The Neighborhood Plan
for the Southeast Quadrant of Lebanon, Illinois

The FLATS
ON THE RISE

2022
Adopted April 25, 2022
Acknowledgments

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The Neighborhood Plan

Overview

The Southeast Quadrant of Lebanon, Illinois, is experiencing an exciting new chapter of community revitalization led by residents. The neighborhood has a long history of racial diversity, integration, and equity. Grassroots efforts to add amenities to the neighborhood reflect residents’ desire to maintain their identity as a community centered on inclusive family life while adding amenities to create a vibrant, desirable neighborhood equal to any in Lebanon. The plan serves as a guiding vision for the neighborhood to ensure that the city’s infrastructure investments and the neighborhood enhancement projects led by community organizations align with the community vision and goals.

The plan is a dynamic document that serves as a guide for all those working together to implement the vision for the southeast quadrant of the City of Lebanon, Illinois. This neighborhood is also known as “The Flats.”

The plan strongly recommends the use of public/private partnerships to put recommendations into quick action, increasing community vitality, and to further develop the identity for the neighborhood. The changes and improvements outlined in this document will require careful coordination so that the residents and City may successfully guide and improve the ongoing development and care of the this quadrant of the city.

Funding for this plan was provided by the City of Lebanon.

Organization

The plan begins with a summary profile of neighborhood characteristics and findings from public input.

Using the profile and findings, together with resident input, the project team developed a vision, goals, and key strategies for the neighborhood-wide recommendations.

The document is organized by a set of key strategies, which provides detailed actions and recommendations that build on residents’ continued input throughout the plan’s implementation.

Strategies are provided at a city-wide context, which provide the over-arching concepts that guide neighborhood connectivity to assets and resources in the city. Larger natural resource systems are also considered. The second scale is the neighborhood of the southeast quadrant of the city as bounded by SR 4, US 50, Little Silver Creek, and the railroad corridor.

Lastly, an implementation and funding strategy is outlined and linked to related opportunities and partners.

The study was completed using Geographic Information Systems (GIS) technology. All of the data used in this analysis is available to the public and is held by the City of Lebanon.

The appendices include the existing conditions report (maps, demographic reports, research, and public engagement results), presentations, key resources, and partners’ concurrent plans and findings.
Recreation was important in the neighborhood. Street Hockey on Herman Street. 1944, from A Reminiscent View of Lebanon, Illinois (1998)

Lebanon Coal Miners in 1890 [In the Flats], from A Reminiscent View of Lebanon, Illinois (1998)

Members of the McAllister family in the 500 block of East McAllister Street with a view of McAllister Street toward the west in the background. Note the berry bushes in the yard and the tree canopy

from A Reminiscent View of Lebanon, Illinois (1998)

Recreation was important in the neighborhood. Street Hockey on Herman Street. 1944, from A Reminiscent View of Lebanon, Illinois
The Neighborhood Plan is a document based on analysis and public engagement that will guide the future of development, administration, programs, and resources over the next 10 to 20 years. Through this planning process, the City is able to:

• Partner on a resident-led vision for their neighborhood;
• Assess and identify needs in the community;
• Develop a strategic plan of action;
• Inform decisions from external development pressures; and
• Identify potential partners and sources of funding.

HeartLands Conservancy worked closely with City of Lebanon staff, Friends of McAllister Park, and residents and stakeholders of the neighborhood. The City and staff received updates from the project team throughout the process. They met several times throughout the planning process for updates on the process and development of the plan.

The planning process included: surveying existing conditions; research into the history (oral, recorded, and narrative); conducting community outreach and engagement; creating a vision, goals, and conceptual framework; and developing a neighborhood plan with key strategies and recommendations for implementation and funding.

Recommendations, goals, beneficial elements and alignments from previous and concurrent plans are incorporated into this plan. Future implementation should be coordinated with active participation and guidance from the neighborhood, including implementation of the City of Lebanon’s last Comprehensive Plan completed in 2015. A full list and description of the plans reviewed is in the Appendices in the Existing Conditions Report.

A few plans of note are the Gateway East Trails plan and Friends of McAllister Park’s (FOMP) Routes to Equity Action Plan. This plan identified several ways to improve bicycle and pedestrian safety though improved street crossings and connectivity of the neighborhood to necessary services, businesses, schools, and facilities.

The Existing Report represents the data collected for the existing conditions of the neighborhood within the context of the City of Lebanon and the St. Louis Metropolitan region. The information compiled here provides the foundation for creating a vision for the neighborhood’s future, guiding and coordinating future municipal investment and grassroots efforts.

The data is sourced from the following resources: St. Clair County, St. Clair County Historical Society, HeartLands Conservancy GIS Resources, East-West Gateway Council of Government, IDOT, IDNR, EPA, USDA Data Resources, USGS, and many others.
Community members each provided one word to describe the neighborhood. Results are above in the word cloud.

Multi-generational input was important in the process.
Community Engagement

Community engagement and outreach during the public planning process involved gathering feedback on four tasks:

- Existing conditions, concurrent plans, and community efforts;
- Input from residents, stakeholders, and community leaders;
- Creation of a shared vision and goals for the future of the neighborhood; and
- Feedback on actionable strategies and recommendations to achieve the vision and goals.

Community participation through interviews and engagement activities revealed several key themes for further investigation by the planning team, which were explored more deeply and summarized in the Appendix. Lebanon is a community that values history and education, and the same is particularly true of the Southeast Quad.

Residents were proud to share their personal histories as examples of the neighborhood’s welcoming, inclusive ethos and legacy of continuous integration. (See the History section of the Existing Conditions Report, starting on page 15, and the People & the Community section that begins on page 32.) Leadership, equity in education, and a tradition of community advocacy are hallmarks of the Flats. The social and cultural values articulated by stakeholders through the community engagement process are the foundation of the Vision and Goals for this Neighborhood Plan.

Advisory Groups

Throughout the planning process, the planning team informally and formally engaged with the Neighborhood Advisory Committee (NAC) composed of interested residents, as well as community stakeholders. Due to Covid-19 concerns persisting into 2022, the original engagement process was modified by the stakeholders for the safety of the community.

Stakeholders and members of the NAC provided insight into the neighborhood’s history, opportunities, and challenges through a series of community worksessions. As the planning team developed a draft vision and goals for the neighborhood based on input from the NAC and stakeholders, the NAC provided feedback to ensure that the draft plan accurately reflected their hopes for the neighborhood. A summary of community engagement is presented in Appendix A, page 42.

The team also gave regular updates and sought input from the Friends of McAllister Park board and steering committee.

Stakeholder Interviews

The planning team conducted stakeholder interviews to understand the community’s diverse perspectives. The team interviewed residents of all ages, elected officials, community leaders, historians, and property developers with an interest in the neighborhood.

Through these interviews, the team gained a better understanding of how neighborhood stakeholders and residents of Lebanon view the Flats and its vision for the future.

Public Outreach

The full summary of all the public engagement is in the appendix. Public Outreach, Listening Sessions, and Community Worksessions were held:

- SE Quadrant Neighborhood Plan Kick-off May 22, 2021 at McAllister Park
- Community Listening Session June 12, 2021 at McAllister Park
- Pedestrian Connections Visual Preference Survey October 2, 2021 at Lebanon’s Fall Festival
- Update to Mayor Wright December 7, 2021 at Lebanon City Hall
- Update to Planning Commission March 3, 2022 at Lebanon City Hall
- Update to Neighborhood Advisory Committee March 9, 2022 virtually on Zoom
- Neighborhood Advisory Committee Workshop March 21, 2022 at Lebanon Visitor’s Center
Community Survey

Throughout the process several surveys were performed by partners and the planning team.

- The City conducted a neighborhood survey for certification of CDBG. There was not enough participation and will need to be redone to meet the County’s needs.
- Friends of McAllister Park conducted a Neighborhood Survey for their Routes to Equity Plan which ran concurrently with this process. The findings informed this plan and its recommendations.
- The HeartLands Conservancy (HLC) planning team conducted visual preference surveys based on case studies for crossing US50 and SR 4 and neighborhood streets.
- The HLC planning team posted an online survey of the Vision, Goals, and Key Strategies & Recommendations for the draft neighborhood plan.

Key Findings

The results of community engagement, combined with data analysis, set the framework for the plan. Primary issues and opportunities identified during the public engagement and analysis process include:

- Extend the look and vibrancy of ‘Brick Street’ to east US 50;
- Ensure quality new homes and businesses;
- Plan for quality green space and recreation;
- Increase stormwater management and the need for combined green space and green infrastructure;
- Protect natural resources (tree canopy preservation, protect fields, creek, and habitat linkages);
- Connect the neighborhood via streets, sidewalks, trails, and pedestrian and bicycle facilities; and
- Plan for capital resources for needed improvements, staff, and stewardship.

The list of Opportunities and Challenges (to the right) was developed from listening to residents, stakeholders, observations, community engagement, input from interviews, elected officials, and city staff.

Challenges of Today

- Disconnected from rest of the City
- Lack of safe access to services
- Lack of sidewalks
- Development
- Loss of trees
- Industrial uses & trucks
- Stormwater flooding
- Visual clutter: industry & overgrown areas
- Loss of houses

Opportunities for the Future

- Improve safe access & circulation
- Increase crosswalks, sidewalks, & trails
- Support green infrastructure & native plants
- Develop housing study & design guidelines
- Start community tree planting program
- Support reinvestment & entrepreneurship
- Increase recreation opportunities
- Develop handyman assistance group
- Increase community gathering places
City of Lebanon

Lebanon has a rich cultural heritage spanning millennia. Lebanon has been a crossroads of natural resources of rich farmland, flowing waters, and hills since the Mississippian Culture (700CE- 400CE). Spanish, French, and German travelers crossing the rich lands of Lebanon.

Today, Lebanon, Illinois, is a community of approximately 4,000 people in St. Clair County, within the St. Louis, Missouri-Illinois Metropolitan Area. Convenient access to Interstate 64 allows automobile access to the metropolitan amenities of St. Louis, Missouri, within 30 minutes. Lebanon is located along Illinois Highway 4, a heavily traveled corridor that connects Interstate 70 (to the north) with Interstate 64 (to the south). Scott Air Force Base, Boeing, and MidAmerica Airport are located approximately seven miles south of Lebanon, boosting economic activity with job opportunities for civilian personnel and bringing military families and retirees into Lebanon.

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. The university provides venues for sports, art exhibitions, and cultural events.

Lebanon has leveraged the preservation of historical assets into a key economic driver of tourism. The Flats Neighborhood

The Flats Neighborhood

The earliest inhabitants of the Southeast Quad are most likely from the Mississippian culture who built Cahokia Mounds, Emerald Mound (approximately 2 miles northeast of Lebanon) and other earthworks in the city. Indigenous peoples who are likely to have occupied the area after the Mississippians include:

- *čačáki* (Osage)
- *Očhébi Šakówin* (Sioux)
- *O-ga-xpa Ma-zho* (O-ga-xpa, Quapaw)
- *Myamia* (Miami)
- *Kikaapoi* (Kickapoo)
- *Kaskaskia*

The name of the Southeast Quad neighborhood reflects its location within the City of Lebanon, relative to the intersection of two major roads that marks the center of town. Historically the neighborhood has also been known as “The Flats” in reference to the low, flat floodplain of Little Silver Creek, or “Whiskey Flats” in reference to the historic production of alcoholic beverages in the neighborhood.

The Southeast Quad is defined by the two highways (US-50 and IL-4) that form the northern and western edges of the neighborhood. Little Silver Creek bounds the eastern edge. The southern edge is roughly the industrial area along the CSX railway. For the purposes of this plan, these boundaries are the edges. It comprises most of Ward 2 in the city. Important adjacent features to the north and west, such as the K-12 school campus and the commercial corridor on the west side of IL-4, are included for context.
Vision & Goals

Overview

The vision and goals work together to reflect the community’s desire for the future and to guide the City of Lebanon in the implementation of the plan’s recommendations. The vision and goals were developed and vetted by the city staff, stakeholders, Neighbor Advisory Committee, and shared throughout the development process of the draft plan.

Vision For Today & Tomorrow

The Vision describes the desired future role, character, and importance of the The Flats.

The Southeast Quad Neighborhood - The Flats will offer everyone - of all ages - the ability:

To be included and participate.
To be respected and be provided equal consideration.
To make decisions with transparency with the community-at-large.
To thrive in place and in a multi-generational community.
To share responsibility for improving the neighborhood.
To be stewards and sustain the neighborhood for future generations.

Guiding Values

The values provide greater guidance on the specific manner in which to realize the vision. They are intended to be broad, inclusive statements that are not time specific, and serve to guide the policies and direction of the plan.

- **Equity & Inclusion** - Valuing that every individual deserves an opportunity to have an excellent quality of life, to empower the community, to be included in the decision-making process, and to thrive in place.
- **People, Place, and Prosperity** - Focusing on the health and achievement of residents, the quality of the physical environment, and the economic empowerment of all people to build wealth and social capital for themselves, their family, and their future.
- **Asset-Based Implementation** - Leveraging and protecting existing assets and resources - the neighborhood and its residents - can be positioned to build and achieve a vibrant and vital future that is of and for the community.
This map shows six different destinations that people may want to walk to.

The colorful circles show the distance from each destination, with distances marked for a 5-minute walk and a 10-minute walk.

The busy roads marked in yellow are sometimes difficult for pedestrians to cross. How would you prefer to cross them?
GOALS to achieve the vision for The Flats.

Connecting People

1. Respect, uplift, and celebrate history and culture.

2. Encourage vibrant and active neighborhood.

3. Revitalize existing houses and vacant lots.

4. Acknowledge generations of families, retain existing residents, and attract new residents.

5. Support and encourage generational wealth-building and social capital.

6. Steward the neighborhood for future generations.
Connecting Place

1. Increase ease and comfort for everyone to walk, bike, drive, and visit within this community.

2. Support healthy and safety residents of all ages.

3. Improve knowledge and implementation of transportation options.

4. Connect and improve access to improved amenities and programs.

5. Enhance and maintain public infrastructure.


Connecting Community & Prosperity

1. Grow businesses, skills, training, and entrepreneurship.

2. Enhance a new southern gateway to the city and neighborhood.


4. Establish clear communication and accountability with the city and residents.

5. Retain businesses that benefit the neighborhood and residents.

6. Develop on-going stewardship and partnerships to facilitate implementation.
Key Strategies

Overview

The strategies presented here are the results of the neighborhood’s input from the community engagement process, including residents, stakeholders, community leaders, and elected officials. These strategies should be considered a general guide for planning, future acquisition, and development, with more specific decisions being carried out within day-to-day operations of the City of Lebanon.

Strategies & Recommendations

In more detail than goals, strategies generally identify efforts that should always be a part of ongoing work programs and efforts. However, it should be noted that implementation, development and management decisions are often based on opportunity, partnerships and funding rather than priority; listed priorities should not be used as justification against pursuing projects not included under this section.

Many of these strategies will benefit from multiple entities coming together and leveraging resources, including agencies, organizations, and volunteers. Strategies are themed by the overall goals:

- **Connecting People**
- **Connecting Place**
- **Connecting Community & Prosperity**

In further detail, recommendations are more specific guidance for future planning, programming, development, management and decision-making. The recommendations were compiled to complement best practices, current planning, and projects. They provide priorities developed by the City, residents, businesses, stakeholders, and property owners. Recommendations also were developed from case studies, databases, and research.
The Flats on the Rise - A Neighborhood Plan for the Southeast Quadrant, Lebanon, IL

1. Provide access to nature for all ages and abilities.
2. All age activities in partnership with the Library PC: TNI
3. Disc Golf is a 4-season activity. PC: Shutterstock
4. Develop guidelines for use of empty lots.
5. Provide connections for all ages and abilities.
6. Disc Golf is a 4-season activity. PC: Shutterstock
7. Provide spaces for community gatherings. Example by MCSA group.
8. Consider Public art, signage and wayfinding.
9. Provide wifi or broadband to public spaces.
10. Expand all-age stewardship activities.
11. Expand all-age activities for passive recreation. PC: Shutterstock
Connecting People

Connecting Place

Connecting Community & Prosperity

Building on the rich history of centuries of families, community, and innovation, The Flats - on the Rise!
The Southeast Quad began as part of the original town plat. It housed the Depot, homes, and flourishing businesses.

The neighbors and families of The Flats are active and participate in creating a future vision for their home.

Nature-based solutions have been installed throughout McAllister Park to educate, engage residents, and help sustain the landscape.
Key Projects

1. Create public square gathering space at intersection.
2. Match streetscape to west side of “Brick Street.”
3. Revive historic district with pride & care.
4. Safe crossing to school & fields.
5. Develop complete street & pedestrian access to business district. Improve utilities.
6. Create new gateway to Lebanon.
7. Create green infrastructure program & support accessory dwellings off alleys.
8. Celebrate historic square & streetcar through public art project.
9. Complete sidewalk demonstration project on Herman Street.
10. Consider building for library.
11. Expand partners & uses of community garden with educational opportunities.
12. Support PHACT center as neighborhood community & training center.
13. Screen businesses from residents.
14. Encourage restaurant use and other local businesses.
15. Partner with business owner to revitalize and grow business.
16. Establish opportunity zone for entrepreneurs & job training.
17. Change classifications of streets to secure funding for improvements. Change classification to appropriately reflect usage. Install/replace sidewalks on Herman, Cherry, Schuetz, McAllister, Union, US 50 east, initially, then others.
18. Encourage green, permeable, & clean alleys.
19. Expand McAllister Park & sidewalk access.
21. Create eastern gateway.
22. Encourage community forestry.
25. Consider low impact development (like townhomes with shared greenspace) with access to future greenway.
27. Explore needs with detailed housing study.
28. Investigate uses for coal mines. Watch for subsidence and environmental impact.
29. Establish creek buffer. Apply for 319 grant funding for stormwater control best management practices.
30. Partner with Horner Park District and the trust to develop beneficial community use.
31. Encourage trucks to use Strack Lane.
32. Future opportunity site for city use.
33. Discourage trucks on trail access point
34. Plan for greenway & creek stabilization.
35. Discourage inappropriate development in floodplain.
36. Provide safe access and signage for trestle trail. Restore native landscape. Consider Trailhead on Strack Lane.
The Flats is home to many residents who return to continue to invest in the future generations. The PHACT Center presents their vision here.

Parks are the heart of most communities for gathering, celebrating, learning, and getting to experience nature.

Generations of many families have kept the social fabric of the neighborhood intact. Lebanon has been richer for it through the centuries.
1. **Respect, uplift, and celebrate history and culture.**

   1. Continue to document the oral history and assets of the neighborhood.
   3. Create interpretive programs about neighborhood history, heritage, and culture
   4. Work to preserve significant historical architecture and cultural sites.
   5. Develop a public art initiative to express the history of the area (e.g., signs, murals, street painting, etc).
   6. Promote Lebanon’s history and cultural sites: Mississippian Culture; Underground Railroad, architecture, historic structures (Mermaid Inn), etc.

2. **Encourage vibrant and active neighborhood.**

   1. Increase access to parks, community gardens, school yards, and outdoor recreation amenities.
   2. Enhance existing street infrastructure to increase comfort of walking and bicycling in the neighborhood. (e.g., add sidewalks to all neighborhood streets)
   3. Create a Beautification Committee.
   4. Promote active living in the Southeast Quad
      a. Expand McAllister Park in the future.
      b. Consider flexible fields that accommodate a variety of ball fields (i.e., soccer, football, lacrosse) for seasonal overflow in the future at the Horner Trust agriculture field on Strack Lane.
      c. Accommodate and encourage outdoor winter recreation (disc golf parks, walking/hiking, birdwatching, etc.)
      d. Ensure park facilities are ADA compliant.
   5. Promote increased use of passive open space for outdoor recreation.
      a. Place facilities/amenities throughout the neighborhood for people including: benches, bicycle parking, park information, and signs.
      b. Improve existing and provide new public safety features along park edges such as crosswalks, yield signs, stop signs, lighting, and signs.
      c. Incorporate natural open spaces as “outdoor classrooms” for educational and interpretive programming.
6. Increase neighborhood tree canopy to filter stormwater, reduce air temperature, and improve aesthetics.

7. Reinforce the strengths of the existing neighborhood with new residential and commercial development.

3. **Revitalize existing houses and vacant lots.**

1. Support energy-efficient and long-lasting materials in building practices and policies.

2. Encourage multi-generational housing types: including apartments; various size of houses (townhomes, duplexes, single family); and accessible, easy-to-maintain houses for seniors aging in place.

3. Connect qualified, quality local developers with rehab opportunities.

4. Facilitate construction of new infill housing on vacant land with willing owners.

5. Develop Neighbor to Neighbor program for home renovations and repair.

   a. Require any new development to provide safe connections to adjacent existing or planned parks and trail systems.

7. Provide incentives (e.g., amended development standards, reduced fees) for developers to conserve ecologically sensitive or important open space.

4. **Acknowledge generations of families, retain existing residents, and attract new residents.**

1. Encourage long-term homeownership with 5-10 year property tax discounts or other incentive programs.

2. Partner with long-term residents on neighborhood code enforcement issues. Work toward assistance to meet code requirements. Conduct a community clean-up day, for example, where a dumpster is provided and volunteers and neighbors assist residents.

3. Consider a block improvement program. Seek a funder to support matching grants for blocks where the majority of houses work together to repair or improve their yards or exteriors. This program is more successful when multiple homes on the same block participate.

4. Promote the neighborhood and Lebanon as a prime residential location for Scott Air Force Base and regional work force.

5. **Support and encourage generational wealth-building and social capital.**

1. Build on the informal resident-led neighborhood watch.

2. Sustain or improve property values by continuing planned physical improvements (e.g., sidewalks, lighting, street maintenance).

3. Seek neighborhood resident participation in development and service decision-making.

4. Partner with community development financial institutions (CDFIs) for implementation.
   a. Encourage homeownership and entrepreneurship in the neighborhood by connecting residents to regional programs. Consider incentive programs to attract first time home buyers and business start-ups.

6. **Steward the neighborhood for future generations.**

1. Protect the quality of the watershed and waterways of the City and Township.

2. Protect the publicly-owned acreage of forests, tree canopy, and wooded lots. Encourage private owners to preserve native trees and wooded lots.

3. Attract resources to provide support for community residents and property owners.

4. Formalize a community service stewardship program.

5. Work with community groups to organize regular neighborhood clean up or improvement days.
Build it and they will come. The restoration of the neighborhood’s Mcallister/Johnson Park has reinvigorated the residents. PC: FOMP.

Visualizing the future of homes, restored streets, street trees, and alley access.
1. **Increase ease and comfort for everyone to walk, bike, drive, and visit within this community.**

1. Connect the neighborhood to a city-wide network of multi-use trails that links neighborhoods, parks, schools, facilities, businesses, and areas of future growth.
   a. Provide identification, interpretive, and directional signs on all trails.

2. Investigate a future rail-to-trail corridor on the rail line.
   a. Explore a partnership with St. Clair County Transit and MEPRD for implementation.
   b. Work with other rail adjacent communities from O’Fallon to Trenton, Breese, Aviston, and Carlyle.
   c. Connect the trail to the neighborhood and business corridors.
   d. Develop trailhead in the neighborhood.
   e. Encourage seasonal and permanent businesses along trail that are appropriate for visitors, trail users, and needs.
   f. Develop a city-wide Lebanon Pedestrian and Bicycle Master Plan so that all areas of the City are accessible by pedestrians and/or bicyclists - connecting the SE Quad to the entire city.
   g. Plan opportunities for passive recreation activities in forested areas, wetlands, waterways, and greenways, including walking, hiking, picnicking, fishing, and compatible activities. Sensitive ecological areas may need activity restrictions.

2. Investigate potential greenway and trail along Little Silver Creek.
   a. Establish a 50 ft. habitat buffer for the creek to reduce streambank erosion.
   b. Work with St. Clair County and property owners to establish trail and access creek.
   c. Create passive recreation opportunities with water trails for non-motorized boats, such as kayaks, canoes, small boat launches, minimal parking, etc.

2. **Support healthy and safety residents of all ages.**

1. Provide safe on-street connections and crossings to link pedestrians and bicyclists throughout neighborhood.
   a. Connect, improve, and require more crosswalks on streets within or connecting to parks, schools, business districts, and services.
b. Ensure that amenities and pedestrian facilities are ADA compliant.
c. Provide tree canopy shade along sidewalks and paths wherever possible to provide pedestrian and park user comfort.

2. Partner on bike rides and encourage other rides that bring visitors to the City.

3. Improve knowledge and implementation of transportation options.

1. Work with transit providers and cycling groups to create a brochure or webpage of all transportation options around Lebanon and to important destinations, such as Scott AFB, hospitals, schools, and grocery stores.
2. Incorporate share-the-road signs and other route signs in the neighborhood.
3. Work with organizations and agencies to facilitate ride-share opportunities.
4. Use pavement markings on sidewalks to display length of walks (time and distance) to key destinations to encourage walking.
5. Work with schools to host walk or ride to school days and bicycle safety fairs.

4. Connect and improve access to improved amenities and programs.

1. Improve pedestrian and bicycle access to schools, particularly crossing IL-4.
2. Assist seniors and children with safe access to parks and services.
3. Increase access to fresh foods by improving walkable access to grocers and community gardens.

5. Enhance and maintain public infrastructure.

1. Improve the quality, coverage, and accessibility to broadband and internet services.
2. Ensure that streets, sidewalks, and vacant lots are well maintained.
3. Work with neighborhood watch group to eliminate illegal dumping.
4. Improve the maintenance and cleanup of alleys and vacant land.
5. Develop a cohesive directional sign system.

6. Update existing and install new information boards with official park rules, a park map, and additional information such as upcoming events, contact information for rental reservations and volunteer opportunities.

7. Name and clearly mark roads.

8. Develop a unifying and distinctive palette for street furnishings and lighting.

a. Create a branded gateway entrance at major entrances to the neighborhood and its arterials.
b. Use directional shades on fixtures to orient light downward to prevent light pollution, particularly in ecologically sensitive areas.
c. Larger, taller scale lighting should be reserved for main arterial roads, collector roads, and entrances to the neighborhood.


1. Provide free or very low-cost community-wide internet access through neighborhood Wi-Fi hotspots.
2. Identify community infrastructure issues (streets, sidewalks, lighting, vacant lots, etc.) and work with the City, and other stakeholders to improve community infrastructure.
3. Use zoning to eliminate inappropriate uses in residential districts.
4. Encourage stormwater (green infrastructure) best management practices (BMPs) to empty lots, parks and open space properties to decrease runoff; increase water quality and absorption; and decrease erosion and pollutants. Use green infrastructure to help manage stormwater.
5. Follow best management practices for protecting the watershed, and the surrounding area as outlined in the Lower Silver Creek Watershed Plan

a. Create partnerships and management agreements with responsible entities long-term management and maintenance of natural areas.
b. Encourage rainwater collection and reuse for park landscaping, using rain barrels or cisterns as collection system options.
c. Establish no-development buffer zones (such as a 150-foot setback) to protect sensitive natural areas.

b. Limit development and land disturbance near water bodies.
c. Expand neighborhood participation and representation in the civic process.
Allowing venues for pop-up neighborhood interaction, business, events, and volunteerism strengthens a community.

Walking school buses, field trips, and safe routes to schools are important and fundamental to school children. It helps them thrive!

Visualizing the future of future opportunities for low-impact or light impact cluster development incorporates green space.
1. **Grow businesses, skills, training, and entrepreneurship.**

1. Expand Lebanon’s (and Neighborhood) brand through marketing and communications.
   a. Grow partnerships with Tourism Bureaus to promote Lebanon as a regional destination.
   b. Increase communication, awareness, and promotion of all community, park, trail, and natural resource partners.
   c. Increase the City and neighborhood positive digital media presence.
   d. Continue to increase social media presence.
   e. Use technology to expand and enhance the engagement with residents.

2. **Enhance a new southern gateway to visually and physically connect the city and neighborhood.**

1. Design sustainable, accessible, safe, and easy-to-maintain neighborhood amenities, entrances, and connections that enhance sense of place and user experience.
2. Include native plants in landscaping choices to reduce maintenance costs.
3. Whenever possible, place utilities underground or in utility corridors, to maintain order of location, safety for users, and overall aesthetics.

3. **Reinvigorate vacant buildings.**

1. Proactively identify community infrastructure issues (streets, sidewalks, lighting, vacant lots, etc.) and work with the City, partner institutions, and other stakeholders to improve community infrastructure.
2. Proactively identify homes and businesses in need of repair or improvement services and help connect these residents and business owners to resources.

4. **Establish clear communication and accountability with the city and residents.**

1. Establish regular meetings between the City, other local officials (e.g., schools) and existing neighborhood associations.
2. Provide educational resources about city and regional programs for residents and businesses.
3. Create term-limited leadership positions on local committees / advisory groups
5. **Retain businesses that benefit the neighborhood and residents.**

   1. Invest in public infrastructure to help sustain and improve commercial property values.
   2. Develop a facade improvement program to assist businesses with exterior aesthetic improvements.
   3. Communicate with community businesses the need to improve the appearance of their surroundings, and provide assistance and resources if needed.
   4. Use zoning to eliminate inappropriate uses in the neighborhood.

6. **Develop on-going stewardship and partnerships to facilitate implementation.**

   1. Establish a community-based development organization and funding sources for implementation.
   2. Empower a residents’ organization to engage with and serve as a forum for community residents; and to serve as a liaison between residents and the City.
   4. Seek participation of local stakeholders in issues pertaining to their community.
   5. Leverage partnerships to increase opportunities.
      a. Continue joint planning and operating programs with other public agencies, civic partners, and private/not-for-profit organizations to provide facilities and programming.
      b. Partner with other organizations to leverage funding opportunities, such as grants, sponsorships, and donations.
      c. Explore potential new partnerships to expand programs and to leverage resources, equity, inclusion, and access.
   2. Increase the diversity of city financing for projects.
      a. Encourage and cooperate with federal and state agencies, local units of government, and community organizations in financing, management, and planning.
      b. Continually monitor and apply for grants from agencies and foundations.
      c. Apply for grants and matching funds from federal, state, and local municipal governments.
      d. Request donations and matching funds from corporate and private donors.
      e. Work with partners on projects maximizing public dollars invested.
Overview

Implementation of the plan begins with recommendation for adoption of the plan by the Planning Commission to the City Council. All projects and developments in the neighborhood should be reviewed, approved, and monitored by the commission using this plan as a guide. This plan outlines a long-range vision for the Southeast Quad Neighborhood - The Flats.

The key to the implementation is for the community to be vigilant using the plan and the resources it provides. The implementation will be ongoing from now through 10 to 20 years. It is a stepped plan to fulfill the vision and goals of the neighborhood. Improvements need to be made in a manner that is responsive to the needs the plan is addressing.

Anticipating trends, looking for opportunities, monitoring implementation and development, and evaluating and adjusting the vision and plan are all part of taking ownership of a plan. Continuous improvement requires a feeling of ownership, pride, and success. Therefore, the community should set a high priority on improvements supporting public investment. This provides the first step to encourage volunteerism, donations, private improvements, and reinvestment by property owners, and attracting new businesses and new families.

To implement this plan, seeking funding options is a necessary and vital step towards success and managing the implementation of new amenities and improvements to existing facilities.

Furthermore, a series of funding partnerships and voluntary programs need to be developed to not only leverage the public funds but also solicit increased participation by the community in the implementation of the plan.

Funding will often determine or shift the priority order of projects purely due to availability of options and mandated restrictions on the funds received. Along the path, some key projects’ costs can increase significantly. Costs grow due to inflation, risks, liability, and in the worst case, if emergency repairs and services are needed.

Governance Recommendations

The City should continue to be the administrative lead and oversee the implementation of the infrastructure in the plan. It is further recommended to encourage ongoing resident, partners, and stakeholders involvement in the implementation. To ensure this ongoing participation, the plan calls for the establishment of an ad hoc Implementation Advisory Committee (IAC) to support the City.

It is recommended that the Neighborhood Advisory Committee involved for the planning process can shift into the role of the Implementation Advisory Committee (IAC). Replacement members can be appointed by the City and the NAC membership as necessary.

The City can grow support through the Implementation Advisory Committee comprised of volunteers, residents, and businesses. The Implementation
Advisory Committee’s purpose will be to assist the implementation of this Plan, ensure that the intentions and goals of this plan are achieved, and to keep the public informed on progress of this plan by acting as liaison.

The objective of this committee is to monitor and review projects to determine compliance with the plan’s vision. The Committee cannot revise the plan, but can submit requests and recommendations to the Planning Commission. If they deem it necessary to recommend a formal amendment to be formally adopted by the City Council.

**Leveraging & Partnerships**

Implementation begins with accepting and adopting the plan, but is dependent on a continued long-term commitment to achieve the vision. This commitment to the Plan should be maximized through public/private partnerships. The City should work with stakeholders and private and public partners to move this plan forward. More suggestions for partners are found on page 43.

**For the plan to be successfully implemented, all groups must work together toward the established goals.**

The ultimate implementation of the plan will occur through a number of means including: marketing, public relations and community outreach; raising funds from public (federal, state, and local) and private sources (residents, business owners, developers); proactive focused direction in implementing the plan or doing so through other entities; and the managing projects. Resources can be found on pages 36-46.

**The Implementation Advisory Committee**

The IAC membership should consist of residents and representatives of the following:

- Neighborhood Organizations
- Members of the Park Board
- Community Service Organizations
- Not-for-Profit Organizations
- Neighborhood Schools/ School Board
- Streets
- Planning/Economic Development
- Public Works
- Nature-based Organizations
- Service-Based Organizations

The IAC shall meet often as it deems necessary, to review, discuss, and approve proposed projects that are consistent with the goals and principles of the Plan. The Mayor shall establish time frames for review procedures to ensure that the project approval process does not unduly slow the implementation process. At each step of the process, the Planning Commission or the Mayor may seek public input if deemed necessary.

**IAC Responsibilities**

- Monitor implementation of and compliance with the Plan and provide ongoing community input regarding the restoration and creation of parks, recreation, and open space.
- Assist in reviewing significant modifications to the Plan, including those requested by the City, outside agencies, donors, funders, volunteers, and partnering organizations.
- Monitor the implementation of projects related to the Plan.
- Assist in partnership development.
- Constitute a part of the public review process for major park projects in addition to the public entities.
- Keep the public informed and advised of matters relating to the Plan.
- The IAC is not authorized and shall not have power to amend or change the Plan, but may recommend changes to the Plan for consideration to the Planning Commission and the Mayor.
- The IAC shall meet as determined necessary.
Implementation Projects

In addition to the individual priorities, strategies, and projects listed in this plan, the following projects are recommended. The projects were determined based on the community support, needs assessment, general level of funding sources available, and the potential for available resources. The projects are listed in order of anticipated resource availability.

TIMELINE

On-going Tasks

- Explore public/private funding partnership(s).
- Explore partnerships and investigate opportunities in cross-programming, and resources.
- Apply for grants for land acquisition, planning right-of-way acquisition, engineering, and construction.
- Investigate CDBG Grant Requirements and complete.
- Investigate IDOT road classification and perform new road counts for roads in SE Quad in order to reclassify roads for funding opportunities.
- Seek funding for projects.
- Work on engineering, planning and visualization tools for projects for fundraising and grants.

Year 0-1

The initial task of the City needs to focus on moving quickly from planning to implementation to capitalize on the interest and community participation developed during the planning process. The following tasks need to be completed as soon as possible:

- Appoint Implementation Advisory Committee.
- Investigate light pollution regulations.
- Complete new 5-year capital budget plan, including allocation for additional staff.
- Work with IDOT and county departments as they work on projects for future roads, planned acquisitions, etc for pedestrian and bicycle connectivity, and complete streets adherence.

- Strengthen and grow volunteer programs in the neighborhood for neighbor to neighbor maintenance and beautification assistance.
- Continue to implement high-priority pedestrian routes, crossings, and connections.
- Support reforestation and beautification plans for all parks.
- Support use of native plants and trees.
- Work with Public Works Department, property owners, NGOs, and Parks District to connect neighborhood to parks and to trails.
- Review need for conservation overlay or zoning ordinance changes and/or Low Impact Development Ordinance to assist in preserving tree canopy, Little Silver Creek, floodplain, and other natural resources.
- Support an IEPA 319 grant to implement stormwater and green infrastructure projects to improve stormwater management practices.
- Support Wifi hotspots in parks.
- Investigate Tree City USA Program.
- Continue, reinvigorate, and increase number of special events in the neighborhood.
- Develop plans for new gateways at the “Y” at US-50 and McAllister and at US-50 coming from the east.
- Partner with NGOs to plant street trees with residents.
- Support demonstration project of painting crosswalk for pedestrian safety.
- Begin to locate flooding issues in SE Quad from rain events.
- Support a vibrant community service use (library, gathering space, park programming, etc) of the old catholic school building.
- Support beneficial businesses in the SE Quad
- Study subsidence possibility from undermining, in regards to McAllister Street weight capacity.
- Subscribe to sites for regional, state, and federal grant list serves for notice of funding opportunities.
Years 1-5

- Conduct a detailed housing study of the neighborhood. Seek high-quality developers to implement recommendations.
- Partner with Neighborhood NGOs for programming and events.
- Work on tactics to provide safer walking and biking in the neighborhood: ‘hump” crosswalks, painted lanes for walking/biking, etc.
- Write grants for accessibility assessment planning.
- Create development principles guidelines for the city including the SE Quad.
- Identify land parcels for quality residential and low impact development.
- Continue to increase connectivity for bicyclists and pedestrians to navigate safely from parks to schools, to businesses, and to neighborhoods.
- Change zoning ordinances to match plan’s recommendations.
- Allow best practices and landscape guidelines to ensure healthy and biodiverse yards.
- Conduct a voluntary tree survey for health, hazard, and longevity of trees.
- Work with Township and County on Little Silver Creek health and stabilization, floodplain restoration, and watershed plan implementation.
- Work with Horner Park District and Trust to investigate creating public space - ranging from pocket parks within developments/neighborhood to ballfield/recreational facilities and fields.
- Develop park and special events plaza at the northeast and southeast corners the intersection of US-50 and IL-4.
- Develop public art competition and implementation of historic square on Fritz.
- Celebrate Pearl Hall bringing water to the Flats with a water feature/fountain.
- Support the development of the PHACT Center.
- Work on plans to improve streetscape on US-50 to match Brick Street.
- Work with businesses to improve appearances especially with in the National Registered Historic District and the Lebanon Historic Zone.

- Support green infrastructure best management practices.
- Clean and repair alleys. Consider switching to permeable pavers for stormwater absorption.
- Move heavy industrial and truck uses south across the railroad. Use McAllister industrial area for business incubator and training opportunities.
- Complete water quality best management practices projects along Little Silver Creek.
- Seek incentive program for property owner sidewalk installation/replacement.
- Bring broadband and capacity for electric car charging to neighborhood.
- Implement light or signalized crossing on IL-4 for school crossing.
- Implement pedestrian activated crossing across US-50 to access post office.
- Continue complete street planning and implementation, and pedestrian lighting where appropriate.
- Cost-share for facade program and screening businesses from residential adjacencies.
- Continue street tree planting program.

Years 5-10

- Revise budget for capital projects.
- Continue sidewalk connectivity. Continue to partner on maintenance and management.

Years 10-20

- Continue and complete recommendations from Years 1-10.
- Update this plan.
**Funding Recommendations**

- **Investigate grants.** This includes grants for infrastructure, capital improvements, programs, best management practices, and amenities. These often require cash expenditures upfront for match; or are reimbursable after work is complete. These take a tremendous amount of effort and are not guaranteed to be successful. Often funds are reallocated in budget shortfalls or emergencies.

- **Investigate public/private partnerships** for infrastructure and improvements, including and relating to maintenance and management. This means the city, county, state, NGOs, developers, and others may participate in conjunction per an agreed upon arrangement yet to be determined.

- **Explore low-interest loans or bonds** which are offered from public agencies as well as credit unions, and financial institutions. Often the urgency of capital projects benefit from low interest loans instead of accruing more deferred maintenance, while collecting monies - risking liability and risk - and potentially a higher final cost.

- **Community fundraising campaigns** (big and small) involving residents to promote involvement: social media campaigns, letters, donor signs, donor boardwalk slats, etc.

- **Approach private donors.**

- **Develop capital project plans** and corresponding marketing materials to have ready for funding opportunities such as inquiries from donors or partners, “shovel ready” opportunities. This plan can also be provided as an attachment to most applications.

- **Keep detailed and accurate records** once grants are received for required grant reports.

- **Increase and document volunteer** and work in-kind opportunities.

- **Work in partnership with St. Clair County** for large projects.

- **Subscribe to Grants.gov,** East-West Gateway’s weekly email briefings and state grant alerts to watch for applicable grants.

- **Subscribe to MEPRD**’s newsletter and grant updates.

- **Provide updates to the Community** to increase awareness and donations.

**Funding Strategy**

**Overview**

Successful implementation of the plan will require strategic targeting and phased implementation of the most critical projects and most urgent improvements balanced with funding.

The funding strategy will serve as a tool for the City, staff, and community partners to move forward. This is a dynamic list of resources. The agencies, organizations, and foundations referenced are frequently affected by policy change, economic shifts, and depletion or change in funding sources. Therefore, it is important to investigate each source of funds, the regulations, and the required outcomes prior to seeking the funds.

Funding for projects can come from a variety of sources: donations, fundraising, loans, assessments, ordinances, and grants (local, state, and federal agencies), foundations, environmental organizations, and financial entities.

**Funding**

To implement the plan’s recommendations, the City and partners will need to diversify funding sources and increase revenues from existing sources where and if possible. There are a variety of funding sources available for infrastructure and capital improvements (projects) in Illinois.

Other sources of funding will need to be identified from public and private sources and should include donated services/volunteerism in-kind to assist with any matches that are required by grants. Work to be performed by others or projects within the grant application’s scope can often count as a fiscal match where appropriate.

**Leveraging Resources**

Most of the funds are available to public entities and require a local match. Each notice of funding opportunity (NOFO) will outline the eligible entities. These grant/bond funds can only be used for capital projects or components. With rare exception most grant funds are not available for use for routine or deferred maintenance, or for general operating funds and past debts.

Working with agencies and other levels of local government is also beneficial on all funding options. Clear communication and collaboration are imperative. It is beneficial to invite funding partners into implementation process early. Allow time for each entity and their staff to seek and receive the proper
approval according to their individual processes. However, if public partners are combined with a not-for-profit, leveraging resources becomes more desirable to funders. Funding sources and matches vary depending on the program and the objective of the funding source. It is recommended to use a variety of funders to reduce the local share and to leverage the most dollars possible through either establishing a not-for-profit friends group or partnering with an existing nonprofit.

Most importantly, in order not to bear the full weight of the costs, the City is best served by leveraging these partnerships to generate the maximum funds and resources available.

A potential list of collaborators and funding opportunities is outlined in the upcoming pages.

Potential Revenue Sources

Property Taxes
Property taxes generally support a significant portion of a municipality's activities. Property taxes can provide a steady stream of financing while broadly distributing the tax burden.

In other parts of the country, this mechanism has been popular with voters as long as the increase is restricted to parks and open space. Note, other public agencies compete vigorously for these funds, and taxpayers are generally concerned about high property tax rates.

Excise Taxes
Excise taxes are taxes on specific goods and services. These taxes require special legislation and funds generated through the tax are limited to specific uses.

Fees
A variety of fee options have been used by local jurisdictions to assist in funding park and recreation improvements. Developing an equitable stepped fee structure for use of all parks to support new amenities and programs may be beneficial.

Sales Taxes
Metro East Park and Recreation District (MEPRD) is the public body responsible for the development of an interconnected system of parks, greenways, and trails in Madison and St. Clair Counties. MEPRD is partially funded by sales taxes, not property taxes as many assume. This program is approved by voters, to collect a 1/10th sales tax for parks, open space, trails and other conservation programs. Fund divisions are determined by state statute with 50% directed to regional projects and 50% directed to county and local projects. This is an excellent source of funds for greenway corridor protection, trailhead, partner implementation, and construction.

Stormwater Utility Fees
Stormwater charges are typically based on an estimate of the amount of impervious surface on a user's property. Users with more impervious surface are charged more for stormwater service than users with less impervious surface.

Conversely, incentives may be developed for those who install beneficial stormwater management features.

Streetscape Utility Fees
Streetscape Utility Fees could help support streetscape maintenance of the area between the curb and the property line through a flat monthly fee per residence. The revenues raised from Streetscape Utility Fees would be limited by ordinance to maintenance (or construction and maintenance) activities in support of the streetscape.

This may be beneficial to assist in installing neighborhood connections, green infrastructure, and street trees and lighting.

Park Utility Fee (for Horner Park District)
Park utility fees have the potential to be a significant and stable revenue stream for local jurisdictions. These dedicated funds help offset the cost of park maintenance. The monthly fee would be paid upon connection to the water and sewer system. Creating a new source of operations funding could free up general fund dollars for other capital project uses.

Developing an equitable stepped fee structure may be beneficial.

Special Districts - New Special Service Area, TIF Districts, or future special fees
A SSA can also specifically fund the maintenance of the public space in the intersection of US-50 and IL-4.

Non-grant Funding Opportunities

- Community Partnerships
- Corporate/Business Sponsorships
- Service Organizations
- Volunteer Work
- Individual Charitable Donations
  - Donations of Land
  - Financial
  - Planned estate (future) giving
Public Agency Grants

Stormwater management (green infrastructure), parks, and open space improvements can be funded through a variety of federal, state, local, and private mechanisms. These sources are competitive, and generally require matching funds.

All grants, regardless of source, can fluctuate form year-to-year based on annual budgets and fund availability. The list below has traditionally been valid. However, due to various unforeseen circumstances, all funding sources, information, and grant applications should be reviewed. Projects should be prioritized via timeline or as opportunities of funding present themselves for specific endeavors.

Unique Opportunities

Some immediate or revolving funding sources to investigate for Rebuilding and Reopening Illinois in relation to 2020-22 events:

Infrastructure Investment and Jobs Act - Passed. Release of funds is TBD through multiple U.S. Departments and agencies.

U.S. Department of Commerce - EDA/Cares Act Recovery Assistance - Releases of grants are ongoing.

Rebuild Illinois Grant Program - Rebuild Illinois will make $45 billion worth of investments in roads, bridges, railroads, universities, early childhood centers, and state facilities over the next six years, creating and supporting an estimated 540,000 jobs over the life of the plan and revitalizing local economies across the state. Releases of grants are ongoing.

Federal Programs

Conservation Easements - Through the federal tax code, charitable gift and estate tax benefits exist for long-term land protection. With a conservation easement, a landowner limits future development opportunities and reduces the value of the property while ensuring long term conservation protection and receiving tax benefits. This program is administered through a local land trust, such as HeartLands Conservancy or a governing entity.

FEMA

Building Resilient Infrastructure and Communities (BRIC) grant - This program is for states, local communities, tribes and territories for mitigation activities. BRIC is a FEMA annual hazard mitigation program. The priorities are to: incentivize natural hazard risk reduction activities that mitigate risk to public infrastructure; prioritize benefits to disadvantaged communities; mitigate risk to one or more community lifelines; incorporate nature-based solutions; enhance climate resilience and adaptation; and increase funding to applicants that facilitate the adoption and enforcement of the latest published editions of building codes.

Wetland Reserve Program (WRP) – This program provides cash payments to permanently restrict wetlands for conservation purposes. The program is administered by USDA-NRCS.

U.S. Department of the Interior

Land and Water Conservation Fund - These grants are available to cities, counties, and school districts to be used for outdoor recreation projects. Projects require a 55 percent match. All funded projects are taken under perpetuity by the National Park Service and must only be used for outdoor recreational purposes. Development and renovation projects must be maintained for a period of 25 years or the life of the manufactured goods.

U.S. Fish & Wildlife Service

The Partners for Fish and Wildlife Program is run by the U.S. Fish and Wildlife Service (USFWS) under the Department of the Interior (DOI). The program works with private landowners to improve fish and wildlife habitat on lands through voluntary, community-based stewardship. Noting more than 90% of land in the Midwest is in private ownership, the program promotes high quality habitat through partnerships with private conservation organizations, state and federal agencies, and tribes to reach private landowners. Funding, materials, equipment, labor and expertise are shared to meet shared restoration and conservation goals.

State Programs

Illinois Environmental Protection Agency (IEPA)

Green Infrastructure Grants Opportunity (GIGO) - In the past, these grants have been available to local units of government and other organizations to demonstrate green infrastructure best management practices to control stormwater runoff for water quality protection in Illinois. Acres of permeable pavement parking lots and alleys and riparian zones and rain gardens are techniques now in place to help restore, mimic, or enhance natural hydrology to protect and improve local water quality. It has been rumored that this program was going to be reopened in the new budget. This grant is in support of stormwater and improvements through green infrastructure initiatives e.g. rain gardens, bioswales. https://www2.illinois.gov/epa/topics/grants-loans/water-financial-assistance/Pages/igig.aspx
Section 319(h) Nonpoint Source Pollution Control Financial Assistance Program implements Illinois’ Nonpoint Source Management Program with federal funds through section 319(h) of the Clean Water Act. The funds can be for watershed planning, implementation of Best Management Practices (BMPs), or monitoring of water quality. Projects that address nonpoint source (NPS) pollution in Illinois rivers that have impaired water quality are given priority.

The State Revolving Fund Loan Program includes the Public Water Supply Loan Program (PWCLP) for drinking water projects and the Water Pollution Control Loan Program (WPCLP) for wastewater and stormwater projects. Eligible projects include upgrading or rehabilitating existing infrastructure, stormwater-related projects that benefit water quality, and a wide-variety of other projects that protect or improve the quality of Illinois’s rivers, streams, and lakes. Funds can be provided for flood relief if the projects are tied to water quality improvements. Green infrastructure projects such as stormwater harvesting programs, downspout disconnection projects, and street drainage practices that mimic natural hydrology may be funded.

Illinois Department of Agriculture (IDOA)
The Healthy Forests Reserve Program (HFRP) aims to assist landowners in restoring, enhancing, and protecting forestland resources on private land through easements, 30-year contracts, and 10-year cost-share agreements. The land must restore, enhance, or measurably increase the recovery of threatened or endangered species, improve biological diversity, or increase carbon storage. Contact St. Clair Co. Soil and Water Conservation District regarding this process.

The Streambank Stabilization and Restoration Program (SSRP) is designed to demonstrate effective streambank stabilization at demonstration sites using inexpensive vegetative and bio-engineering techniques. Program funds may be used for labor, equipment, and materials. Recipients of the cost-share and project funding must maintain the streambank stabilization project for at least 10 years. Investigate this program and its status.

Illinois Department of Transportation (IDOT)
Illinois Safe Routes to School (SRTS) - Eligible infrastructure projects include sidewalk improvements, traffic calming/speed reduction improvements, traffic control devices, pedestrian and bicycle crossing improvements, on-street bicycle facilities, off-street bicycle facilities, and secure bicycle parking facilities. Eligible non-infrastructure projects include events, equipment, and supplies that help to address areas of Education, Enforcement, Encouragement, and Evaluation.

Illinois Green Streets Initiative - The Illinois Green Streets Initiative is part of the Replanting the Prairie State Initiative to further reduce greenhouse emissions in the state. Project sponsors may receive up to 80 percent reimbursement for project costs. The remaining 20 percent is the responsibility of the project sponsor. Funds for this program can only be used for planting of trees or prairie grasses, and the program is overseen by the Illinois Department of Transportation.

The Illinois Transportation Enhancement Program (ITEP) - provides funding for community based projects that expand travel choices and enhance the transportation experience by improving the cultural, historic, aesthetic and environmental aspects of our transportation infrastructure.

Pedestrian and Bicycle Safety Program - Funds cost-effective projects that improve bicycle and pedestrian safety through education and enforcement. May fund projects such as a bicycle and pedestrian plan, development and distribution of maps with safety information, Educational materials, safety equipment, and vehicle feedback signs.

The Surface Transportation Program (STP) - provides funding for all types of transportation projects, including pedestrian and bicycle facilities. Projects are selected through the State Highway Improvement Program.

Illinois Department of Natural Resources (IDNR)
Bike Path Grant Program - This program assists local units of government to acquire, construct, and rehabilitate public, non-motorized bicycle paths and directly related support facilities.

Federal Recreational Trails Program - The IDNR administers RTP funds and stipulates that funds can be utilized for trail construction and rehabilitation; restoration of areas adjacent to trails damaged by unauthorized trail uses; construction of trail-related support facilities and amenities; and acquisition from willing sellers of trail corridors through easements or fee simple title. The RTP program can provide up to 80 percent federal funding on approved projects and requires a minimum 20 percent non-federal funding match. Eligible applicants include municipalities and counties, schools, and private, non-profit and for-profit businesses.

Open Space Land Acquisition and Development (OSLAD) - OSLAD is funded with Real Estate Property Transfer Tax in Illinois. Both land acquisition and park developments are accepted in this program. It is a 50/50 cost share program on a reimbursable basis. Projects vary from small neighborhood parks to large community and county parks and nature areas. This program can pay for engineering.
Park and Recreational Facility Construction Grant - Local governments can apply for park and recreation unit construction projects including acquisition, development, construction, reconstruction, rehabilitation, improvements, architectural planning and installation of capital facilities consisting, but not limited to, buildings, structures and land for park and recreation purposes and open spaces and natural areas.

The Urban and Community Forestry Assistance Grant Program - Local governments can apply for financial assistance for the development of local urban and community forestry programs; activities must help to establish, manage, conserve, and preserve the urban and community forests from inner city to associated public lands.

Illinois Urban and Community Forestry Program is a part of a nearly $5 billion economic engine in Illinois. The state program helps assist municipalities and local units of government in developing, managing and sustaining local community forestry programs. Illinois citizens benefit from this program by living in and near high quality diverse managed forests within TREE City USA communities. HeartLands Conservancy can provide free assistance for this program. https://www2.illinois.gov/dnr/conservation/Forestry/UrbanForestry/Pages/default.aspx

The Urban Flood Control Program has been implemented for many years under the authority of the Flood Control Act of 1945. IDNR’s Office of Water Resources (OWR) has typically applied the program to out-of-bank riverine flooding, and to the development and construction of projects that provide an outlet for stormwater systems.

Illinois Emergency Management Agency

The Flood Mitigation Assistance (FMA) program is a cost-share program (75% federal, 25% local match) through which communities can receive grants for the development of a comprehensive flood mitigation plan and the implementation of flood mitigation projects. Communities must be members of the National Flood Insurance Program (NFIP).

The Pre-Disaster Mitigation (PDM) program makes grants available to state and local governments to implement cost-effective hazard mitigation activities that complement a comprehensive mitigation program. Funding is awarded for the development of an all-hazards mitigation plan or for a cost-effective hazard mitigation project.

The Hazard Mitigation Grant (HMG) program makes grants available to state and local governments as well as eligible private, non-profit organizations to implement cost-effective, long-term mitigation measures following a major disaster declaration. A project does not have to be in a declared county to be eligible; every community that is vulnerable to natural hazards should consider applying.

The Severe Repetitive Loss Program provides funding to reduce or eliminate the long-term risk of flood damage to severe repetitive loss structures insured under the NFIP. These structures are residential properties insured under the NFIP that have had two or more large claims (see the Federal Emergency Management Agency website for details).

Illinois Department of Commerce and Economic Opportunity (DCEO)

The Illinois Department of Commerce and Economic Opportunity maintains a current list of grant programs that are open for application. Grant opportunities may range from funding for public infrastructure projects, programs focused on economic development initiatives, to the Department seeking a partner to administer support services to Illinoisans. Each program’s unique eligibility requirements will include opportunities for various types of communities, businesses and/or non-profit organizations. From: https://www2.illinois.gov/dceo/AboutDCEO/GrantOpportunities/Pages/default.aspx

The Illinois Community Development Assistance - The Office of Community Development supports economic development, community development, and infrastructure improvements in Illinois communities with substantial low-to-moderate-income populations. St. Clair County administers the federally funded Community Development Block Grant (CDBG) program that assists low-income populations. In addition, federal aid is provided for disaster recovery and housing rehabilitation in these communities. From: https://www2.illinois.gov/dceo/CommunityDevelopment/Pages/default.aspx

Regional | Local Programs

St. Clair County Property and Recreation Committee Grants - The St. Clair County Property and Recreation Committee Grants are designed to assist municipalities and park and recreation to develop, enhance or expand park operations and facilities.

Metro-East Park and Recreation District (MEPRD) MEPRD provides grants to supplement the efforts of local governments, special districts, and other jurisdictions who are already working on the planning, construction and management of bike, pedestrian, and park facilities to further their mission.

Park and Trail Grant - MEPRD funds projects that would fulfill two primary objectives, i.e. (1) encourage the development of regional trail segments throughout MEPRD’s jurisdiction; and (2) increase MEPRD’s grant
funding for park projects located in currently under-served locations. Provides up $300,000 for construction, implementation, and acquisition. MEPRD funds must not exceed 40% of the total project cost.

Event Sponsorship Grant -Fund a variety of events include walking, running, and/or biking events hosted by a public agency/department or a nonprofit organization. At least 10% of the event proceeds must go towards funding developments, improvements, or recreational programs to a public park or trail.

Non-Governmental (NGOs) & Not-For-Profit Organizations

The following groups may have programs or funds to help carry out their missions at any given time:

Arbor Day Foundation – is the largest nonprofit membership organization dedicated to planting trees. They have many grant programs to assist this mission.

Friends of McAllister Park – Works to reinvigorate the Southeast Neighborhood/The Flats and McAllister Park through park, trails, and connectivity and programming.

HeartLands Conservancy – Works to protect diverse natural resources and habitats of southern Illinois.

Illinois Forestry Development Council – Supports statewide work and forest/tree canopy programs and conservation.

McKendree University – Illinois’ oldest college located in Lebanon, is a strong supporter of the community and can be a great partner.

Morton Arboretum – Supports statewide work and forest/tree canopy programs and conservation.

National Organization of Realtors – Access charitable giving through the Realtor Association of Southern Illinois (RASI).

Pheasants Forever / Quail Forever – Local Chapters often provide food plot and native grass seed to landowners.

The Conservation Fund – Conservation loans and green bonds programs offer flexible financing as well as sustained and expert technical assistance to land trusts and other organizations aiming to protect key properties in their communities, increase access to green and open-space, recover natural habitats, provide conservation education programs, and help people connect with nature.

The Nature Conservancy (TNC) – works to protect diverse natural habitats including wetlands and forests.

The National Fish and Wildlife Foundation (NFWF) – provides grants on a competitive basis to projects that support fish and wildlife. Its program areas include protecting critical habitat, capacity building for partner organizations, and wetland and forest stewardship.

The National Wildlife Federation (NWF) – supports projects to protect and restore fish and wildlife habitat.

Trees Forever – Programs and grants that provides trees for communities to increase tree canopy in communities and neighborhood.

Other Potential Partners

Many communities have successfully solicited funding from private foundations and benefactors. Foundations are excellent sources of funding for acquisition of land for conservation, interpretation, education, and project-specific purposes. They fund a wide variety of features, infrastructure, playgrounds, ADA improvements, programming, and educational programs. Additionally, corporations often have separate foundations or grant programs to support environmental missions. Below are some examples of these funding opportunities:

- Ameren Corporation Charitable Trust
- American Academy of Dermatology (Shade Structure Program)
- Bank of America Charitable Foundation
- Boy Scouts of America
- Building Better Communities Program (NRPA)
- Home Depot Foundation
- Illinois Clean Energy Community Foundation
- KaBOOM!
- Lewis & Clark Community College
- Lowe’s Charitable and Education Foundation
- National Trails Fund
- National Recreation & Park Association (NRPA)
- National Association of Realtors
- Scotts Miracle-Gro Foundation
- The Trust for Public Land
- U.S. Soccer Foundation
- Walmart Family Foundation
Potential Funding Sources For Pedestrian & Bicycle Connectivity

It is the recommendation of this plan to connect residents safely to other neighborhoods, regional and city trails, and for safe and accessible crossings at intersections, especially those leading to parks, recreation facilities, and schools of all levels.

The bicycle and pedestrian improvements, especially those addressing accessibility and connecting students to schools, can be funded through a variety of federal, local, and private sources.

Federal funds are well suited for higher cost infrastructure projects, such as sidewalks or shared-use paths. Improvements that involve mainly paint, such as shared lane markings and crosswalks, can be implemented through routine maintenance, set-aside funds, or grouped as one federal funding application with a governmental partner. The city, county, and IDOT would plan for the cost of ongoing maintenance as part of capital improvements planning, as grants for maintenance are rare.

It is important to note that infrastructure for pedestrian, bicycles, trails, routes to schools can be used for both recreation and transportation by all ages – from school age children and teens to the region’s working citizens. Therefore, funding sources will differentiate for those purposes i.e. IDNR Bikeways Funds are used for recreation while IDOT Enhancements are used for transportation related projects and IDOT CMAQ funds are used for congestion/air quality mitigation.

Additionally, any lands with a public partner for acquisition and development should utilize the IDNR OSLAD/LAWCON programs whenever possible. Additionally, IDNR Bikeways funds could be used to help offset the local match necessary for the IDOT grant programs. Often MEPRD and St. Clair County have assisted municipalities with part of the match to either to IDNR or IDOT. Partners are a key to success.

Local Funding Source Ideas For Pedestrian & Bicycle Connectivity

Many grants require local match. It is important to consider where that match is going to come from before applying for grant funding.

In addition to applying for MEPRD grants with the county and SCCT as a partners, below are some ideas other cities are using throughout the region. These funds can be leveraged as local match to secure federal funds.

Local Option Economic Development Sales Taxes:

Cities in the state of Illinois have the option to impose a local sales tax up to 4.75% to be used to fund projects that could include pedestrian & bicycle, stormwater (curb and gutter), and other improvements related to economic development.

Capital Improvement Budget Set-Aside:

The city or county could make a policy decision to set-aside a percentage of capital improvement budgets for watershed initiatives, but also to continue to expand and fund bicycle and pedestrian projects. These projects could be incorporated into scheduled road work to be stand alone projects.

State & Federal Funding Sources

The current federal transportation bills provides federal transportation policy and funding over long period.

In addition to funding sources in transportation bills, there are other federal funding sources, which are described in the table on the following pages.

Please note, the grant sources administered by the Illinois Department of Transportation are now part of a single supply of funding that IDOT can participate/allocate on an optional basis due to the federal transportation bill. Availability will be determined annually by the state.
<table>
<thead>
<tr>
<th>Grant Program</th>
<th>Type</th>
<th>Match Needed</th>
<th>Website:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation Alternatives Program (TAP)</td>
<td>Engineering</td>
<td>20%</td>
<td><a href="http://www.ewgateway.org/trans/TIP/TAP/tap.htm">http://www.ewgateway.org/trans/TIP/TAP/tap.htm</a></td>
</tr>
<tr>
<td></td>
<td>Construction</td>
<td></td>
<td>50%</td>
</tr>
<tr>
<td>Great Streets Initiative</td>
<td>Planning</td>
<td>20%</td>
<td><a href="http://www.ewgateway.org/GreatStreets/greatstreets.htm">http://www.ewgateway.org/GreatStreets/greatstreets.htm</a></td>
</tr>
<tr>
<td>Illinois Transportation Enhancements Program (ITEP)</td>
<td>Engineering</td>
<td>20%</td>
<td><a href="http://www.dot.state.il.us/">www.dot.state.il.us/</a></td>
</tr>
<tr>
<td></td>
<td>Construction</td>
<td></td>
<td>50%</td>
</tr>
<tr>
<td>Highway Safety Improvement Program (HSIP)</td>
<td>Engineering</td>
<td>10%</td>
<td><a href="http://www.dot.state.il.us/">www.dot.state.il.us/</a></td>
</tr>
<tr>
<td>Safe Routes to School (SRTS)</td>
<td>Engineering</td>
<td>20%</td>
<td><a href="http://www.dot.state.il.us/">www.dot.state.il.us/</a></td>
</tr>
<tr>
<td>Injury Prevention Program</td>
<td>Education Only</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grade Crossing Protection</td>
<td>Engineering</td>
<td>15% - 40%</td>
<td><a href="http://www.dot.state.il.us/">www.dot.state.il.us/</a></td>
</tr>
<tr>
<td>Bike Path Grant Program</td>
<td>Acquisition &amp; Construction</td>
<td></td>
<td><a href="http://dnr.state.il.us/">dnr.state.il.us/</a></td>
</tr>
<tr>
<td>Open Space Lands Acquisition &amp; Development (OSLAD)</td>
<td>Acquisition &amp; Construction</td>
<td>min. 51%</td>
<td><a href="http://dnr.state.il.us/">dnr.state.il.us/</a></td>
</tr>
<tr>
<td>Recreational Trails Program</td>
<td>Acquisition &amp; Construction</td>
<td>20%</td>
<td><a href="http://dnr.state.il.us/">dnr.state.il.us/</a></td>
</tr>
<tr>
<td>Park &amp; Trail Grant</td>
<td>Acquisition Construction</td>
<td>60%</td>
<td><a href="http://meprd.org/PDFs/MEPRD-FY18-Park-and-Trail-Grant-Program.pdf">meprd.org/PDFs/MEPRD-FY18-Park-and-Trail-Grant-Program.pdf</a></td>
</tr>
<tr>
<td>Event Sponsorship</td>
<td>Events</td>
<td>75%</td>
<td><a href="http://meprd.org/PDFs/MEPRD-FY18-Event-Sponsorship-Grant-Program.pdf">meprd.org/PDFs/MEPRD-FY18-Event-Sponsorship-Grant-Program.pdf</a></td>
</tr>
<tr>
<td>Park Enhancement Program</td>
<td>Acquisition Construction</td>
<td></td>
<td><a href="http://www.co.madison.il.us">www.co.madison.il.us</a></td>
</tr>
<tr>
<td>Sustainability Grant</td>
<td>Planning</td>
<td></td>
<td><a href="http://www.co.madison.il.us">www.co.madison.il.us</a></td>
</tr>
</tbody>
</table>

The Flats on the Rise - A Neighborhood Plan for the Southeast Quadrant, Lebanon, IL
<table>
<thead>
<tr>
<th>Grant Program</th>
<th>Type</th>
<th>Match Needed</th>
<th>Website:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tourism Attraction Development Grant (TAP)</td>
<td>Construction</td>
<td>min. 51%</td>
<td><a href="http://www.commerce.state.il.us/">www.commerce.state.il.us/</a></td>
</tr>
<tr>
<td>Community Development Assistance Program</td>
<td>Construction</td>
<td></td>
<td><a href="http://www.commerce.state.il.us/">www.commerce.state.il.us/</a></td>
</tr>
<tr>
<td>Land &amp; Water Conservation Fund (LWCF)</td>
<td>Construction</td>
<td>min. 51%</td>
<td><a href="http://www.nps.gov/subjects/lwcf">www.nps.gov/subjects/lwcf</a></td>
</tr>
<tr>
<td>Preserve America Grant</td>
<td>Construction</td>
<td></td>
<td><a href="http://www.nps.gov/preservation-grants/PreserveAmerica/">www.nps.gov/preservation-grants/PreserveAmerica/</a></td>
</tr>
<tr>
<td>Transportation Investment Generating Economic Recovery (TIGER)</td>
<td>Planning Construction</td>
<td>20%</td>
<td><a href="http://www.transportation.gov/tiger">www.transportation.gov/tiger</a></td>
</tr>
<tr>
<td>People for Bikes Community Grants</td>
<td>Construction &amp; Programs</td>
<td>min. 51%</td>
<td><a href="http://www.peopleforbikes.org/">www.peopleforbikes.org/</a></td>
</tr>
<tr>
<td>Walmart Foundation</td>
<td>$250 - 2,500 through local stores</td>
<td></td>
<td><a href="http://giving.walmart.com/foundation">http://giving.walmart.com/foundation</a></td>
</tr>
</tbody>
</table>
The Flats - On The Rise

www.HeartLandsConservancy.org