

CITY OF LEBANON, ILLINOIS COMPREHENSIVE PLAN



"City of the Cedars"

EXISTING CONDITIONS

November 2015



Chapter 1: Existing Conditions

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Section 1.1 Introduction and Purpose

A Comprehensive Plan is the official document adopted by the Plan Commission and the City Council to serve as the legal and conceptual foundation of the City's zoning code and all other land use regulations. The primary purpose of the Comprehensive Plan is to promote the health, safety and welfare of the community by preserving and protecting four (4) key interrelated quality of life factors which include social, economic, physical and natural. The intent of the comprehensive plan is to serve as a rational land use guide to help direct future land use, zoning, subdivisions and the quality, timing, and intensity of future growth. According to Illinois Municipal Code (65 ILCS):

"Such plan may be adopted in whole or in separate geographical or functional parts, each of which, when adopted, shall be the official comprehensive plan, or part thereof, of that municipality. This plan may include reasonable requirements with reference to streets, alleys, public grounds, and other improvements hereinafter specified. The plan, as recommended by the plan commission and as thereafter adopted in any municipality in this state, may be made applicable, by the terms thereof, to land situated within the corporate limits and contiguous territory not more than one and one-half miles beyond the corporate limits and not included in any municipality. Such plan may be implemented by ordinances (a) establishing reasonable standards of design for subdivisions and for resubdivisions of unimproved land and of areas subject to redevelopment in respect to public improvements as herein defined; (b) establishing reasonable requirements governing the location, width, course, and surfacing of public streets and highways, alleys, ways for public service facilities, curbs, gutters, sidewalks, street lights, parks, playgrounds, school grounds, size of lots to be used for residential purposes, storm water drainage, water supply and distribution, sanitary sewers, and sewage collection and treatment; and (c) may designate land suitable for annexation to the municipality and the recommended zoning classification for such land upon annexation".

Section 1.2 Zoning Ordinance

Zoning is the "legal" tool the City uses to carry out the recommendations of the Comprehensive Plan. The City is granted this regulatory authority by the State Statutes, Chapter 65. Specifically, a zoning ordinance regulates items relative to the use of land, including, but not limited to, height and size of buildings, size of lots, building setbacks and parking. It establishes definitions, standards and procedures for the City's governing body to review and approve specific land developments. There are other ordinances and regulations that supplement the zoning ordinance, such as subdivision regulations, landscaping requirements and sign controls. According to Illinois State Statutes, the purpose of the zoning ordinance is to provide:

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“... adequate light, pure air, and safety from fire and other dangers may be secured, that the taxable value of land and buildings throughout the municipality may be conserved, that congestion in the public streets may be lessened or avoided, that the hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters may be lessened or avoided, and that the public health, safety, comfort, morals, and welfare may otherwise be promoted, and to insure and facilitate the preservation of sites, areas, and structures of historical, architectural and aesthetic importance”.

To increase the legal defensibility of the City's decision-making, the City's zoning code and Comprehensive Plan should be compatible. Furthermore, decisions regarding land use and zoning should be consistent with the City's Comprehensive Plan and Zoning Regulations.

Section 1.3 Subdivision Regulations

Subdivision regulations are another legislative tool used to implement the comprehensive plan by guiding the subdivision and development of land. Subdivision regulations provide coordination of otherwise unrelated plans as well as internal design of individual sites. Subdivision regulations should be continually reviewed for needed amendments to be drafted and adopted in response to policy and development changes. The general purposes of the subdivision regulations, according to Illinois State Statutes are to:

- *protect and promote the public health, safety, convenience, comfort and general welfare;*
- *guide the future growth and development;*
- *provide for the proper location and width of streets, roads, building lines, open space and recreation and to avoid congestion of population;*
- *protect and conserve the value of land, buildings and improvements and to minimize conflicts among the uses of land and buildings;*
- *establish reasonable standards for subdivisions to further the orderly layout and use of land;*
- *ensure that public facilities, including roads, water, sewer and drainage facilities are adequate to serve the needs of proposed subdivisions.*

The process of establishing consistency between the Comprehensive Plan and regulatory documents meant to implement the Plan (the Subdivision Regulations and Zoning Code) should be the focus of the next phase in Lebanon's planning process.

Section 1.4 Planning Process

The first Comprehensive Plan developed for the City of Lebanon was completed in 1977 and not updated until 1991. The 1991 Comprehensive Plan has served Lebanon well. However, more significant changes in our national and regional economy and shifting market demand for goods and services, housing, and community facilities all pointed to the need to take a fresh look at

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community goals and expectations. City leaders also saw a new comprehensive plan as an opportunity to galvanize community support for future City initiatives. The Mayor, City Council and Planning Commission assigned two (2) overarching objectives to help move this Plan forward in this regard: (1) significant community participation, and (2) an action plan to guide plan implementation.

The consultant utilized a “values-driven” managerial approach to facilitate the preparation of this plan. A key component of the chosen approach is a customized public participation program designed to identify community-defined values and build consensus. The public participation program provided the Steering Committee and consultant with first-hand knowledge of the citizens’ perspective of Lebanon’s strengths, weaknesses, opportunities and threats. The “values-driven” approach incorporated both the traditional “data-driven” and “vision-planning” approaches to long range planning.

The first phase of the development of this plan involved the analysis of the project area’s existing conditions and the preparation of *the Existing Conditions Report*, contained herein. This Chapter summarizes the history of the project area, natural and manmade feature and socioeconomic characteristics of the City. This report serves as the foundation upon which the plan was created. The second phase of the planning process is public engagement. This effort included focus group sessions, public town hall meetings, stakeholder interviews and at least three (3) public meetings with the Comprehensive Plan Steering Committee. A summary of the public participation process is provided in *Chapter 2 Critical Issues*.

For the third and final phase of the planning process, the project team will develop goals, objectives and implementation strategies based on the community’s values and vision. Once the goals, objectives and implementation strategies are accepted in concept by the steering committee, the first draft of the comprehensive plan will be prepared and submitted to the steering committee for review and comment. Revisions will be made as needed and the final draft will be subsequently presented to the Planning and Zoning Commission. Following a public hearing, the 2015 Lebanon Comprehensive Plan will be presented for adoption via resolution by the Planning and Zoning Commission and certified to the City Council and City Clerk.

Section 1.5 How Do We Get There From Here

The Lebanon Comprehensive Plan establishes an overall vision for Lebanon and outlines goals for each of the identified critical issues and planning subject areas. These goals represent the outcomes that Lebanon should strive to achieve in the next ten (10) years and serve as a practical document that recommends actions that will help the City achieve its preferred future. The vision identified for this plan will be co-authored by the community and supported by the goals, objectives and policies or implementation strategies that provide the framework by which future growth and change might be directed. **Goals** are broadly written statements of what the City wants to achieve. **Objectives** are statements of intent that the leaders of the City, both inside and outside of City Hall, should use to guide their actions and decision-making. **Implementation strategies** are steps the City should take based upon the visions, goals and objectives. These strategies form a work program that lays out the development philosophy the City should follow when making future

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decisions regarding future growth and development. Some strategies will be clear actions the City should take, while others will be recommendations for additional planning work, more study or further public input.

Section 1.6 Lebanon's Vision

The intent of this plan is to take Lebanon into the future by providing the necessary guidelines to promote the community's health, safety and welfare. The vision, as determined after studying the values and critical issues provided by the residents, is:

"To preserve Lebanon's quaint, small-town atmosphere, family-friendly neighborhoods and promote the energy and vitality of its business districts, younger university population and annual festivities all of which owe their existence to the community's dedicated support."

More specifically, the following vision statements illustrate the community's preferred future:

- ***As a community*** - provide affordable public services, job opportunities, a range of quality housing options, a safe environment to raise a family and retire and access to parks recreation and educational opportunities.
- ***As a group of residential neighborhoods*** - to maintain the character, safety and quality of each neighborhood while preserving Lebanon's small town, family-friendly values.
- ***As a great place to raise a family*** - to provide access to a wide range of social, cultural, educational, religious and recreational activities and destinations so that everyone benefits from an active, connected and vibrant community life.
- ***As a responsible regional partner*** - to actively collaborate with local, state and regional entities (i.e., St. Clair County, SAFB, etc.) to promote the region, protect the area's rich natural, social and historic resources and implement the this Plan's goals

Section 1.7 Comprehensive Plan Goals

The planning elements for the Plan is broken down into the following general topics, each will contain a goal supported by objectives developed for the purpose of implementing the Plan:

1. **Downtown Lebanon**
2. **Business Stability & Economic Development**
3. **Quality of Life**
4. **Transportation**
5. **Housing & Neighborhood Stability**
6. **Community Services & Facilities**
7. **Future Land Use**

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Section 1.8 Historical Development and Location

Lebanon is located less than thirty (30) minutes from St. Louis, in St. Clair County. Lebanon offers the calm serenity of a small town, meanwhile, direct access to three (3) interstate highways give the residents of Lebanon easy access to big city conveniences such as cultural events, seasonal festivals, institutions, entertainment, sporting events, employment centers and higher education opportunities. Lebanon, Illinois is a community steeped in history. The following sections describe the various stages of human occupancy and economic conditions the City of Lebanon underwent throughout its history.

(900 – 1500) Native American Culture Stage: From 900-1,000 AD the area just outside present day Lebanon was inhabited by the Native American Mississippian culture who built a 50' high "Emerald Mound". However, they were not the first Native American culture to live in the area. There is archaeological evidence of various cultures that lived here over a period of at least 12,000 years spanning four (4) principal periods of prehistory: Paleo-Indian, Archaic, Woodland and Mississippian. However, it was the later Mississippian cultures that flourished by abandoning tribal lifeways for increasing complexity, sedentism, centralization, and agriculture. The production of surplus corn, trade with other cultures and popularity of regional chiefdoms led to rapid population concentrations, most notably Cahokia Mounds.

However the Late Mississippian Period (1400–1540), was characterized by increasing warfare, political turmoil, and population movement. The population of Cahokia dispersed early in this period (1350–1400), perhaps migrating to other rising political centers. More defensive structures were found at more recent sites, corresponding with a decline in mound-building and large scale, public ceremonialism. Although some areas continued an essentially Middle Mississippian culture until the first significant contact with Europeans, the population of most areas had dispersed or were experiencing severe social stress by 1500. This cultural collapse also coincided with the global climate change of the Little Ice Age. Scholars theorize drought and the reduction of maize agriculture, together with possible deforestation and overhunting by the concentrated populations, forced them to move away from major sites. This period ended with European and African contact in the 16th century. The Heartland Conservancy recently released a report entitled "The Mounds: America's First Cities". The report illustrates how the local mounds represent the Mississippian culture holistically and uniquely. Cahokia Mounds is a State Historic Site run by the Illinois Historic Preservation Agency. It is also a National Historic Landmark and a United Nations World Heritage Site. The Report includes a feasibility study. The intent of the Report is to obtain National Designation within the National Park Service for Cahokia Mounds and the associated mounds in the area, including Emerald Mount. The purpose of the designation is to procure funding and the resources necessary to preserve what remains of the Mounds and raise awareness of the Mississippian Cultures who created them. There are also studies underway by the University of Illinois that have found that as much as 1/3 of the population of the Mississippian Culture migrated from other regions. These findings allow comparisons with the growth of early civilizations all over the world such as Roman London, Delhi, and some of the big Chinese cities. All were nucleations of dissimilar people. This takes Cahokia out of this romantic mythology of the Indian past, and shows how these people were facing the same kind of problems as people all over the world do when you begin to urbanize. It allows cross-cultural comparisons with a lot more validity.

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These studies memorialize the significance of this region in a larger context, one that will continue to provoke interest, broaden our understanding of pre-Columbian cultures and strengthen our connections to our past.

(1800-1874) Pioneer Stage: The original settlement was located to the south and east section of the present-day Lebanon and was populated in 1814. During the 1800s, Lebanon became a significant milling, distilling, brewing, and manufacturing town. The town boasted nine (9) saloons, five (5) hotels and a wide array of flour mills, distilleries, a brewery and saw mills. Lebanon was incorporated as a town in May of 1857 and organized as a city in 1874. Like many other places in "Little Egypt" or Southern Illinois, Lebanon was named after the Middle Eastern country of the same name.

(1820-1856) Commercialization Stage: Downtown Lebanon, which is on the National Registry of Historic Places, was developed prior to 1900 and includes five (5) distinct areas: the city's main commercial district, the neighborhood around McKendree University, two residential districts, and an archaeological site at the city limits. Development in Lebanon began in the 1820s and not long thereafter Lebanon's longstanding commitment to education was made with the establishment of McKendree College. In 1828, pioneer Methodists founded Lebanon Seminary, which in 1830, was renamed McKendree College. Today, it is known as McKendree University and is Illinois' oldest college and the oldest Methodist-affiliated College in the US.

The oldest building from this period, the Mermaid House Hotel. The Hotel is designed in the Federal architectural style and dates back to 1830. The city received an influx of German immigrants from the 1830s onward, which influenced the development and character of many of the City's earliest buildings and homes. In the 1850s and 1860s, the railroad became an important social and economic catalyst which spurred the development of several local industries. However, the city retained the character of a quaint town and never developed into a major industrial destination or trade center.

In 1842 Charles Dickens traveled to America to write his *American Notes* which was published later that year. On April 12, Dickens and his entourage of thirteen (13) men stayed in Lebanon at the Mermaid House Inn. He wrote of his "*Jaunt to the Looking Glass Prairie and Back*" referring to his stay and walk about Lebanon. His next and most famous writing came in 1843 and was entitled "*A Christmas Carol*". Historians believe Dickens received some of his inspiration for the story from his stay in Lebanon the previous year. *A Christmas Carol* is performed every Christmas season at Lebanon's famed Looking Glass Playhouse.

(Early 1900s) Cottage Stage: In 1903, the East St. Louis and Suburban Railway interurban line was expanded to Lebanon. At that time many affluent St. Louisians had second homes or country cottages in Lebanon. Many would travel the interurban or via horse and buggy to Lebanon to escape the hectic, smog filled life of the city to spend time in the open country and shop St. Louis Street (Downtown Lebanon).

1900's- Present: Whiskey Flats and Vinegar Hill were local destinations in the area which were differentiated based on the availability to buy and sell alcohol. As the name implies, the area

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where alcohol was permissible was known as "Whiskey Flats" and located in southeast section of town. "Vinegar Hill" referred to the west side of town along Belleville Street where alcohol was prohibited. Today, many of the property titles and deeds in Vinegar Hill still contain the restriction that no spirits could be manufactured or vended from the premises.

The City of Lebanon's schools have been integrated since the 1870's, making the Lebanon School District one of the first integrated schools in the Nation. In 1865, just five (5) years prior to the integration of Lebanon's schools, the Civil War ended and the Thirteenth Amendment abolishing slavery was enacted. Citizenship was not extended to African Americans until 1868 with the ratification of the Fourteenth Amendment which guaranteed "equal protection under the law". It took another 80 years before the Supreme Court would order the lower federal courts to require desegregation "with all deliberate speed". (*Brown v. Board of Education*)

Steeped in nearly 200-years of US history, Lebanon offers a mix of old and new in a scenic setting accentuated with annual festivities that owe their existence to the dedicated support of the community. Lebanon visitors can enjoy stepping back in time while walking along Belleville Street, St. Louis Street, Madison Street, Main Street and Center Street to see a variety of architectural styles from Greek Revival, Federal, Gothic, Italianate, English Country, Queen Ann, Georgian and Southern Colonial. Various guided and walking tours of the historic homes take place year round.

A visit to Lebanon, Illinois (est. 1814), will expose you to a charming small-town centered around a downtown business district with a solid row of shops including DUKE's, the Tapestry Room Restaurant, the Looking Glass Playhouse and several antique shops along St. Louis Street. Another popular attraction is Dr. Jazz Soda Fountain and Grille which has one of only two operational old-fashioned soda fountains in the entire Country. It has a telephone booth that was installed on December 7, 1941, the day of the Pearl Harbor attack. There are several small dining establishments downtown located among several brilliantly decorated storefronts lining St. Louis Street. Downtown Lebanon is a historically in-tack "main street" district that offers an excellent walkable streetscape lined with period lighting, street trees—some over a century old and a hidden parklette. During the Christmas season visitors travel from all around to experience the lights and decorations in Downtown Lebanon and the Winter Wonderland at Horner Park. Winter Wonderland is totally volunteer based and has no affiliation with the park board or park trustees.

Section 1.9 Significant Places and Spaces

Emerald Mound: The Emerald Mound and Village Site is a pre-Columbian archaeological site located 1.5 miles northeast of Lebanon. It was created by the Mississippian Culture between 900-1000 AD for ceremonial purposes. The site is the size of a city block and includes five (5) mounds, two (2) of which contain the remains of a village, but have been destroyed by modern activity. Middle Mississippian cultures inhabited the village, which was a satellite village of Cahokia. The largest of the mounds is a two-tiered structure that stands 50 feet high. It has a square base measured 300 feet across and raises to an upper tier that is 150 feet across. The mounds were shaped like a flat-topped pyramid with corners aligned with the four cardinal directions (North,

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South, East and West). At the time of its discovery, the mound was the second-largest known in Illinois after Monks Mound at Cahokia.

Historic District: Historic Downtown Lebanon was designated as a historic district and added to the National Register of Historic Places on October 4, 1978. It is the location of several specialty shops offering a wide variety of antiques and collectibles and beautiful homes and buildings representing a variety of styles and periods. Food and sweets are available at Dr. Jazz's Soda and Grill, which has one of only two operational soda fountains in the Country.



McKendree University: Lebanon is home to the oldest college in the state of Illinois, McKendree University. McKendree University, formerly known as McKendree College, is a private liberal arts college established by Methodists and first called Lebanon Seminary. The school opened in two rented sheds for 72 students in 1828 under Edward Raymond Ames. In 1830, Bishop William McKendree, the first American-born bishop of the Methodist church, permitted the Board of Trustees to change the institution's name to McKendree College. The original site of McKendree University consisted of eight (8) acres purchased for \$24,000 and the original buildings were paid for and constructed by subscribers (the original 105). In 1833 Reverend Peter Akers became the first president of the newly named college. He was president of McKendree College three (3) times and received its first degree, an honorary Doctorate of Divinity. In 1835, the College received one of the first charters granted to independent church colleges by the Illinois legislature. The institution still operates under the provisions of a second, more liberal charter obtained in 1839.

Today, McKendree enrolls approximately 2,400 undergraduates and nearly 900 graduate students and remains affiliated with the United Methodist Church. The school changed its name to McKendree University beginning with the 2007-08 academic year. McKendree University comprises McKendree College of Arts and Science, a School of Business, a School of Health Professions and a School of Education. The University opened the Russel E. and Fern M. Hettenhausen Center for the Arts (the Hett) in September 2006. The state-of-the-art \$10 million, 34,400-square-foot theater includes practice and storage space for the McKendree University band, choral department and faculty offices. The "Hett" includes a full-size stage with a 500-seat auditorium. The Marion K. Piper Academic Center (Piper Academic Center or PAC for short) is the student union, which is the center of the campus, with the library located directly to the northwest of it. All academic buildings are located in the southwestern sections of the campus.

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The Hills Golf Club: Formally known as the Locust Hills Golf Course, the Hills Golf Club was built in 1933 making it one of the oldest courses in Illinois. The course includes 18 holes and was recently renovated. McKendree University now owns the golf course, but had not made public any future plans for the course.

Horner Park- Dedicated in 1947 by Hatti Hypes Horner, Horner Park includes 58 acres, a five (5) acre lake, a community building, skeet shooting range, baseball diamonds and a nature trail. During the Christmas Season, the park becomes a “Winter Wonderland” decorated to the nines with decorations and lights.



Mermaid House

Mermaid House Inn: The Mermaid House Inn is located on East St. Louis Street and built in 1830 by the retired New England sea captain Lyman Adams. He named it after the mermaids he reported seeing at sea. The Mermaid House was visited by Charles Dickens in 1842 and received the following mention in his book “*American Notes*”.

“The public-house was so very clean and a good one that the managers of the jaunt resolved to return to it and put up there for the night, if possible. This course decided on, and the horses being well refreshed, we again pushed forward, and came upon the Prairie at sunset. Returning to Lebanon that night, we lay at the little inn at which we had halted in the afternoon. In point of cleanliness and comfort it would have suffered by no comparison with any English alehouse, of a homely kind, in England.”



The Mermaid House was added to the National Register of Historic Places on December 4, 1975.



Lookina Glass Playhouse

Looking Glass Playhouse: The Looking Glass Playhouse Company was founded in 1972, and moved into its current home, the former Alamo Theatre, a year later. The one-time movie house first opened in 1925 and closed in 1971. It stayed closed three years before Looking Glass moved in and renovated and remodeled the building. The Playhouse has operated here ever since, as historic Lebanon’s premier venue for live theater performances with numerous shows around the year. Charles Dickens “A Christmas Carol” is performed at the theatre every year.

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Scott Air Force Base (SAFB): In 1917 Scott Air Force Base was opened just seven (7) miles to the south of Lebanon. It was one of the first air bases in the country brought on by the onset of World War I. Almost 100 years later, Scott Air Force Base continues to operate as one of the largest employers in the metropolitan St. Louis area. Today, SAFB houses three (3) global command headquarters for the military. Many active and retired Air Force personnel make their homes in nearby Lebanon.

Mid-America St. Louis Airport: Opened in 1998, Mid-America St. Louis Airport is located adjacent to Scott Air Force Base and just three (3) miles south of Lebanon. It was built to relieve Lambert-St. Louis International Airport from future air traffic and to better serve the needs of the over 500,000 residents of the metro east area.

Section 1.10 Lebanon Today

Lebanon has a Mayor/Council form of government. The Council is composed of eight (8) Aldermen, two (2) from each of the City's four (4) Wards and the Mayor. Each Alderman is head of a committee. Committees include; Finance, Health & Safety, Cemetery, Water & Sewer, Streets & Alley's, Ordinance, Personnel, and Public Property. Lebanon residents enjoy a high quality of life, stable neighborhoods, parks and playgrounds, regional transportation, superior public services and a central historic downtown that experienced more reinvestment in the last year than in the last two decades. Family, faith, school, and community are important in Lebanon. Active congregations of Baptists, Catholic, Christian, Lutheran and Methodist are represented. Lebanon's public school offers quality education, balanced with an emphasis on academics, sports, and social activities. The city has a total area of 2.47 square miles.

Section 1.11 Annual Events & Festivals

The Chamber of Commerce, in conjunction with support from other local organizations and dedicated volunteers, work year round to bring the following events and festivals to the City of Lebanon for all to enjoy.



Mermaid House

- Chocolate Rendezvous (February)
- Sip and Shop (April)
- May Market (May)
- City-Wide Yard Sale (June)
- Merchant Sidewalk Sale (June)
- Garden Tour (June)
- Fireman's Picnic (July)
- Settlers' Bicentennial (August)

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- Fall Festival (October)
- Witches Night Out (October)
- Winter Wonderland of Lights (November-January)
- Victorian Holiday (November)
- Christmas with Dickens (December)
- A Christmas Carol (December)
- Classic Car Show/Concert (Summer)
- Haunted Tours (Fall)
- Bus tours of the community can be arranged by the Lebanon Chamber of Commerce

Section 1.12 Utilities

Water

Water Supplier: SLM
Water Source: River

	<u>Gallons/Day</u>
Storage Capacity:	1,300,000
Treatment Capacity:	5,600,000
Average Daily Demand:	3,000,000
Peak Daily Demand:	4,000,000
Excess Capacity:	1,600,000

Waste Water Treatment

Type of Sewage Treatment Plant: Tertiary Process

	<u>Gallons</u>
Treatment Capacity	850,000
Present Load	400,000
Excess Capacity	450,000

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Other Utilities & Services

Gas Supplier: AMEREN ILLINOIS
Electric Supplier: AMEREN ILLINOIS

Section 1.13 Fire Protection

The Lebanon Emerald Mound Fire Protection District (LEMFPD) encompasses the City of Lebanon as well as areas surrounding and outside of city limits. The Lebanon Emerald Mound Volunteer Fire Department (LEMVFD) is a member of a group of Mutual Aid Fire Departments and can be seen assisting in many surrounding areas and communities. The Department is a volunteer department consisting of 38 volunteers. The department is staffed by on call volunteers and served by two fire stations. The LEMFPD is a separate entity from the City of Lebanon and is also a separate taxing district. The LEMFPD is governed by a Board of Trustees that are appointed by the Saint Clair County Board.

Section 1.14 Police Department

The Lebanon Police Department is a full service police department which currently consists of eleven (11) full-time employees. The Police Department is organized as follows: Chief of Police, Sergeants, Patrol Officers, an office manager.

While the police department provides a wide range of services to the City of Lebanon in regards to law enforcement and related areas, the department also provides emergency EMS and Fire dispatch services for the Lebanon Fire Department as well as neighboring communities and unincorporated areas. The police department augments its ability to suppress and investigate crime through the department's cooperation with the St. Louis Metropolitan Major Case Squad, the Illinois Child Death Investigation Task Force, the ILEAS Mobile Field Force, and the Illinois Law Enforcement Alarm System. The police department will utilize these organizations as well as the Illinois State Police, St. Clair County Sheriff's Office and other Federal, State and Local law enforcement agencies as the need presents itself.

Along with its law enforcement obligation, the Lebanon Police Department is tasked with emergency management responsibilities. This calls for coordination with St. Clair County Emergency Management, Illinois Emergency Management Agency, and the Federal Emergency Management Agency. The purpose of emergency management is to: 1) mitigate loss of life, injuries, and damage to property; 2) respond to emergencies; and 3) recovery of natural, technological, human error, or terrorist created catastrophes.

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Section 1.15 Parks & Recreation

The Lebanon Parks & Recreation Department can be traced back to the 1800's, but really came into its existence with the opening of Horner Park in 1947 when Hattie Hypes Horner died and left

the estate as a memorial of what her family did for Lebanon. Her father was the first mayor in 1847, and the family has a lengthy history in the area before and after then.



Horner Park is located 1 mile north of Downtown Lebanon and consists of 58 acres. The Park includes a 5 acre fishing lake, trails, pavilions, trap/skeet rage, sports fields and play equipment. It is a public park, existing on privately owned land. The land and the trust is under the control of the Horner Park Trustees. The public's interest in the park is represented by the Horner Park District Board and its commissioners. Publicly elected, the Board of Commissioners is responsible for the activities that take place upon the park grounds, and the maintenance of same. A taxing district has been setup, generating public funds to be used toward this goal.



Trillium Trail is a one quarter mile long nature trail at Horner Park. It was constructed in 1994 by Neva Laurie as part of her Girl Scout Gold Award project. The material below is based on a pamphlet that Ms. Laurie prepared as part of her project.

Johnson-McAllister Park is located in the south east section of the city and sometimes referred to as "Cherry Street Park". It is also maintained by the Horner Pak District.

The parks that are maintained can be classified as Neighborhood, Athletic, Regional, Historical, Recreational and Native. The ratio of citizens to park acres, using the anticipated new census data equals 51:1. As growth expands into areas that are on the fringes of the established boundaries, plans will need to be considered to add recreational services such as trails, playgrounds, green-space, etc. The City also provides athletic and non-athletic programs for people of all ages. The majority of the programs offered accept those residing in not only the City of Lebanon limits, but also the Lebanon Community School District #9. There is a fee differential for most programs, except for the programs that utilize school district facilities where there is no differential.

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Section 1.16 Public Library

The Lebanon Library was established in 1937. The Library is currently located at 314 West St. Louis Street, next to City Hall. The mission of the Lebanon Public Library is to provide media, facilities, and programs to meet the desires and needs of citizens from the City of Lebanon, IL. The local community also has access to the library and resources at SWIC.

Section 1.17 Education

Education has always been a vital part of community life in Lebanon. The opportunities available in Lebanon and the surrounding area afford access to the best the region has to offer. Students have access to excellent classroom environments, smaller class sizes and a choice of numerous extracurricular activities that promote physical and educational growth both inside and outside of the classroom. Lebanon schools offer high quality educational experiences and exceed national education standard. Lebanon is home to McKendree University and provides direct access to many area colleges, universities, and vocational institutions. With such an impressive selection of institutions, Lebanon's residents have access to diverse areas of study, ensuring that the education opportunities they desire are close to home. Lebanon's school system dates back over 140 years and consists of an Elementary, Middle and High School.

The new Lebanon Elementary School Building started construction on November 18th, 2013. The 40,000 square foot, 24 classroom plus gymnasium facility was completed and welcomed students to the 2015-2016 school year. The new elementary building replaced an 80 year old school facility. The new facility will be more efficient and economical. It will also provide space for additional classrooms in the future without displacing students. The costs to maintain the previous 80 year old building over the next 20 years was estimated to exceed the total cost to construct the new school. Lebanon High School had the highest percentage of students meeting or exceeding PSAE test scores in Madison and St. Clair County. As a result, Lebanon High School was listed as the top high school in the metro-east. The latest A.C.T. Composite Score was 20.0.

Table 1.01 Lebanon Area Educational Institutions

Type	#	Teachers	Est. Enrollment (2015)
Elementary	1	27	277
Junior High	1	12	153
High School	1	27	202
Trade & Technical	0	0	0
Community College	1	959	26,000
Belleville Lindenwood College	1	60	1,200
McKendree University	1	80	1,500

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Section 1.18 Healthcare

Healthcare is a vital part of community life in Lebanon. According to the Illinois Department of Commerce and Economic Opportunity, Lebanon has a dentist, two (2) nursing homes, Lebanon Optometric, and a chiropractic clinic offering services located within the community. There are no hospitals or urgent care facilities in the community. The nearest hospital is located seven (7) miles away in O'Fallon, IL.

Section 1.19 Tax Structure

Property tax rates per \$100 assessed valuation. Valuation is 33.3% of real property. Commercial and industrial property is assessed at 25%.

<u>Year</u>	<u>Sales Tax Rate:</u>
2015	7.85%
2014	7.85%
2013	7.60%
2012	7.35%

Total Property Tax Rates

City	0.4278%
County	0.9388%
School (Unit)	6.2167%
Other(s)	1.5106%
Total	9.0939%

Utility Tax On

Electricity	5.00%
Natural Gas	5.00%
Telephone	0.00%
Water	0.00%

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Section 1.20 Community Facilities within 10 Miles

- Motels/Hotels (1100 rooms) 23
- Protestant Churches 9
- Catholic Churches 3
- Jewish Synagogues 0
- Restaurants 20
- Country Clubs 0
- Public Golf Courses 2 (Hills and Tamarack)
- Health Clubs 1 (YMCA O'Fallon)
- Public Tennis Courts 2 (McKendree and Horner Park)
- Public Swimming Pools 3 (Mascoutah, O'Fallon, Trenton and McKendree- coming soon)
- Public Access to Lake Yes, plus Carlyle Lake is 25 miles away.

Section 1.21 Employment

Table 1.02 Largest Employers

Employer	Employees	Type of Industry	Date Est.
1. SCOTT AFB (3 Miles away)	9,000	NATIONAL DEFENSE	1933
2. MCKENDREE UNIVERSITY	416	EDUCATION	1828
3. UNIT 9 SCHOOL DISTRICT	119	EDUCATION	1900
4. GOLDEN STATE FOODS	100	DAIRY PRODUCTS	2010
5. CEDAR RIDGE HEALTHCARE	130	HEALTH CARE	1988
6. LEBANON CARE CENTER	58	HEALTH CARE	2010
7. CHRIST BROS.	37	ASPHALT-DRIVEWAY	1983
8. CHRIST TRUCK SERVICE	17	SAND GRAVEL	1936
9. MARTIN ROOFING COMPANY	14	ROOFING	1956
10. DON MUELLER CONST.	6	BUILDING CONTRACTOR	1947

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SOCIOECONOMIC CONDITIONS

Section 1.22 Nationwide Population Trends

The percentage of Americans moving between counties dropped to historic lows between 2006 and 2009, reducing the rate of population growth throughout rural and small-town America. This reduction in the mobility of St. Clair Country's populations can be attributed to many social and economic conditions present during the last half of this decade that decrease one's ability to relocate, such as:

1. A decline in wealth as home values and stock market values fell;
2. Increased difficulty in financing home purchases in the wake of the mortgage crisis;
3. A decline in speculative real estate construction; and
4. Falling incomes and declining job stability as the Nation experienced two (2) Great Recessions and recovery that is much slower than predicted.

Counties that experienced the highest population losses were suburbanizing counties adjacent to metro areas, as well as in counties with scenic amenities. Another nationwide trend contributing to population decline is the reduction in birth rates, which is evidenced by the declining average household and family size. The overall slowdown in U.S. population mobility contributed directly to a decline in non-metro population growth causing the first break in suburbanization (aka non-metro population growth) since World War II.

The 2010 Decennial Census revealed some major population changes in Illinois, including declining populations in Chicago and other major urban areas, growing populations in the fringe counties and changes to racial demographics. During the decade following 1990, the State of Illinois grew by 8.6%. However from 2000-2010 the State of Illinois only grew by 3.3%, meanwhile, the Nation grew by 9.7%. By way of comparison, St Clair County grew by 5.5% in the 2000s after losing 2.6% of its population in the 1990s.

Section 1.23 Southwestern Illinois Demographics

Madison and St. Clair counties remain the second most populous region in the State of Illinois with a combined population of 539,338 in 2010. Median household income continues to rise for area residents, jumping 24.6% in the last decade. Per capita income is also on the rise, up 29% since 2000. Southwestern Illinois also continues to make gains in educational attainment. The percentage of individuals earning a high school diploma or higher has increased from 82.6% in 2000 to 88.4% in 2010, and the percentage earning a bachelor's degree or higher is 23.5% for 2010.

Section 1.24 St. Clair County Population Characteristics

According to the 2010 census, St. Clair County had a population of 270,056, making it the eighth most populous county in Illinois and the most populous in the southern portion of the state. By way of comparison, according to the 2000 US Census.

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	1980	1990	2000	2010
City of Lebanon	3,250	3,688	3,523	4,418
St. Clair County	267,531	262,825	256,082	270,056

Source: US Census

Section 1.25 Lebanon Population Characteristics

The estimated population of the City of Lebanon, IL according to the 2010 US Census was 4,418, an increase of 25.4% from the 2000 US Census population. While Lebanon has experienced significant growth over the last ten (10) years, the State of Illinois and St. Clair County only grew by 3.3% and 5.5% respectively. McKendree University greatly influences the age, income and race characteristics of the City of Lebanon. McKendree enrolls approximately 2,300 undergraduates and nearly 700 graduate students. Therefore, well over half of the City's population is affiliated with McKendree University. Table 1.04 shows a comparison of the City of Lebanon's general demographic characteristics with the peer cities of Red Bud, Highland, Mascoutah, Carlinville and Illinois.

	Lebanon	Red Bud	Highland	Mascoutah	Carlinville	Illinois
Population	4,418*	3,698	9,919	7,483	5,917	12.8 m
Households	1,642*	1,557	4,284	2,816	2,431	5.3 m
Median age	31.9*	39.9	36.8	36.0	37.9	36.6
Median HH Income	\$47,829 *	\$56,659	\$54,591	\$55,825	\$46,315	\$56,576
Poverty	14.2%*	4.0%	5.5%	8.6%	13.5%	13.1%

*characteristics influenced by a strong college student body presence.

Section 1.26 Age Characteristics

Lebanon's population is spread out with 17.8% under the age of 18 and 15.5% 65 years of age or older. The majority (66.7%) of the City's population are between the ages of 19-45.

Compared to the peers cities analyzed, Lebanon had the lowest percentage of children age 0-5 and persons under the age of 18 with only 5.5% and 17.8% respectively. Mascoutah had the highest concentration of children age 0-5 and the highest concentration of persons under the age of 18.

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Lebanon had the highest concentration of young and middle aged adults compared to all peer groups. Red Bud had the smallest concentration of young to middle-age adults with only 57.6% (9% less than Lebanon). Lebanon's population of persons 19-64 was almost 4% higher than the State and National average. Lebanon's high concentration of young adults is a result of the student population of McKendree University.

The median age of Lebanon's population was 31.9 in 2010. This is 10.3 years younger than the State average and 3.7 years younger than Carlinville's (who had the next youngest median age of all peer cities). Again, the student body of McKendree University is credited for bringing Lebanon's median age to the ripe young age of 31. Meanwhile, Lebanon's population over 65 represents 15.5% of the population which is well above the State (12.5%) and US (13.3%) averages. This indicates that the city is a desirable place for both college age students and older adults, including Baby Boomers.

As a whole, the age characteristics indicate that Lebanon is a popular place for young adults, middle-aged adults and seniors. Being an attractive home to young, vibrant college-aged individuals as well as seniors and middle-aged adults requires a wide range of public services, amenities and resources. While it is important for the City to offer the services and amenities required of its' adult population, it is also necessary for the City to improve and expand upon the services and amenities desired of young families with children under the age of 18 to ensure these age cohorts do not continue to decline in numbers. Table 1.05 provides a snapshot of the city's age structure during the last decennial census.

Table 1.05 General Age Characteristics (2010 US Census)

Age Characteristics	Lebanon	Red Bud	Highland	Mascoutah	Carlinville	Illinois	US
Persons under 5 years	5.5%	3.4%	6.8%	6.9%	5.9%	6.5%	6.5%
Persons under 18 years	17.8%	23.0%	24.8%	27.1%	21.7%	24.4%	23.7%
Persons 19-64 years	66.7%	57.6%	59.0%	61.5%	60.1%	63.1%	63.0%
Persons 65 and older	15.5%	19.4%	16.2%	11.4%	18.2%	12.5%	13.3%
Median Age	31.9	39.9	36.8	35.6	37.9	42.2	37.3

Section 1.27 Racial Composition

According to a report by the National League of Cities, the Hispanic population in small cities at least doubled, growing over 100% in the Midwest. The Asian population is also on the rise, growing by more than 60 percent in the Midwest (61%). Similarly, the African American population in small cities also increased across all regions, particularly in the Midwest (114%).

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The City of Lebanon's population continues to show concentrations of African Americans, due to the City's proud tradition of integration and historic settlement of African Americans from the turn of the 19th Century. However, the City's population trails the State and Nation with regard to Asians and Hispanics. Lebanon's distance from the urban core of the St. Louis Metropolitan Area and raising popularity of the Metro East and Metro West areas where minorities have migrated over the last twenty (20) years may be attributed to the City's low rate of these minority groups. Table 1.07 provides a comparison of the racial composition for Lebanon and the peer communities, Illinois and the US.

Table 1.07: Racial Composition Comparison (2010 US Census)

Race	Lebanon	Red Bud	Highland	Mascoutah	Carlinville	Illinois	US
African American	16.4%	0.2%	0.2%	5.2%	1.5%	14.5%	13.1%
White	80.6%	98.4%	97.0%	89.6%	96.5%	71.5%	78.1%
Hispanic	2.3%	1.1%	1.4%	2.8%	1.1%	15.8%	16.7%

Section 1.28 Gender

The City of Lebanon's female population is 3.2% higher than the male population. Nationally there is only 1.6% more females than males and statewide there is only a 2.0% difference in favor of females. The City of Red Bud and Highland had the highest percentage of females in 2010 when compared to the other peer cities. The fact that Lebanon has 3.2% more females than males is a noteworthy finding. This may indicate that Lebanon has more female head of households and/or more single mothers than the state and national averages, which would indicate certain social, domestic and financial needs.

Table 1.08: Gender Comparison (2010 US Census)

Gender	Lebanon	Red Bud	Highland	Mascoutah	Carlinville	Illinois	US
Male	48.4%	46.3%	47.5%	48.9%	48.1%	49.0%	49.2%
Female	51.6%	53.7%	52.5%	51.1%	51.9%	51.0%	50.8%

Section 1.29 Income

According to the 2000 Census, the median income for a household in the city was \$37,042, and the median income for a family was \$48,711. Males had a median income of \$30,597 versus \$21,341 for females. The per capita income for the city was \$17,125. About 9.8% of families and

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13.4% of the population were below the poverty line, including 14.2% of those under age 18 and 7.1% of those age 65 or over.

According to the 2009-2013 American Community Survey, conducted on behalf of the US Census Bureau, the median household income in the City increased 43.7% to \$53,222 from the 2000 US Census, which was only \$37,042. By way of comparison, the household income in Lebanon was higher than Carlinville (\$43,449 - which was the lowest among peer communities), S. Clair County (\$50,578), (Red Bud (\$51,723) and slightly above the US (\$53,046). Mascoutah had the highest median household income with \$68,458, followed by Highland (\$57,500) and Illinois (\$56,797).

The median income for a family was \$60,152, an increase of 23.5% from the 2000 US Census. However, Lebanon had the lowest median family income of all the peer community, St. Clair County, Illinois and the US. Mascoutah had the highest median family income. St. Clair County had the highest percentage of poverty with 17.6% followed by the US (15.4%), Illinois (14.1%) and Lebanon (14.2%). Red Bud had the lowest poverty rate at 4.0% followed by Highland (5.5%) and Mascoutah (8.6%). Table 1.01 provides a comparison of the income characteristics discussed herein. Lebanon's income and poverty characteristics are significantly influenced by the high rate of college students as depicted in the following 2009 -2013 ACS findings:

- 44.5% (333) of people living under the poverty level were under 18.
- 10.8% (232) of people living under the poverty level were aged 18 to 64.
- 5.6% (34) of people living under the poverty level were 65 or older.

Table 1.5: Income (2009- 2013 ACS Census)

Income	Lebanon	Red Bud	Highland	Mascoutah	Carlinville	St. Clair Cnty	Illinois	US
Median household income	\$53,222	\$51,723	\$57,500	\$68,458	\$43,449	\$50,578	\$56,797	\$53,046
Median family income	\$60,152	\$66,813	\$73,167	\$78,026	\$62,591	\$63,373	\$70,344	\$64,719
Per capita income	\$30,034	\$28,896	\$28,032	\$28,191	\$26,234	\$17,316	\$29,666	\$28,155
Unemployment	17.1%	3.8%	10.4%	9.9%	6.8%	9.5%	10.5%	9.7%
Persons below poverty level	14.2%	4.0%	5.5%	8.6%	13.6%	17.6%	14.1%	15.4%

Definitions:
**Family: a householder and one or more other people related to the householder by birth, marriage, or adoption.*
***Household: A household consists of all people who occupy a housing unit regardless of relationship. A household may consist of a person living alone or multiple unrelated individuals or families living together*

Source: U.S. Census Bureau, ACS 2012

Section 1.30 Housing

There were 2,275 households and 1,275 families living in the City according to the 2010 US Census. Of the 2,275 households, 28.8% had children under the age of 18 living with them, only 48.2% were married couples living together, 11.5% had a female householder with no husband present, and 36.9% were non-families. 28.5% of all households were made up of individuals and

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12.9% had someone living alone who was 65 years of age or older. The average household size was 2.47 and the average family size was 3.25, which was similar in size with the peer communities surveyed.

The reduction in household size has been a nationwide trend as more and more baby boomers reach retirement age. The fact the average household size in Lebanon (2.47) is slightly smaller than that of St. Clair County (2.57) and Illinois (2.63), demonstrates that individuals without children (singles, seniors and baby boomers) are comfortable living in Lebanon.

The average home value in Lebanon, according to the 2013 ACS, was \$136,001. This is significantly higher than Carlinville, but well below the County, State and National averages as well as Red Bud, Highland and Mascoutah. On the basis of this data, one might argue that Lebanon offers more affordable housing than the peer cities, which in turn provides more income for other household expenditures for Lebanon residents.

The percentage of renter-occupied housing in Lebanon was the same as the state of Illinois and slightly higher than Highland, Mascoutah and Red Bud. Carlinville had the highest percentage of renters with 35.3% and Red Bud had the lowest percentage of renters at only 21%.

The percentage of vacant housing in Lebanon was 16.7%, which was the second highest; Carlinville had the highest vacancy rate with just over 21%. The vacancy rates in Lebanon and Carlinville are double that of the peer entities. The vacancies rates in Lebanon and Carlinville might be the result of the high percentage of students, who may only live in town for the school year. Regardless, the City should continue to monitor vacancy rates and employing strict code enforcement effort to ensure vacant structures do not become a nuisance. The rationale for this recommendation is that there is a positive correlation between crime rates and vacancy rates. Table 1.4 provides a summary of the City's housing tenure and value.

Housing Tenure and Value	Lebanon	Red Bud	Highland	Mascoutah	Carlinville	St. Clair Cnty	Illinois
Owner-Occupied Housing (2013)	67.5%	79.0%	68.4%	70.3%	64.7%	67.2%	67.5%
Renter-Occupied Housing (2013)	32.5%	21.0%	31.6%	29.7%	35.3%	32.8%	32.5%
Total Vacant Housing Units	16.7%	7.9%	6.5%	7.6%	21.1%	11.9%	9.8%
Average Home Value (2013)	\$136,001	\$137,388	\$157,962	\$163,019	\$96,026	\$147,249	\$232,748
Average Family Size	3.25	2.88	3.05	3.38	2.79	3.17	3.28
Average Household Size	2.47	2.32	2.43	2.72	2.15	2.57	2.63

Source: U.S. Census Bureau/ ACS 2012

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Section 1.31 Housing Affordability

Housing affordability is a key component of the long-term vitality of a community. Housing affordability is not simply the price one pays for rent or mortgage; it is a function of household income or wealth relative to a housing unit's price or rent. One basic way to measure housing affordability is to look at how much a household spends on housing costs as a percentage of their total household income. Affordable housing is defined as housing that costs occupants less than 30% of their gross income for gross housing costs, including utility costs. Planners and lenders consider a household that spends 30% or more of its income on housing costs to be financially burdened. For example, if a family's income was \$50,000, they would be considered financially burdened if they spent more than \$1,250/month on housing. In other words, "affordable housing" would be housing that cost less than \$1,250/month in this particular situation.

The median monthly homeowner's costs in the City of Lebanon was \$1,271, which is in the middle of the peer communities surveyed. The monthly homeowner costs were the highest for the State of Illinois and the lowest in Carlinville. The percentage of Lebanon's homeowners who spend 30% or more of their income on housing was 33%, which was the highest among all peer entities surveyed. The City should take note of this issue and determine if affordable housing should be provided within the City to remedy the high percentage of Lebanon's households that are financially burdened.

The median rent in the City of Lebanon, according to the 2013 American Community Survey, was the second lowest of all peer communities. Carlinville had the lowest median month rent rate at \$590/month. The State and National median monthly rates are significantly higher. This suggests that Lebanon has an abundance of affordable places to live for renters and reflects the presence of a substantial rental population due to the University, proximity to SAFB and excellent highway access. Table 1.5 provides a summary of housing costs and affordability. However, the percentage of renters who pay 30% or more of their income on housing was highest in Lebanon. By way of comparison, 55.5% of renters are financially burdened, which again can be justified in part due to the high percentage of students.

Housing Cost	Lebanon	Red Bud	Highland	Mascoutah	Carlinville	St. Clair Cnty	Illinois
Median Monthly Homeowner Costs	\$1,271	\$1,129	\$1,375	\$1,467	\$927	\$1,393	\$1,727
% of Homeowners who spend 30% or more of income on housing	33.0%	19.20%	24.00%	24.70%	13.3%	29.4%	29.50%
Median Monthly Rent	\$599	\$636	\$738	\$865	\$590	\$795	\$890
% of Renters who spend 30% or more of income on housing	55.5%	33.9%	41.9%	36.6%	46.3%	48.4%	47.7%

Source: U.S. Census Bureau/ ACS 2012

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Section 1.32 Educational Attainment (ages 25 and over)

Table 1.6 shows the educational attainment of individuals over 25 years of age. According to the latest American Community Survey for the years 2009 – 2013, 94.5% of persons 25 and older in the City of Lebanon had a high school diploma or higher and 36.5% had a Bachelors Degree or higher.

Lebanon led all peer cities, St. Clair County, Illinois and the Nation in both educational attainment categories. St. Clair County had the lowest percentage of high school graduates and college degrees. The City should continue to promote quality education and ensure the City's schools continue to receive the funding needed to continue to be a leader in educational attainment.

Table 1.6: Educational Attainment (2013)

Educational Attainment	Lebanon	Red Bud	Highland	Mascoutah	Carlinville	St. Clair Cnty	Illinois	US
High School Grad. or higher	94.5%	88.1%	92.6%	93.7%	83.4%	75%	89.5%	86.0%
Bachelors or Advanced Degree	36.5%	17.2%	25.2%	26.1%	20.7%	25.3%	31.4%	28.8%

Source: 2009- 2013 ACS

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1

DEVELOPMENT CONSTRAINTS

Section 1.33 Historic sites

The National Register of Historic Places is the nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources." While there are numerous criteria for listing, it is required that a property must be at least 50 years old to be eligible for consideration. Historic Downtown Lebanon was designated as a "Historic District" and added to the National Register of Historic Places on October 4, 1978. It is the location of several specialty shops offering a wide variety of antiques and collectibles and beautiful homes and buildings representing a variety of styles and periods. Sweets are available at Dr. Jazz's Soda and Grill, which has one of only two operation soda fountains in the Country. Currently the Mermaid House Hotel and Emerald Mound and Village Site are the only other sites listed on the National Historic Register in the City of Lebanon, IL, however, many of the City's existing properties are now more than 50 years old.

Section 1.34 Environmental Framework

The environment provides the natural and physical context within which land use activities take place. The intent of this plan is to minimize the negative impacts on the environment. The following sections provide a brief overview of the environmental framework of Lebanon and identify some of the more sensitive environmental elements that must be considered in future development and land use decisions.

Section 1.35 Floodplains

The riparian zone of a river, stream or other body of water is the land adjacent to the centerline of the channel and includes the stream banks and floodplain. Riparian zones can be broad alluvial valleys or narrow strips of stream bank. Riparian zones help control the intensity and frequency of flooding and contain very sensitive ecosystems that support a diverse range of species and vegetation. Riparian areas are prone to periodic flooding, which helps support and maintain these fragile ecosystems. For these reasons, and the fact Lebanon's riparian areas are very scenic and pristine, this plan recommends preserving riparian areas in the form of a greenway system.

Riparian areas are classified into "zones" which refer to the probability of annual flooding. The "100 Year Floodplain" is an area that is expected to flood at least once in a 100-year period. For the purposes of this plan, the 100-year floodplain is also the limits of the "riparian zone" and delineates the recommended greenway locations. The 100-year floodplain can be further divided into two areas based on flood hazard potential. The **floodway** is the area within and adjacent to the stream banks required to discharge the 100-year flood without raising the water surface elevation more than one foot above base flood level at any point. Obstacles in the floodway can disrupt this function, increasing the both the frequency and severity of flood damage. Therefore, no structure, fence or other permanent, manmade obstruction should be constructed in the

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floodway. The **floodway fringe** is the area bordering the floodway. This area provides storage during a flood event and functionally reduces the frequency and intensity of downstream flooding by holding floodwaters until they are carried away in the floodway channel. While the floodway fringe's capacity decreases with the presence of obstacles, such as a fence or building, their presence is generally acceptable when regulated properly.

The Federal Emergency Management Agency (FEMA) prepared Flood Insurance Relief Maps (FIRM) for the Lebanon region. The maps define the boundaries of the areas 100-year floodplains to help identify areas prone to flooding. Any future development proposed near a river, stream or other flood prone areas should be identified on the FIRM maps to verify their location within the floodplain and special precautions taken, as needed, for any future development activity.

Section 1.36 Wetlands

The State of Illinois defines a wetland as, "land that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions". Wetlands perform many valuable functions including decreasing the frequency and severity of flooding, water purification, provide feeding and breeding grounds for aquatic habitat and support vegetation that absorb harmful greenhouse gasses. They also offer diverse recreational opportunities such as hunting, fishing and wildlife observation. However, Illinois has lost over 90 percent of the wetlands. Southern Illinois currently contains 49 percent (approximately 612,300 acres) of the state's total wetland resources.

This plan recommends preserving and enhancing wetlands in accordance with the Federal and state regulations that mandate "no net loss" of wetlands. If a wetland or portion of a wetland is disturbed or eliminated, replacement of that wetland with a wetland of equal quality and quantity is required. Development should be prohibited from encroaching upon wetland areas found within the project area. The designation of wetlands in itself does not necessarily prevent development, but is an indicator that development will need to be approached in a more sensitive manner. The appropriate state agencies should be contacted prior to any alteration of any wetland area.

Section 1.37 Topography

Topography is the natural terrain of an area; its slopes, valleys, hills, and similar landscape features. Topography can be a critical element to development. When severe slopes are developed, they frequently become unstable which creates a great deal of erosion. This erosion further destabilizes the slopes and all of the soil that washes off the slope ends up in creeks, streams, and rivers. This degrades the quality of the water body and can increase the severity of local flooding.

Phase II Stormwater regulations by the State are an attempt to control these sorts of impacts through the use of Best Management Practices. One such practice can be limiting development

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to areas without sever slope issues. This plan recommends focusing development where slope erosion will not be a problem.

Section 1.38 Soils

Soil develops as a result of the weathering of water, wind, and ice on the geology of a location. We tend to think of them as something that just “exists” but they are ever changing bodies of organic matter, sand, silt, and clay. Soils are often identified by what their capability, limiting attribute, or best use is, such as Prime Farmland Soils or Expansive Clay Soils. This latter group of soils can be problematic for development as they tend to swell when wet, which can crack and even break concrete foundations.