

IMPLEMENTATION

Introduction

Implementation of community initiatives requires strong coordination, collaboration, and continuity. This portion of the neighborhood plan outlines the key ‘action’ steps SENDO can take to implement the proposals formulated through the University-SENDO partnership. ‘How-to’ recipes explain the steps to complete small immediate projects with local labor and resources. These, ‘get the ball’ by producing a series of small, visible successes. This momentum is crucial because it stimulates involvement which is where the organization derives its strength. After establishing strong local involvement, SENDO can utilize the implementation strategies to initiate larger more complex proposals. Possible partnerships, resources, strategies, and funding sources are generally outlined in this portion of the plan. Implementation strategies are provided for the following topics:

- | | |
|---------------------------------------|----------------------------|
| ?? land use | ?? community services |
| ?? streets/circulation/infrastructure | ?? housing and yards |
| ?? neighborhood identity | ?? organizational capacity |
| ?? parks | ?? phasing |

A phasing matrix concludes implementation, and prioritizes SENDO’s action plan. While timing is addressed, the central focus of phasing is the logical ‘order of operations’ of future action.

Land Use

Through a series of neighborhood meetings, SENDO’s future vision for the South End emerged. SENDO expressed that it wishes the neighborhood to remain predominately residential, composed mostly of single-family homes. Light commercial uses such as laundromats, bakeries, and dry cleaners are desired on major arterial streets while larger more intensive commercial uses are unwanted (see Commercial Revitalization section for details). The South End is currently peppered with industrial uses, and residents have expressed a desire to phase out industrial uses. Finally, we deal with open space. Over 40% of the land in the South End sits vacant, and is unsightly, unsafe, and ripe for dumping. Examples of proposals to mitigate problems associated with vacant land are increasing lot sizes bring ownership to ambiguous spaces and the installation of maintenance free neighborhood parks and green ways (see Parks and Recreation for more details).

Property Ownership Study

Comprehensive, accessible information is necessary. Many of the revitalization proposals call for measures such as land assembly, which require extensive data. Currently, SENDO has at its disposal: (a) base maps, which describe the physical layout of the South End (b) local perception data, which outline resident’s concerns and (c) existing conditions data which describe physical details such as sidewalks locations and conditions.

The next layer of information required by SENDO is the legal component. Details such as current and historical owners, tax numbers, liens, legal parcel addresses, absentee ownership,

and other data are important. Without this ‘legal’ data on the parcel level, many of the proposals offered in this plan cannot occur. Currently, it is quite an ordeal to find this information quickly. The city does not have up-to-date records on all of its properties, and working with the tax assessor and the county requires time.

This is an immediate project that SENDO can accomplish conjoint with university students. Students would collectively gather the data from the city, the tax assessor, and from the county. This would provide SENDO with a readily available database to consult when property ownership questions arise. For technical assistance, contact Stacy Harwood, Associate Professor of University of Illinois Planning department; (217) 265-0874 or at sharwood@uiuc.edu. NTAC may also provide direction for this project.

Zoning and Enforcement of the Neighborhood Plan

The zoning map is the legal means to achieve the visionary desires of the South End’s future. Future developments must locate where their type of use is allowed, and must adhere to the applicable ordinances and regulations of that zone. The existing zoning map was last updated in the mid-1960 and allows intense multifamily residential development throughout the South End. This is out of line with SENDO’s new vision and must be changed. A new zoning map has been formulated that spatially represents SENDO’s desires. Because zoning is a municipal operation, the city council and the zoning commission must approve the zoning map for it to be legally binding. The action steps to implement the new zoning and the overall plan are described below.

Action Steps

1. Review the neighborhood plan along with the zoning map to ensure that it represents the residents’ future vision for the South End.
2. Present the plan to a broader group of South End residents. Get feedback and make appropriate revisions on the plan.
3. Approve and adopt the revitalization plan (and consequently the zoning map) as SENDO’s official neighborhood plan.
4. Present the neighborhood plan to the City of East Saint Louis City Council to apply for the plan to serve as the neighborhood’s official plan.

Unwanted uses are a major issue in the South End. Liquor stores, nightclubs, and other businesses pose the most nuisances for the South End. While they cannot be eliminated (that violates the United States Constitution), zoning can constrain the possible future locations of these businesses. That means that enforcement of the new zoning will be very important – zoning means nothing if it is not effectively policed. If new developments are out of line with the zoning map, concerned citizens must voice their concern to the zoning commission and to the city council. Residents can make concerns known to the city council representatives, and can lobby for enforcement at city council meetings.

Streets, Circulation, and Infrastructure

Standing Water Management

East St. Louis is located in the Mississippi river flood plain. Because of this, standing water is major problem in the South End neighborhood. Steps need to be taken to control flooding. This is a priority and needs to be dealt with before any major infrastructure improvements are made. A map identifying flood problem areas has been included in this Plan on page ???. Steps to mitigate flooding in the South End are a critical issue that needs to be further studied. Research should begin immediately within the first phase (1-2 years) of the plan.

Road, Streetscape and Infrastructure Improvements

Road, streetscape and infrastructure improvements are desperately needed in the South End. The existing street system does not meet the needs of residents in the South End. Street hierarchy needs to be defined in order to better serve residents. Different streets require different improvements. These improvements include: address poor surface conditions, flooding, pot holes, deferred maintenance, lack of street lighting, sidewalks and curbs. Existing sewer and storm water systems also need to be updated. The different area sections of this plan, explain in detail their area's particular needs and priorities.

SENDO will need to work with the East St. Louis Department of Public Works to achieve these improvements. Street, flooding and sidewalk condition maps have been included in this plan to identify which streets and sidewalks need to be improved first. These documents should be used as a tool when advocating for improvements and applying for grants. This is a long-term project that will take years to complete. Efforts will begin in phase one and be carried through phase four of the plan.

Possible funding sources for improvements include:

- ?? Grants related to community health and obesity
- ?? Local chapters of the America Society of Landscape Architects
- ?? Illinois Nurserymen's Association.
- ?? East St. Louis Community Development Block Grant
- ?? Empowerment Zone
- ?? East St. Louis Enterprise Community
- ?? Bi-State Development Agency
- ?? Local Housing Developers
- ?? Illinois Department of Commerce and Community Affairs
- ?? Illinois Department of Transportation
- ?? Federal Environmental Protection Agency
- ?? United State Army Corps of Engineers
- ?? United States Department of Transportation

SENDO and University of Illinois design faculty and students will work together on future infrastructure improvements.

Road Barricade to Stop Illegal Dumping

Falling Springs road runs next to the train tracks along the western boarder of the South End. It is no longer used by residents and is hidden by overgrown vegetation. Due to these conditions, it has become a major ground for illegal dumping. In order to stop dumping,

SENDO will advocate closing down Falling Springs road. Large concrete barriers will be used to block entrances to vehicle traffic.

This is an excellent opportunity for SENDO to accomplish an important task and build momentum for larger projects.

Action Steps:

1. Research for this project will begin as soon as possible to prevent more dumping.
2. SENDO will need to seek legal counsel
3. Advocate to close Falling Springs road.

If the city is not willing to pay for the closure, SENDO will look into alternate funding sources. Possible sources include community fundraising, the railroad company, local construction companies and the Illinois Department of Transportation. SENDO will also explore closing off other dumping problem areas in the South End. For technical assistance contact Kathy O'Keefe from the Neighborhood Law office.

Public Works Street Improvement Plans

SENDO member have expressed concerned about current construction in the South End. Streets appear to have been torn up during construction and then left in disrepair. There is a lack of communication between the Department of Public Works and South End residents. The Public Works Street Improvement Plan will involve documenting street, sidewalk and drainage improvements in the neighborhood. The goal of this plan is to open the lines of communication between parties and assure the city is making needed and worthwhile improvements.

SENDO and university students will work with the Department of Public Works to outline the improvement plans. University student will then create a formal document that summarizes completed projects, future projects and contact information for additional information. Research for this project will begin as soon as possible during the first phase of the plan. . For technical assistance, contact Stacy Harwood, Associate Professor of University of Illinois Planning department; (217) 265-0874 or at sharwood@uiuc.edu. NTAC may also provide direction for this project.

Alleyways

Alleys in the South End are in poor condition. Illegal dumping and uncontrolled vegetation plague many alleyways. Numerous ally ways are not navigable by car. A future study will be needed to determine how to deal with alleyways. SENDO will work with university students to produce a planning document that addresses how to implement future alley improvements. This study is an immediate opportunity that will begin within the first two years of the plan. . For technical assistance, contact Stacy Harwood, Associate Professor of University of Illinois Planning department; (217) 265-0874 or at sharwood@uiuc.edu. NTAC may also provide direction for this project.

Tree Planting

Street trees provide abundant environmental, aesthetic and psychological benefits for residents. When streets and yards are free of trash, tree planting is an activity that SENDO can use to beautify the neighborhood and keep momentum moving in the South End. Types of trees that should be planted are addresses in the Parks section of this plan.

SENDO and university student volunteers will work together to obtain donated trees and plant them along streets specified in the plan. This will be an ideal project for student volunteers during ESLARP work weekends. Contact Vicki Eddings from ESLARP at 217-265-0202 or veddings@uiuc.edu for more information about workweek ends.

SENDO and students will contact garden centers to acquire donated tree plantings. Garden centers that should be contacted include: Home Depot, Builders Square, Franks, Lowes, K Mart, and Wal-Mart.

Neighborhood Identity

Providing opportunities to link residents with their communities' cultural history is a way to create neighborhood identity that instills pride in residents. East St. Louis and the South End have a rich African-American cultural heritage. The South End is an important part of East St. Louis's African American history because it was one of the city's original African American neighborhood. Refer to section???? of this plan for a detailed history of the South End. There are many historically significant sites in the South end including Lincoln Park, the Mary Brown Center, the MacArthur Bridge and the historic route 66. Some activities SENDO could organize in order to build neighborhood identity are cultural festivals (see parks section), historic tours and oral history projects.

Historic Route 66

The historic Route 66 runs along 10th Street on the northern edge of the South End Neighborhood. Grants and other possible funding sources for historic markers and restoration projects should be explored. Research for this project will begin with in the first Phase (1-2 years) of the plan. . For technical assistance, contact Bruce Wicks, Associate Professor of University of Illinois Leisure Studies department; (217) 333-4410 or at bwicks@als.uiuc.edu. NTAC may also provide direction for this project.

MacArthur Bridge

The abandoned bridge (to automobile traffic) holds historical and social importance to residents of the South End and region. The architectural significant structure was open to automobile traffic between 1940-1977. It was at that time part of historic Route 66.

SENDO and university students will work together to investigate the possibility of getting a historical marker for the bridge. Students will research the possibility of nominating the bridge for the National Register of Historic Places to prevent its demolition without public input.

Research for these projects will begin with in the first Phase (1-2 years) of the plan. (see Implementation & Phasing table). For technical assistance, contact Bruce Wicks, Associate Professor of University of Illinois Leisure Studies department; (217) 333-4410 or at bwicks@als.uiuc.edu. NTAC may also provide direction for this project.

Green Trail System

Bruce Wicks, from the University of Illinois Department of Leisure Studies is currently working on developing a green trail system in the East St. Louis Area. He is purposing a six mile trail from the Edes Bridge to the Cahokia Mounds. SENDO and university students will explore linking South End's purposed liner walk to the regional trial system. This is a long-term project that is expected to be a possibility during the Four Phase (11-20 years) of the plan.

Street and Entry Signs

SENDO has expressed interest in constructing a Neighborhood entry sign at the end of the highway exit ramp. A neighborhood sign will build neighborhood identity for residents and outsiders driving through.

SENDO will work with university students to design and construct the entry sign. Fundraising or an alternative source of funding will be necessary in order to obtain materials for the sign. See Entry Group section for more details and entry sign design ideas. Contact Vicki Eddings from ESLARP at 217-265-0202 or veddings@uiuc.edu.

Decorative street signs will be installed in order to create a distinctive and attractive neighborhood. Installing new streets signs is a complicated process that will requires working with the City and will take years to implement. Banners along the corner of 14th and Piggott that display the official SENDO logo is another possible idea to build neighborhood Identity.

Parks

Parks have the potential to serve a variety of functions for the citizens of the South End. They can facilitate healthier lifestyles, generate more citizen involvement, and serve as community engagement nodes that build community and trust.

Mary Brown Center & Lincoln Park

The renovation of the Mary Brown Center (from here on referred to as MBC) stands as one of the most promising current projects for the South End. Grant monies to renovate the existing structure currently exist and are waiting to be used. If the MBC is successfully redeveloped this could mean the improvement of Lincoln Park and of the areas surrounding the park. Lincoln Park might return to the once vibrant community hub that it once was, serving the recreational and social needs of the South End residents.

As it stands, the redevelopment plans for the center have already been completed without input from the local residents – the process was strictly a top-down process. Because of this, vital community input and concerns have been left out. This community center has the

potential to serve as a neighborhood hub that will keep the kids off the street and the old on their feet. It is up to residents to push the city to ensure this project actually happens, and to ensure that old problems are not built into the new MBC. The center might also serve as SENDO's new permanent home, a location for workshops, classes, and local events. If the MBC is not renovated, these uses cannot exist. Currently there is not money allocated for programs, maintenance in the city budget.

Action Steps:

1. Keep this project alive. Do not let it slide to the city's back burner. As explained earlier, time is not unlimited, and these grants will expire if construction fails to commence by the date specified by the grants. Attend city council meetings. Hold local representatives accountable.
2. Seek operation and maintenance funding for the MBC. The current grant monies only cover the center's redevelopment. Funds for utilities, personnel, staff, maintenance, and operations are not covered by the grant. Contact NTAC for more information about possible grants to sustain the center's operations.
3. Lobby the city council for the formation of a MBC board. As it stands, there is not organized body to oversee the construction and development of the MBC. Such a board must include at least one seat for a South End community member who is not already tied to the city. This will ensure that the South End community – the primary users of the center will have a voice in the center's development.
4. Request a copy of the grant proposal from the grantor. This will give SENDO accurate information about the terms of the grant. With this information, SENDO can hold the city accountable without gaps in information.
5. Request a copy of the site plans from the developer.
6. Identify who this person and contact the project manager. Large-scale projects such as this require a immense coordination to happen. Attempt to open a dialogue with the project manager. Solicit his or her feedback about the projects progress. Invite the manager to SENDO meetings. If a project manager has yet to be hired, lobby the city to hire one in the name of commencing this project.

Linear Park

One of the proposals of this plan is the development of a linear parkway that will run alongside the train tracks that cut through the center of the South End, more detail on this proposal is available in the parks and services portion of this plan on p??). Such a park has the potential serve as walkway to link the pockets of the South End, to beautify the land adjacent to the train tracks, and to provide an attractive walkway in the middle of the South End. Unfortunately, there are ownership and maintenance issues that must be worked out before the linear park is to be constructed.

Action steps:

1. Using the property ownership study mentioned above on p??, determine who owns the vacant parcels adjacent to the railway.
2. Contact the owners to see if they are willing to donate their vacant land to the city for the development of the park.

3. If the land is owned by the railroad ask the railroad if it would allow the city to use the adjacent land as a park.
4. Incorporate the design recommendations offered by this plan (detailed on p.??)
5. Use the low maintenance plants described by the Linear Park Proposal to ensure that it is self-maintaining requiring little to no attention from the city.

Funding sources include grants related to public health and curbing obesity through active lifestyles. Local nurseries and hardware stores might be willing to donate plant material to landscape this park. For technical assistance, contact Stacy Harwood, Associate Planning Professor at University of Illinois at (217) 265-0874, or at sharwood@uiuc.edu or contact NTAC.

New Playground Equipment

The South End has the advantage of having small local parks in the local neighborhoods for children to use near their homes. Past work weekend projects have made improvements to swing sets at I-Street Park. Jackie Joyner Kersee Park and I-Street Parks need new playground equipment. This new equipment could attract children and families to fully utilize the parks.

Action steps:

1. Determine the perimeter and the area of the parks. This will allow donors to understand the parks' scale and will help to determine what type of equipment will best suit the parks.
2. Contact playground equipment manufacturers and distributors to solicit donations.
3. Contact NTAC to research and write grants for purchasing new equipment. Some granting agencies include
 - a. Urban Park and Recreation Recovery
 - b. Illinois Power
 - c. Open Space Lands Acquisition and Development (OSLAD) funds
 - d. Illinois Association of Park Districts
 - e. Federal Land and Water Conservation Funds (LAWCON).
4. Contact the city to inform them of SENDO's desire to improve the parks. There are grants available to cities for the redevelopment of parks by groups such as: the Department of Natural Resources, Division of Grant Administration.
5. Request that the city council allocate funding for the purchase and installation of the new playground equipment for I-Street and JJK parks.
6. For technical assistance, contact ESLARP or NTAC. The installation of this equipment might be a possible work weekend project.

Sponsorship

Sponsorship can provide the Mary Brown Center with the funding to keep the facility operating. Sponsors can be anyone from corporations, to local businesses, to non-for-profits. This can mean the difference between MBC serving as a permanent asset of the South End, or simply a liability that will again fall into disrepair. More research is required to find viable future partnerships.

Chicken Dinner Fundraisers

Local level fundraisers can raise money for community initiatives. One successful fundraiser completed by the Emerson Park Development Corporation was the Chicken Dinner Fundraiser. Flyers were created saying, “Don’t Cook, Have Dinner at Ceola’s.” Community members met for a common cause – tearing down derelict housing that posed safety issues in their neighborhood. They raised money by selling chicken dinners to residents. The proceeds went towards beautifying the streets, houses, and parks in the area.

This type of fundraising might be useful for the South End. It fixes pressing problems immediately with local labor, and at the same time raises money for future improvements. This might be a scheme to clean up parks and to provide funds to maintain the improvements.

Community Services

When funding problems plague municipalities, cities cannot provide its residents with all of the services it desires. Organizations like SENDO, NTAC, and ESLARP attempt to tighten the slack that the city cannot. These organizations provide the neighborhood with services including seminars, education, and information. They address the needs and concerns of the residents to make the neighborhood a better place. The following is a list of services the South End can begin to integrate into their neighborhood organization to improve the South End.

Mary Brown Center

The renovation of the Mary Brown Center will provide many new possibilities for implementing new community services in the South End. It is essential that SENDO continued to monitor the city’s progress on the reconstruction and future management of the MBC. SENDO in conjunction with university students will investigate the history of the center, the state funding designated for it and possible future funding. Collaboration with the regional park district in order to manage and provide program funding will also be explored. (see parks and services section of the plan for more detail on the Mary Brown Center and Lincoln Park)

Neighborhood Watch Program

Crime and the lack of sufficient police protection is a problem in the South End. One way SENDO can address this problem is to forming an active Neighborhood Watch Program. The Neighborhood Watch Program has successfully been use for over 30 years in communities across the country. It combats crime by bringing together local officials, law enforcement and citizens to protect their communities.

Crime is a critical problem and will be addressed immediately, within first phase (1-2 years) of the plan (See Implementation & Phasing table). The newly formed SENDO Crime subcommittee will research affective neighborhood watch programs. Go to

<http://www.usaonwatch.org/> for more details about the National Neighborhood Watch Program. Then contact Mel Weith from the St. Clair County Sheriffs Department for more information at 227-3504 ext. 717 or go to <http://www.sheriff.co.st-clair.il.us/nhbwatch.asp>.

Adult Education and Job training Programs

SENDO members have expressed a desire for more accessible adult education for residents. Some factors that limit education opportunities for residents include limited finances, transportation and available childcare.

SENDO and university student will work together to over come these barriers. Many education opportunities exist at the East St. Louis Community Collage center including GED classes, computer training, certificate programs, and connections to other local collages for no cost to residents. These programs need to be made aware to South End residents.

University students will create a flyer detailing opportunities at the East St. Louis Community College and work with SENDO to organize car-pooling and child care services for residents. In addition, SENDO and university students will explore establishing sidelight classes from the East St. Louis Community Collage at the newly reconstructed MBC. These classes will offer valuable job training skills and provide on site childcare. Due to their complexity, these programs will be implemented during phase two (2-5 years) of the plan (see Implementation & Phasing Table). For more information about the East St. Louis Community Collage go to <http://www.eslccc.com>.

Home Finance Seminars

Home Finance education is needed though out East St. Louis. It is especially needed for resident with fixed incomes. Home finance seminars address topics such as household budgeting, filing taxes, home ownership, predatory lending, managing debt and much more.

Home Finance Seminars are a needed program that will be implemented during the first phase (1-2 years) of the plan (see Implementation & Phasing Table). Contact NTAC about existing educational services in the East St. Louis area. Southern Illinois University Edwardsville has conducted finance seminars in the past. Chad Thilborger from NTAC is currently working on providing East St. Louis residents with home finance seminars taught by local bankers. In addition, ownership/maintenance seminars are another valuable service. This is discussed in more detail in the Housing and Yards Section.

‘Who to Call’ Pamphlet

South End residents are often not aware of who to call regarding neighborhood problems and basic service question. In order to solve this problem, a “who to call” pamphlet will be created and distributed to South End Resident s. These Pamphlets (magnates are another idea) will contain a list of phone number that residents can call regarding the following: drug prevention, health facilities, animal control, graffiti removal, dumping, municipal code enforcement, zoning violations, non-emergency police, environmental hazardous and so on.

This is a project that is an immediate opportunity for SENDO and should be organized as soon as possible. SENDO will work with University of Illinois students to identify important

phone numbers, create a pamphlet and distribute it to South End residents. Contact Vicki Eddings from ESLARP at 217-265-0202 or veddings@uiuc.edu.

Commercial

Commercial uses have pros and cons. On one hand, they bring much needed revenue to the city, and provide services within walking distance to people who require them. On the other hand, some businesses such as liquor stores, nightclubs, and bars are a nuisance to the area. Determining the locations of new commercial growth is part of the zoning map, which is covered in detail on p??.

Many local establishments – particularly liquor establishments are unregulated and keep their doors open late into the night. Loitering takes place on the grounds of these businesses, which has been identified as a concern. Further, the late closing hours of the South End liquor establishments has led to a migration of people from surrounding cities and township after those liquor establishment's close. Because alcohol is served later into the night, police protection is strained, and the local residents temporarily lose their neighborhood to a group of people who do not have the well being of the local population in mind.

Alcohol Sale Regulation

While existing alcohol establishments cannot be removed from the area simply because such uses conflict with the 'family-oriented' vision of the South End, there are another means to holding these establishments accountable. The key is regulation and policing. There are a number of steps the South End can take to ensure that liquor establishments either follow the law, or close up shop.

Action Steps:

1. Determine the current liquor laws in the state, and in the City of East Saint Louis. Understand what rights the liquor establishments have and rights they do not.
2. Keep a record of alleged violations visibly observed by local residents. Report them to the Illinois Liquor Control Commission. Continue to call the commission about the violations until they are investigated. Ask for follow-ups about the results of the investigations. This is the commissions contact information:
222 S. College, Rm. 100
Springfield, IL 62704
Phone: 217-782-2136
Fax: 217-524-1911
3. Be aware of license violations that are not traditionally thought to be big problems by lay people. Some of the top reasons for license revocation include matters such as: state license not displayed, unsanitary establishment conditions, employment/serving of minors, or violation of local ordinances. The full list of violations is available on the commission's website, www.state.il.us/lcc/lisence.asp. Licenses must be reapplied for every 12 months. If a substantial violation exists, the state will not reissue the liquor license, and the establishment will be forced to close. An

establishment that has been closed in the past is more highly scrutinized when reapplication for licenses occurs.

4. Hold the city accountable. Organize support to have new ordinances enacted that will make the liquor establishments more compatible with the other uses in the city. It is up to the city to impose and enforce hours of operation.

Home-Based Businesses Workshops

Home based businesses may be a viable option for people who wish to open a low intensity business but do not have the capital to rent, purchase, or build a facility to house their business. Home business workshops can educate entrepreneurs of the building and sustaining home businesses, inform them of the rules and laws that govern home based businesses, and could provide resources for people determined to start one. Contact NTAC to get more information on organizing these workshops.

Expansion of Food Choice

Health and welfare directly relates to the food choices that are locally available. Many of the local businesses provide foods, but with excess fat, sugar, cholesterol, and sodium. These ingredients in excess harm our bodies. When children (and adults) spend a lifetime eating such foods, it is dangerous because they become susceptible to an array of diseases and disorders that otherwise could be managed by healthy eating. Attracting a business that sells more 'healthy' food is possible. But a more viable direct option is possible. SENDO can organize workshops conjoint with student health classes in local schools to help to educate young people about food choice issues. This might help to get students thinking about healthy living for those who have never thought about it, and to reinforce it in the minds of those. It is very difficult for parents to change cooking habits, especially when nutritional options are small. But if children are educated to understand the impacts of different foods, there is some possibility that they might affect their parents, or will evaluate their own eating habits as they grow. This is a project university students can take on – possibly through the LINC (learning in community courses). It might be possible to organize an entire university course around this issue. For assistance contact Stacy Harwood or the Neighborhood Technical Assistance Center.

Housing and Yards

SENDO members desire safe, diversified and well maintained single-family housing for the South End. Current concerns regarding the South end's housing stock include: Vacant lots, blighted structures and home improvement needs. St. Paul Baptist Church is planning to build a senior housing facility on Bond Street. As South End resident grow older there may be a need for additional senior housing in the future.

Home Improvement Seminars

There are many homes in the South End that are in poor condition and in need of repair. SENDO members have expressed interest in home ownership/improvement seminars in order to improve the general housing stock in the neighborhood. Such seminar would address

regular home maintenance, home repairs, reducing energy costs, household budgeting and hazardous materials include asbestos and lead based paint.

These seminars will be implemented within the first phase (1-2 years) of the plan. Home Improvement seminars have been conducted in East St. Louis by the St. Clair County Inter-governmental Grant Department. But these seminars are only possible when funding is available. SENDO should work with NTAC staff to organize home improvement Seminars. For technical assistance, contact Chad Thilborger from NTAC at 1-618-271-9605 or cthilbor@uiuc.edu.

Neighborhood Clean Up

SENDO members have expressed a great need for mass cleaning up their neighborhood. Garbage can be found on both public and privately owned land, streets, alleys, and vacant lots. Over grown trees need to be properly trimmed and high grass and brush need to be cut down. This vegetation contributes to poor viability and accessibility that is a haven for crime. Mass clean up projects are exciting opportunities to make significant neighborhood improvement, build resident involvement and build momentum for larger projects in the future.

SENDO will work with university students to organize volunteers work weekends for mass clean up. Heavy equipment including bobcats and trucks will be needed to remove dumping near 14th and Wilford and along Falling Springs road. SENDO will contact local landscaping and construction companies for the use of their equipment. Neighborhood clean up is priority and work weekends should be organized as soon as possible. Contact Vicki Eddings from ESLARP for information regarding work weekends at 217-265-0202 or veddings@uiuc.edu.

Volunteer Home Improvement Weekends

Many Homeowners in the South End need assistance in maintaining their property. Student Volunteers from the University of Illinois are available for such projects. SENDO will utilize volunteers available during work weekends conducted by the East St. Louis Action Research Project for home improvement projects. In addition, other sources of assistance should be contacted and utilized. These include: church groups, schools and regional volunteer organizations.

The newly established SENDO housing committee will identify homeowners who need help with home repairs and maintenance. The housing committee will then communicate with residents and ESLRP to organize work weekends. Contact Vicki Eddings from ESLARP at 217-265-0202 or veddings@uiuc.edu.

SENDO should also explore creating a local affiliate of the Christmas in April program in the South End. The Christmas in April is a national program that mobilizes community, regional and student volunteers to perform home maintenance and repairs. Emerson Park Development Corporation in connection with the University of Illinois has successfully used this program.

Demolition Program

There are many vacant and abandoned properties in the South End. These properties often create safety problems and are unattractive. The removal of these structures will begin in the first phase (1-2 years) of the Plan.

The newly established SENDO housing committee will identify all abandoned structures in the South End. Contact Janni Sorenson from the University of Illinois Department of Planning for information about derelict structures identified by student surveys. The housing committee is then to specify which structures are a priority to be demolished. After this information is collected, contact Kathy O'Keefe from the Neighborhood Law office for Legal assistance.

Single-Family Infill Construction

SENDO has made it clear that they want new quality single-family housing in their neighborhood. They desire diversified housing that provides options for residents. This new housing will be a mix of size, architectural style and affordability in order to provide numerous options for residents. Affordable and market rate housing will be scattered throughout the neighborhood.

New single-family construction is a long-term project for SENDO. This construction is planned to begin during the third (6-10 years) and fourth (11-20 years) phases of implementation.

One possible organization for SENDO to partner with in order to build momentum by constructing "model" homes is Habitat For Humanity. The University of Illinois has its own Chapter. For more information on Habitat for Humanity go to <http://habitat.union.uiuc.edu/>. Existing non-for profit organizations are also possible future partners for building new homes. For example, St. Paul Baptist Church is an active non-for profit in the South End that is capable of taking on such projects.

'Model' Block

One immediate opportunity that SENDO can move forward with is establishing a 'Model' Block in the South End. This block will serve as a vision for future redevelopment in the South End. The goal is to build community involvement by showing residents what their block could look like if they work together.

SENDO and university students will work together to identify an appropriate block. Block residents, students and other volunteers will work together to make improvements to the block in compliance with the Neighborhood Plan. Improvements will include demolition of derelict structures, lot clean up, home repair, tree planting and new infill construction with the aid of Habitat for Humanity.

Land Assembly and Legal Issues

Land assembly or land banking is an effective practice in order to acquire property for future construction. Land Banking is essentially creating a "bank" of vacant properties. A Non-for profit can create deposits of land that can be used for single-family homes or other uses at a later date.

The practice is a complicated process that requires legal council. This is a larger and complex project that will be addressed in Phase Three (6-10 years) of the plan. It may also require that SENDO form partner(s) with other non-for profit organizations to obtain the necessary resources. St. Paul Baptist Church has been practicing land banking in the South End and is a possible future partner. For more information on Land Banking contact NTAC. For Legal assistance contact Kathy O'Keefe from the Neighborhood Law office.

Organizational Capacity

As alluded to in the introduction, organizational capacity is one of the most important objectives of SENDO. Community organizations derive their power, influence, and voice from the community members that represent it. SENDO must reach out to all members of the community. The young, old, renters, owner-occupiers, new and long standing residents all compose the South End, and must be included. These are the people who are agents in the neighborhood's transition into the future, making their involvement imperative.

Immediate Projects

Immediate projects hold high importance on the neighborhood level. They are the means by which SENDO displays its commitment to improving the South End neighborhood - it shows that the organization produces results. This makes people more likely to be a part of SENDO which will build the organization's power and voice. Immediate projects can be done by SENDO right away with local labor or involving students from the university. The list of immediate opportunities is available on the Phasing Table on page ???. This list is by no means exhaustive. SENDO is encouraged to identify more concerns that warrant immediate action and to organize to address them.

Block Captains

This program assigns block captains all over the South End neighborhood. Block Captains serve as the liaison between the residents of individual neighborhood blocks and residents and SENDO. The block captain will relay information to those unable to attend. People who work during the meetings, spend time with their families, don't know about it, or simply do not care will not longer be in the dark. This will allow issues that were not thought of by the general membership of SENDO to be addressed. Block Captains might also be in charge of mobilizing people to participate in community events and fundraisers. The institution of block captains has the potential to draw more people to the organization by keeping them informed, to promote neighbor interaction, and to ultimately build SENDO.

Subcommittees

Subcommittees will allow SENDO to specialize its initiatives. As SENDO grows, the large group must divide into smaller committees that will work individually on specific initiatives. The groups are best organized around the most pressing concerns of the neighborhood for instance housing, the Mary Brown Center, commercial...etc. In the end, sub committees will ensure that all members of the organization become knowledgeable about a specific aspect of

their community, allowing the organization to exert more focused attention upon its various goals.

Updates

The community must be updated about SENDO's activities. Attendance might be low but that does not mean that people are not listening or watching from the sidelines. When funding is available SENDO should update its outreach material, reformatting the pamphlets and flyers to include new goal, objectives, and projects. The new SENDO logo must also be incorporated build resident's recognition of SENDO. Possibly, SENDO can create a newsletter for local residents to keep them up-to-date while simultaneously serving as an open invitation to meetings. This will ensure that the channels of communication will remain open and will assist SENDO instead of constrain it.

Local Partnerships

It is in SENDO's best interest to unite with other organizations in the South End who are currently working on soon to be successful projects. Currently, St. Paul Baptist Church is developing faith-based housing units for the elderly. If a partnership were developed between SENDO and St. Paul's, more people may be mobilized to solve the goals of both SENDO and St. Paul's.

Plan Revision

As time changes, the neighborhood plan must change. New problems will arise. Some problems will be solved. The neighborhood plan is SENDO's guide to revitalizing the neighborhood. When SENDO has full use of an up-to-date computer system, the organization can edit the old plan to make a current plan. This could also be a project for future community development workshops at the university.