

TOWN OF LEESBURG

Through this data collection and analysis, the County, and the incorporated communities, can better understand what is happening today and what can be expected for the future. The key finding conclusion statements, highlighted within each community section, set the stage for the goals, objectives, and recommendations outlined within the final FORWARD Kosciusko County Comprehensive Plan. Unless otherwise noted, all data points were gathered from the US Census.



LEESBURG

PEOPLE

Demographic Trends

Leesburg has seen a slow decline in population since 2000. The Town's population is currently 582 people, which is less than 1% of the County's total population. Leesburg's population has decreased by 12.2% since 2000 and is projected to fall another 2.0% by 2030. Leesburg is predicted to have a stable population over the next decade, neither falling or rising by any great degree.

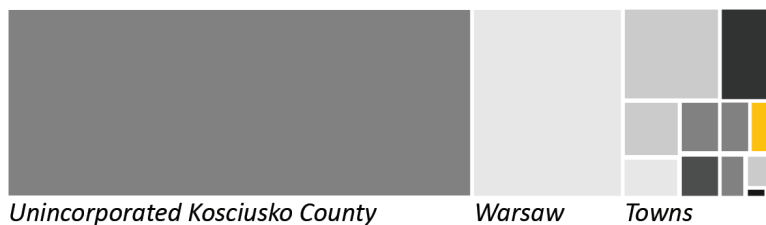
The median age of residents living within Leesburg is 38.6 years, a slight increase from 2010 when the median age was 35.9 years. This increase signifies that the local population is aging, but aging slower than other communities within Kosciusko County. The largest age cohort living within Leesburg are those between 25 and 34 years of age (16.2%). The Town has seen an increased population of those over the age of 65 and a decrease in school-aged children since 2010, which contributes to the Town's rising median age.

The majority (98.8%) of those living within Leesburg identify as Caucasian, while 1.2% identify as two or more races. Approximately 5.2% of residents also identify as Hispanic or Latino in origin, which is a decrease from 14.8% in 2010.

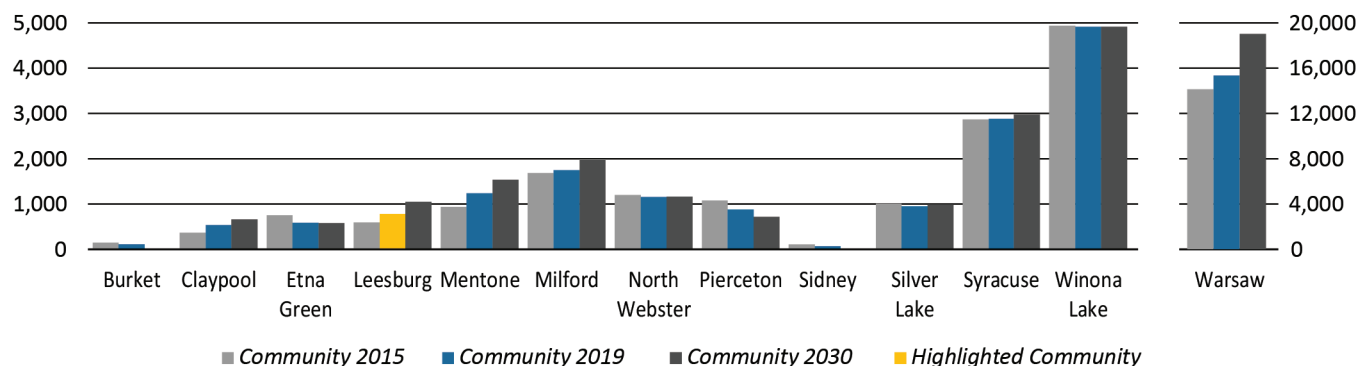
Leesburg's median household income is \$83,021, a \$14,844 (41.7%) increase since 2000 and is \$21,655 (35.2%) higher than the County's median household income. Leesburg has the highest household income within the County. The Town's income per capita (\$22,761) follows a similar trend, rising 30.4% from 2000 to 2019. Per capita income is the average income of an area spread among all residents (including children) and is most often used to describe a community's purchasing power or income per resident. These increases in both median and per capita income are also reflected in the Town's poverty rate (6.8% in 2019), which is tied for the lowest out of communities within the County. Unlike other communities within the County, Leesburg's incomes have increased consistently over the last two decades, with a dramatic rise (41.7%) occurring over the last ten years.

582

Total population (2019)



Population Growth



Income and Poverty



\$83,021

Median Household Income

9.8%

County Poverty Rate

Race and Ethnicity



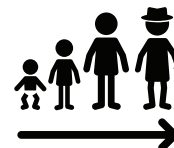
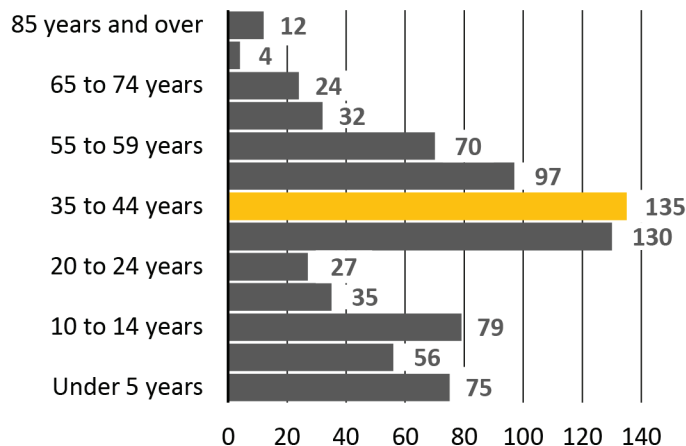
98.8%

Identify as Caucasian

5.2%

Identify as Hispanic

Population Age



38.6

Median Age

Employment and Industry

Of residents 25 years or older, 86.6% have a high school degree or higher and 7.4% have a bachelor degree or higher. Leesburg has seen a slight increase in educational attainment since 2010 where 83.0% of residents over the age of 25 held a high school degree or higher but a decline in residents with a bachelor's degree or higher (12.5%).

Although Leesburg's population has increased over the last decade, the labor force (69.0%) has decreased by 5.7% since 2010. This could be explained by the higher proportion of children under the age of 18 within the Town. Manufacturing industries (31.0%) are the largest employers for Leesburg's residents, while educational services, healthcare and social assistance (16.7%), and retail trade (14.6%) are the next highest employers. The average earning for manufacturing jobs within the County is \$91,815, the second highest out of all major industry types.

The mean commute travel time for Leesburg residents is 19.4 minutes. Most are driving to work alone (79.4%), while 14.9% carpool with others and 3.5% take public transportation. The majority of residents are commuting outside Leesburg (89.2%) for work, but are still staying within Kosciusko County (64.9%). An estimated 7,549 Kosciusko County residents leave the County for work each day.

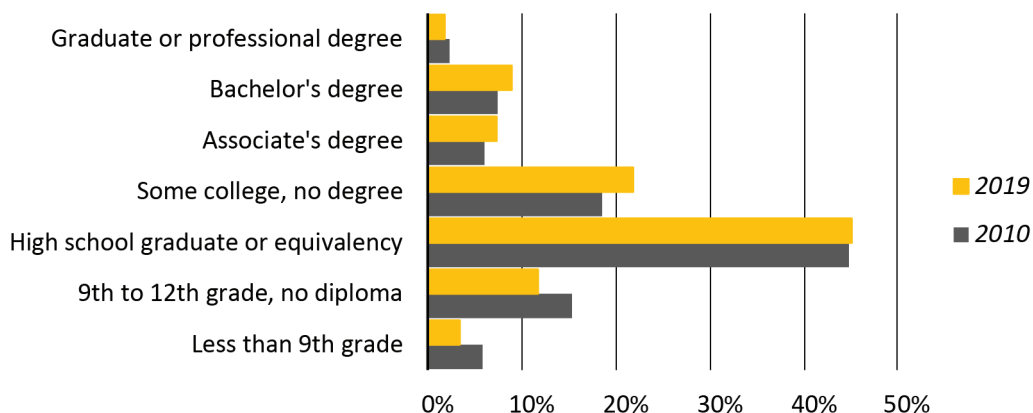
48 Total Residential Labor Force (2019)

100%
Of the local labor force is employed



0%
Of the local labor force is unemployed

Educational Attainment



86.6%
Have obtained a high school degree or higher

Average Earnings for Manufacturing Jobs



\$91,815

Average earnings within the County

Second highest out of all major industry types

Commuting Time



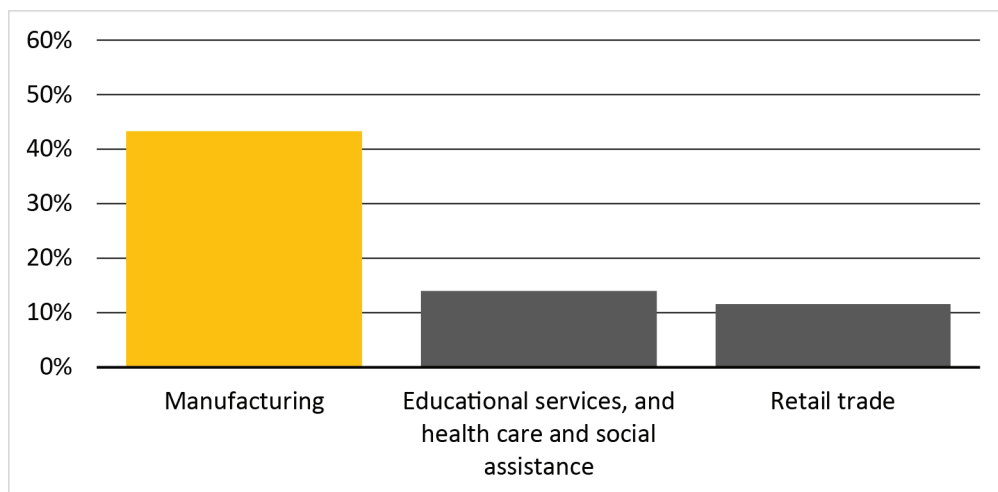
21.9

Average travel time in minutes

85.4%

Of workers prefer to drive to work alone

Local Industries and Earnings



Housing

Leesburg has 251 housing units, adding about 11 units (4.5%) since 2000. The Town's housing stock has seen slow growth but still outpaces other communities within the County. Lack of housing growth could be contributed to a declining population; however, the Town still has a moderately low vacancy rate (8.8%).

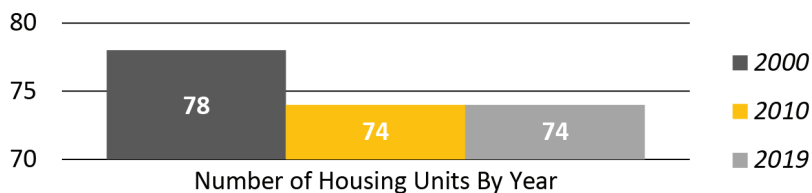
The housing within Leesburg is aging with 54.6% of housing built before 1960. Since 2010, approximately 5 units have been built within Leesburg, which is just 2.0% of the Town's total housing stock. This is slightly less than the County, where the housing units built after 2010 make up just 4.2% of the total units.

The most common type of housing structures within Leesburg are single-unit detached, making up 92.4% of total housing units. The next highest are 2-unit, multi-family housing (2.4%) and single-unit, attached structures (2.4%). The occupied households within the Town are predominately owner-occupied (84.7%), with 81.7% of units being family households and 14.0% as single-person. The percentage of rented households (15.3%) in Leesburg is lower than the County total (25.2%). The Town has a total of 22 vacant housing units of its total 251 (8.8%).

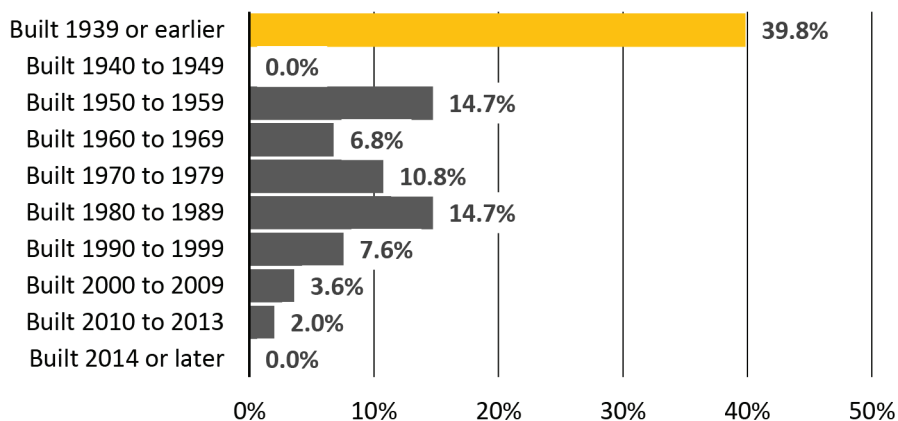
The median home value in Leesburg is \$115,800, which is less than the County's median value (\$150,000) but higher when compared to communities within the County as a whole. Although Leesburg's home values are lower, they have been sharply rising since 2000 (increase of 60.7%) when the median home value was \$84,100.

Currently, based on Zillow Research data on the prices of homes being sold within the Community, there is a large difference between the sales prices and the median assessed value of the homes as defined by the US Census. In 2019, the median home sale price was \$234,502 (compared to an assessed value of \$115,800), an increase of 33.5% since 2000 (\$175,623), and has increased 4.9% from 2019 to 2020 alone.

251 Total housing units



Age of Housing



54.6%

Of local housing units were built before 1960

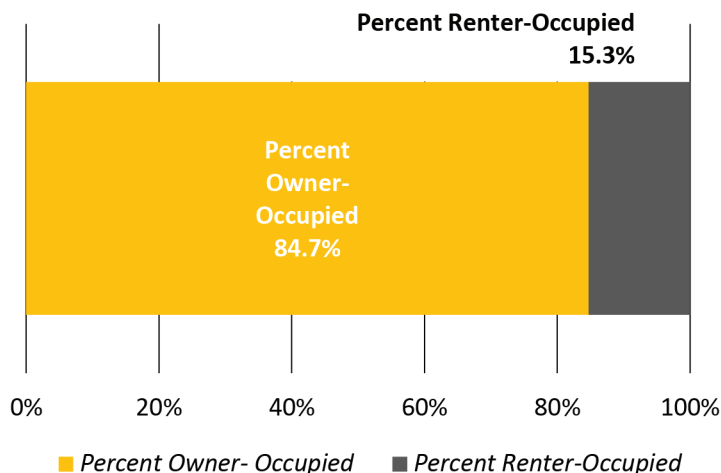
Home Value



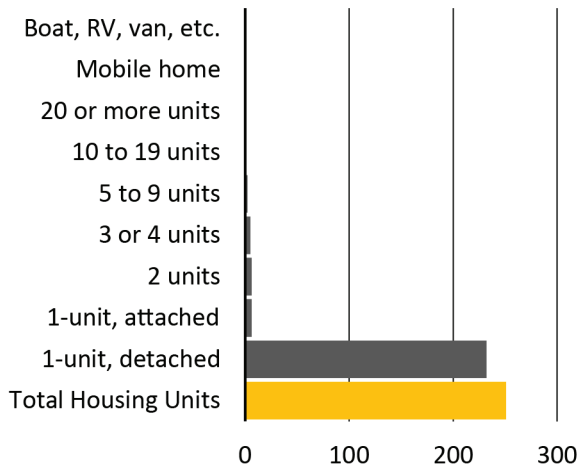
\$115,800 Median Home Value

Versus a median home sale price of \$234,502 (Zillow Research)

Housing Occupancy



Housing Type



LEESBURG

PLACES

Existing development

Land use is the term used to describe the type of activity or development occurring on a parcel or within a structure located on the parcel. An existing land use map can often reveal development patterns that have occurred over time, potential conflicts or challenges, and opportunities for growth. Using Kosciusko County Assessor Office Class Code information at the property level, existing land uses were identified within the Town. Due to the way the data is aggregated, some inconsistencies may exist. Leesburg's existing development patterns include the following:

Residential

True to the historic nature of the Community, Leesburg was developed on a traditional grid pattern with the majority of developable land used for residential purposes. Single-family homes front historic Van Buren and Prairie Streets with additional neighborhood development being located west of SR 15, north of School Street and east of Old SR 15. Multi-family residential units are located on the upper floors of existing downtown buildings along Main Street; however, some remain vacant due to needed repairs and egress requirements. While the Town's available land is largely built out, there is room for residential expansion north of School Street adjacent to the Maple Leaf Farm's headquarters.

Commercial/ Industrial

The SR 15 roadway traveling through of Leesburg features several commercial businesses including Dollar General, a restaurant, and several service-oriented businesses. SR 15, which provides connectivity to Warsaw and Milford, is a highly traveled roadway and provides these businesses both access and visibility. Within the core of Leesburg, Van Buren Street is home to the majority of the Community's downtown office and commercial spaces, which include a variety of shops, restaurants, and bars.

In addition to local, commercial development, the Town is home to two regionally significant businesses: Maple Leaf Farms and Hop Lore Brewing. Maple Leaf Farms is a leading poultry producer that operates out of its campus headquartered in Leesburg. Their facility is located in a former school building on the north side of School Street. Hop Lore Brewery is located in the former Old Leesburg Mill and offers visitors the opportunity to taste and purchase craft beers and food. Both Maple Leaf Farms and Hop Lore Brewery serve as destinations for many local residents and tourists to the area. There is one small industrial development, Deatsman Grain, which is located south of Van Buren Street immediately adjacent to the rail corridor. Two large quarries, which produce asphalt, gravel and sand, sit immediately south of the Leesburg boundary.

Government/ Civic

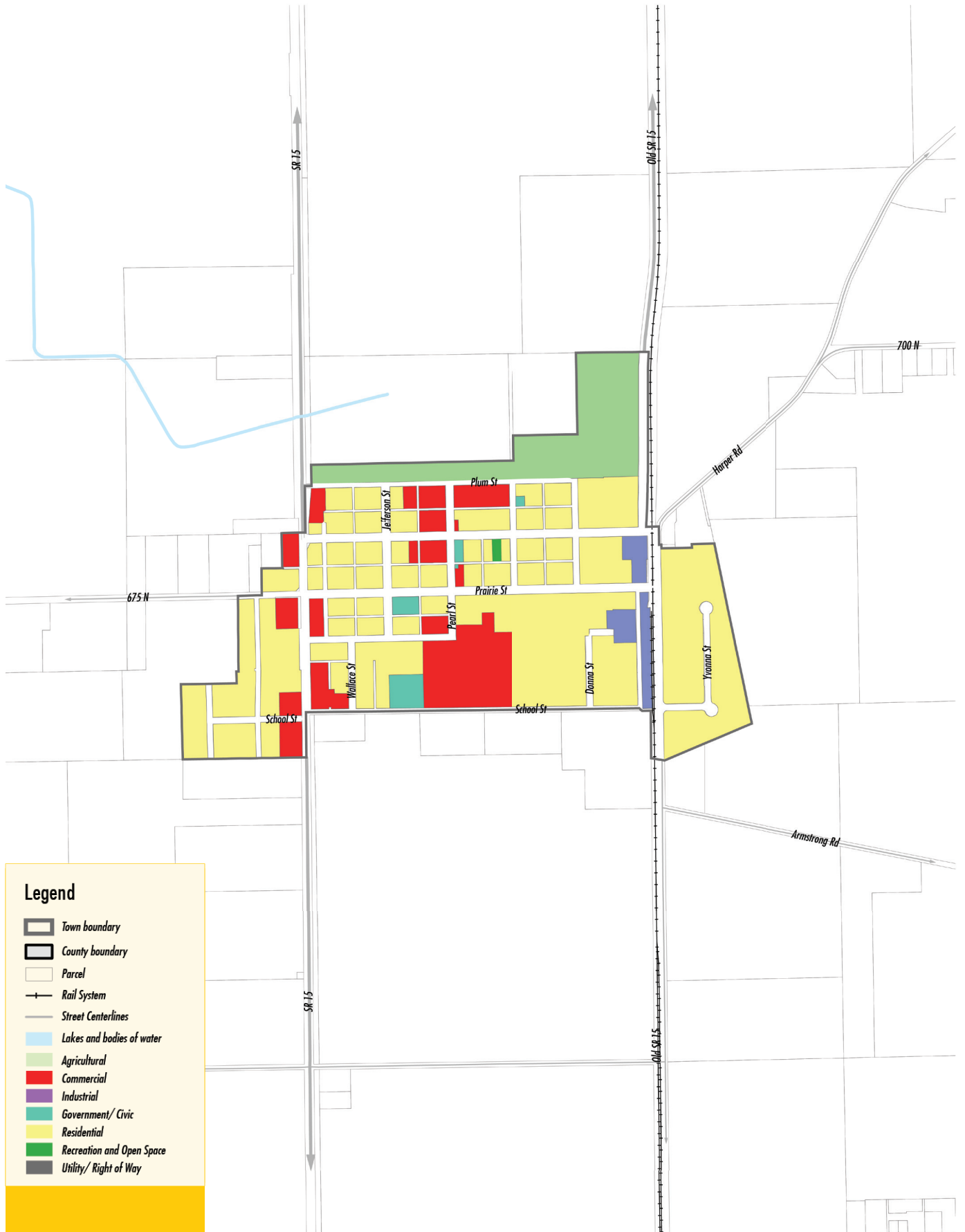
Leesburg Town Hall, and the majority of all government/civic land uses, are located at or near the intersection of Van Buren and Pearl Street. The Plain Township Fire Department and Leesburg Elementary School are located just outside the southern town boundary along Old SR 15.

Recreation and Open Space

Leesburg has two designated recreational spaces. The largest is located south of Maple Leaf Farms, along School Street, and includes two baseball fields and one softball field. This recreational land was once part of the original elementary school facility before the new school building was constructed. The fields are open for public use and maintained by Maple Leaf Farms. The Town also has a small pocket park east of downtown along Van Buren Street, which includes a small gazebo.

Agriculture

Agricultural land uses surround Leesburg to the north, east and west. Two large quarries, which produce asphalt, gravel and sand, sit immediately south of the Leesburg boundary.



Zoning

Zoning refers to municipal or local regulations that govern how property can and cannot be used in certain geographic areas. A zoning map and/ or ordinance includes designated districts that determine the appropriate uses and development criteria for each parcel of land. Within each district, there are regulations stating the permitted types of development, lot sizes, building area, setbacks, etc. In addition to preventing conflicts, zoning can play a major role in preserving the Community's character and enhancing the local quality of life.

Leesburg joined the Kosciusko County Area Plan Commission (APC) in 2020. The APC is a cooperative effort between Kosciusko County and many of the incorporated towns and is responsible for reviewing and making recommendations on rezoning requests, ordinance amendments and right of way vacations to the County Commissioners or associated Town boards. The Town of Leesburg, is divided into the following zoning districts:

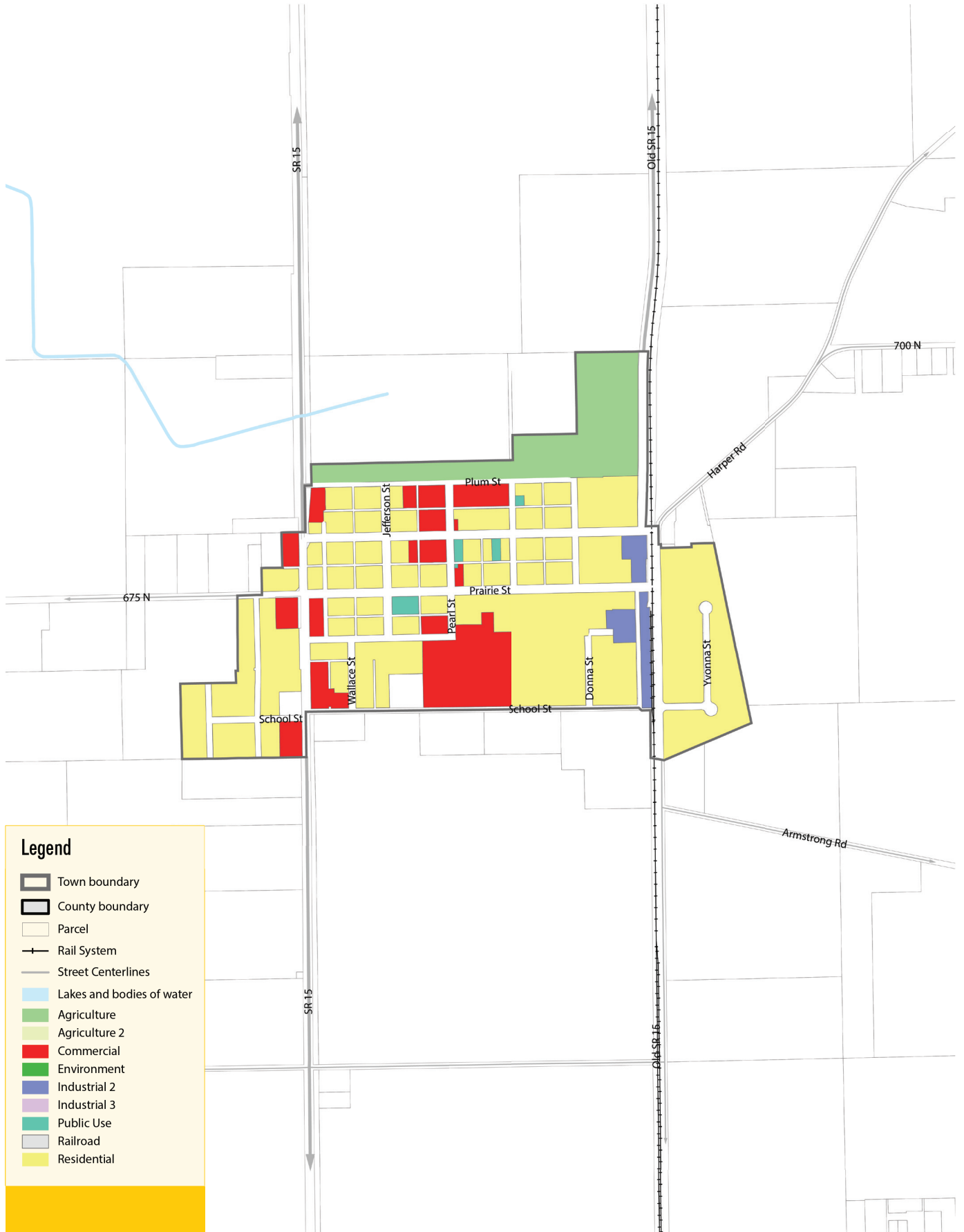
Public Use District: The district is designated for and limited to uses that benefit the public. These uses may or may not be taxed and are owned and operated either privately or publicly.

Agricultural District: The purpose of this district is to protect prime agricultural land and related uses from undesirable urban growth. It establishes a quarter (1/4) mile protective zone for livestock operations to protect them from urban development that is not compatible.

Residential District: The residential district is limited to dwellings as well as public and semi-public uses that are normally associated with residential neighborhoods.

Commercial District: The commercial district is primarily for retail or service uses.

Light Industrial District: This district is intended to provide areas for industrial uses such as the operations associated with fabricating, manufacturing, processing, wholesaling, warehousing, and ancillary-related offices.



Development and Redevelopment Opportunities

A key component to planning for future growth and development requires addressing the unique opportunities and needs of older or transitioning parts of the town. These areas present an opportunity to conserve land resources, leverage existing infrastructure, repurpose existing structures and capitalize on economic development tools if appropriate.

Historic Features and Districts

Leesburg has a small downtown core that spans approximately two blocks along Van Buren Street and along Pearl Street. The area includes multiple buildings such as Town Hall, the post office, and a number of shops and restaurants. While the area serves as the center of the Community, there is no Main Street organization to oversee the area. Additionally, buildings within the downtown core are in need of structural and façade improvements.

Contributing to the informal downtown core, there are a number of structures classified by the Indiana Department of Natural Resources (IDNR) Office of Historic Preservation. The Indiana State Historic Architectural and Archaeological Research Database (SHAARD) allows users to search cultural resource information on known historic resources throughout Indiana. The data contained in SHAARD was collected from previously conducted cultural resource inventories, National Register nominations, and cultural resource management projects. The quality of the data varies with the completeness and precision of the original records and may be out-of-date. Absence of data does not necessarily indicate the absence of resources. The SHAARD is an ongoing initiative, and the associated data will undergo staged enhancements and constant updating however it offers insight into properties that may be of historical significance. The database uses four primary classifications for properties and structures:

Outstanding- Meaning the property has sufficient historic or architectural significance that is listed, or is eligible for individual listing, in the National Register of Historic Places.

Notable- Meaning the property does not merit the outstanding rating, but is still above average in its importance. Notable structures may be eligible for the National Register.

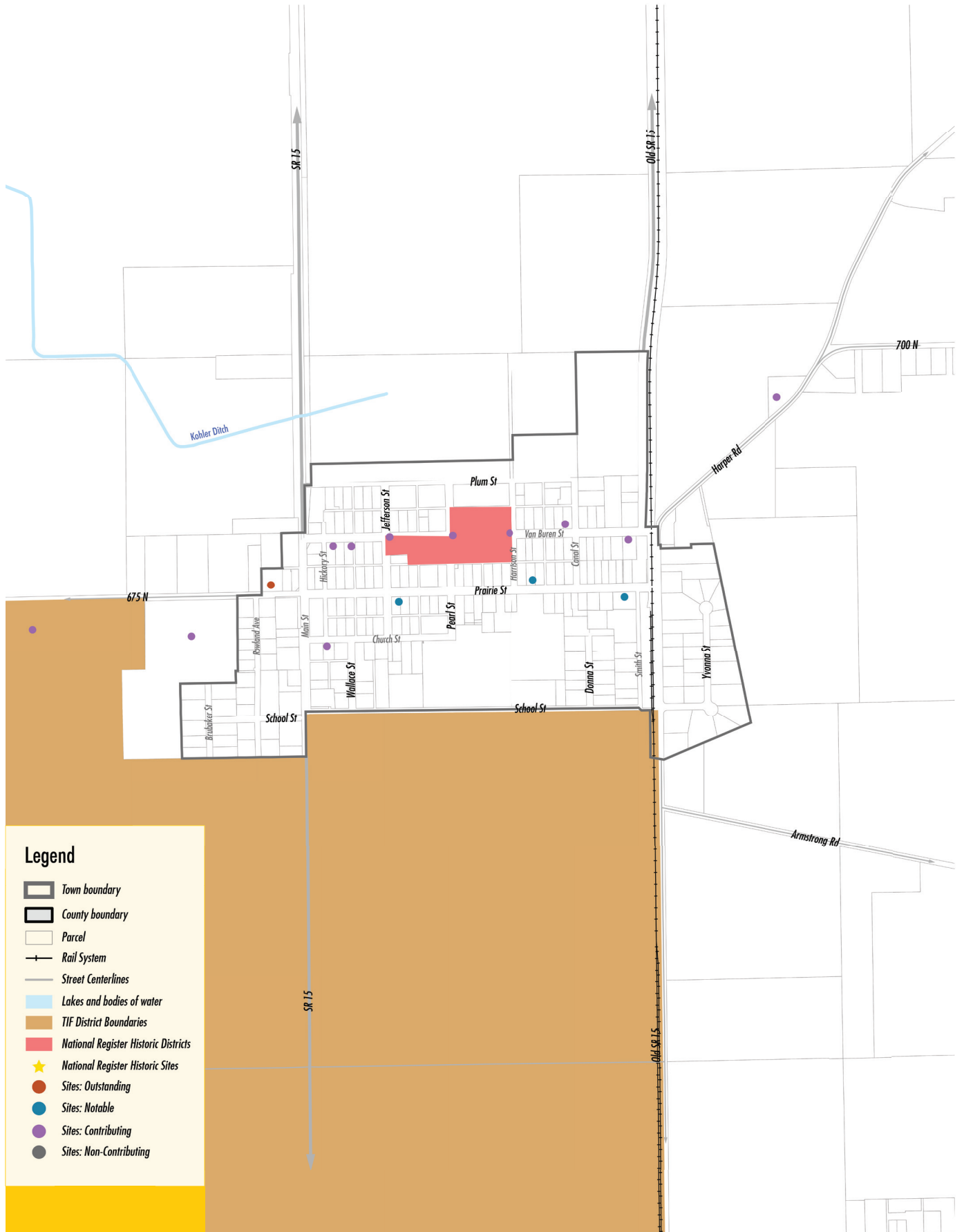
Contributing- Meaning the property is at least 40 years old, but does not meet the criteria of outstanding or notable. These resources are important to the density or continuity of the area's historic fabric. Contributing structures can only be listed in the National Register as part of a historic district.

Non-contributing- Meaning the property is not included in an inventory unless it is located within the boundaries of a historic district. These properties are not eligible for listing in the National Register.

Leesburg has a single historic district along Van Buren Street, which includes both commercial and residential properties. This district was added to the National Register of Historic Places in 1993 and is one of the few designated historic districts within the County. The historic district encompasses 14 contributing structures 4 notable structures and one outstanding property. The historic district, and the contributing structures were developed between about 1865 and 1936 and includes notable examples of Italianate, Late Victorian, and Early Commercial-style architecture. While the historic district serves as the center of the community and is noted for its historic significance, there is no Main Street organization to oversee enhancements or preservation activities.

Development Incentive Districts

There is a large tax increment finance (TIF) district located to the south of the Town. A TIF district is an economic development tool used by local governments to encourage development or redevelopment in an area of the Community where private investment has not occurred or is difficult because of a number of limiting factors. The Leesburg TIF district includes the area from CR 150 W to Old SR 15 and extends from Leesburg's southern boundary to CR 400 N, just north of the City of Warsaw. Although the district is not within the Town proper, the TIF district poses an opportunity for the Town if development were to occur within any of the undeveloped parcels, or if redevelopment were to occur at the existing quarry.



Legend

- Town boundary
- County boundary
- Parcel
- Rail System
- Street Centerlines
- Lakes and bodies of water
- TIF District Boundaries
- National Register Historic Districts
- National Register Historic Sites
- Sites: Outstanding
- Sites: Notable
- Sites: Contributing
- Sites: Non-Contributing

LEESBURG

TRANSPORTATION SYSTEMS

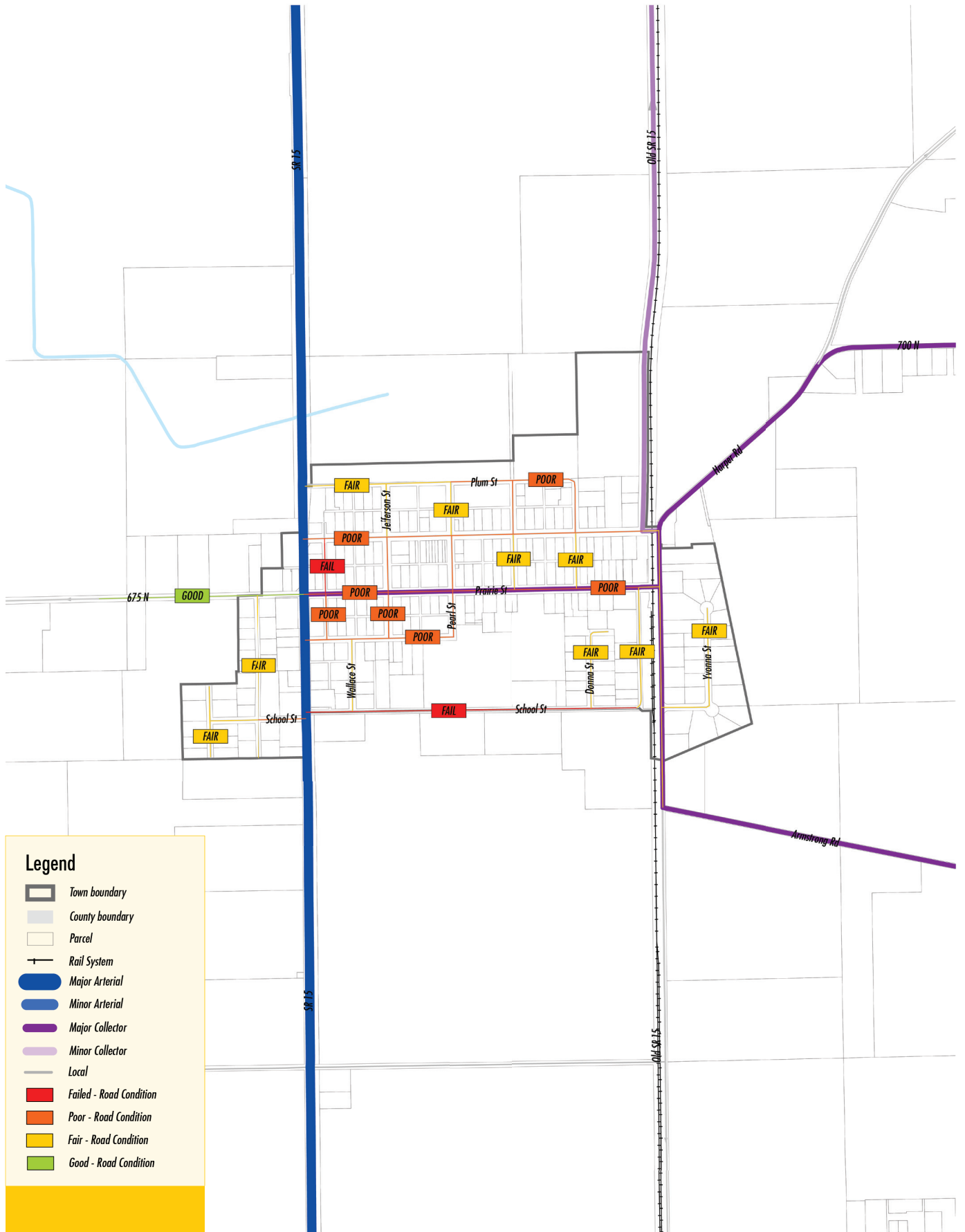
Motorized

Roadways within and surrounding the Town of Leesburg can be classified under the Highway Functional Classification system established by the Federal Highway Administration. This system was established to group streets and highways into classes based on the level of service they are intended to provide. These classifications not only allow the road network to be evaluated and maintained in an efficient manner, but also rate roadways based on their level of mobility and accessibility.

Leesburg is primarily serviced by roads classified as Local Collectors. These roads possess a high degree of accessibility but are limited in their mobility due to limited speeds and frequent stops. Major Collectors in the Community include East Prairie Street and Old SR 15, as well as 700 North Road and East Armstrong Road leading out of the Community. The highest road classification within Leesburg is SR 15 classified as a Principal Arterial- Other, running north-south through the western edge of the Community.

The overwhelming amount of traffic in the Community is through traffic moving north and south along SR 15 with an average of over 10,000 daily trips. At times, higher traffic volumes can be seen along Prairie Street and Armstrong Road. This is most likely local traffic connecting to SR 15 for its higher speed limits and regional connection.

As stated previously, SR 15 provides the most direct access for residents and offers the greatest range for travel connections. Following SR 15 south leads to the county seat of Warsaw, with the cities of Wabash and Marion following further south. Moving north, SR 15 offers a direct connection to the City of Goshen and an indirect route to the City of Elkhart via US 33.



Roadway Character and Condition

The roadways within and surrounding Leesburg, while rural in nature, vary in character. Van Buren and Prairie Streets, both of which run east-west through Town, are the Community's most complete streets and offer the most character. Consisting of two travel lanes, the street corridors also include curbs, tree lawn buffers and sidewalks for the majority of their length. These corridors, as well as north-south Pearl and Jefferson Streets, are also constructed of historic brick. On-street, parallel parking is permitted along portions of Van Buren and Pearl Streets. Outside of those unique corridors, Leesburg's roadways consist of two-lane roads, approximately 20-24' in width, that lack shoulders, curbs and centerline pavement markings.

While SR 15, the primary north-south corridor leading in and out of the Town, includes wider travel lanes, a center left turn lane, pavement markings and roadway shoulders, but there are no additional corridor enhancements.

As an incorporated community, Leesburg is responsible for the public right of way within the town boundary. Kosciusko County, and many of the incorporated communities, utilize the Pavement Surface Evaluation and Rating System (PASER) to visually assess and rate the condition of local roads. The PASER system rates the condition of the road from 1 (failing) to 10 (excellent). With this information, local governments are able to project future conditions of the pavement and plan for the most effective maintenance. Pavement conditions, as defined by the PASER system, have been collected on a regular basis for County roads from 2016 to 2020, including all roads within the Town of Leesburg. Approximately half of the roadways within Town are classified as a "Fair" rating or below, with only one primary roadway segments being noted in "Failed" condition. School Street (from Wallace Street to Smith Street is classified as 'Failed' as well as Hickory Street (north of Prairie Street).

Based on available data, there are no known roadway improvement projects currently being planned or considered by INDOT, Kosciusko County or the Town of Leesburg.

Rail Corridor

Running north-south through the eastern edge of Leesburg is the Norfolk Southern Marion District Railroad (NS) line. The predominantly east coast rail company is well known for shipping coal and grains from Indiana counties for sale through domestic markets and national export. The rail corridor runs along the eastern edge of the Town, parallel to adjacent roadways, with two existing crossings that impact both vehicular and pedestrian safety. At both Van Buren and Prairie Streets there are crossing arms and signals to indicate the presence of trains.

Public Transportation

The Kosciusko Area Bus Service (KABS) provides countywide, demand-responsive public transportation service. The service is operated by Cardinal Services of Indiana, a not-for-profit corporation that provides services for persons with disabilities and other life challenges. Ridership in 2019 was about 58,000 trips, a slight reduction from the 2018 figure of about 59,000 trips. The system owned 12 ADA-accessible vehicles in 2019, and received funding from fares and contributions from Kosciusko County, the Indiana Department of Transportation, and the U.S. Federal Transit Administration.

Roadway Character, Leesburg, IN | TSWDG



Non-Motorized

To compliment a community's vehicular transportation system, often a series of sidewalks, multi-use paths and trails are established to provide residents and visitors with transportation alternatives. These non-motorized systems can be used for both commuting and recreational purposes. In the case of Leesburg, there are only limited non-motorized facilities currently in place within the Community.

Currently, the only non-motorized infrastructure within the Community are sidewalks running on both sides of Van Buren and Prairie Streets from one side of the Community to the other and terminating at the railroad located along the Town's eastern boundary. Sidewalks are also present along portions of Jefferson, Pearl and Harrison Streets. In these locations, the sidewalks are approximately five feet wide and are in varying conditions. Additional sidewalks and the remnants of previous sidewalk can be found throughout the Community; however, their widths, conditions, and level of connectivity vary.

There are no other trails or dedicated biking infrastructure existing within the Community. It is important to note that while Leesburg Elementary School is located within walking distance of many residents, there are no facilities or routes in place for pedestrians or bicyclists to safely navigate the railroad crossings or the Old SR 15 corridor.

Non-motorized facilities, Leesburg, IN | TSWDG



LEESBURG

UTILITY SYSTEMS

Water and Wastewater

Sewer services are managed directly by the Town of Leesburg, who in turn send wastewater south to the American Water Company treatment plant in Warsaw. This plant is permitted to treat 3.9 million gallons a day and handles both solid and liquid waste from Leesburg, local Warsaw residents, the Town of Winona Lake, and two mobile home parks in unincorporated Kosciusko County.

The existing water and wastewater systems have the capacity to handle additional residential, commercial and industrial development. Maintenance and regular repair to the Town's water and wastewater systems, including the repair of original stormwater infrastructure which has begun to collapse in certain areas within the Town. There is no public water system within Town. Residents and businesses use wells for water service. In the past some locations have shown contaminants within the water, this makes future well locations difficult.

Gas and Electric

In terms of providing electric and gas utilities to residents and businesses the Northern Indiana Public Service Company (NIPSCO) is the main provider to Leesburg and its surrounding residents. Leesburg also falls within the service area of the Kosciusko Rural Electric Membership Corporation (REMC), who provides electric utilities to Kosciusko County residents.

Broadband

According to BroadbandNow, a digital database that utilizes data from the Federal Communications Commission (FCC) and local service providers, there are 10 internet providers in Leesburg, with 7 of those offering residential service. The majority of service within the town is gained through DSL or satellite providers, although commercial service is available through cable/fiber. Due to the way broadband data is reported, and collected at the FCC, some zip codes report having a higher number of providers and subscription plans available to local residents. While there are numerous providers, coverage varies depending on the specific provider. Broadband speeds are measured by upload and download speeds and are measured in Megabytes per second (Mbps). The average download speed within Leesburg is 38.9 Mbps, which is 64% slower than Indiana's average. For reference, the Federal Communications Commission defines broadband as a minimum download speed of 25Mbps and upload speed of 3Mbps.

Rural Indiana Stats, an application managed by Purdue University and the Indiana Office of Community & Rural Affairs, offers an alternative view of local broadband statistics. The application, which aggregates FCC data at the Census tract level, reports that 16.1% of area residents do not have internet access, 5.7% have no computing device, and nearly 12.2% of residents use only a mobile device.

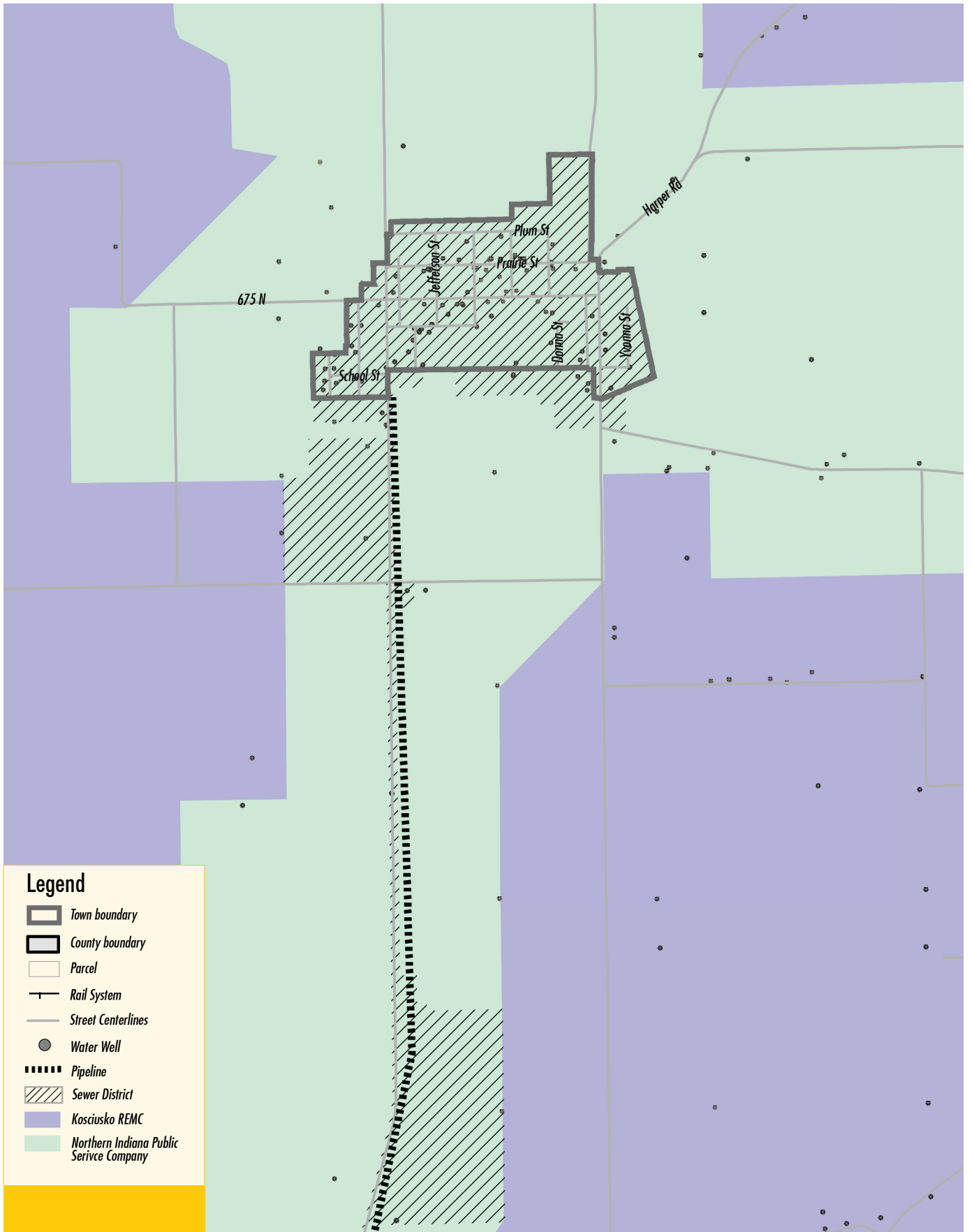
Because of the way data is aggregated and reported, both databases use geographic boundaries that include the Town of Leesburg as well as unincorporated areas of the County in the statistics identified above.

Public Safety Systems

Leesburg receives fire protection services from the Plain Township Volunteer Fire Department, whose station is located just north of Leesburg Elementary.

The Town currently has a contract with the county sheriff for policing needs.

The old fire station located directly behind the Town Hall along Pearl Street and is home to EMS services contracted through Lutheran Health Services.



LEESBURG

DESTINATIONS

Community Facilities and Support Services

Government Facilities

Leesburg's government building sits on the corner of Van Buren and Pearl Street, with the old firehouse just behind it, and the town post office is within the commercial buildings directly west. The town does not have a public library.

Public Health Facilities

Leesburg does not have any form of healthcare offices within the town, forcing residents to travel to Warsaw or other larger communities for all healthcare related needs. The nearest hospital is within Warsaw which is approximately seven miles away.

Schools and Learning Institutions

Leesburg Elementary School is located just to the south of town along Old SR 15 and is part of the Warsaw Community School Corporation. The school was originally in town, but was moved to update facilities and provide for increased students. Students then commute to Edgewood Middle School (grades 6-8) and Warsaw Highschool (grades 9-12).

Child Care and Early Childhood Facilities

Based on a search of INconnect, an online database of childcare or early childhood facilities, Leesburg does not have any stand-alone childcare or early childhood facilities within the Town, forcing parents to take their children outside of the community for such services. The nearest facilities lie in Warsaw or Milford. There was a daycare within town, but it was recently closed. INconnect allows any individual to search for care providers by a variety of criteria and provides listings for both licensed and unlicensed, centers, homes and ministry-based facilities.

Grocery and Convenience Stores

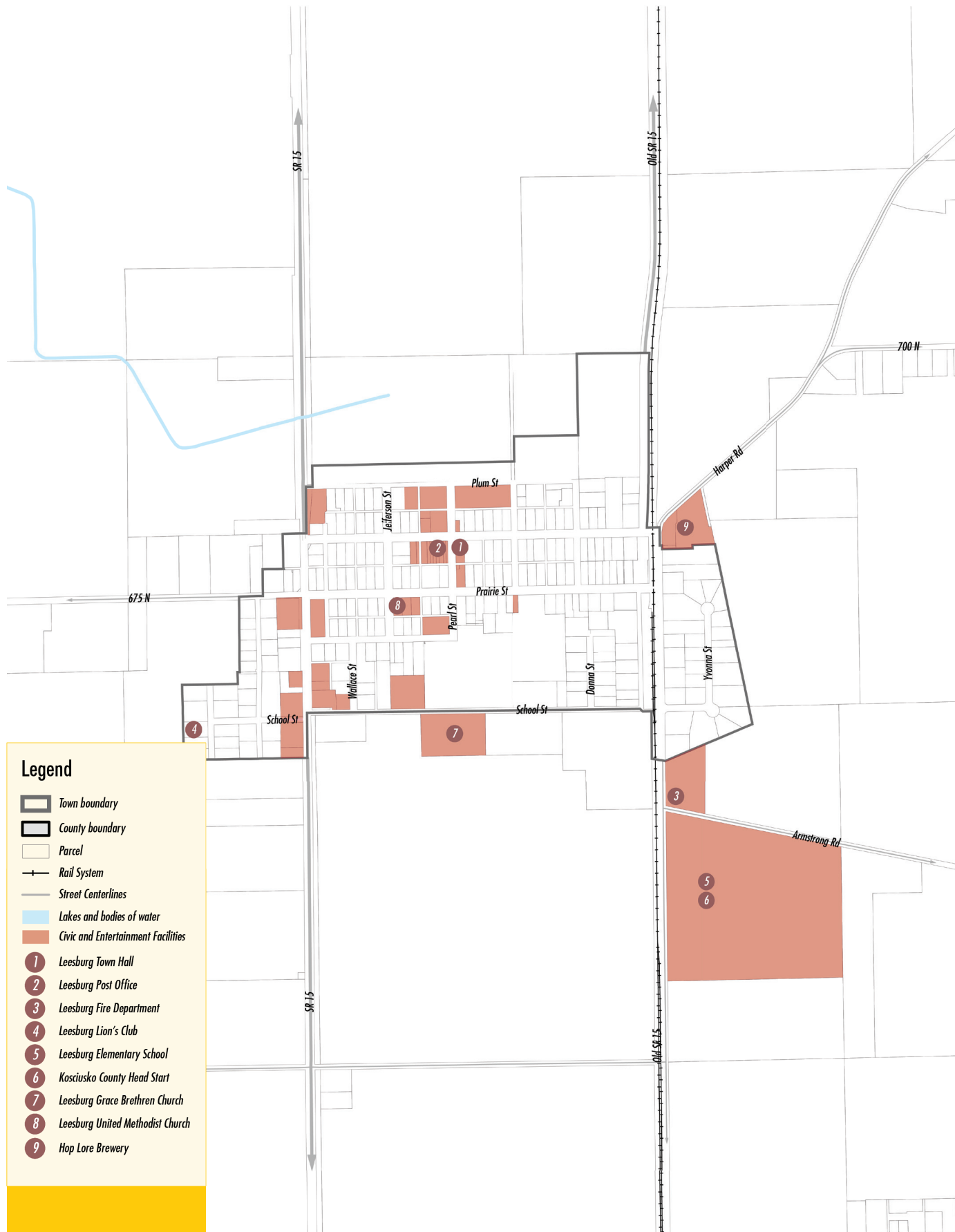
While the Town lacks a formal grocery store, there is a Dollar General at the corner of School Street and SR 15, which provides access to pantry staples. The closest available location for buying fresh foods is located in Warsaw, approximately seven miles to the south of the Town. Leesburg is in a food desert, or an area where people have limited access to a variety of healthy and fresh foods. The Town has been working to replace the local grocery store which once occupied a building in the downtown area. These efforts are ongoing.

Civic and Entertainment Facilities

Leesburg's Lions Club provides event space for those in the community, and hosts a variety of events throughout the year. While Leesburg lacks some of the larger entertainment options seen in other communities, the town does have a number of restaurants and bars, including a Hop Lore Brewery on the east end of Van Buren Street which has become a regional draw.

Religious and Cultural Facilities

There are two religious' institutions within Leesburg.



Legend

-  Town boundary
-  County boundary
-  Parcel
-  Rail System
-  Street Centerlines
-  Lakes and bodies of water
-  Civic and Entertainment Facilities
-  1 Leesburg Town Hall
-  2 Leesburg Post Office
-  3 Leesburg Fire Department
-  4 Leesburg Lion's Club
-  5 Leesburg Elementary School
-  6 Kosciusko County Head Start
-  7 Leesburg Grace Brethren Church
-  8 Leesburg United Methodist Church
-  9 Hop Lore Brewery

Parks and Recreation

Leesburg has only one dedicated park located near Van Buren and Harrison Streets. Clover Park was donated to the Town and offers a gazebo and paved walkway for passive recreation and contemplation. In addition to the passive space, Leesburg also offers recreational spaces in the form of athletic fields maintained by Maple Leaf Farms, Inc. and a set of playground equipment on the Leesburg Elementary School grounds.

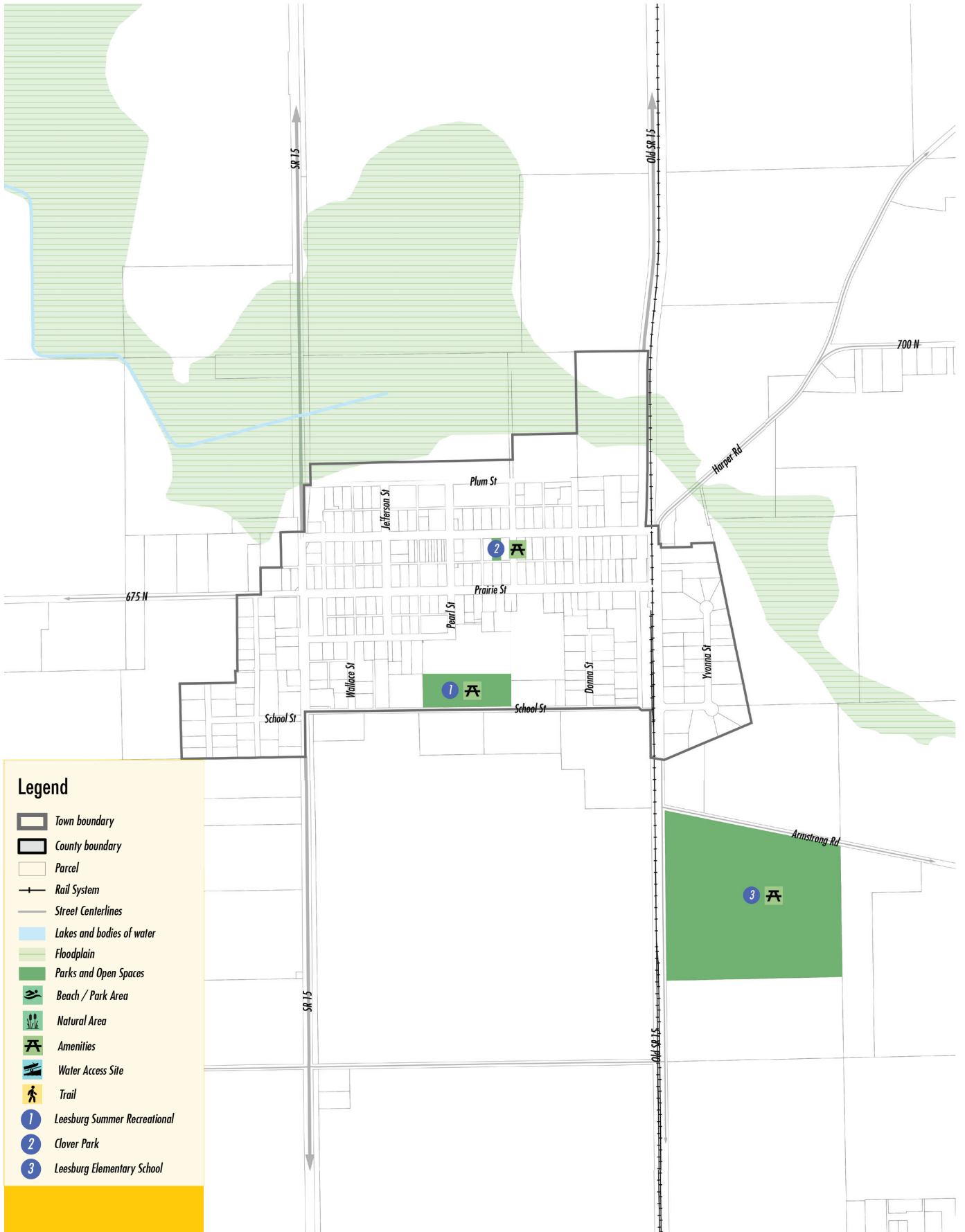
The Leesburg Summer Recreational facility is positioned along School Street on the grounds of the town's former elementary school, now operated by Maple Leaf Farms, and includes two baseball fields, and one softball field. Maple Leaf Farms, Inc. kept the school's former ball fields when they assumed ownership of the land and the main building. The company now maintains the fields as a public amenity to the town for summer sports leagues.

The Leesburg Elementary School is located just outside of town limits along Old SR 15. Playground equipment is located on school grounds and accessible for public use; however, concern has been expressed with the safety of accessing the school grounds by foot. Pedestrians – children of particular concern – have to cross the railroad tracks and Old SR 15 without any designated pedestrian connectivity safety measures. For this reason, the community desires the inclusion of a playground that is more centrally located within town limits.

Lakes and Waterways

While there are no dominant waterways impacting the Town of Leesburg, Kohler Ditch, a smaller drainage channel to the north of Town, does include a floodplain along the north side of the community which drastically limits development.

While there are no bodies of water within the town boundary, the town is close to both Oswego and Tippecanoe Lake and are within a 15-minute drive of other major lakes within the county. Oswego and Tippecanoe Lake are both accessible to the public through a public access point located at Grassy Creek near the Edmund and Virginia Ball Nature Preserve.



Legend

-  Town boundary
-  County boundary
-  Parcel
-  Rail System
-  Street Centerlines
-  Lakes and bodies of water
-  Floodplain
-  Parks and Open Spaces
-  Beach / Park Area
-  Natural Area
-  Amenities
-  Water Access Site
-  Trail
-  1 Leesburg Summer Recreational
-  2 Clover Park
-  3 Leesburg Elementary School

LEESBURG

KEY FINDINGS

The key findings of the Leesburg community condition assessment have been organized into two key categories: Strengths/ Opportunities and Weaknesses/ Threats. Strengths and opportunities are internal, positive attributes of your department and/or system. These are things that are within your control. Opportunities are external factors in your environment that are likely to contribute to your success. Conversely, weaknesses and threats are negative factors that detract from your strengths. These are things that you might need to improve on to be competitive. Threats are external factors that you have no control over. You may want to consider putting in place contingency plans for dealing with them as/ if they occur.

Strengths and Opportunities:

- Leesburg is located directly off SR 15, which gives the community a large advantage in attracting commercial and retail businesses along the Town's western edge.
- The Town has a designated historic district and a number of contributing structures that add value to the community. The historic brick streets are a unique feature in Leesburg.
- While it is located outside of town limits, Leesburg Elementary is a major anchor for the community and could be an asset that helps draw in new residents looking for quality schooling away from a larger city.
- The Lions Club serves as a community facility offering entertainment and gathering options for local residents.
- The existing sidewalk infrastructure within the Town can be improved and expanded to provide alternative transportation routes to local residents.
- Maple Leaf Farms is a huge anchor business, not only within Leesburg, but within the entire county. There are existing partnerships between the Town and the company which benefit local residents.
- The expansion of agritourism businesses such as Maple Leaf Farms and Hop Lore Brewery would benefit the Town and draw new visitors to the area.
- There are opportunities for future residential development along Old SR 15 and along School Street, to the east of Maple Leaf Farms.

Weaknesses and Threats:

- The town has seen population decline since 2000 and is expected to see that trend continue in the next ten years.
- Leesburg's aging infrastructure, including streets, water and wastewater systems, needs immediate repairs in order to continue to adequately serve residents.
- The Town is landlocked, and has little available land to develop being that it is not within a floodplain.
- The lack of residential amenities including grocery and convenience stores, child care and early childhood education facilities and public health facilities negatively impacts the Town's ability to draw new residents in the future.
- The Town has portions of roadways that have been categorized as 'Failed' condition per the PASER rating system. Improvements will be needed.
- The existing railroad line, which runs along Old SR 15 has a high amount of traffic which makes it difficult to cross. This poses challenges to connecting the elementary school, and the amenities the school offers, to the broader community.
- There is no local water service within Leesburg. Residents and businesses use wells for water service. In the past some locations have shown contaminants within the water, this makes future well locations difficult.

