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A Community of Spirit, Pride and Conviction...

A Way of Life!



CHAPTER 1: EXISTING CONDITIONS

INTRODUCTION

Section 1:1 Purpose & Intent

A comprehensive plan is an official document adopted by the Planning Commission and the City Council as a policy guide. The Comprehensive Plan's intent is to help direct decisions about the physical development of the community. The comprehensive plan is the legal and conceptual foundation for the Zoning Codes and all other land use regulations in the City. The plan should be recognized and utilized as a flexible document to be interpreted within the broad spectrum of land development possibilities and ever changing conditions. The purpose of this plan is to protect the public health and welfare of the community and comply with state statutes, which prescribe the purpose of the plan as follows:

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

The City of Red Bud's 2010 Comprehensive Plan reviews and updates Red Bud's 1990 Comprehensive Plan. The essential characteristics of the plan are comprehensive, general, and long range. "Comprehensive" means that the plan encompasses all geographic parts of the community and all functional elements which influence the physical development of the community. "General" means



that the plan summarizes policies and proposals, but does not necessarily indicate specific locations or detailed regulations. “Long range” means the plan looks beyond the foreground of pressing current issues to the perspective of problems and possibilities, 10 to 20 years in the future. The City’s Zoning Ordinance and Subdivision Regulations are the key legislative tools for implementing the Comprehensive Plan.

Section 1:2 Zoning Ordinance

A zoning ordinance is a legislative tool used for implementing the comprehensive plan. It delineates the boundaries for land use districts to regulate:

- use,
- density of population,
- lot coverage and
- bulk/size of structures.

The purpose of the zoning ordinance, according to Illinois State Statutes, is to provide:

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

Section 1:3 Subdivision Regulations

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

The general purposes of the subdivision regulations according to Illinois State Statutes are to:

- *protect and promote the public health, safety, convenience, comfort and general welfare;*
- *guide the future growth and development;*
- *provide for the proper location and width of streets, roads, building lines, open space and recreation and to avoid congestion of population;*



- *protect and conserve the value of land, buildings and improvements and to minimize conflicts among the uses of land and buildings;*
- *establish reasonable standards of design for subdivision in order to further the orderly layout and use of land;*
- *ensure that public facilities, including roads, water, sewer and drainage facilities are adequate to serve the needs of proposed subdivisions.*

Section 1:4 Comprehensive Planning Process

The community planning process will include a series of Town Planning Meetings to encourage the public's vision of future conditions and formulation of goals and objectives. The intent of these activities is to obtain citizen input, including visions of desired future conditions and feedback regarding policy recommendations. This information will help develop achievable planning programs and reasonable development guidelines as they pertain to land use, transportation, and infrastructure, public facilities and future growth and development. The intent of the Red Bud Comprehensive Plan Update is to provide solutions to the current and anticipated land use growth and transportation needs through the implementation of good planning and land-use principles.

The plan is intended to guide policy and development recommendations for future land use and community revitalization issues. The City of Red Bud Comprehensive Plan's principle value will be in its daily use. The process of planning for the City is ongoing. The creation and adoption of this document is only one step in the comprehensive planning process. Implementation of the plan will direct residents, business owners and future generations to contribute to the positive development of the community and preserve the small town character and traditional values the City of Red Bud offers and cherishes. Critical work will continue as elected and appointed officials, City staff, property owners, developers, and citizens strive to implement the City of Red Bud Comprehensive Plan goals & objectives.

Section 1:5 Overview of the Comprehensive Plan

To formulate a plan that accurately reflects the needs of the community of Red Bud, a Comprehensive Plan Steering Committee was formed. The Steering Committee consists of members from the City of Red Bud's Planning Commission and City Staff members. The resulting comprehensive plan will include the Existing Conditions of Red Bud, Critical Issues, Goals and Objectives of the Community, Plan Elements, Transportation Plan, Planning Districts Programs, and an Implementation Program. The following is a brief summary of the key comprehensive plan components:

The **Existing Conditions** includes a summary of the demographics of Red Bud's population, economic conditions and a description of its existing zoning and land uses.



The **Critical Issues** report is a summary of the most important concerns the community faces. Feedback from the Town Planning Meetings provides the basis for the development of the critical issues contained in this section. The goals and objectives developed for the Comprehensive Plan will directly respond to citizen-driven critical issues facing the City of Red Bud

The **Goals and Objectives** of the community provide the framework for the Comprehensive Plan. This section also includes policy statements that present development concerns that emerge during the Town Planning Meetings, interviews with city officials, and general research for the plan. The development and growth decisions a city makes should reflect the community's values and sense of what constitutes a reasonable quality of life. To help guide these decisions, the comprehensive plan provides a host of goals and objectives that reflect the citizen-driven values of the City of Red Bud.

The **Plan Elements Section** describes how the desired physical state of Red Bud, as described in the goals and objectives, can be obtained. The Plan Elements provide indicators necessary in measuring the success of the Comprehensive Plan. A future land-use map will be included in this section. The Future Land Use Map does not replace the zoning map, but it illustrates the ideal location for general types of land use, such as residential, commercial, industrial, recreation, and open space.

The **Community Facilities & Services Section** provides a report on services available to residents of Red Bud, the condition of services, and recommendations for improving these services.

The **Transportation Plan** reviews the City's current transportation system and analyzes the flow of traffic through the community. This section looks at the existing road and transportation elements of the City and provides recommendations for future improvements.

The **Planning District Program** breaks the city down into geographic and functional regions and applies the Plan Elements to these specific regions. Prior to approving future development, the City must review each development for compliance with the conditions, policies and standards applicable to the planning district in which the proposed development is located.

Finally, the **Implementation Program** presents specific actions that can be taken to enforce the Plan Elements and incrementally achieve the goals and objectives of the community. This section also advises the City how to make changes to the plan and identifies the steps necessary to amend the Comprehensive Plan.

Summary

The local government is the primary body with jurisdiction to coordinate the overall pattern of physical development of the community. As growth and development occurs, elements of the comprehensive plan should be adhered to. Therefore, the local government should review the planning documents periodically and implement its objectives as needed to meet the growing demands of the community. Over time, the 2010 Comprehensive Plan may need to be supplemented with additional, more focused planning studies that address the ever-changing climate of a growing and prospering community. By taking careful steps to create a long-range plan and listening to community feedback, Red Bud is taking positive steps to plan for the future and protect the investments made within the city and to preserve its heritage.



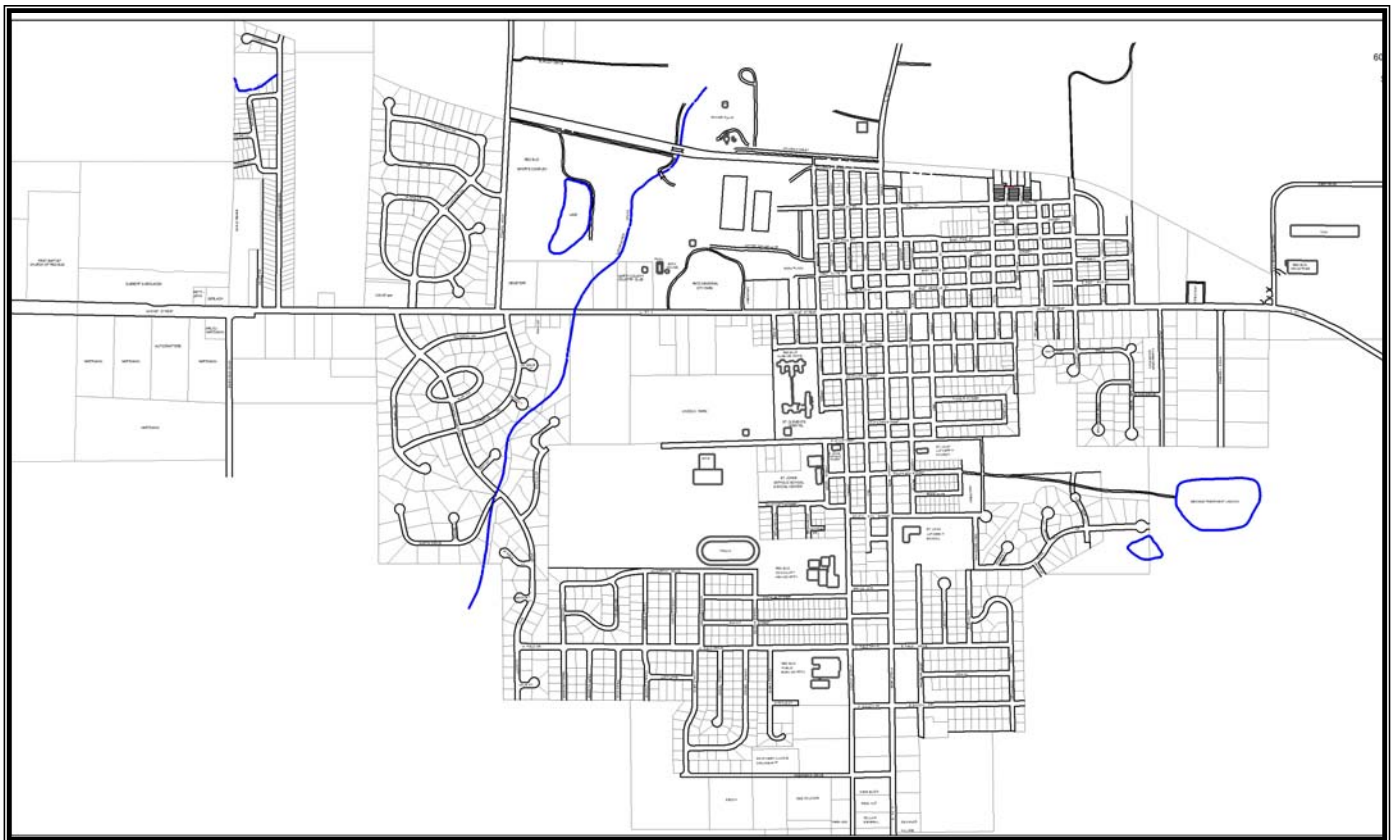
EXISTING CONDITIONS

Section 1.1 Study Area

Red Bud is located at the northwest part of Randolph County. It is about 7 miles west of the Kaskaskia River that provides a 36 mile long navigable artery for industry and recreation. The study area includes all land situated within the corporate limits and contiguous territory not more than one and one-half miles beyond the corporate limits and not included in any municipality. The City includes approximately 2.1 square miles and is located at the center of three Illinois State Highways (3, 154 and 159) which meet at the city's four-way stop.

Figure 1.1: Study Area Map (City Only)

Source: City of Red Bud





Section 1.2 Historic Background

The history of Red Bud dates back to 1820 when Preston Brickey built a small log cabin in the northern portion of the present day city. In 1824 there are records of an abandoned pole cabin being used as the first school with Samuel Crozier as the first teacher. Samuel Crozier, (son of teacher Samuel Crozier) R.D. Durfee, and Wm. Simmons are named as the key settlers who laid out the town in 1847 with the help of several other prominent settlers. The first lots were sold at a public auction. The town was named for a grove of redbud trees which grew there. Rapid development occurred in the next 20 years as the population grew.

The first brick building was a public school built in 1854. A stone inscription on the building read "Red Bud Publick School, 1854". This stone was also built into the present Red Bud Elementary School. Homes and businesses were constructed mainly of brick baked in the brick kilns and stone quarries located in the city. The city became an important station on the stagecoach route between St. Louis, Belleville, Kaskaskia and Chester. Red Bud received its charter in 1867 and was incorporated as a city in 1875. The city was struck by a tornado on November 18, 1892, which killed two people and seriously injured twelve others. Eighty-Four buildings were demolished, causing an estimated \$100,000 worth of property damage.

In 1894 a new city hall was built, and the business of the city government has been conducted in the city hall ever since. The city hall was designed by Louis Hormann, an architect from St. Louis. The exterior of the city hall has remained basically the same. It houses the city offices, police department and council chambers. The building is listed on the National Register of Historic Places. In 1904, the original generating plant for electricity was built, and this plant has been continuously improved and expanded to meet the needs of the residents. The city is interconnected with the Southern Illinois Power Cooperative, so it is the installation of two engines that can produce up to 5600 KW. Red Bud's first sewage system was installed between 1934 and 1936. Natural gas was installed in 1972. Its water source is from two deep wells near the Kaskaskia River.

The city has an aldermanic form of government. Along with the Mayor, city clerk, and treasure, there are eight council members elected to four year terms.

Section 1.3 Socio-Economic Conditions

The current and past socio-economic trends for the City provide the foundation for its future. The socio-economic data evaluated for this Plan includes population trends, age, housing, income and other demographic characteristics. This section also compares Red Bud with the peer cities of Steelville, Chester, Sparta and Randolph County and state and national demographic findings to provide a more meaningful socio-economic outlook and help differentiate between local, isolated events and regional trends. An understanding of the regional socio-economic trends and local issues will help the City plan for the future and meet the needs of its resident population and business community. The data for this analysis is from the US Census Bureau.



Section 1.4 Population

The US Census Bureau provides decennial population counts and annual population estimates for the years following the decennial census, which at the time of this writing included the year 2007. Over the last five (5) decades Red Bud has shown significant population growth averaging a 15.7% growth rate per decade. While the City of Red Bud gained population the cities of Sparta, Chester, Steeleville and Randolph County all showed population losses at various stages during this period as shown in Table 1.1. The City's location, access to regional employment centers and good supply of well built homes and stable neighborhoods will continue to retain and attract residents. However, future population growth will require ongoing reinvestment in the City's existing neighborhoods and business districts and future residential redevelopment.

Figure 1.1 Population Comparisons
Source: 2000 US Census

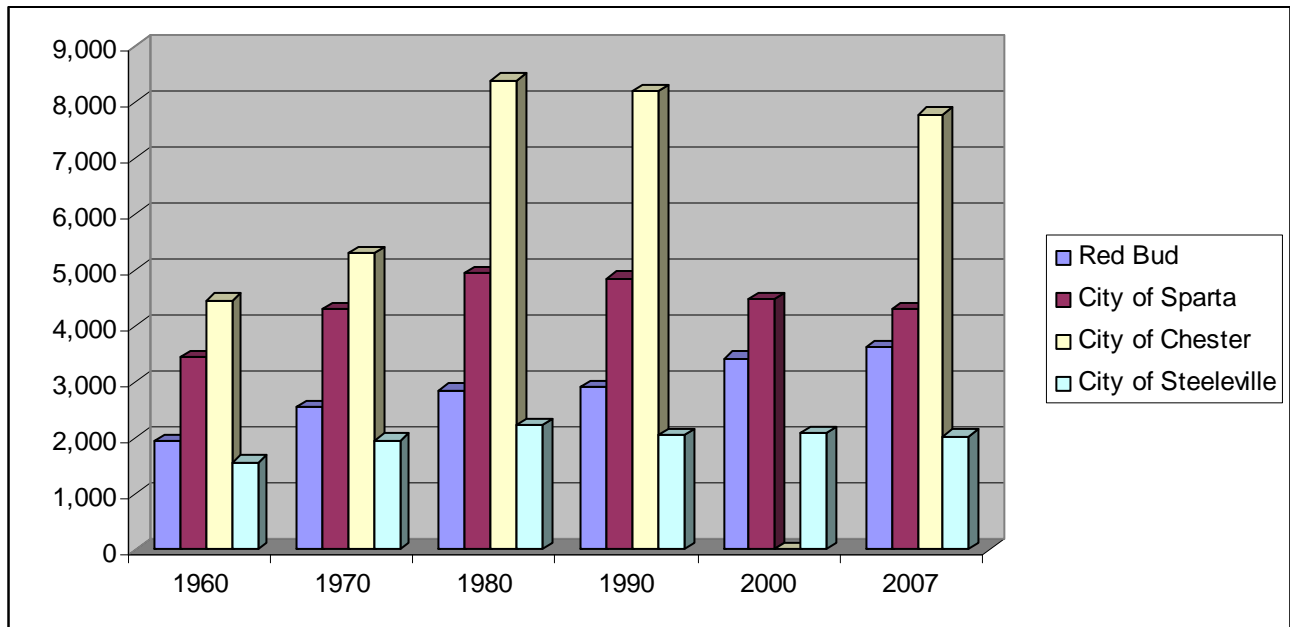




Table 1.1: Population 1980-2007
Source: US Census Bureau

	Red Bud	% change	City of Sparta	% change	City of Chester	% change	City of Steeleville	% change	Randolph County	% change
1960	1,942	--	3,452	--	4,460	--	1,569	--	20,988	--
1970	2,559	31.80%	4,307	0.25%	5,310	19.10%	1,957	24.70%	31,379	49.50%
1980	2,850	11.40%	4,957	0.15%	8,401	58.20%	2,240	14.50%	32,503	22.50%
1990	2,918	2.34%	4,853	-0.02%	8,194	-2.46%	2,059	-8.08%	34,583	6.40%
2000	3,422	17.27%	4,486	-7.56%	5,185*	-36.72%	2,077	0.87%	33,893	-2.00%
2007	3,623	5.87	4,300	-4.15%	7,795	50.34	2,035	-2.02%	32,760	-3.20%

Section 1.5 Age Characteristics

Red Bud’s population over 65 represents 19.9% of the city’s overall population. While this is in line with the peer cities and Randolph County, it is slightly higher than the State (12.1%) and National (12.4%) populations 65 years and older by 7.8% and 7.5% respectively. (See Table 1.2) The City’s population 5 and under represents only 6.5% of the overall population, which is slightly above the other peer cities. However, it is lower than the State (7.1%) and US (6.8%) population under 5. The City’s population 18 and over represents 76.8% of the overall population, which is consistent with the other peer cities and state and national averages. Still, the City’s median age (39.9) is slightly higher than each of the peer cities and well above the State median age of 34.7 and the National median age of 35.3. This is due in part to the high percentage of persons over 65 and average to below average percentage of persons under 18 living in Red Bud.

As a whole, the age characteristics indicate the region, Randolph County in particular, is a popular place for seniors. In addition, to a high concentration of seniors, Red Bud continues to attract and retain families with children under 18. Therefore, it is important for the City to offer the services and amenities required and desired of young families with children as well as the senior population.

Table 1.2: Age Characteristics Peer City Comparison
Source: 2000 US Census

	Red Bud	City of Sparta	City of Chester	City of Steeleville	Randolph County	ILL	US
Under 5 years	6.5%	6.2%	5.5%	5.4%	5.40%	7.1%	6.80%
18 years and over	76.8%	74.4%	77.6%	76.9%	77.90%	73.9%	74.30%
65 years and over	19.9%	18.6%	19.7%	20.3%	42.40%	12.1%	12.40%
Median age (years)	39.9	39.3	39.7	39.8	37.6	34.7	35.3
Male	46.3%	45.5%	51.3%	46.4%	53.80%	49%	49.10%
Female	53.7%	54.5%	48.7%	53.6%	46.20%	51%	50.90%



Table: 1.2B Age Characteristics- Zip Code 62278

Age	Male		Female		Both
	% of Males	% of All	% of Females	% of All	% of All
0-9 years:	13.80%	6.70%	11.90%	6.10%	12.80%
10-19 years:	16%	7.80%	13.30%	6.90%	14.60%
20-29 years:	10.90%	5.30%	10.90%	5.60%	10.90%
30-39 years:	14.70%	7.10%	13.60%	7%	14.20%
40-49 years:	15.80%	7.70%	14.30%	7.30%	15%
50-59 years:	11.20%	5.40%	11.40%	5.90%	11.30%
60-69 years:	8.80%	4.30%	9%	4.60%	8.90%
70-79 years:	6.10%	3%	7.90%	4.10%	7%
80+ years:	2.70%	1.30%	7.60%	3.90%	5.20%
All Ages:	Male:	48.60%	Female:	51.40%	
Median Ages:	36.7 yrs.		40.1 yrs.		38.4 yrs

Source: 2000 US Census

Section 1.6 Gender & Household Relationships

The City of Red Bud’s female population is 7.4% higher than the male population; see Table 1.2 on the previous page. By way of comparison, nationally and statewide there is less than a 2% difference in the male versus female population, favoring females. The peer cities also had much higher percentage of females when compared to State and National averages, leading with Sparta with 9% more females than males. The fact that Red Bud and the peer cities have such high percentages of females is a noteworthy finding. While this may indicate Red Bud is a popular place for females, it may also result in proportionally high percentage of single mothers, female head of households and single females living alone than state and national averages. Regardless, the City should be prepared to provide for the needs of its female-dominate population.

***“The average shopper in the 1980s was a female between the ages of 25 and 45 and shopped 3-times per month for an average of 3-hours per outing. Today, she is 45 to 65 years old, works full time, is divorced and has children. She has little time for shopping and seeks convenience”.
Bob Gibbs, (Retail Expert) Gibbs Planning Group***



Section 1.7 Education

According to the 2000 education statistics for people 25 and over, Red Bud had the second highest percentage of high school graduates among peer cities and led Randolph County by 6.1%. However, Red Bud trails the State average (81.4%) by 4%, see Table 1.3. Red Bud had the highest percentage of individuals with a bachelors or advanced degree among the peer cities and led the County by 5.5%. However, the State also leads Red Bud and the other peer cities and Randolph County in the percentage of people age 25 or older. In summary, Red Bud’s level of education attainment while comparable to the peer cities and Randolph County lags behind the state and national averages.

Table 1.3: Educational Attainment
Source: 2000 US Census

Educational Attainment (Population 25 and older)	Red Bud	City of Sparta	City of Chester	City of Steeleville	Randolph County	ILL
High School Graduate or higher	77.4%	82.5%	72.5%	76.3%	71.3%	81.4%
Bachelors or Advanced Degree	14.4%	12.4%	11.2%	10.1%	8.60%	26.1%

Section 1.8 Income

The US 2000 median household income for the City of Red Bud was \$40,300, which is over 8% higher than the median household income for Randolph County which was \$37,013 and higher than all the peer cities surveyed. However, the City’s median household income is below the State (\$46,590) and US (\$41,994). This suggests Red Bud attracts the highest incomes in Randolph County, but the local earning potential is not as strong at the state and national averages.

Estimated median household income in 2007: \$46,166 (it was \$40,300 in 2000)

Red Bud:  \$46,166
 Illinois:  \$54,124

Section 1.9 Employment

Red Bud’s major employers include representatives from manufacturing, retail, services and educational sectors. A majority of these employers have been established in Red Bud for more than twenty-five years. Management, professional and related occupations followed by Sales and office occupations are the two most popular occupations. Combined these two industries make up over 54% of Red Bud’s workforce occupations. Red Bud had the lowest percentage of farming and related occupations, which indicates the city’s transition from an agrarian community. The City has the lowest unemployment rate (2.2) of all peer cities, Randolph County (3.1) and the State (3.9).

The City’s workforce travels an average of 23.8 minutes to work. This is just below the State (28 minutes) and National (25.5 minutes) averages. However the City’s commute is higher than all the peer cities and Randolph County. This indicates that most of the City’s workforce is traveling well beyond the city limits for



employment. Red Bud has the largest percentage of workforce that walks to work (4.2) or works from home (4.3). While these percentages may seem insignificant, they are trends towards a sustainable urbanism that are highly recommended. Commute time / proximity to the workplace is a quality of life issue that is sometimes used to promote a community’s locational strengths.

Table 1.4 Workforce by Occupation
Source: 2000 US Census

Workforce By Occupation	Red Bud	Sparta	Chester	Steeleville
Professional & related occupations	31.3%	24.9%	28.9%	26.4%
Service occupations	16.5%	16.3%	21.1%	18.9%
Sales and office occupations	23.1%	25.7%	19.7%	22.5%
Farming, fishing and forestry	0.4%	0.3%	0.5%	0.5%
Construction & maintenance	12.9%	9.8%	8.4%	9.4%
Production, transportation & moving	15.7%	23.1%	21.4%	22.4%
Unemployed Persons	2.2%	3.6%	3.1%	2.8%
Commute Time (minutes)	23.8	17.6	14.8	17.7

Section 1.10 Housing

The City’s housing stock benefits from high values, low vacancy and affordable rents and mortgages. While, Red Bud’s housing stock is more expensive than the peer cities and county values, the City’s housing stock is below state and national averages.

The estimated median house or condo value in 2007: \$138,804 (it was \$90,900 in 2000)

Red Bud:  \$138,804
 Illinois:  \$208,800

Table 1.5: Housing Cost Comparisons
Source: US Census 2000

Area	Median Value	Median Mortgage Status	Median Gross Rent	Median Structure Built
Red Bud	\$90,900.00	\$892	\$295	1973
Randolph County	\$65,700.00	\$721	\$259	TBD
Illinois	\$130,800.00	\$1,198	\$353	TBD
United States	\$119,600.00	\$1,088	\$295	TBD



The percentage of owner occupied homes in Red Bud is lower than the county, but well above State and National averages. Red Bud’s average household size is also lower than the national, state, and county averages. A contributing factor to the City’s small household size and low home ownership rates is the high percentage of persons living alone, which is higher than both county and state averages. Common characteristics of an aging population are high percentages of people living alone and small household sizes. The reduction in household size has been a nationwide trend as the baby boomers reach retirement age. These findings are further evidence that a significant percentage of the City’s population is maturing and reaching retirement age. Table 1.6 compares the City’s housing conditions with the County and State.

Table 1.6: Occupied Housing Statistics					
<i>Source: US Census 2000</i>					
Area	Avg. HH Size	Renter Occupied Housing Units	Owner Occupied Housing Units	1 Person Householder	% Vacant
Red Bud	2.40	22.1%	77.9%	28.4%	6.3%
Randolph County	2.46	20.6%	79.4%	26.9%	9.3%
Illinois	2.63	32.7%	67.3%	26.8%	6.0%
US	2.59	33.8%	66.2%	28.0%	9.0%

According to the US Census Bureau, “non-family households” will soon account for 1/3 of all American households. Currently ¼ of all households consist of persons living alone. To accommodate the City’s aging population and diverse housing needs, the City must continue to provide a wide range of housing options that support all stages of the lifecycle, so that moving up in age does not require moving out of the city.



An example of the City’s well preserved housing stock.



Section 1.11 Community Tapestry

The Community Tapestry™ system is a proven segmentation methodology developed and enhanced by Claritas, Inc and ESRI over the past 30 years. The system, now owned and operated by ESRI, utilizes 65 segments called “Tapestry Lifestyles” to classify communities based on their socioeconomic and demographic composition. These segments are broken down to the U.S. Census Block Group level throughout the United States. The system is used by planners and national retailers to determine localized purchasing patterns and within the site selection process.

Table 1.8 details the top “Lifestyle Clusters” that make up the zip code area of 62278. It is included in this Plan to provide a better understanding of the spending habits and lifestyles of the greater Red Bud market area- beyond just the City limits. It gives outside retailers a profile of the City and expanded market area and raises some quality of life issues the City should be prepared to address in the future. These include, but are not limited to, the following conditions;

- Providing continuing educational and training to the areas workforce;
- access to quality, salaried jobs;
- providing healthy meals to a culture “on-the-run”; and
- diversifying the housing stock to provide more choices, especially in the affordable housing/1st time homebuyer market segment.

This following information was provided by the US Census Bureau and the ESRI Community Tapestry™ database.

Table 1.8 Con’t: Lifestyle Tapestry For Zip Code 62278 (City of Redbud, Il)		
2008 Summary	ZIP 62278	National
Total Population	6,815	309,299,265
Total Households	2,595	116,384,754
2008 Households by Income		
Median Household Income	\$55,295	\$54,749
HH Income Under \$50K	44.70%	45.50%
HH Income \$50K-\$100K	45.50%	34.80%
HH Income Over \$100K	9.80%	19.60%
2008 Average Home Value		
	\$177,329	\$260,559



Table 1.8: Lifestyle Tapestry For Zip Code 62278 (City of Red Bud, Ill)

Segment 25: Salt of the Earth

A rural or small-town lifestyle best describes the Salt of the Earth market. The median age is 41.4 years. Labor force participation is higher than the U.S. level, and unemployment is lower. Above-average numbers of employed residents work in the manufacturing, construction, mining, and agricultural industries. The median household income is \$50,913. Households are dominated by married-couple families who live in single-family dwellings, with homeownership at 85 percent. Twenty-eight percent of the households own three or more vehicles. Most homes own a truck; many own a motorcycle. Residents are settled, hardworking, and self-reliant, taking on small home projects as well as vehicle maintenance. Families often own two or more pets, usually dogs or cats. Residents enjoy fishing, hunting, target shooting, attending country music concerts and auto races, and flying kites.

Segment 26: Midland Crowd

Approximately 11.9 million people represent Midland Crowd, Community Tapestry's largest market. The median age of 37 is similar to the US Median. Most households are composed of married-couple families, half with children and half without. The median household income is \$50,462. Housing developments are generally in rural areas throughout the United States (more village or town than farm), mainly in the South. Home ownership is at 83 percent. Two-thirds of households are single-family structures; 28 percent are mobile homes. This is a somewhat conservative market politically. These do-it-yourselfers take pride in their homes, lawns, and vehicles. Hunting, fishing, and woodworking are favorite pursuits. Pet ownership, especially birds or dogs, is common. Many households have a satellite dish, and TV viewing includes various news programs as well as shows on CMT and Outdoor Life Network.

Segment 17: Green Acres

A "little bit country", Green Acres residents live in pastoral settings of developing suburban fringe areas, mainly in the Midwest and South. The median age is 40.7 years. Married couples with and without children comprise most of the households, which are primarily in single-family dwellings. This upscale market has a median household income of \$65,074 and a median home value of \$197,519. These do-it-yourselfers maintain and remodel their homes, painting, installing carpet, or adding a deck, and own all the necessary tools to accomplish these tasks. They also take care of their lawn and gardens, again, with the right tools. Vehicles of choice are motorcycles and full-sized pickup trucks. For exercise, residents ride their bikes and go water skiing, canoeing, and kayaking. Other activities include bird-watching, power boating, target shooting, hunting, and attending auto races.

The Community Tapestry segmentation system divides U.S. residential areas into 65 segments based on demographic variables and consumer behavior characteristics to provide an accurate and detailed description of America's neighborhoods. Source: ESRI <http://www.arcwebservices.com>



Table 1.9: Social & Economic Indicators Summary for the 62278 Zip Code Area

Educational Achievement: (Pop. 25 yrs and older)		Marital Status:		Household Income		Occupation (among employed persons over 16)	
Less than 9th grade:	10%	Never married:	19.10%	<\$10,000	8.8%	Median HH Income: \$45,955	
9th-12th grade (nongrad):	10.50%	Married:	66.70%	\$10,000-\$14,999	4.9%	Mgt./Professional	29.3%
High school graduate:	38.60%	Separated:	1.20%	\$15,000-\$24,999	11.1%	Service	14.4%
Some college:	22.20%	Widowed:	6.90%	\$25,000-\$34,999	11.8%	Sales/Office	24%
Associate degree:	7.70%	Divorced:	6%	\$35,000-\$49,999	17.8%	Farm/Fishing/Forestry	1.5%
Bachelors degree:	7.90%	Stability/Newcomer Appeal:		\$50,000-\$74,999	27.8%	Construction/Extraction/Maint.	13.8%
Graduate/Professional:	3.10%	Same home 5+ years:	63.90%	\$75,000-\$99,999	10.4%	Production/Transportation	16.9%
High school or higher:	79.50%			\$100,000-\$149,999	5.4%	Unemployment/Poverty	
Bachelors or higher:	11%			\$150,000-\$199,999	0.6%	Unemployed	3.2%
Green = Above U.S. Avg Red = Below U.S. Avg				\$200,000+	1.4%	Below Poverty Line	6.7%

Source: 2000 US Census

Section 1.12 Daytime Population

Table 1.10: Daytime Population Comparisons

Source: US Census 2000

City	Population	Daytime Population	Change in Daytime Population	Percent Change in Daytime Population	% of workers who live and work in same place
Red Bud	TBD	TBD	TBD	TBD	TBD
Peer Cities & County	TBD	TBD	TBD	TBD	TBD



Section 1.13 Summary of 2007 US Census Estimates

- As of 2007, Red Bud's population is 3,568 people. Since 2000, it has a population growth of 4.27 percent.
- The median home cost in Red Bud is \$159,900. Home appreciation the last year has been 0.63 percent.
- Compared to the rest of the country, Red Bud's cost of living is 18.79% Lower than the U.S. average.
- Red Bud public schools spend \$5,246 per student. The average school expenditure in the U.S. is \$6,058. There are about 15 students per teacher in Red Bud.
- The unemployment rate in Red Bud is 4.70 percent (U.S. avg. is 4.60%). Recent job growth is Positive. Red Bud jobs have increased by 2.58 percent.
- The 2007 Red Bud, IL, population is 3,568. There are 1,692 people per square mile (population density).

Family in Red Bud, IL

- The median age is 41.8. The US median is 37.6. 63.08% of people in Red Bud, IL, are married. 6.79% are divorced.
- The average household size is 2.38 people. 23.74% of people are married, with children. 7.35% have children, but are single.
- The unemployment rate in Red Bud, IL, is 4.70%, with job growth of 2.58%. Future job growth over the next ten years is predicted to be 26.64%.

Red Bud, IL Taxes

- Red Bud, IL, sales tax rate is 6.25%. Income tax is 3.00%.

Red Bud, IL Income and Salaries

- The income per capita is \$23,154, which includes all adults and children. The median household income is \$46,870.
- The median home value in Red Bud, IL, is \$159,900. Home appreciation is 0.63% over the last year. The median age of Red Bud, IL real estate is 34 years.

Red Bud, IL Apartments and Rentals

- Renters make up 20.95% of the Red Bud, IL, population, 6.33% of houses and apartments in Red Bud, IL, are unoccupied (vacancy rate)

Red Bud, IL Crime

- Red Bud, IL, violent crime, on a scale from 1 (low crime) to 10, is 1. Violent crime is composed of four offenses: murder and nonnegligent manslaughter, forcible rape, robbery, and aggravated assault. The US average is 3.
- Red Bud, IL, property crime, on a scale from 1 (low) to 10, is 1. Property crime includes the offenses of burglary, larceny-theft, motor vehicle theft, and arson. The object of the theft-type offenses is taking money or property, but there is no force or threat of force against the victims. The US average is 3.



Red Bud, IL Cost of Living (Sterling Best Places)

- Sterling's cost of living indices are based on a US average of 100. An amount below 100 means Red Bud, IL is cheaper than the US average. A cost of living index above 100 means Red Bud, IL is more expensive.
- Overall, Red Bud, IL cost of living is 81.21.

A summary of the City's key demographic findings, as compared to the State, is as follows:

- The city has a **high** percentage of population over 65 (19.9%)
- The city has a **high** percentage of females (53.7%)
- The city has a **high** median age (39.9)
- The city has a **high** percentage of persons living alone (28.4)
- The city has a **low** percentage of HS and college graduates (77.4% and 14.4%)
- The city has a **low** median family income (\$46,166 in 2007 & \$40,300 in 2000)
- The City has a **low** vacancy rate (6.3%)



Section 1.14 Zoning Districts

The study area includes a variety of zoning classifications; including “A-” Agriculture, “R-” Residential, “C-” Business/Commercial, “I-” Industrial and “S” for Special District including floodplain and drainage areas.

Figure 1.2: City of Red Bud Zoning Map

Source: City of Red Bud

Section 1.15 Existing Land Use

