has a variety of businesses that provide goods and services to markets around the world as well as the next-door neighbor.

<u>Company Name</u>	<u>Business Type</u>	<u>Approx. Employees</u>
<b>Major Manufacturers and Distributors</b>		
Illinois Valley Plastics	molded components	98
Miller Welding and Iron Works	metal fabrication	70
American Allied Railway	rail wheels and brakes	66
WICC, Ltd	electrical transformers	41
RP Short Run	printing and graphics	36
Global Fire Equipment, MES	fire trucks, apparatus	36
GFE Manufacturing	lighting systems	25
<b>Major Retailers</b>		
Wal-Mart Supercenter	general merchandise	340
Uftring Chevrolet	automobile sales	105
Big R	general merchandise	100
Kroger	grocer	90
Lindy's Downtown Market	grocer	54
<b>Major Services/Institutions</b>		
Washington School Districts	education	425
ICC Employees ( <i>in Wash. Zip Code</i> )	education	249
Washington Christian Village	elderly care	136
City of Washington	local government	80

