



## Introduction

This Chapter provides the foundation for the Comprehensive Plan, outlining why and how it was funded and developed. It also provides basic community information and the groundwork on which this plan was built.

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## 1.1 | The Plan as a “Living Guide”

### Why a Comprehensive Plan?

**What is our tomorrow?** This is the question that local stakeholders and visionaries asked themselves at the start of and continuously throughout the process. The Committee realized that while external factors always play into the future of the community, they also have control over what happens in and around their community.

It is difficult to know and control exactly what the future will bring for Le Roy, or any community, for that matter. As residents and businesses come and go, and economic trends rise and fall, changes will occur. The purpose of this plan is to establish a *shared vision* for Le Roy to guide future actions and decisions. Le Roy has lacked a cohesive or unified vision causing decisions to be piecemeal and disjointed. It has also made attracting developers and residents challenging. The intent of this plan is to provide guidance, predictability and consistency over time which in turn encourages and supports investment. We plan so that can act and react in a changing world with a confident understanding of our common values and goals. This plan will serve as a guide to ensure that Le Roy can know its tomorrow to the best of its ability.

In order to best serve Le Roy and its needs, this plan gives a solid analysis of each of the following subject areas: Housing; Public Infrastructure & Utilities; Transportation; Parks & Open Space; and Community Facilities. These areas are critical to the long-term social and economic vitality of the community.

In addition to and in conjunction with the Comprehensive Plan, the City also created an Economic Development Plan which will be referenced throughout this plan. The need for a specific and separate Economic Development Plan is critical in making Le Roy a larger player in the region.

### Plan Maintenance

This planning document is a “living” guide for growth and change in the City of Le Roy. The plan represents the City’s best effort to address current issues and anticipate future needs; however, it can and should be amended from time to time if conditions warrant reconsideration of policies in this plan. If decisions are being made that are not consistent with this plan, then the plan has lost its relevance and should be amended. The process of amending the comprehensive plan should not be onerous, but it should trigger a brief pause to consider again the long term vision for the community. This plan’s value is dependent upon frequent use and occasional updates.

## Illinois Comprehensive Planning

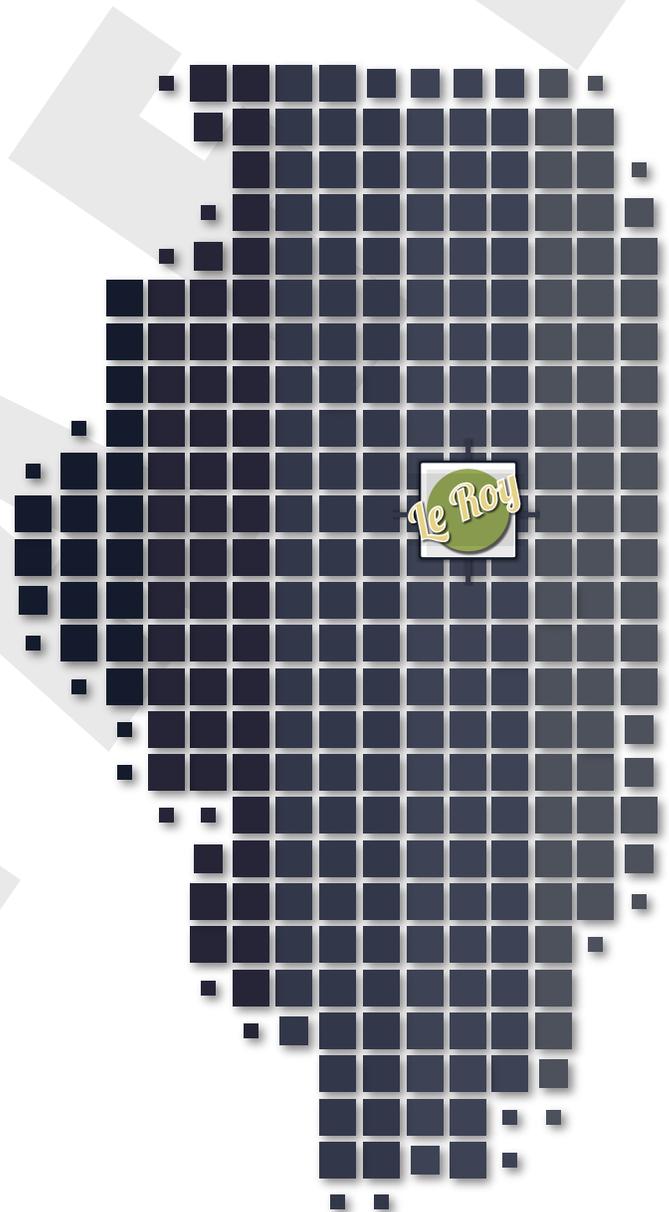
Comprehensive plans are defined in the Illinois Local Planning Technical Assistance Act (Public Act 92-0768, Sec. 5). Here, the common elements addressed in a comprehensive plan are:

1. Land Use
2. Natural Resources
3. Historic Preservation
4. Transportation
5. Economic Development
6. Housing
7. Utilities & Community Facilities
8. Urban Design / Community Character
9. Agricultural & Forestry
10. Intergovernmental Cooperation

All comprehensive plans include:

- A statement of authority to prepare and adopt the plan.
- Background data and analysis - including area history, a description of existing social, economic and physical (natural and man-made) conditions and trends, and economic and demographic projections.
- Documentation of stakeholder's interests and involvement - these include interests of residents, public officials, the business community, and developers.
- Vision statement (or statement of desired goals and objectives) - desired outlook, generally 20 years from now.
- Future plan map or maps - these maps depict various components, including land use, transportation, community facilities, and housing areas.

- Plan Implementation - framework or schedule that describes specific measure to carry out the plan, the time frame to execution, and potentially cost ranges.





# 1.1 | The Plan as a “Living Guide”

## Plan Organization

The plan is divided into five chapters plus several important appendices, as described below:

### Chapter 1 | Introduction

Chapter 1 discusses the role of the plan, planning in Illinois, the planning area boundaries and regional context, and Le Roy’s previous planning efforts.

### Chapter 2 | Planning Process & Public Participation

Chapter 2 outlines the planning process, including a description of the public participation methods and feedback as well as a summary of Le Roy’s assets and liabilities.

### Chapter 3 | Goals, Objectives, & Strategies

Chapter 3 includes a vision for the future of the City, as desired in 2045, and goals, objectives, and strategies for each element of the plan, including:

*Housing*

*Public Infrastructure & Utilities*

*Transportation & Mobility*

*Parks & Open Space*

*Community Facilities*

*Land Use*

### Chapter 4 | Land Use

Chapter 4 describes current land use characteristics, defines future land use categories and policies, and presents the future land use map.

### Chapter 5 | Implementation & Action Plan

Chapter 5 describes the tools and procedures by which the plan will be implemented and provides a detailed time line of action steps for successful implementation of the plan.

### Appendix A | Community Indicators

Appendix A is a compilation of data that describes the existing conditions, trends, and projections for the City of Le Roy. This data informs the planning process and should be updated from time to time to track progress and change in the City.

### Appendix B | Plan Area Maps

Appendix B is a complete index of all the maps created for the Comprehensive Plan in one easy and printable reference.



*Highway signage for Le Roy.*



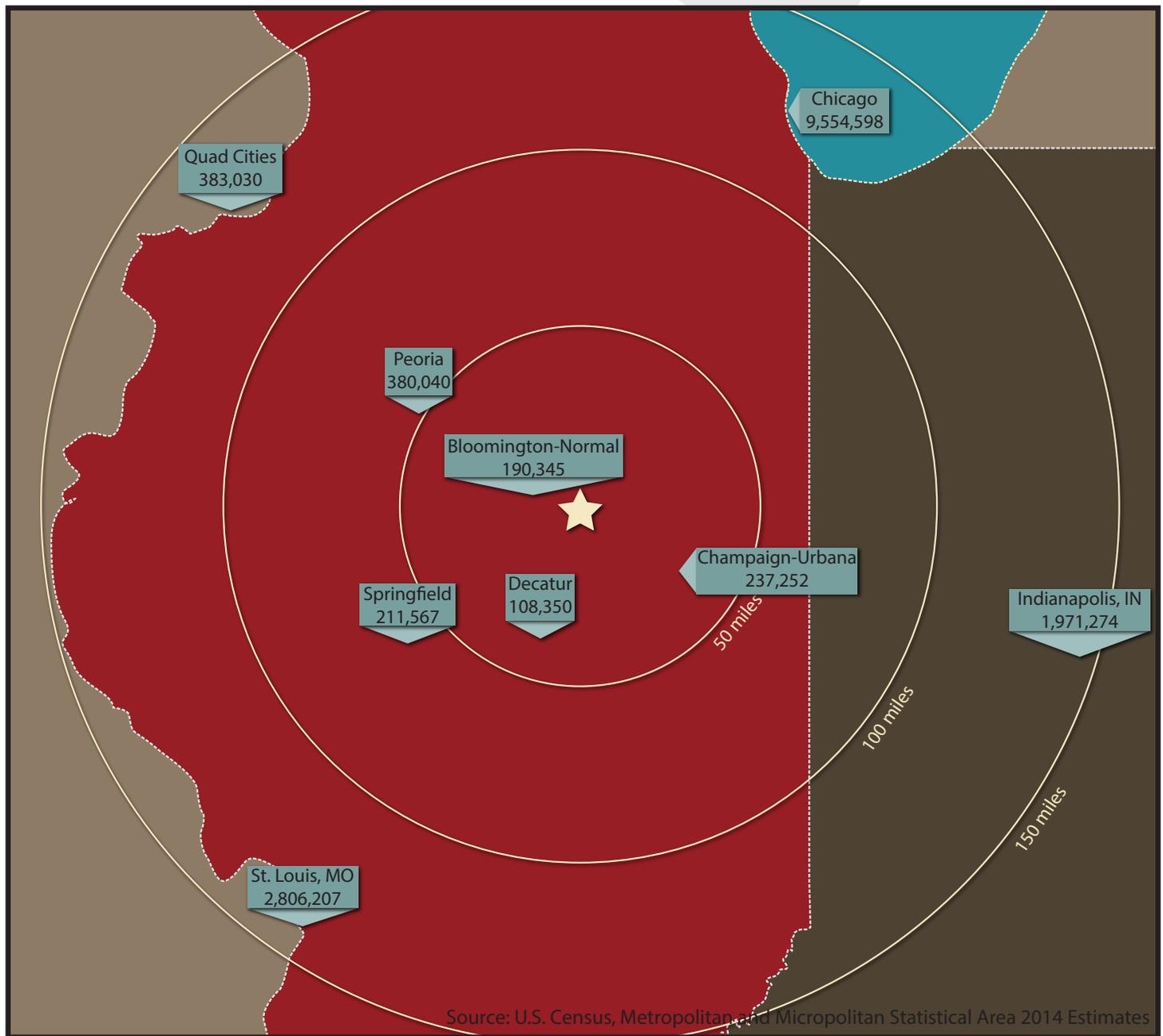
# 1.2 | A Snap Shot of Le Roy

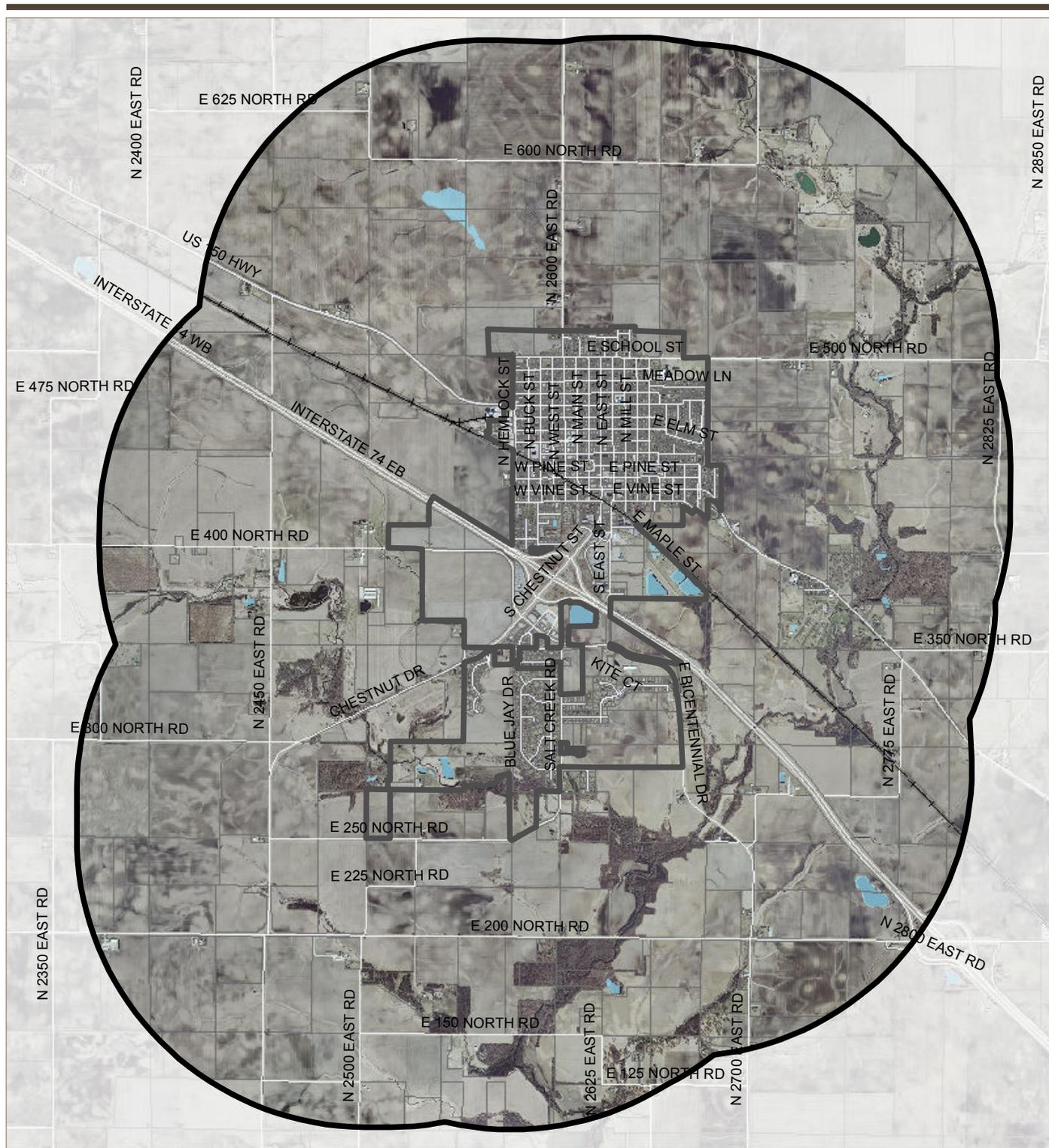
## Planning Area

The study area for this Plan includes all lands in which the City has both a short- and long-term interest in planning and development activity. As shown on the following page, the Planning Area includes all lands within the current municipal limits and within the City's potential 1.5-mile extraterritorial jurisdiction. The City is approximately 1,850 acres (2.89 square miles). The entire Planning Area is approximately 15,600 acres (24.4 square miles). See map on opposite page.

## Regional Context

Le Roy is located along Interstate 74 in Central Illinois. It is within 50 miles of the Metropolitan Statistical Areas (MSA) of Bloomington-Normal, Champaign-Urbana, and Decatur; within 100 miles of the MSA's of Springfield and Peoria; and around 150 miles of the MSA's of Indianapolis, St. Louis, Chicago and the Quad Cities. See figure below.



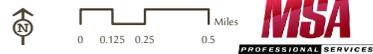


# BASE MAP

City of Le Roy  
McLean County, Illinois

-  PLANNING AREA
-  MUNICIPAL BOUNDARY
-  PARCELS
-  RAILROAD
-  STREETS
-  TRAILS
-  LAKES

DATA SOURCES:  
BASE DATA AND PARCEL PROVIDED BY MCLEAN COUNTY  
REGIONAL PLANNING COMMISSION.  
AERIAL IMAGERY PROVIDED BY THE ILLINOIS GEOSPATIAL  
DATA CLEARINGHOUSE; 2011 ILLINOIS DEPARTMENT OF  
TRANSPORTATION ORTHOPHOTOGRAPHY.





## 1.2 | A Snap Shot of Le Roy

### History

Below is a list of important dates and moments in Le Roy's history.

- 1865 Le Roy High School opened.
- 1892 The Le Roy Opera House was built.
- 1907 The Great Fire destroyed several downtown buildings.
- 1916 The Princess Theatre opened.
- 1927 The J.T. & E.J. Crumbaugh Public Library opened.
- 2016 Council adopted a new Comprehensive Plan and Economic Development Plan

INCOMPLETE

## Key Community Indicators

The subsequent pages analyze the over-arching population and demographic trends for Le Roy. Examination of these trends provide a foundation for the planning process and implementation of the plan. The data was collected from the U.S. Census Bureau, the American Community Survey (ACS), and local, regional and state sources. See **Appendix A** for a full report on Le Roy's Community Indicators.

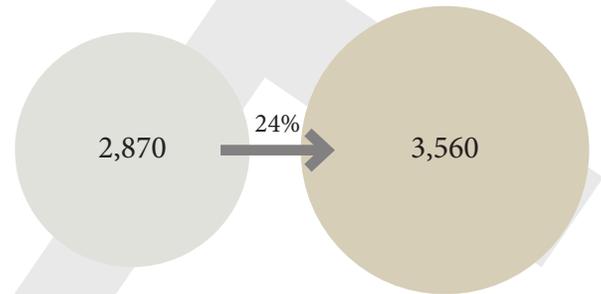
## Population Trends & Projections

In the decade between 1980 and 1990 Le Roy saw a decline in population (-3.2%) while the next decade brought robust growth (+20%). Between 2000-2010 the city saw another increase in population (+6.9%). These patterns were similar to the County.

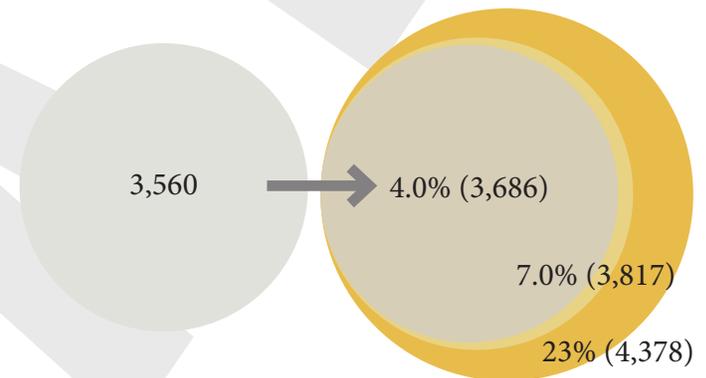
There are many factors to consider and weigh when looking into population forecasts. Illinois provides population forecasts at the State and County levels into the year 2025. According to the State, Illinois is anticipating a modest 1% population percent increase every five years through 2045. Illinois is also expecting McLean County to increase its population, although by a more robust 3-5% in its population every five years through that same period. These two forecasts, in addition to local social, economic, and environmental factors must be considered when projecting the population of Le Roy over the next 30 years.

To help combat the challenge of population forecasting, three scenarios were created. The first is a 'Conservative Growth' scenario in which Le Roy grows at a 0.5% rate which is half that of the State giving the City a population of 3,686 residents by the year 2045. The second scenario is a 'Moderate Growth' projection in which Le Roy is more in line with the projected growth of Illinois at 1% every five years, or a projected population of 3,817. The third is a more arbitrary 'Robust Growth' in which Le Roy would experience a 3% growth in population every five years, or reach a population of 4,378 residents by 2045.

### 30-Year Population Change | 1980 - 2010



### Population Projection | 2010 - 2045



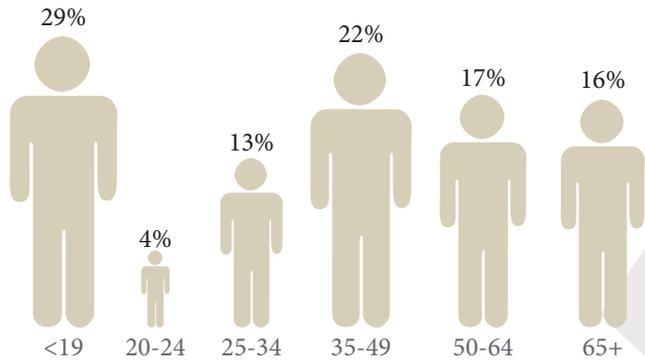


# 1.2 | A Snap Shot of Le Roy

## People

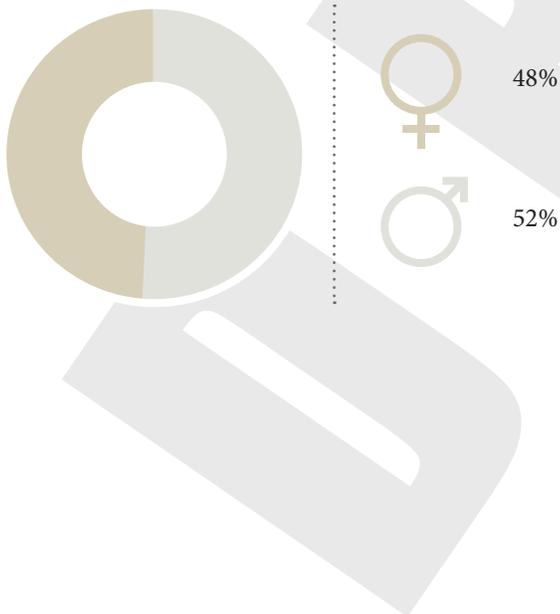
### Age

The distribution of age cohorts in Le Roy show an aging population consistent with Central Illinois. The smallest cohort is that of those aged 20-24. The assumption here is that this age range is typically away receiving a higher degree of education and/or training outside of the community.



### Gender

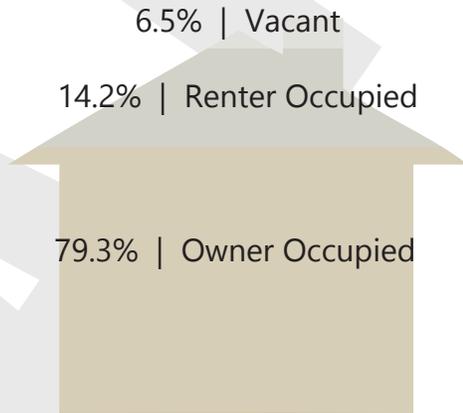
The breakdown between female and male residents in the City is average with an almost even split and a slight edge to the females.



## Housing

### Occupancy

Nearly 80% of the City residents live in owner-occupied housing. This percentage held steady over the last decade, despite the 2008 housing market crisis, suggesting a resilient local housing market. The vacancy rate (6.5%) is just above what is considered the healthy range of 5% to 6%. This rate of vacancy allows for movement within the market. However, 44% quarter of those vacancies are for homes, the other 56% are vacant rentals.



### Average Median Value

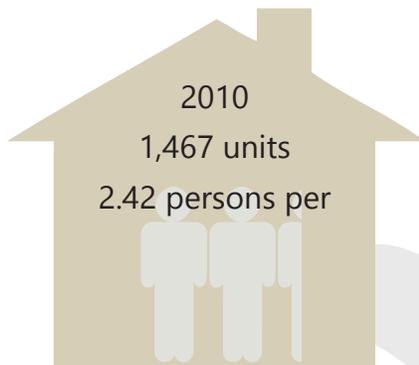
The value of a home is also an indicator to the strength of the housing market and in turn, the vitality of the community. Le Roy's housing market appears to be holding on as the five year average median value of a home in the City, \$130,100, is slightly less the County's average value of \$157,200, and well below the State's of \$182,300.



## Housing Counts

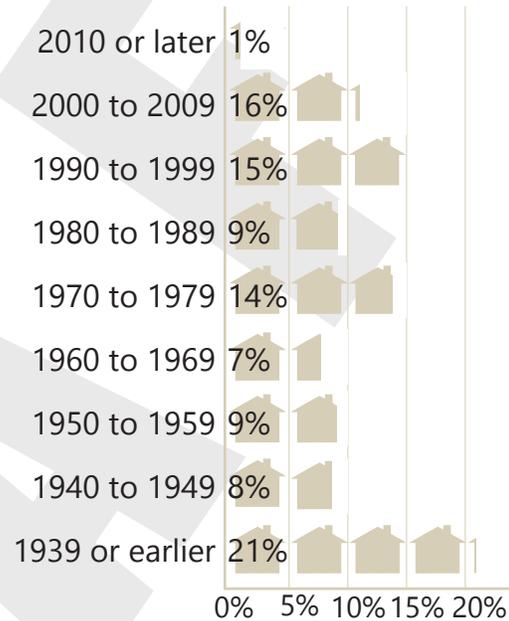
Household trends for the City of Le Roy show a 10.6% increase in households between 2000 and 2010, which was similar to that of the County (14.7%) but well above the State (5.3%) for that same time period.

Nationally, the number of persons per household has been declining in recent decades which has been explained several ways, including fewer children per family, an increase in single parent households, and an increase in life expectancy. In 2010, Le Roy was below the National Average of 2.58 persons per household with 2.42 persons per. McLean County had an average of 2.44 person per and Illinois was at 2.59.



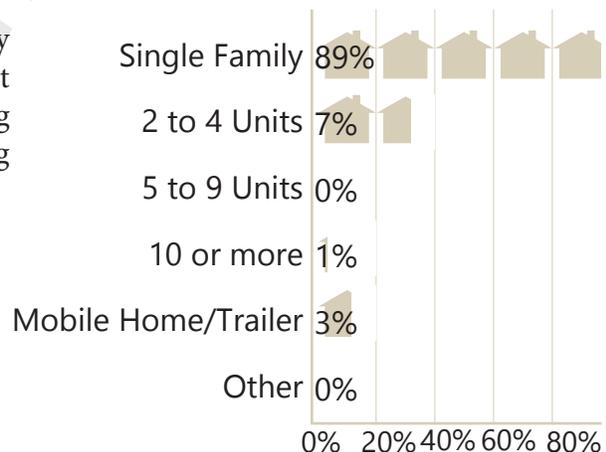
## Year Structure Built

Le Roy can showcase a large variety in housing stock through the decades. Housing built in each decade adds variety to the housing stock while new housing will help accommodate the projected population increase in the upcoming decades.



## Unit Type

Nearly 90% of the City residents live in single-family housing. Multi-family housing in the City has a decent mix in the number of units per dwelling with 7% having 2 to 4 units, 0% having five to nine units, and 1% having dwelling greater than ten units.



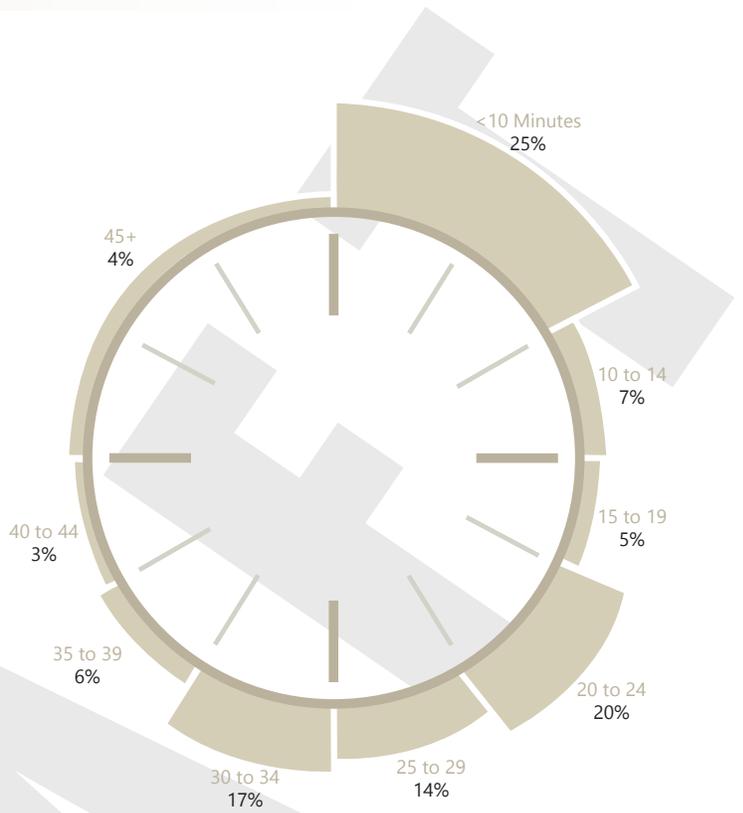


# 1.2 | A Snap Shot of Le Roy

## Transportation

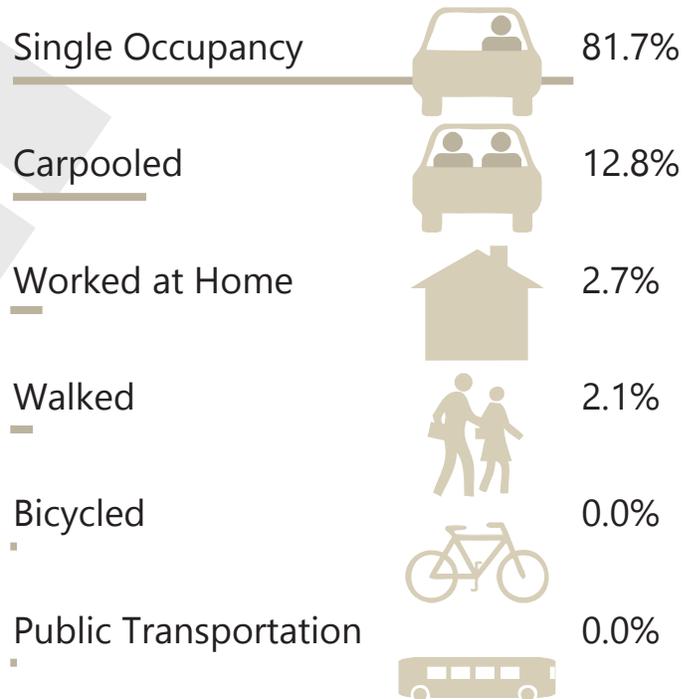
### Commuting Time to Work

Only one-quarter of the City’s commuters age 16 or older work within 10 minutes of their place of employment. Average commute time for Le Roy was 21.1 minutes while the County’s was slightly shorter with 17.9 minutes on average. Approximately half (51%) of Le Roy workers have a commute that is between 20 and 34 minutes. These times suggest most residents work in a nearby community such as Bloomington or Normal.



### Commuting Method to Work

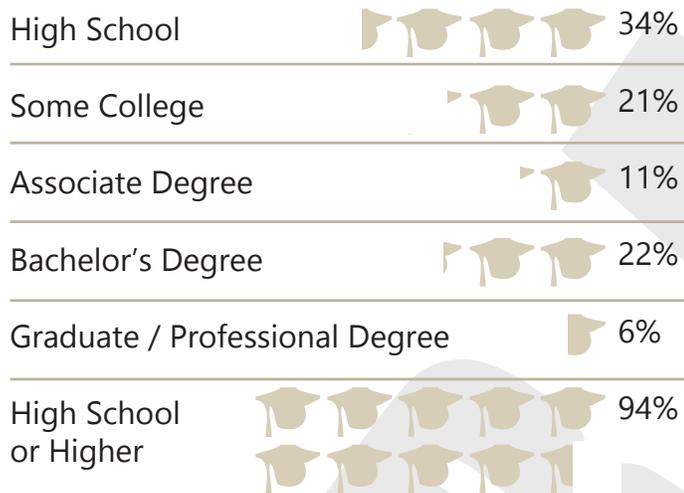
Commuting to work in Le Roy is mostly done by car, with 81.7% of commuters traveling in a single occupant vehicle. This number is about the same for McLean County (79.8%) and Illinois (73.6%). Additionally, an estimated 12.8% of commuters in Le Roy carpooled to work, 2.1% walked, 0% biked, and 2.7% worked from home.



## Economic Prosperity

### Educational Attainment

The percentage of Le Roy residents 25 years or older who have at least a high school diploma (94%) is the same as McLean County (94%) but higher than Illinois (87%). The percentage of residents who have obtained only a high school degree (34%) has decreased over the last decade (40%), showing a higher level of education in the City. While this could be sampling error in the data, it is generally consistent with regional and national trends, in which the recession economy encouraged more people to seek and complete secondary degrees.



### Income Indicators

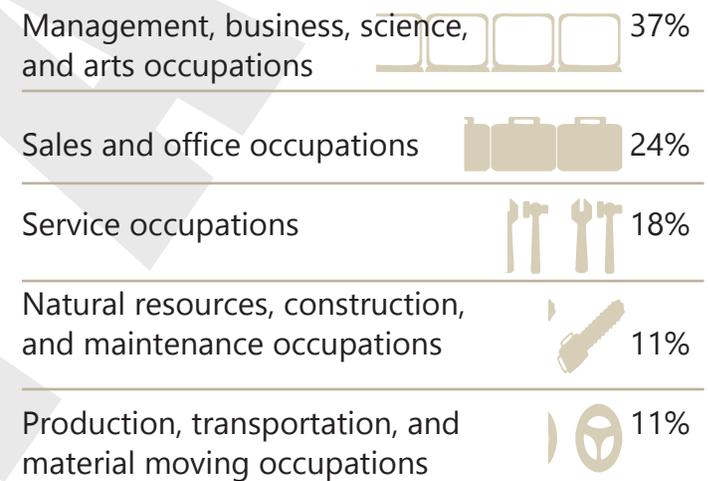
Income is another way to look at the economic vitality of a community. For Le Roy, the per capita income at \$24,944 is lower than the County's \$30,460. The median family (\$76,194) and median household (\$58,920) incomes for Le Roy are roughly the same as the County, but slightly out performing the State as a whole. These higher averages are certainly related to the level of educational attainment and percentage of individuals living below the poverty level. In the City, only 6.3% of the population is estimated to be below the poverty level.

## Occupations

Not surprisingly Le Roy's unemployment rate increased since 2000 alongside the County and State.

Nearly 80% of workers in Le Roy earn a private wage and salary. And nearly a tenth (9.8%) of the labor force in Le Roy is employed by a Governmental (Local, State or Federal) entity.

The most common occupational category among Le Roy's residents is "Management, business, science, and arts occupations" (37%) and is followed by "Sales and office occupations" (24%) and "Service occupations" (18%). "Natural resources, construction, and maintenance occupations" (11%) and "Production, transportation, and material moving occupations" (11%) and follow next, respectively. In this regard, Le Roy more closely resembles the State than McLean County.





## 1.3 | Existing Plans & Studies

### Five Year Strategic Plan

Adopted February 24, 2004 and created by the University of Illinois Extension Office in collaboration with McLean County Extension Unit, the plan was developed as a five year strategic plan for the community. The objectives identified were as follows:

1. To identify the major development issues facing the community.
2. To develop plans to address strategically the identified issues over the course of the next five years.
3. To seek broad-based community participation and support in the development and implementation of the plan.

Goals Identified were as follows:

- To provide quality education for all age groups in Le Roy.
- To provide a variety of affordable, quality housing in Le Roy.
- To use infrastructure to enhance economic, social, and quality of life opportunities in Le Roy.
- To provide quality, sustainable and relevant services to address the needs of the present and future population Le Roy.
- To provide year round recreational activities for all age groups in Le Roy.
- To enhance Le Roy as a pro-tourism and pro-business community.

Provided with each goal was a series of objectives, strategies and action steps.