

## **Executive Summary**

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A Comprehensive Plan is a long-range plan intended to guide growth and development of a community and includes analysis, recommendation, and proposals for land use, housing, transportation, economic development, community facilities, natural resource preservation, natural hazard mitigation, and community issues.

This document is an update of the FA Cushing Smith & Associates Oglesby Comprehensive Plan that was adopted in 1956.

### **Chapter 1: Introduction**

The introduction addresses, in further detail, what a Comprehensive Plan is, the purpose of Oglesby's Comprehensive Plan, and how it interrelates with the City's zoning and subdivision ordinances.

The plan was developed under the guidance of the Oglesby Plan Commission along with North Central Illinois Council of Governments (NCICG), 110 N. Main St, Princeton, Illinois, 61356. The creation process and the contributors are listed in this chapter. The chapter also emphasizes the importance of implementing the Plan.

### **Chapter 2: Historical Profile**

Part of a city's character is its history. This chapter highlights Oglesby's past including the history of incorporation, major industries, public facilities, transportation, and civic awards.

Historically, a key factor in Oglesby's prosperity was the mineral resources in the area. The prevalence of coal and limestone made coal mining and cement manufacturing highly profitable. Coal mining operations ceased in the area in the early 1900's due to the increased difficulty and costs for extraction of the remaining coal deposits. Cement manufacturing has been in decline, and operations have now temporarily ceased, as a result of the current downturn in the economy.

### **Chapter 3: Demographics and Economic Profiles**

Oglesby's population characteristics and projections are outlined in this chapter. Other demographic information includes household characteristics, ethnic composition, and educational attainment. The City's economic profile includes income levels, employment, and unemployment data. In some instances, the data is compared to LaSalle County and State of Illinois data. The demographic and income level data is from the 2000 Census. Unfortunately, this is the latest data available. Most of the data tables are accompanied by graphs.

In the year 2000 the City had a population of 3,647. Oglesby maintains a higher percentage of population over 65 than LaSalle County. The educational attainment levels continue to increase but the median household income remains lower than LaSalle County and the State. The largest employer by industry (17.4%) in Oglesby is manufacturing. LaSalle County's May 2009 unemployment rate, the highest since 1985, was at 11%.

#### **Chapter 4: Land Use**

Land use is a description of how land is occupied or utilized. This chapter covers both the existing and future land use in Oglesby and its 1.5 mile planning area. The primary land uses, listed in this chapter, in and around Oglesby are agriculture, residential/housing (single-family, two-family, multi-family), industrial, institutional, vacant land, commercial/business, city owned, parks and recreation, and open/green space. The existing and future land use maps are located in this chapter along with information on the use of the maps.

Oglesby's largest land use by acreage is residential. There are several data tables on housing in this chapter. The data shows that the majority of the City's housing is single-family residential. There is a lack of multi-family and senior housing in Oglesby. Oglesby has an aging housing stock with over 70% of its housing units over 50 years old. Some of the housing has become deteriorated; as a result the City will look into developing a rental inspection program and will continue to update and enforce its building codes.

Oglesby contains several new residential subdivisions on the City's south and west sides. These subdivisions offer plenty of opportunity for infill development. All new residential development shall be restricted to the areas within or near the existing City limits and infrastructure in order to conserve city resources and agricultural land to the south and west of the City.

The City's commercial and industrial areas are concentrated along Walnut Street in downtown and near the Walnut Street and Interstate Route 39 (I-39) interchange. Most of the new commercial and industrial development will continue to grow along Walnut Street and the I-39 interchanges. Oglesby's close proximity to I- 39, Interstate Route 80, and the Illinois River make it an ideal place to locate commercial and industrial centers. Most of the industrial and commercial growth in Oglesby should be located near the three I-39 interchanges. Industrial and commercial uses near the interstate shall include logistics and travel center development, restaurants, hotels, or industrial uses requiring bulk shipment of goods.

The largest institutional uses by acreage are the Oglesby Public Schools and Illinois Valley Community College. The Oglesby schools and Illinois Valley Community

College shall continue to expand or upgrade the existing facilities, as needed, to make room for new students and programs.

**Chapter 5: Community Facilities and Infrastructure**

Chapter five (5) covers education, public services, health care, service organizations, community buildings, and public and private infrastructure.

There are four (4) schools located in Oglesby: Illinois Valley Community College, Lincoln Elementary, Washington Junior High School, and Holy Family School. The public services and community buildings in Oglesby include police protection, fire/EMS services, Oglesby District Public Library, Oglesby City Hall, and the Dickinson House. Oglesby has two medical clinics, three dentists, and two chiropractors; and is under five (5) miles from the nearest hospital (Illinois Valley Community Hospital). Three (3) service organizations are located within the city limits.

The City maintains its own water treatment and distribution, sewage treatment and collection, and electric distribution systems. Natural gas, cable TV, Internet, and phone services are provided to Oglesby residents by private sources. The City's infrastructure is adequate for current demand. However, the City shall continue to maintain, upgrade and expand infrastructure as funding allows.

**Chapter 6: Transportation**

One of Oglesby's advantages is its proximity and access to major transportation networks. This chapter outlines those transportation networks. The City has direct access and is in close proximity to major roadways, a major railroad, two (2) waterways, and a regional airport.

Interstate 39 and several state routes crisscross Oglesby. Interstate 80, which runs from the East to West Coasts of America, is only four miles from Oglesby and can be accessed easily by I-39. Oglesby has a spur rail line (owned by Buzzi Unicem, the local cement company) that allows a direct connection to several regional rail lines. Oglesby is located just south of the Illinois River, a major water route between Lake Michigan and the Mississippi River, and is partially bordered by the smaller Vermilion River. Illinois Valley Regional Airport is seven (7) miles from Oglesby and offers charter air service.

## **Chapter 7: Parks, Open Spaces, and Trails**

This chapter details Oglesby's six (6) parks, nearby parks, open spaces, and potential for pedestrian/bike trail and new park development.

The City's six (6) parks include Courtyard Park, Dickinson Field, Lehigh Park, Memorial Park, Oak Park, and the Municipal Swimming Pool. The City currently meets the recommended ratio of eleven (11) acres of parkland per 1000 people. The west side of Oglesby is lacking in park space, but the planned 6.71 acre McPhedran Park will help address for park space on the west side of Oglesby.

Oglesby is in close proximity to Matthiessen State Park, Starved Rock State Park, and the Illinois & Michigan Canal Trail. This chapter discusses the potential of connecting the aforementioned parks and trail to Oglesby with a bike path. Sections of these paths may include abandoned railroad tracks that are converted to bike paths.

## **Chapter 8: Environmental Features**

This chapter outlines Oglesby's physiography, climate, prominent soil types, surface water, groundwater, and mineral resources. Oglesby covers 4.23 square miles and the land is flat except for the areas around the Illinois and Vermilion River valleys. The soils in Oglesby vary greatly in quality. A soil map showing all the soil types in Oglesby is included at the end of this chapter. The Vermilion River is Oglesby's main hydrological feature. Oglesby obtains its drinking water from two 2,800 foot deep wells. Gravel, sand, and limestone are the most prominent mineral resources in and around Oglesby.

## **Chapter 9: Tourism**

Outlined in this chapter are the rivers (Vermilion and Illinois) and the state parks (Starved Rock State Park, Matthiessen State Park, and Buffalo Rock State Park) in the Oglesby area that draw tourists from all over the region. The chapter also includes accommodations, Illinois Scenic Byways, area golf courses, and local events.

**Chapter 10: Economic Development**

Economic development is the key to the City of Oglesby’s future vitality. This chapter profiles the City’s economic development tools used to attract and maintain commercial and industrial development. The development tools include marketing, tax increment financing districts (TIF), and Enterprise Zones. Businesses and industries need to be retained and expanded in Oglesby, and new ones need to be attracted to the City.

Recently, Oglesby has been very active in economic development. In 2009 an Economic Development/Tourism coordinator was hired to help market the City. The current mayor formed a Development Committee (Think Tank) to foster new development of information and ideas to be used by the City. The Think Tank has already provided several ideas such as the new website, farmer’s market, the new Economic Development position, and the new city logo and slogan. The City is also a member of Illinois Valley Chamber of Commerce, LaSalle County Development Connection, and the North Central Illinois Economic Development District; all of which help promote the City of Oglesby.

From 1986 to 1993 Oglesby created five Tax Increment Financing (TIF) districts. These districts cover a large portion of the City and help to spur economic growth through incentives. The City offered a TIF grant program for businesses along Walnut Street and Columbia Avenue. Oglesby is also part of the Illinois Valley Enterprise Zone, which offers several incentives that have benefited twenty-one (21) of Oglesby’s businesses.

**Chapter 11: Natural Hazards**

The City of Oglesby chose to participate in, and passed a resolution adopting, the LaSalle County and Putnam County Natural Hazards Mitigation Plan (NHMP) in January 2009. This chapter describes the NHMP.

**Chapter 12: Goals, Strategies, and Tasks**

The Comprehensive Plan addresses issues due to past and present trends and other community policies and practices. This chapter of the Plan includes long-range goals, strategies and tasks that affect growth and development. These goals, strategies, and tasks recommend actions for public policy, infrastructure, parks, environment, tourism, housing, transportation, downtown development, commercial development, industrial development, and disaster mitigation.

**Chapter 13: Implementation**

This chapter of the Plan stresses the importance of the Plan Commission and City Council following through with the implementation of the Plan. The chapter also emphasizes the significance of ongoing data collection of variances and building permits to track development and measure the effectiveness of the Zoning and Subdivision Ordinances. The Comprehensive Plan, along with the Zoning and Subdivision Ordinances, should be reviewed and updated on a regular basis. This chapter also provides a listing of funding sources to help implement the goals of the Comprehensive Plan.