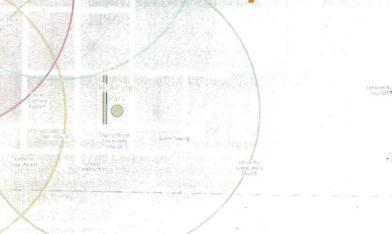


March 2022 update



PLANNING PROCESS & TIMELINE

COMMUNITY OUTREACH

MAPS & ANALYSIS

CHALLENGES & OPPORTUNITIES

VALUES: VISION, GOALS, & KEY STRATEGIES



PLANNING PROCESS

presented Existing Conditions Report, analysis and progress to date. March, 2021 **February** June City of Lebanon signs contract with HLC **Community Listening Session Existing Conditions Maps and Analysis** HLC to provide At McAllister Park, we asked professional services residents to tell us more about Development of more than 40 necessary to develop a the neighborhood, focusing on reference maps documenting March 28 neighborhood plan for the History, People, Built historic and existing conditions, Present Neighborhood Plan to Southeast Quadrant of **Environment and Natural** and analysis of concurrent **City Council** Lebanon Environment plans - - - Stakeholder interviews and research - - --- Neighborhood Plan Development --April 1, 2022 May October March **Project Kickoff at McAllister Park** Visual Preference Survey at Fall Festival Vision, Goals and Strategies **Delivery of** Neighborhood Plan In conjunction with an event held In a tent on the Brick Street, visitors were Neighborhood Advisory by Friends of McAllister Park, the asked to think about safe ways for Committee (residents/ planning team led planning stakeholders) will finalize the pedestrians to reach the Southeast Quad. exercises to learn about the Examples of different pedestrian crossings neighborhood plan residents' ideas and concerns were presented and preferences were tallied. about the neighborhood September Lebanon Listens, Trail Dedication, and Listening Session at McAllister Park & Future **PHACT Center** In conjunction with events held by Friends of

McAllister Park, the planning team led listening sessions to learn about the residents' ideas and concerns about the neighborhood and to share progress to date

December 7

Planning Process Update at City Hall
The planning team met with the Mayor and

Maps & Analysis

CONTEXT (CITY-WIDE) MAPS

- Key Community Facilities
- Land Use & Enterprise Zone
- Roads by Functional Classification
- Historic & Cultural Assets
- Water, Wetlands & Tree Canopy
- Parks, Trails & Outdoor Recreation
- Topography & Flood Zone

CONCURRENT PLANS

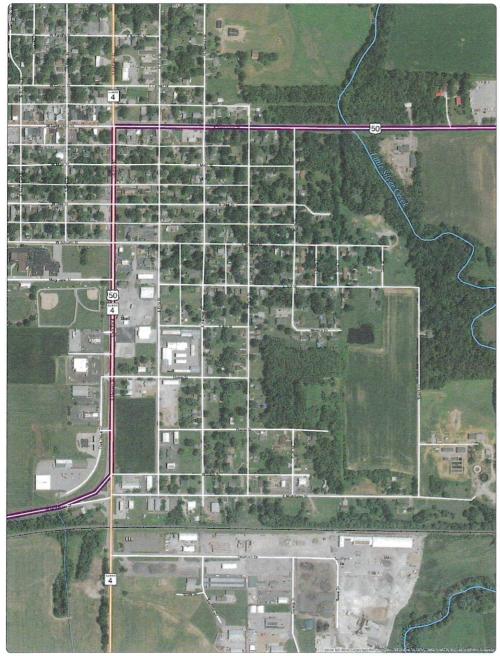
- City of Lebanon Comprehensive Plan, 2015
- City of Lebanon Code of Ordinances
- IDOT Lebanon US-50 Bypass
- Intersection Improvements at US-50/IL-4 and McAllister Street, 2019
- Friends of McAllister Park Routes to Equity, 2021
- Lower Silver Creek Watershed Plan, 2018
- St. Clair County All-Hazard Mitigation Plan, 2019
- St. Clair County Comprehensive Plan, 2011
- Gateway East Trails Future Trails

NEIGHBORHOOD MAPS

- "X-Ray" Analysis Maps
 - Structures
 - Bicycle & Pedestrian Network
 - Transportation Network
 - Parking Lots & Impervious Surfaces
 - Residential Structures
 - Residential Structures by Type
 - Commercial, Industrial & Office Structures
 - Commercial Structures by Type
 - Water Wetlands & Flood Zone
 - Tree Canopy
- Neighborhood Conditions
 - o Land Use
 - Future Land Use (from 2015 Plan)
 - Parks, Trails and Outdoor Recreation
 - Undermined Areas
 - Natural Features
 - Streets, Alleys & Rights of Way
 - Annual Average Daily Traffic
 - Heavy Commercial Traffic Volume (%)
 - Sidewalks and Crosswalks
 - Existing Pedestrian Crossings

Southeast Quadrant of Lebanon, Illinois



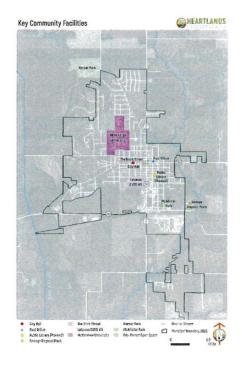


The Southeast Quadrant of Lebanon is bounded by:

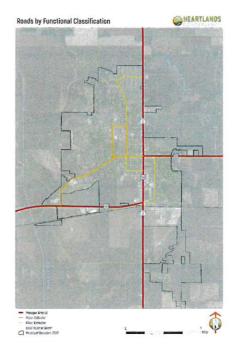
- US Highway 50 to the north
- US-50/Illinois Highway 4 (concurrent) to the west
- CSX Railway to the south
- Little Silver Creek to the east

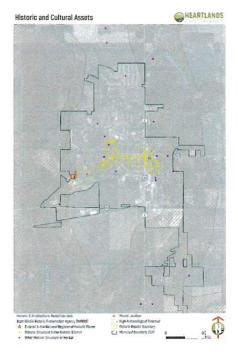
Maps in the plan include areas to the north and west of the quad for important locations and connections, such as the K-12 school campus and commercial area along US-50/IL-4.

The neighborhood is studied within the context of Lebanon; a series of City-wide maps is included.















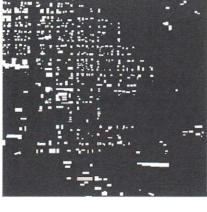
Public Transportation

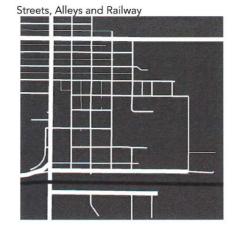
Lebanon is not served by any bus routes. Limited service is available from an on-demand Van Service provided by St. Clair County Transit District https://scctd.org/vang o/

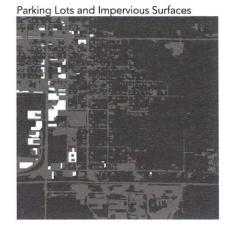
Neighborhood Maps

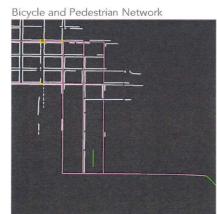
A series of simplified "X-ray" map diagrams reveals the texture of neighborhood's built and natural environment.

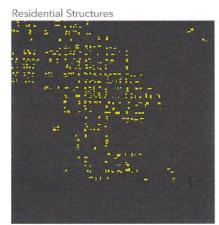


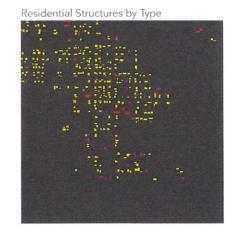








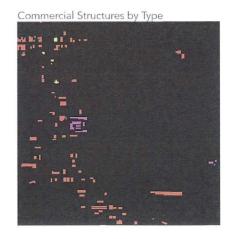


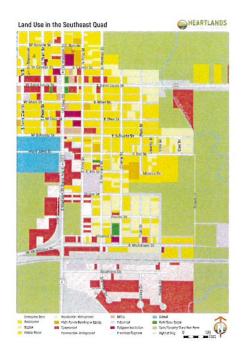


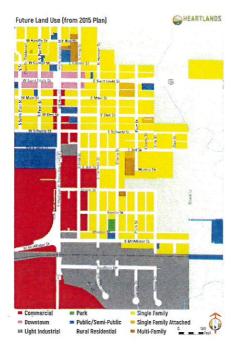
















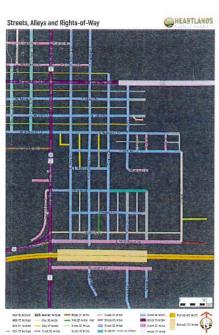


- Pond or Lake Barren/Urban/Impervious

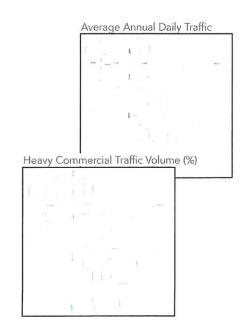
Floodzone (effective 2003) - Tree Canopy Grassland/Pasture/Farmland

River or Stream

Wetland







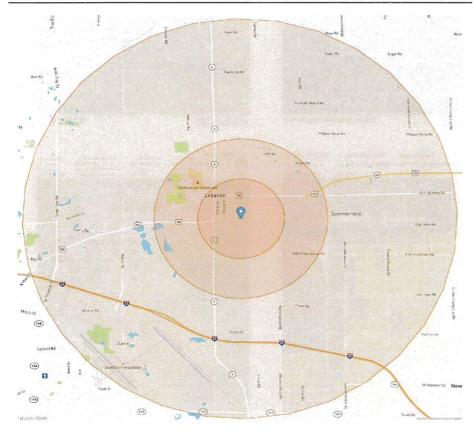
Demographics

RADIUS REPORT FOR

1, 2, and 5 miles around 10324 Strack Ln, Lebanon, IL 62254

PREPARED FOR Laura Lyon DATE February 10, 2022

MAP



The Southeast Quad Neighborhood Plan contains two scales of demographic radii reports.

The first is for the neighborhood at 1 mile to incorporate the immediate area, 2 miles to capture the city limits, and 5 miles to connect to the adjacent cities and highway system.

The second set of demographics is at 3, 5, and 10 miles radii, which capture the population and neighboring municipalities for supporting assets, business corridors, employment centers, educational and health institutions.

For each radial distance, the following demographic attributes are provided:

- Total Population
- Race & Ethnicity
- Age
- Income
- Households
- Educational Attainment
- Employment Status
- Housing Units
- Housing Unit Value

Population projections are available for the state of Illinois, St. Clair County and surrounding counties.

Radius Report 1, 2, & 3 miles

DEMOGRAPHICS

Population

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Population		817		3,139	1 1 1	13,358
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Source, U.S. Consus Burday, 2019 Americal) Community Survey, Tables BC1003

Race & Ethnicity

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Source: U.S. Consus Bareau, 2019 American Community Survey, Tables 803082

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Median Age			38	39		36	
Population		. É	17	3,13		19,36	8
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10 to:19		133	16%	469	16%	2,058	15%
20 to 29		127	16%	514	16%	1,970	16%
30 to 39		92	1196	368	12%	1,666	12%
40 to 49		92	11%	376	12%	1,526	11%
50 to 59		84	10%	327	10%	1,540	12%
60 to 69		94	12%	871	12%	1,406	11%
70 & over		120	16%	430	14%	1,491	11%

Science: U.S. Correus Burgary, 2019 American Community Survey, Tables 60:001

Income

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Median Household income on 2018 interior adjusted distants	\$65,6	07	\$63	323	\$72	168
Mean Household Income in 2019 Intuition adjusted statement	\$73,7	B4	\$70	,711	\$84,	559
Households	320		1,	226	4,8	93
Less than \$25,000	63 2	20%	242	20%	699	.14%
\$25,000 to \$49,999	46	4%	209	17%	883	18%
\$50,000 to \$74,999	84 2	6%	283	23%	986	20%
\$75,000 to \$99,999	50	6%	212	17%	843	17%
\$100,000 to \$199,998	71 2	2%	267	22%	1,284	26%
\$200,000 or more	6	2%	14	1%	199	4%

Source: U.S. Consin Businu. 2019 American Community Survey, Tribles B49001, B19013, B19025

Households

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Source U.S. Cangus Bureau, 2010 American Community Survey, Tables B11001, B1100.

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Source, U.S. Census Burceu, 2019 American Community Survey, Tobles B15002

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Scribber U.S. Combin Bureau, 2010 American Crimmunity Servey. Tables 823025

Housing Units

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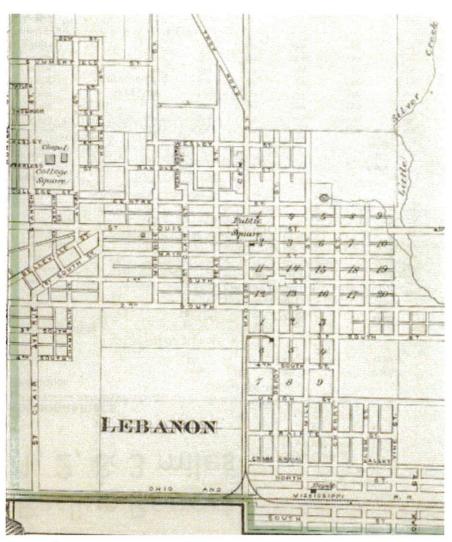
Science U.S. Census Pureau 2019 American Comments Survey Toldes B25/24/B2500

Housing Unit Value

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Source: U.S. Contas Safetta, 2019 American Community Survey, Toldes 1/25075

History

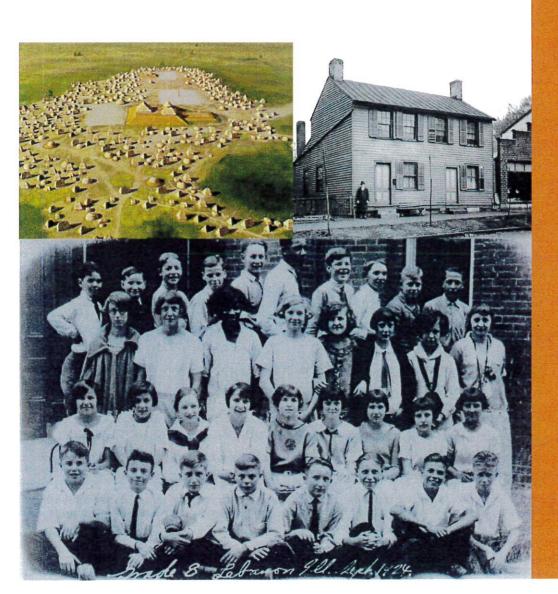


Map of Lebanon in 1876 from *Illinois State Atlas* by Warner & Beers

Lebanon has leveraged the preservation of historical assets into a key economic driver of tourism. It has a solid regional identity based on historical preservation and McKendree University. West St. Louis Street, known locally as "the brick street," is the community's iconic, historical commercial street with many seasonal festivals. Stately historic homes reflect Lebanon's bygone days as a summer retreat from wealthy residents of St. Louis. Many were constructed around 1903 when the East St. Louis and Suburban Railway interurban line extended to Lebanon. More modest historic homes mark the impact of earlier German settlers. The efforts of the city's leaders and residents to maintain historic character through the careful renovation of historic structures and enhancements such as custom lighting and murals on the brick street contribute to the visitor's impression that Lebanon values history and tourism.

Lebanon's McKendree University is notable as the oldest college in Illinois. Since its establishment in 1828 as a seminary of the Methodist church, it has grown to serve approximately 2,200 enrolled students, including nearly 500 graduate students. More than 90% of first-year students live in residential accommodations on the school's 112-acre campus. The university provides venues for sports, art exhibitions, and cultural events.

People & the Community



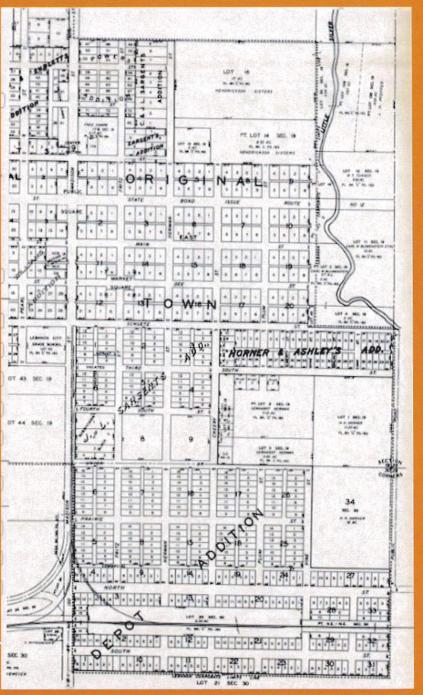
Lebanon has a rich cultural heritage spanning centuries and millennia. Lebanon has been a crossroads of natural resources of rich farmland, flowing waters, and hills to view the horizons. There are stories of Spanish, French, and German travelers crossing the rich lands of Lebanon. This foundation is often a touchstone for a community to build a strong future.

- Indigenous peoples
- European Settlement: Spanish, French, German
- Antebellum Free Persons of Color
- Living History of Families for centuries & today

Town Charter and Plat

Lebanon was platted in 1825 but not incorporated until May of 1857. Historic maps show that the basic layout has remained the same, though street names have changed and the course of Little Silver Creek has shifted over time

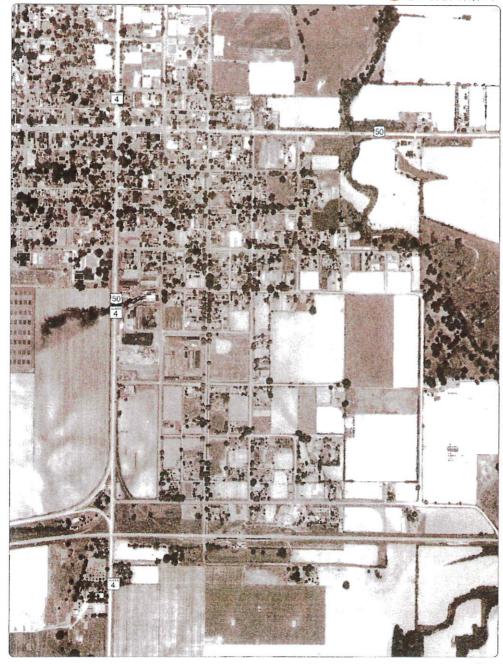




1936

Southeast Quadrant of Lebanon, Illinois in 1940

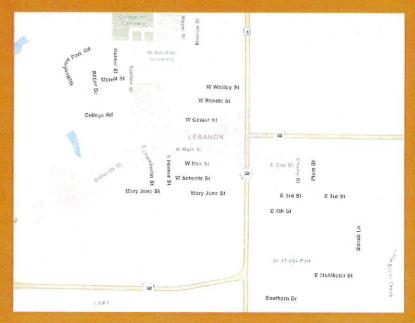


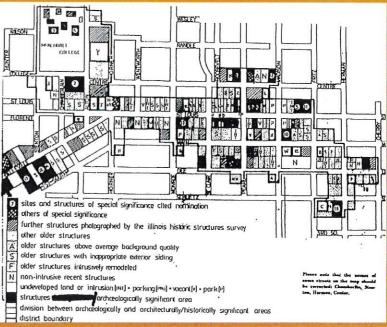






The Downtown Lebanon Historic District was established in 1978.



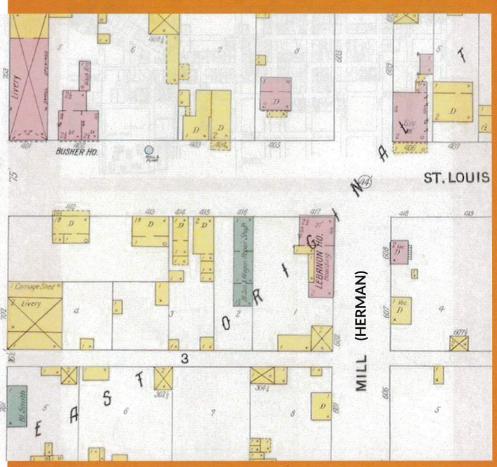


Early Economy & Industry

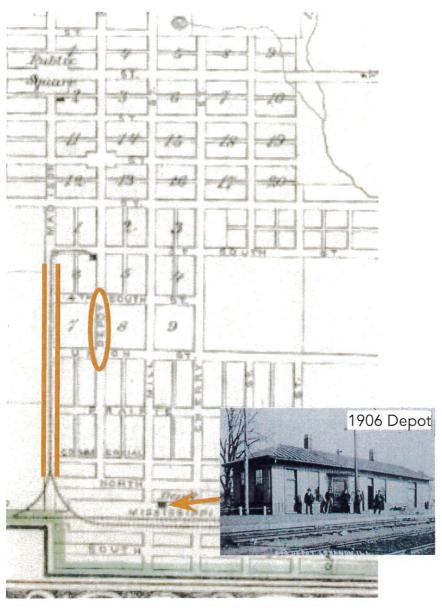


1899 Map by Sanborn Fire Insurance Company showing brick and wood frame structures

By 1899, the neighborhood was bustling with boarding houses, livery stables, blacksmiths, grocery stores, a bottling company, wagon repair shops, and a brewery. Power was supplied to Lebanon by a coal-fired Electric Light & Power Company at the corner of Madison St. (IL-4) and Union St.

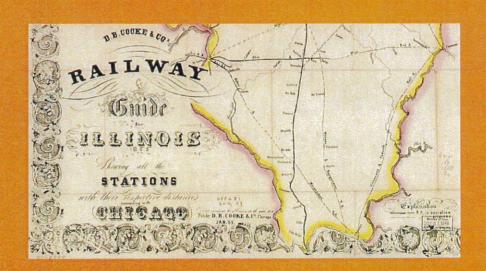


Railroad

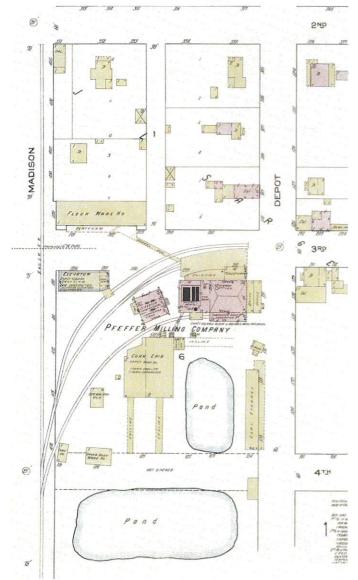


The railway south of McAllister Street, constructed in 1854, was a significant influence on the neighborhood. At the time of the railroad's construction, Lebanon was on the only completed track that connected the extensive railyards and stockyards at East St. Louis to the Illinois Central railway, serving Chicago. In comparison, Belleville was only connected to East St. Louis via a short dead-end spur.

Fritz Street was initially named Depot Street as it was the main route to reach the depot. A rail spur along Madison St. (US-50/IL-4) served important industrial sites like the Pfeffer Mill and the early municipal power plant. Tracks were laid in a Y-shaped formation to allow a train to be backed northward on the spur that served the mill and power plant.



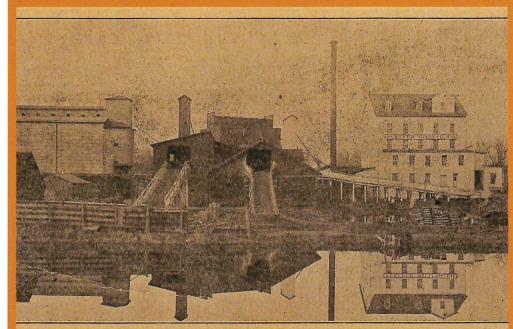
Pfeffer Milling Company



1899 Map by Sanborn Fire Insurance Company showing brick and wood frame structures, rail lines and ponds associated with the mill

The largest commercial and industrial enterprise in the Southeast Quad was the Pfeffer Milling Company. The mill dominated the neighborhood with facilities for milling grain into flour, cutting logs into lumber, and a cooperage to make wooden barrels. Two ponds were on the site, which covered several blocks in the vicinity of Madison St. (IL-4/US-50), East 3rd Street, and East 4th Street. The mill ponds have been filled, and today, a lumberyard occupies part of the same site.

Members of the Pfeffer family built grand homes in the neighborhood that are still standing today.

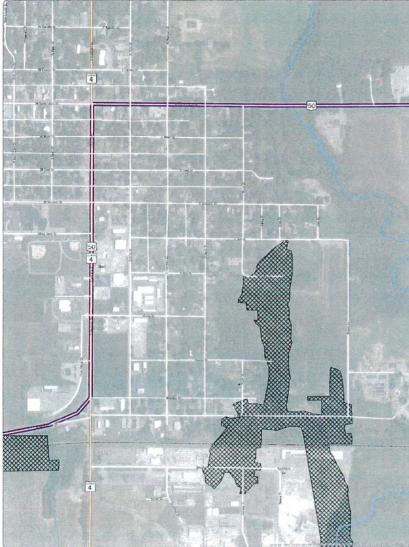


THE PFEFFER MILL AT LEBANON, ILLINOIS.

Coal Mining

Undermined Areas of the Southeast Quad











The Lebanon Mining Company, headed by L. Kolb, president, and William Kolb, secretary, operated a mine that was located near the railroad tracks on the south side of McAllister Street (formerly North Street). At various times in its history, this mine was called Peoples Mine and Premier Mine, changing names with owners. It opened in 1903 as the Peoples Coal Company. In 1926 Tom Mowe and William Chapple leased it from Chris Kolb, and in 1928, the Caseyville Coal Company was in charge. By 1932 it was known as Sargents and the next year as Devil's Hole Company. The mine went out of business in 1936. Part of the slack pile can still be seen on the south side of the street.

from A Reminiscent View of Lebanon, Illinois (1998)



Lebanon coal miners, 1890 from A Reminiscent View of Lebanon, Illinois (1998)

Community Outreach







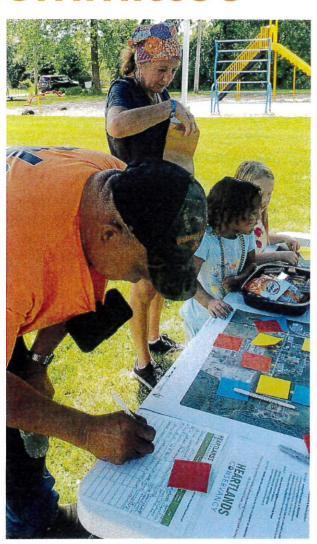
NEIGHBORHOOD ADVISORY COMMITTEE

INTERVIEWS WITH STAKEHOLDERS AND LOCAL EXPERTS

PLANNING EXERCISES

- One Word to Describe Your Neighborhood
- Wishlist & Concerns
- People | History | Built Environment | Natural Environment
- Visual Preference Survey and Case Studies of Pedestrian Crossings
 - across IL-4 to Southeast Quad
 - across US-50 to Southeast Quad

Neighborhood Advisory Committee



The role of the Neighborhood Advisory Committee is to review the community's input to date and develop the goals and strategies that communicate the neighborhood's vision for their future.

At each community outreach event in the neighborhood people were invited to sign up for updates on the planning process and asked about their interest in serving on a Neighborhood Advisory Committee (NAC). More than a dozen people offered to serve on the NAC.

Due to the Covid-19 pandemic, the first meeting will be in March 2022 as the planning process moves into developing the Vision, Goals, and Strategies phase and the development of the draft and final of the Neighborhood Plan.

Interviews with Stakeholders and Local Experts

Interviews with stakeholders, elected officials, and subject matter experts were held to gather additional information and resources. In-depth conversations with residents at community engagement events have provided valuable insight into existing conditions. A list of individuals interviewed to date is shown at right.

Cheri Wright, Mayor of Lebanon

Rich Wilken, Past Mayor of Lebanon

John Bailey, Philanthropist, and Property Owner

Micca Benton

Madison Brown

Louise Clark

Lori Cummins

Julie Ford, Lebanon Public Library Board

Sharon Geil

Rob Hall

Michele Hellstern, Lebanon Historical Society

Wendell Johnson

De Laird

Cassandra Lee

Twila Lunn

Denice & Lavelle Martin

Daniella Martin

Denisha Martin

Belinda McAllister, Friends of McAllister Park

Jack Mitchell

Anthony Moore, Property Owner and Investor

Demetrius & Dawn Price

Lafarrell Price

Chris Schmidt

Michelle Schwierjohn, TWM Engineering

Dr. Will Shannon, St. Clair County Historical Society

Len & Chrissie Turner

Messiah Watts

Linda Washington