



Southeast Quad Neighborhood Plan

March 2022 update

PLANNING PROCESS & TIMELINE

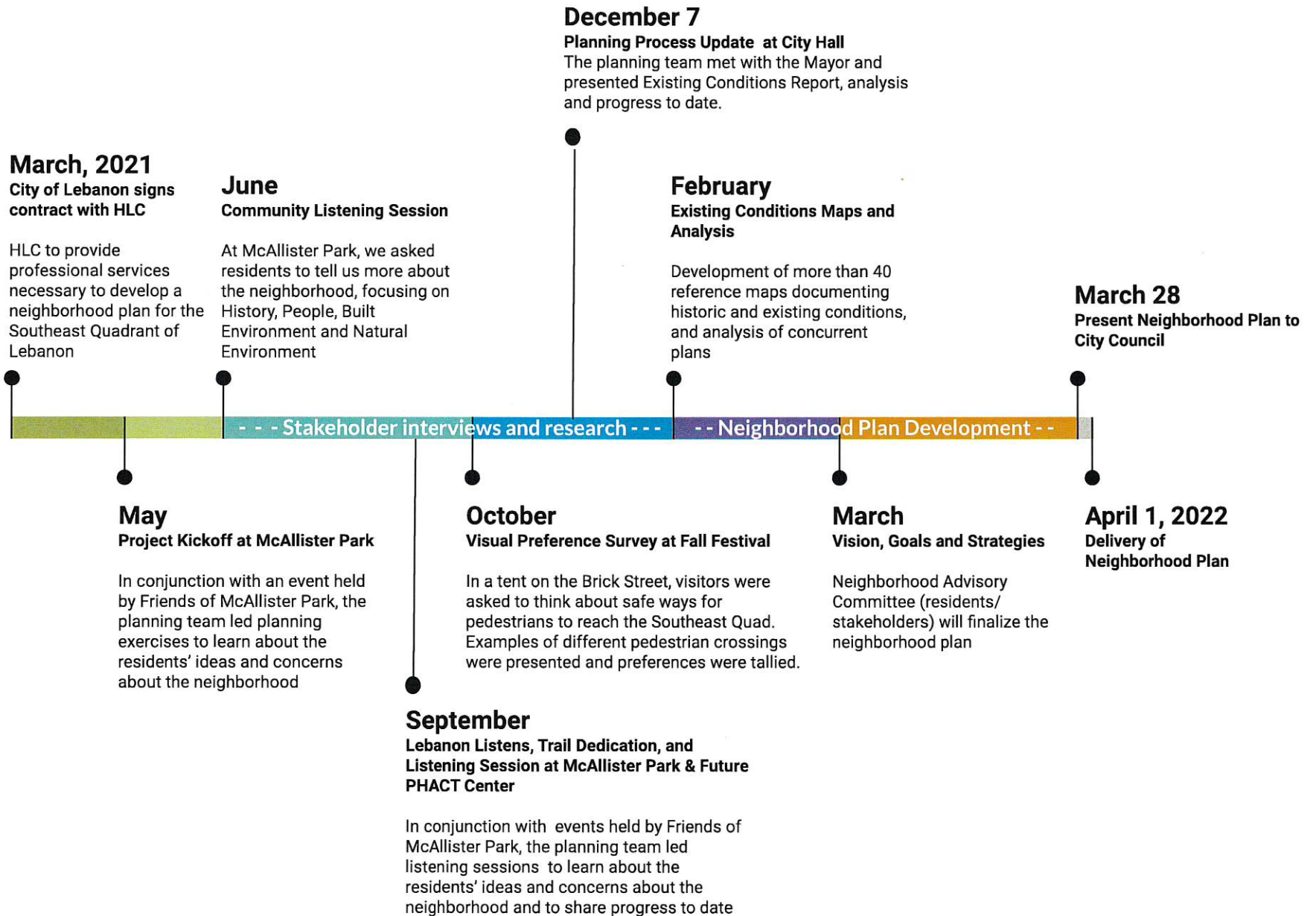
COMMUNITY OUTREACH

MAPS & ANALYSIS

CHALLENGES & OPPORTUNITIES

VALUES: VISION, GOALS, & KEY
STRATEGIES

PLANNING PROCESS



Maps & Analysis

CONTEXT (CITY-WIDE) MAPS

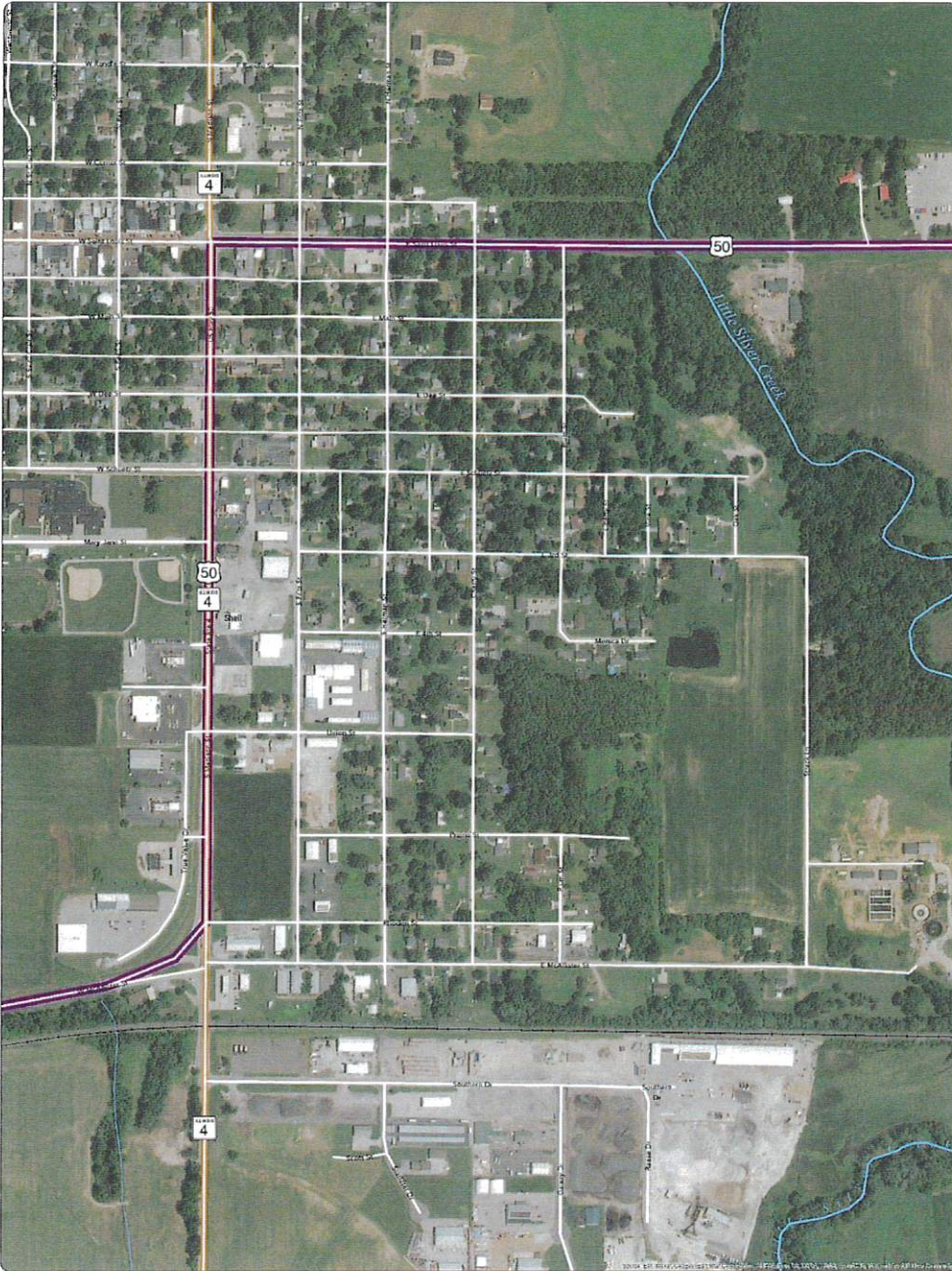
- Key Community Facilities
- Land Use & Enterprise Zone
- Roads by Functional Classification
- Historic & Cultural Assets
- Water, Wetlands & Tree Canopy
- Parks, Trails & Outdoor Recreation
- Topography & Flood Zone

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
 - 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



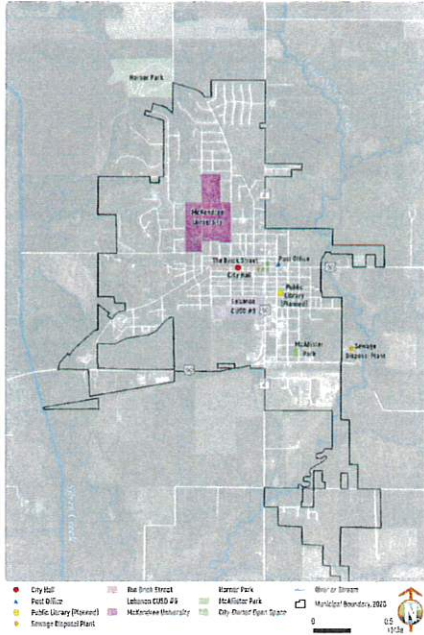
The Southeast Quadrant of Lebanon is bounded by:

- 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

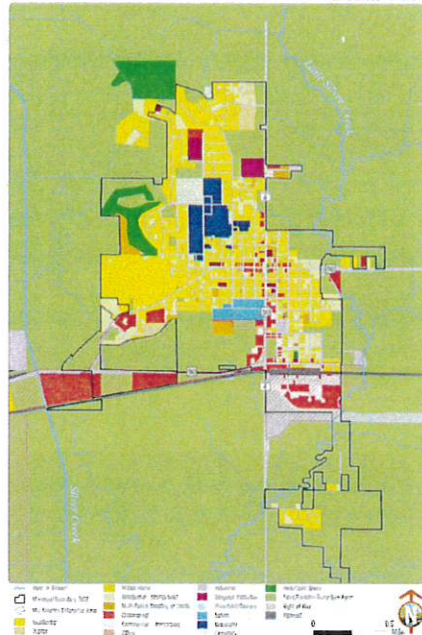
Maps in the plan include areas to the north and west of the quad for important locations and connections, such as the K-12 school campus and commercial area along US-50/IL-4.

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

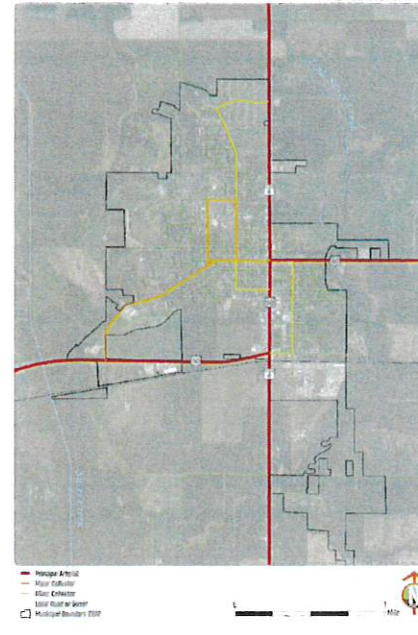
Key Community Facilities



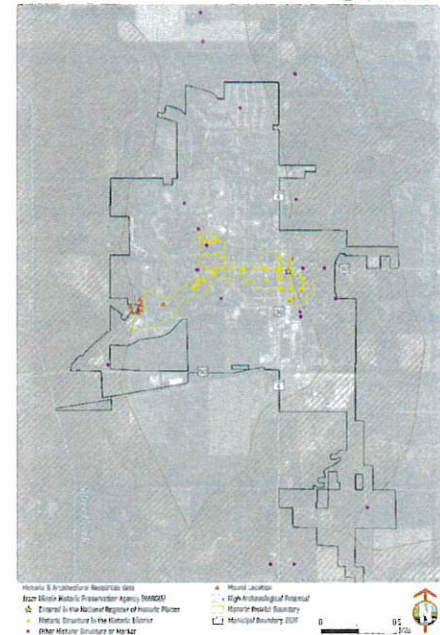
Land Use in Lebanon



Roads by Functional Classification



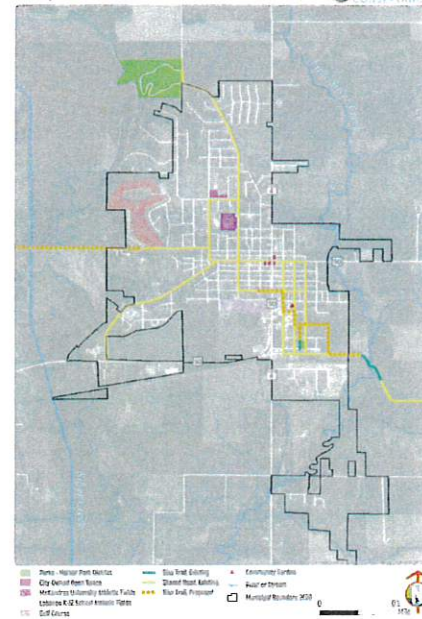
Historic and Cultural Assets



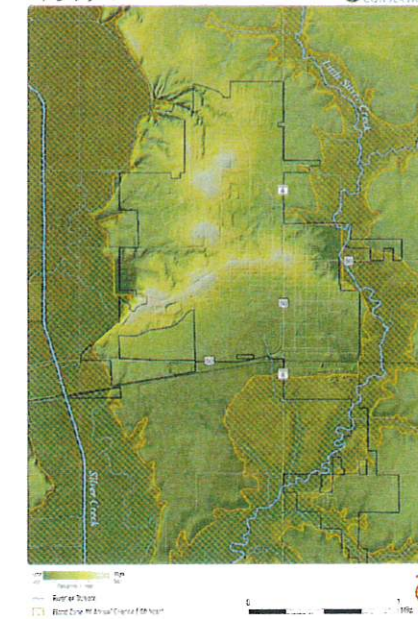
Water, Wetlands and Tree Canopy



Parks, Trails and Outdoor Recreation in Lebanon



Topography and Flood Zone



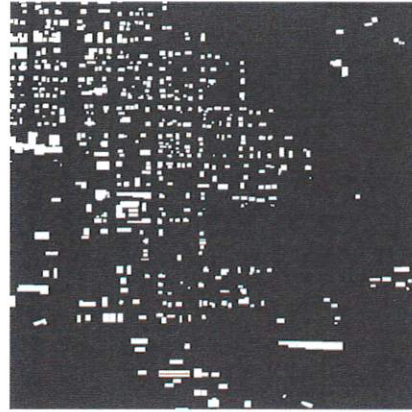
Public Transportation

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/van-go/>

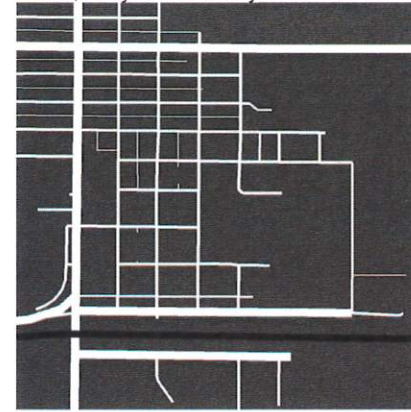
Neighborhood Maps

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

Structures



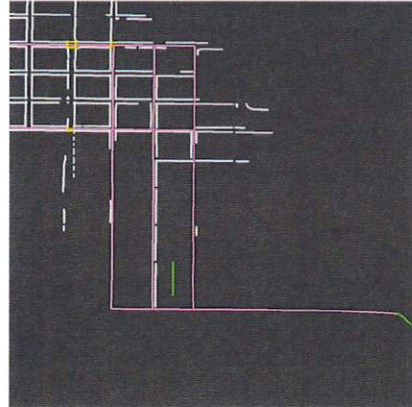
Streets, Alleys and Railway



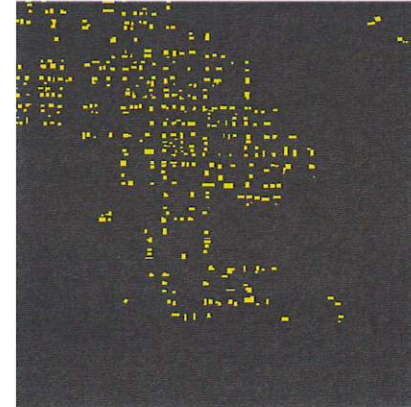
Parking Lots and Impervious Surfaces



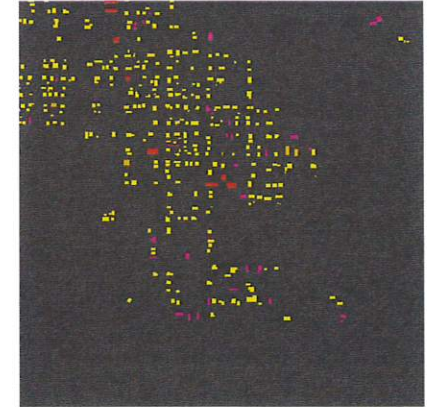
Bicycle and Pedestrian Network



Residential Structures



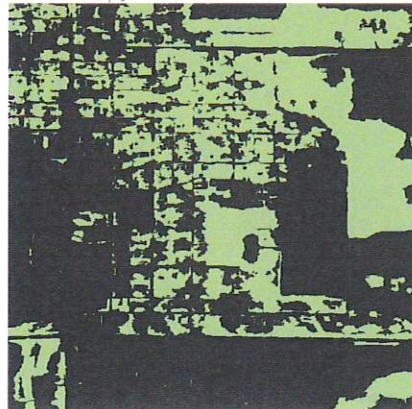
Residential Structures by Type



Water, Wetlands and Flood Zone



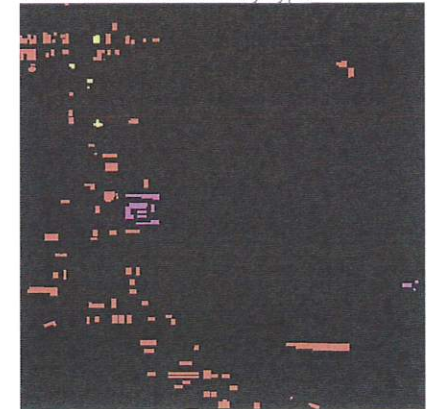
Tree Canopy



Commercial, Industrial and Office Structures



Commercial Structures by Type

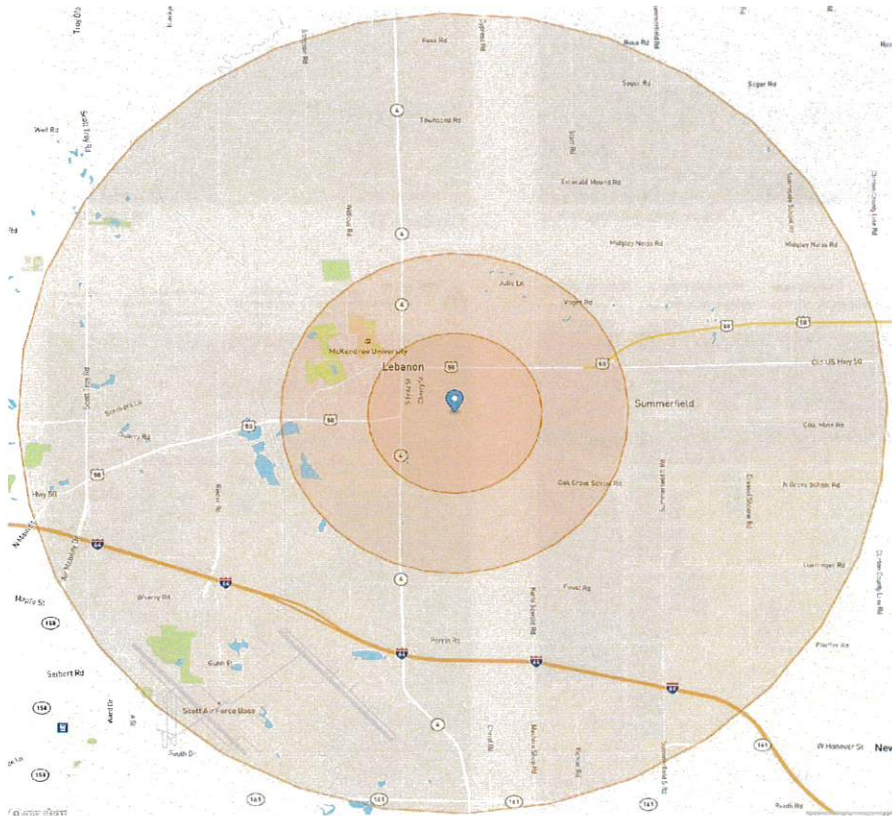


Demographics

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

	1 mile	2 miles	5 miles
Population	817	3,139	13,358

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01003

Race & Ethnicity

	1 mile		2 miles		5 miles	
Population	817		3,139		13,358	
White	659	81%	2,548	81%	10,758	81%
Black	122	15%	440	14%	1,652	13%
American Indian	5	1%	16	1%	35	0%
Asian	5	1%	10	0%	155	1%
Pacific Islander	0	0%	0	0%	5	0%
Other race	0	0%	0	0%	15	0%
Two or more races	9	1%	53	2%	315	2%
Hispanic	18	2%	70	2%	382	3%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B03003

Age

	1 mile		2 miles		5 miles	
Median Age	38		39		38	
Population	817		3,139		13,358	
9 & under	76	9%	264	8%	1,701	13%
10 to 19	133	16%	489	16%	2,058	16%
20 to 29	127	16%	514	16%	1,970	16%
30 to 39	92	11%	368	12%	1,666	12%
40 to 49	82	11%	378	12%	1,528	11%
50 to 59	84	10%	327	10%	1,540	12%
60 to 69	84	12%	371	12%	1,408	11%
70 & over	120	16%	430	14%	1,491	11%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01001

Income

	1 mile		2 miles		5 miles	
Median Household Income (in 2019 inflation adjusted dollars)	\$65,607		\$63,323		\$72,168	
Mean Household Income (in 2019 inflation adjusted dollars)	\$73,784		\$70,711		\$84,659	
Households	320		1,226		4,893	
Less than \$25,000	63	20%	242	20%	999	14%
\$25,000 to \$49,999	46	14%	209	17%	883	16%
\$50,000 to \$74,999	84	26%	283	23%	985	20%
\$75,000 to \$99,999	50	16%	212	17%	843	17%
\$100,000 to \$199,999	71	22%	287	22%	1,284	26%
\$200,000 or more	6	2%	14	1%	199	4%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B18001, B18013, B18025

Households

	1 mile		2 miles		5 miles	
Households	320		1,226		4,893	
Family households	208	65%	748	61%	3,397	69%
Married couple family	172	54%	622	51%	2,858	58%
With own children under 18	46	14%	164	13%	1,092	22%
Other family	36	11%	126	10%	539	11%
Single male householder with own children under 18	7	2%	17	1%	85	2%
Single female householder with own children under 18	22	7%	66	5%	234	5%
Nonfamily households	112	35%	478	39%	1,495	31%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B11001, B11003

Educational Attainment

	1 mile		2 miles		5 miles	
Population 25 years & Over	548		2,086		8,492	
No high school diploma	33	6%	119	6%	439	5%
High school graduate or equal	130	24%	550	26%	2,029	24%
Some college	140	26%	498	24%	1,983	23%
Associate's degree	43	8%	183	9%	843	10%
Bachelor's degree	93	17%	298	14%	1,829	19%
Master's, doctoral, professional	109	20%	442	21%	1,568	18%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B15002

Employment Status

	1 mile		2 miles		5 miles	
Population 16 years & Over	674		2,664		10,564	
In labor force	409	61%	1,710	64%	6,868	65%
Civilian labor force	399	59%	1,678	63%	6,073	57%
Employed	389	58%	1,633	61%	5,879	56%
Unemployed	11	2%	45	2%	194	2%
In armed forces	10	1%	32	1%	795	8%
Not in labor force	265	39%	955	36%	3,717	35%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B23025

Housing Units

	1 mile		2 miles		5 miles	
Housing Units	377		1,420		5,496	
Occupied Housing Units	320		1,226		4,893	
Owner-occupied units	216	68%	870	71%	3,046	62%
Renter-occupied units	104	33%	355	29%	1,847	38%

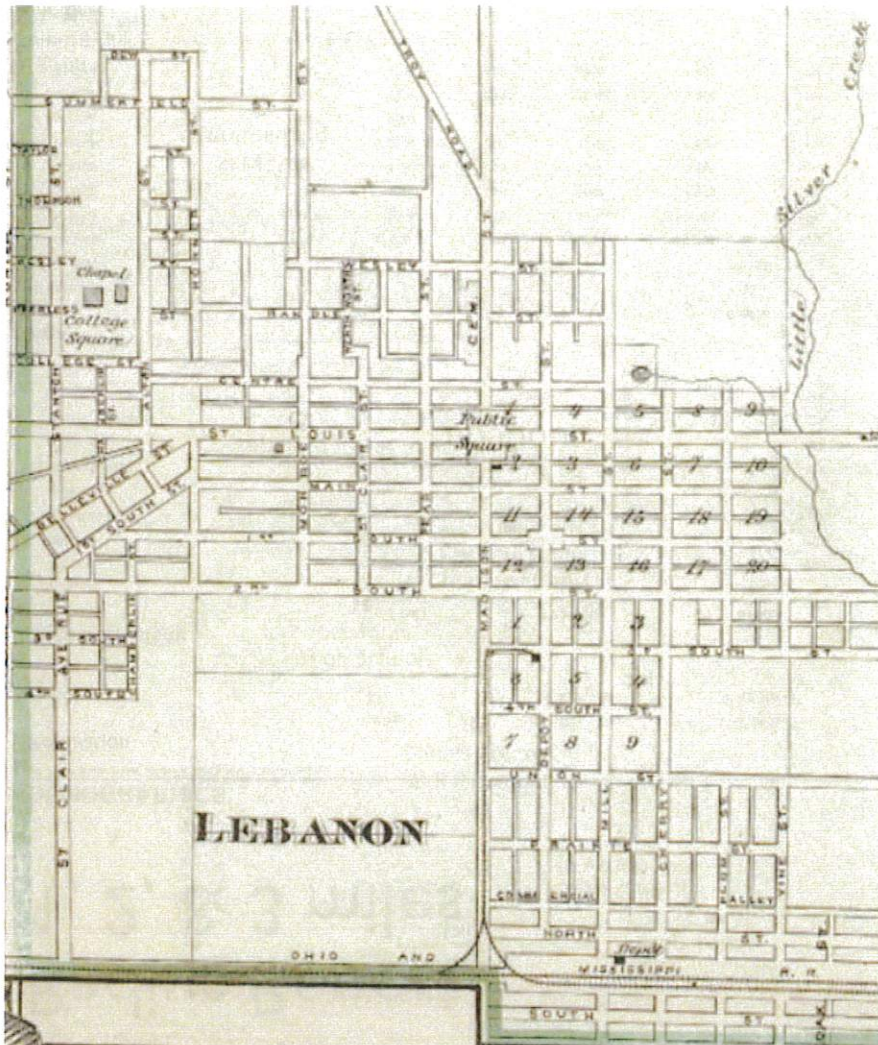
Source: U.S. Census Bureau, 2019 American Community Survey, Tables B25024, B25025

Housing Unit Value

	1 mile		2 miles		5 miles	
Owner-Occupied Housing Units	216		870		3,046	
Less than \$100,000	63	29%	258	30%	837	21%
\$100,000 to \$199,999	38	17%	148	17%	502	16%
\$200,000 to \$299,999	27	13%	119	14%	400	13%
\$300,000 to \$399,999	17	8%	51	6%	175	6%
\$400,000 to \$499,999	8	4%	18	2%	61	2%
\$500,000 or more	3	1%	6	1%	21	1%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B25075

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

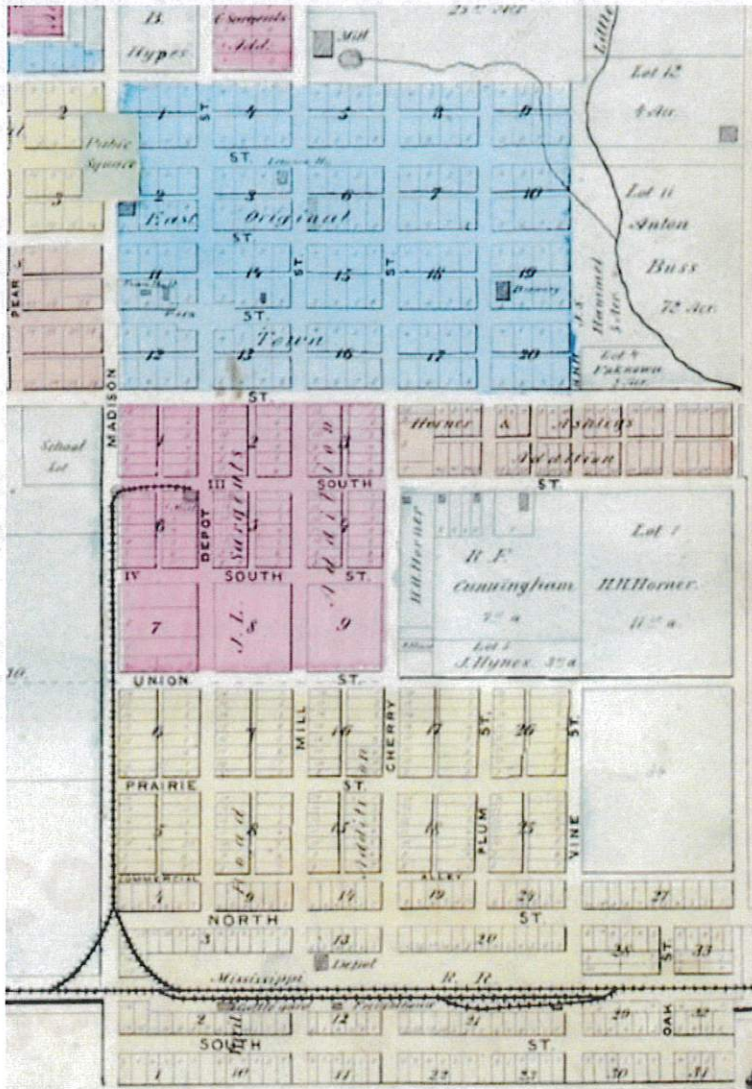


Lebanon has a rich cultural heritage spanning centuries and millennia. Lebanon has been a crossroads of natural resources of rich farmland, flowing waters, and hills to view the horizons. There are stories of Spanish, French, and German travelers crossing the rich lands of Lebanon. This foundation is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

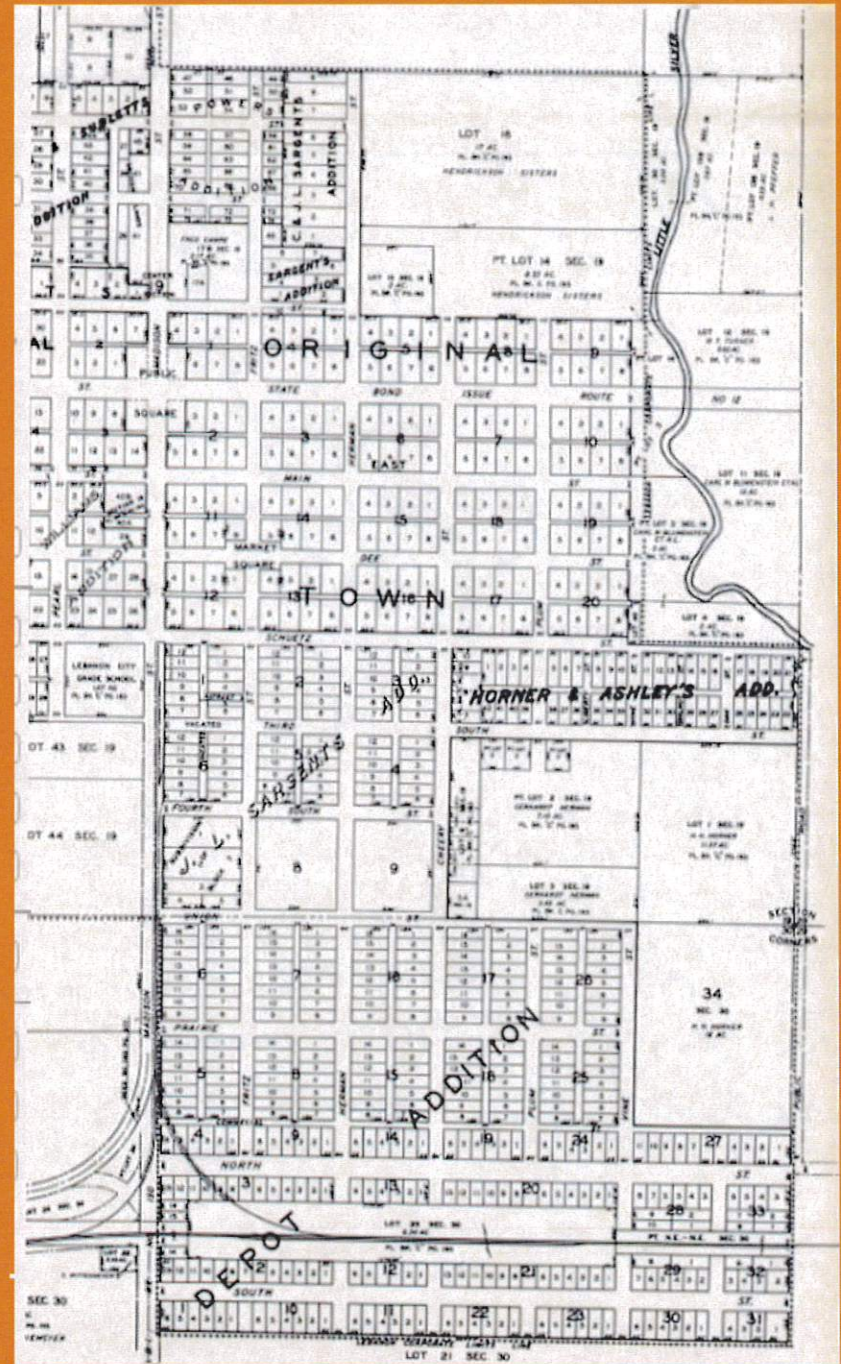
- Indigenous peoples
- European Settlement: Spanish, French, German
- Antebellum Free Persons of Color
- Living History of Families for centuries & today

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

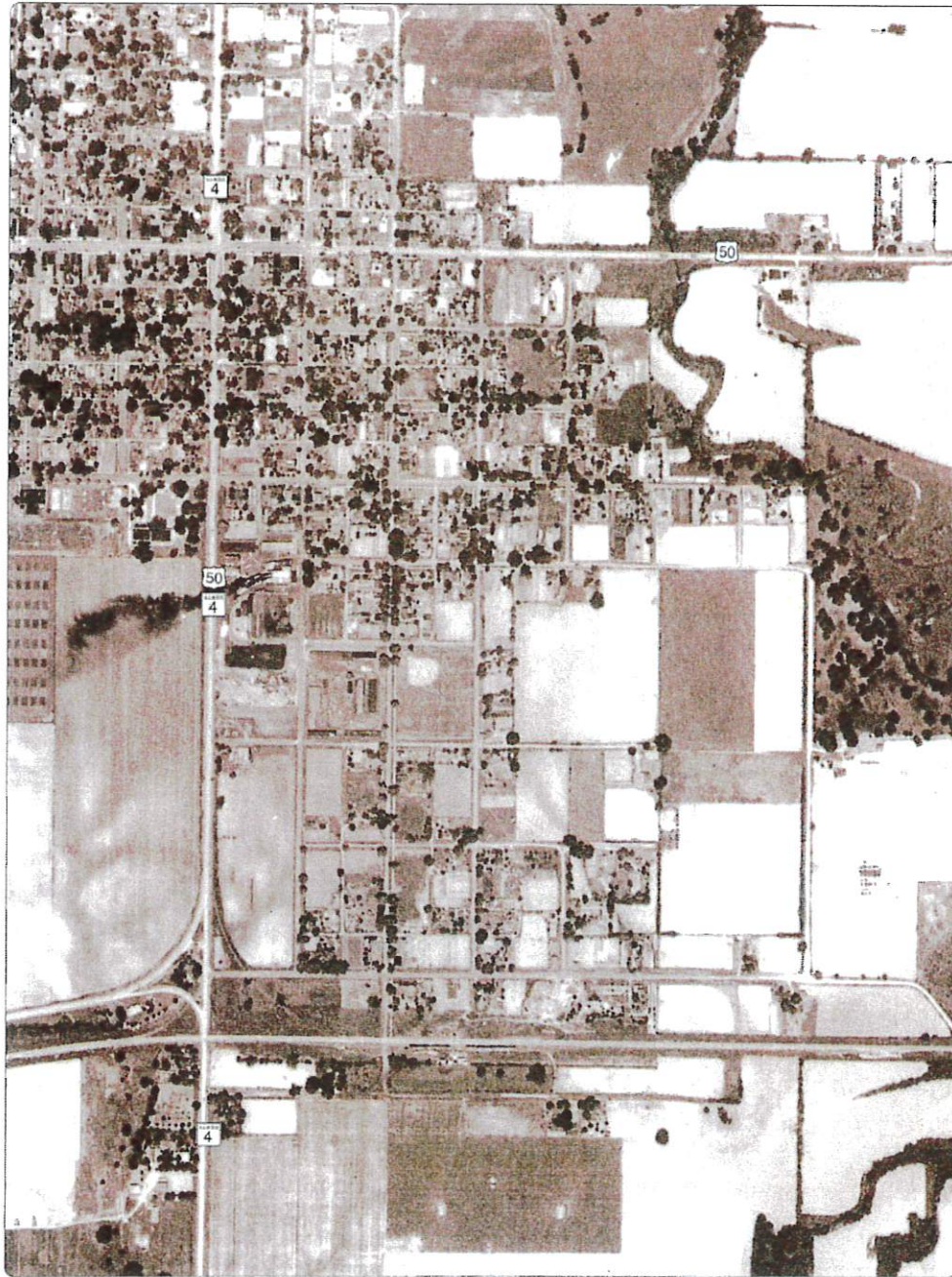


1876



1936

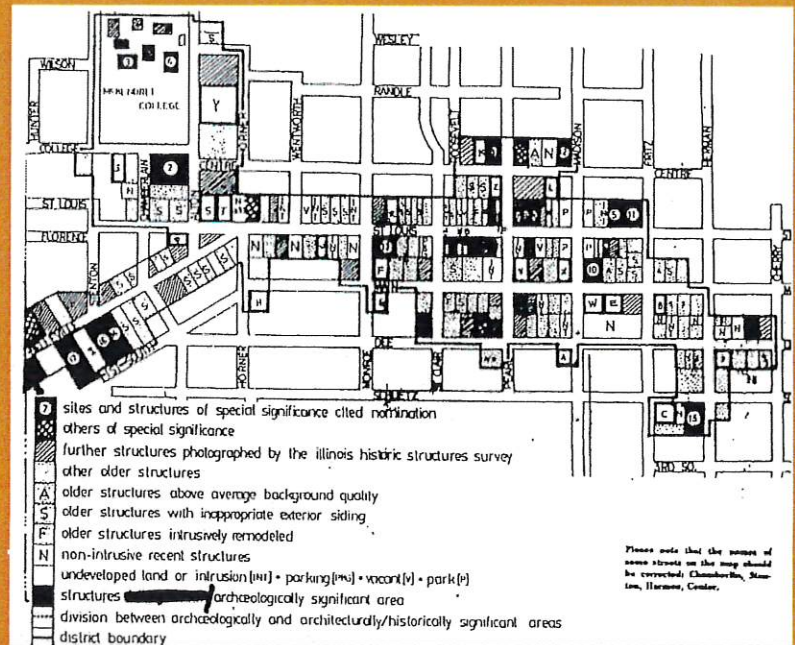
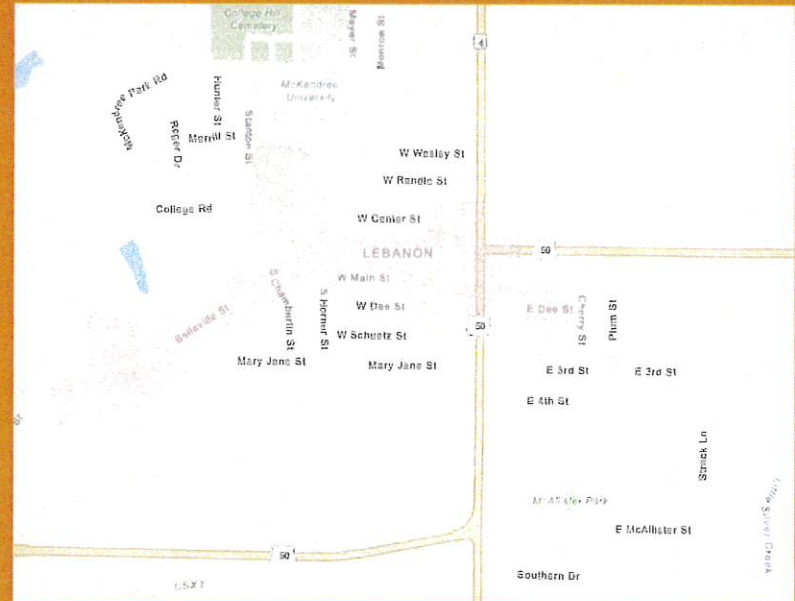
Southeast Quadrant of Lebanon, Illinois in 1940



0 500 Feet

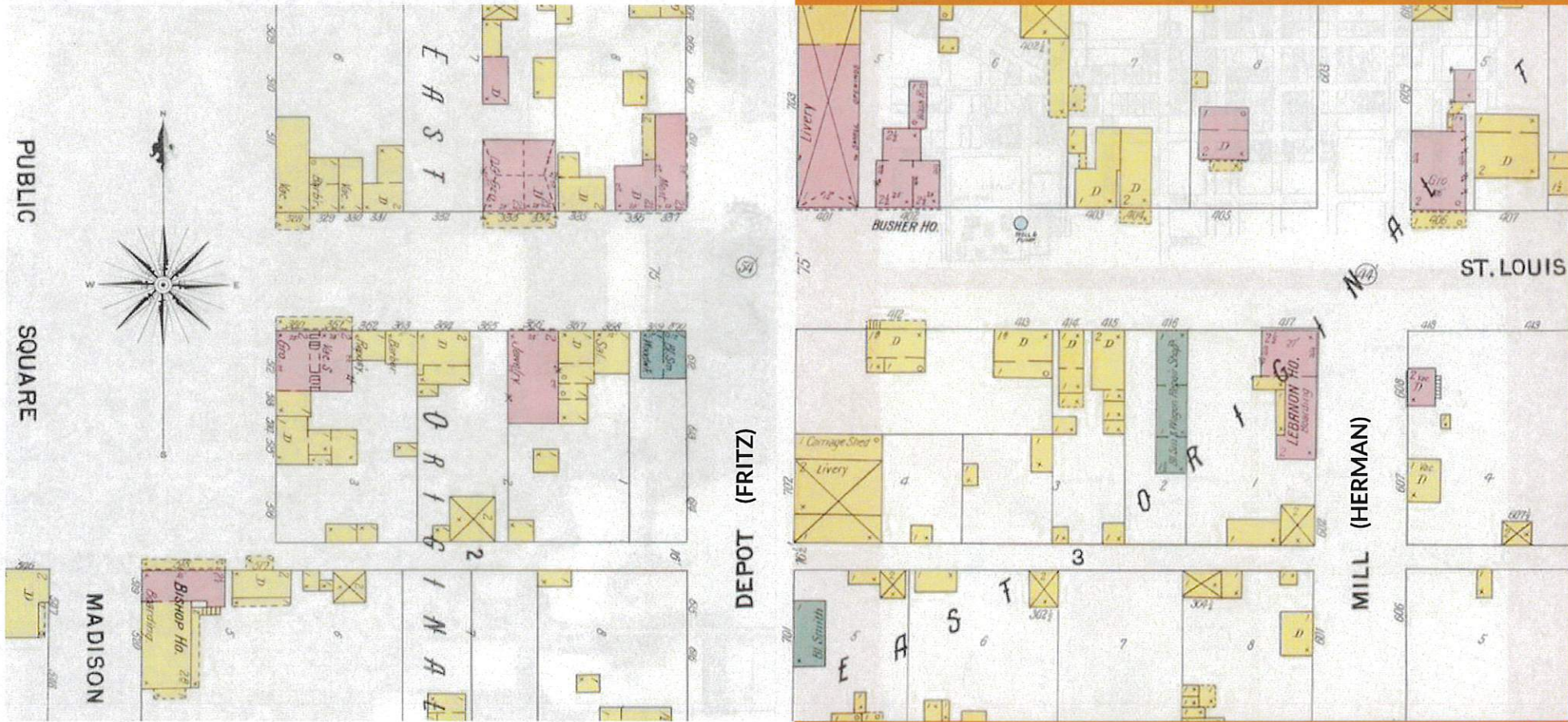


The Downtown Lebanon Historic District was established in 1978.



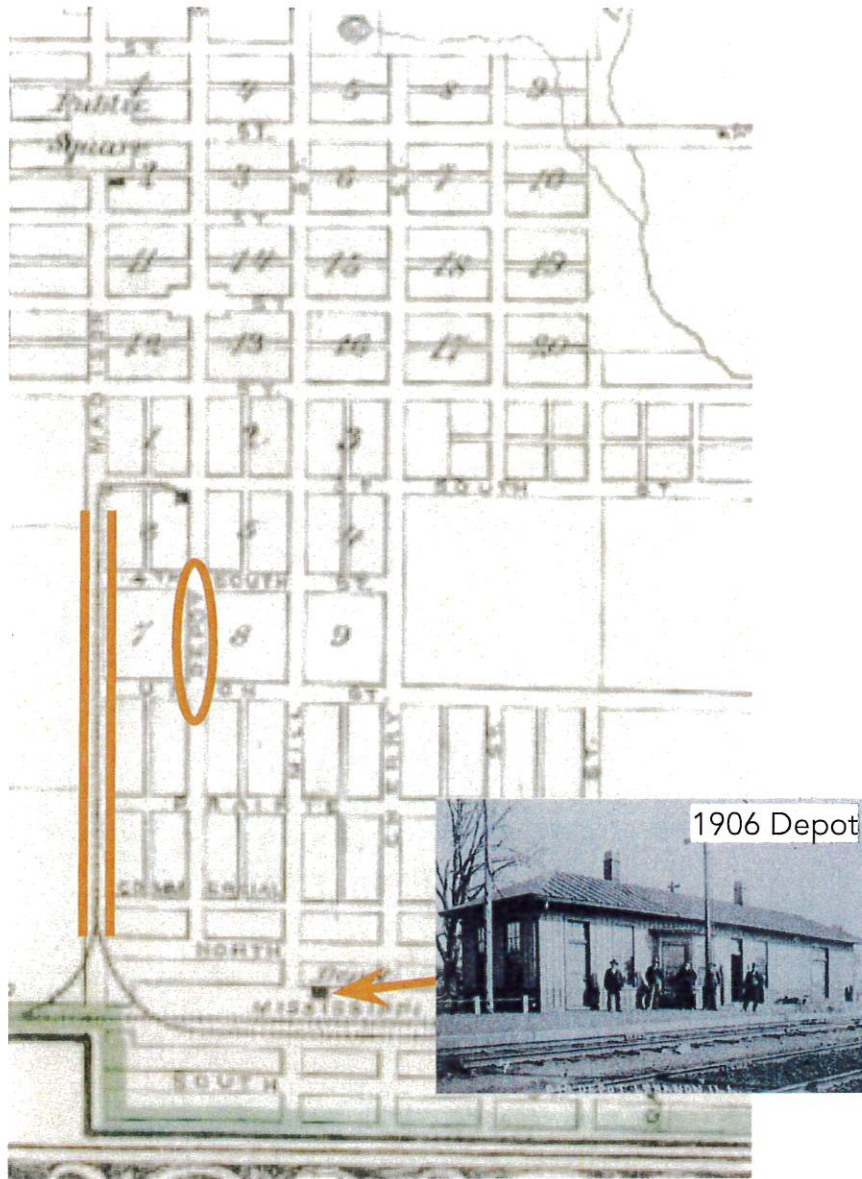
Early Economy & Industry

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.



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

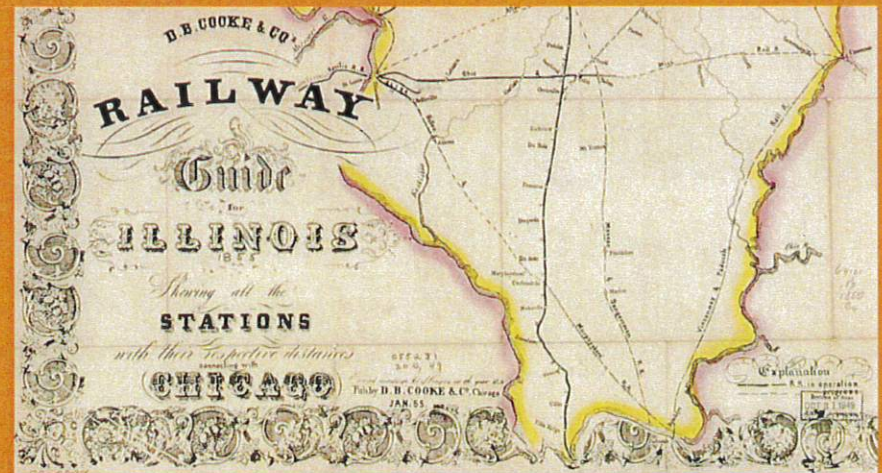
Railroad



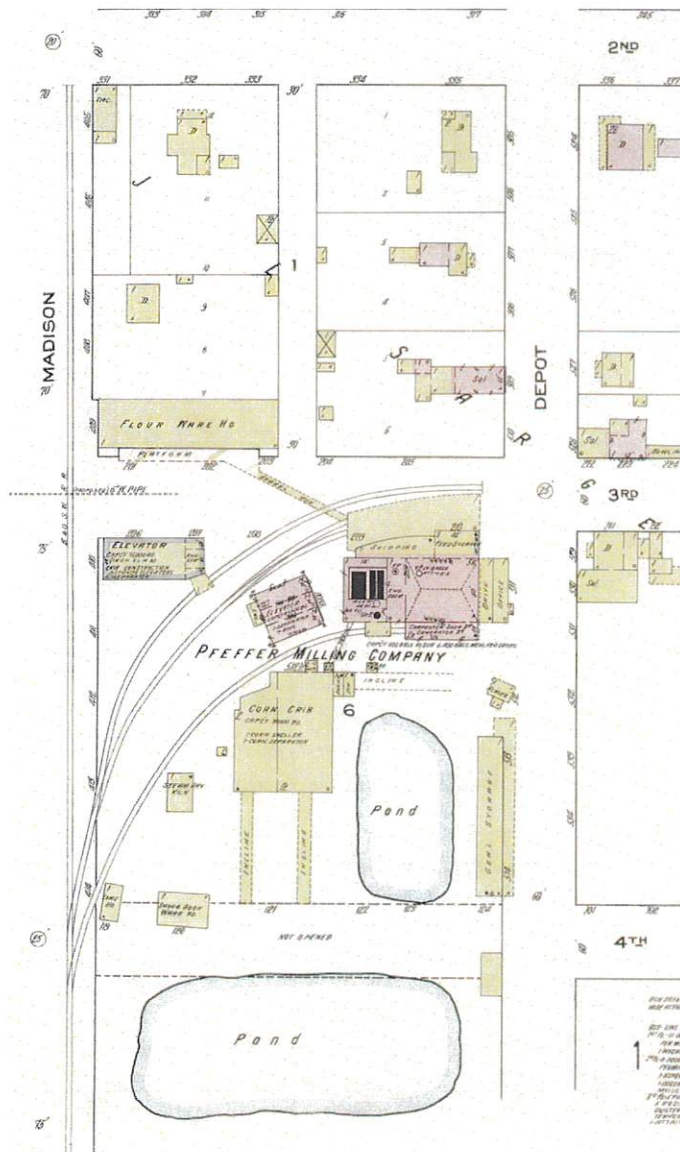
1876

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.



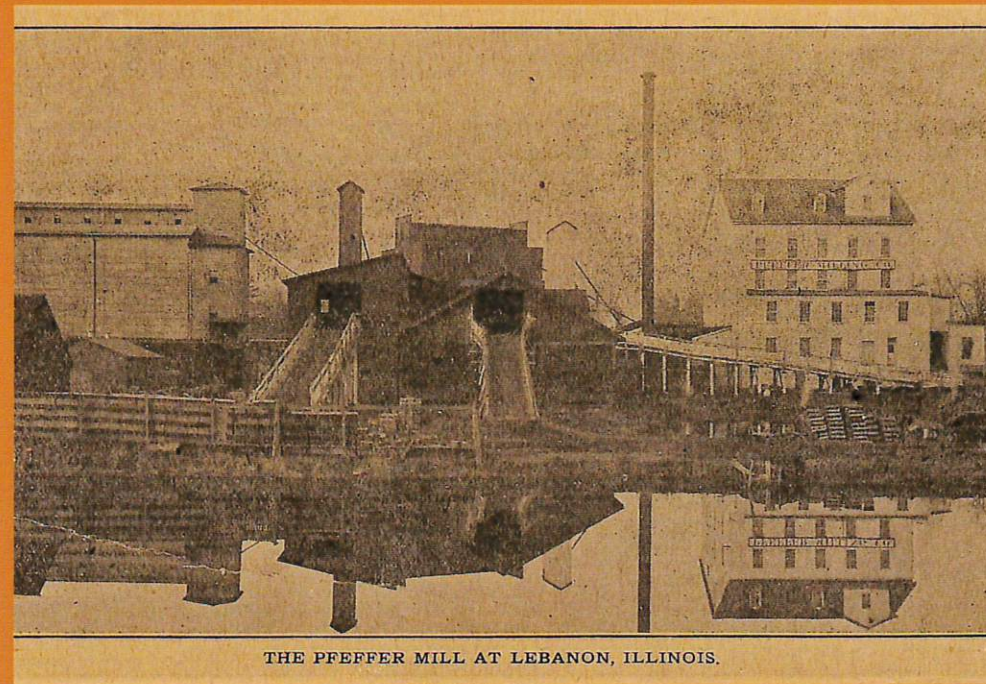
Pfeffer Milling Company



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.

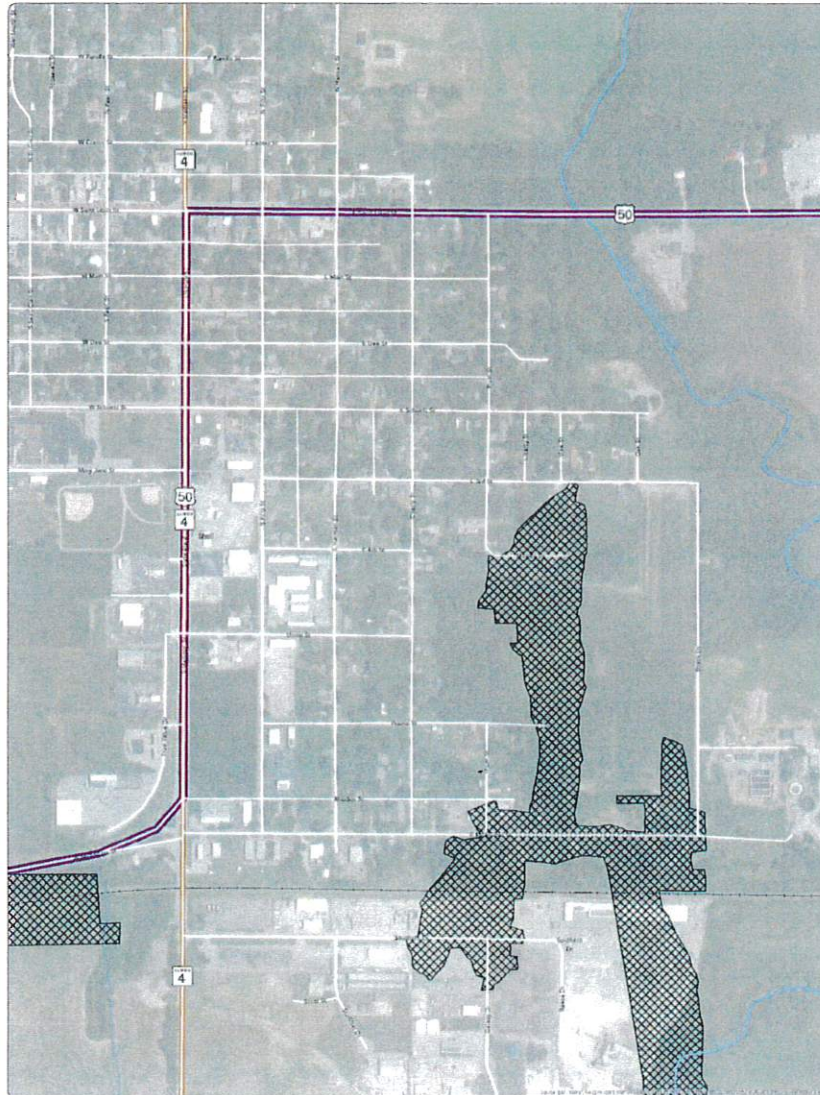


THE PFEFFER MILL AT LEBANON, ILLINOIS.

1914

Coal Mining

Undermined Areas of the Southeast Quad



Undermined area

0 500 Feet



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
