

Introduction

A Comprehensive Plan is the vision of what the community wants to become and the steps needed to meet that vision. The Plan is composed of a series of separate but interrelated elements that address specific topics as defined in the Illinois Planning Technical Assistance Act (Public Act 92-0768, Sec. 5).

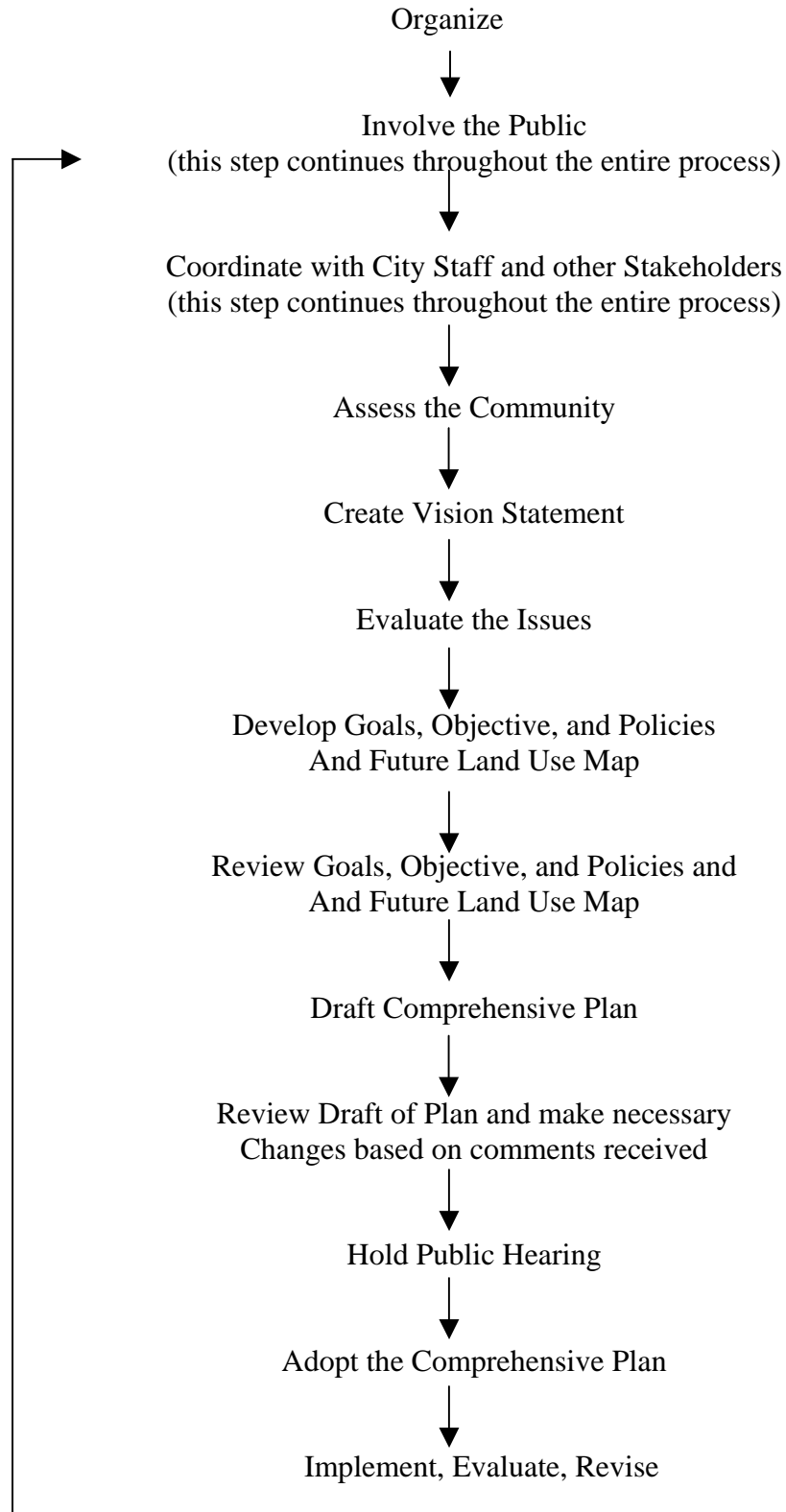
The purpose of this Comprehensive Plan is to present, in words, the community image and to guide future development. This Comprehensive Plan has been created to guide the City of Oglesby's development process for the next 20 years. This 2009 Comprehensive Plan updates the Oglesby Plan, prepared by FA Cushing Smith & Associates, that was adopted in 1956.

The Oglesby Plan by Cushing was to serve as a guide in the physical development of Oglesby for 20-30 years. The plan incorporated elements such as zoning, housing, industry, and other concepts also in the current Oglesby Comprehensive Plan. Because the Oglesby Plan by Cushing was underutilized, very few concepts from the Plan were realized.

The plan is the result of months of research, meetings, and discussions involving the Plan Commission, the business community, the residents, and North Central Illinois Council of Governments.

Geographically this plan covers the boundaries of the City of Oglesby, as well as the 1.5 mile planning area surrounding the City limits. The plan focuses on a broad range of topics rather than the specific details. This plan is designed to guide the overall future development of the City of Oglesby.

The following flow chart shows the comprehensive planning process.



This plan came together as follows:

1. The first meeting with the City and its residents involved an educational PowerPoint to describe what planning involves, what a comprehensive plan can do, and the process of creating a comprehensive plan.
2. A **S**trengths, **W**eaknesses, **O**pportunities, and **T**hreats (S.W.O.T.) meeting came next. The meeting with officials and residents involved identifying items for these four categories. See Appendix A for results.
3. Individual interviews were conducted next with members of the City Administration, city employees, business owners, and active members in the community. Individual interviews allowed those who participated to offer information and opinions in a private setting. This is necessary to collect unknown and otherwise unsavory information about the City.
4. A survey (see Appendix B and C for cover letter and survey) was conducted to gather further information from the residents of Oglesby. The survey was sent to every 4th resident with their water bill. Every water customer was informed about the survey and extra copies were left at City Hall and the library. Residents were given two weeks to respond to the survey and drop the completed forms at City Hall or the library. There were 95 completed surveys returned.
5. Throughout the next few months, historical and current information was collected and the chapters for the plan were drafted.
6. A community meeting was held to determine the goals for the City of Oglesby. The goals were drafted from the S.W.O.T. meeting, the survey comments, and the discussions at the goals meeting.
7. The rough draft was then reviewed and after corrections were complete a final draft was given to the plan commission, the think-tank, and made available on-line for the residents to review.
8. The public hearing took place on October 22, 2009.
9. Plan Commission made a formal recommendation to the City Council on October 22, 2009
10. Adopted by Oglesby City Council on December 7, 2009.

The Comprehensive Plan can influence private and public decisions by providing a readily available source of information and ideas. The plan document is a coordinated set of advisory proposals. The degree to which the plan influences decisions depends upon the soundness of the plan, its relevance to the actual situation, and its availability to developers and the public. If the Plan Commission and City Council neglect the plan, others will follow suit. On the other hand, if the

Plan Commission and other City agencies use the Plan to guide and substantiate decisions, private decision makers are more likely to do so as well. The plan is intended as a guide for the City as well as the residents, to promote future investments in a manner that will contribute to making Oglesby a more desirable place to live and work. Through the cooperative efforts of the citizens and City officials, this Comprehensive Plan will be the foundation to make the goals of the City become reality.

The City's 1958 Zoning and 1999 Subdivision Ordinances are tools used in the implementation of the Comprehensive Plan. The Zoning Ordinance will help to guide the City in regulating land use as the community grows. While zoning controls land use, subdivision regulations control and direct the division and development of land. These ordinances should be reviewed every five (5) years and updated every ten (10) years. To assist in identifying trends and assessing the effectiveness of ordinances, the City should annually review the number, types and location of building permits, special use permits, and variances, that were issued or denied. The tracking of changes in zoning and variances helps to identify areas of the ordinances that may need to be altered.

Future development will be referenced through this plan to determine if it follows the goals of the City. The future land-use map should also be referenced to guide the location of development. The plan, however, should be amended as the City changes. The plan should be reviewed yearly and updated every five (5) years.

This plan focuses on the City of Oglesby and its role within LaSalle County and the region. The City is located in the west central portion of LaSalle County and the north central part of the State. This area is predominately rural. However, Oglesby is part of a cluster of cities situated on the Illinois River that include the larger cities of LaSalle, Peru, and Spring Valley. This cluster of cities is interconnected through employment opportunities, entertainment, and services.

Implementation of the Plan is the most critical in the planning process and determines the success of the plan. Action must be taken by the City Plan Commission, City Council, developers, and citizens to bring plans into reality. It is essential that citizens be informed and realize both obligations and benefits derived from the plan. A program of public information and education can be one of the strongest forces in activating the comprehensive plan. A plan that cannot be seen and is not used can hardly be influential.

