

# VILLAGE OF HAMEL, IL

# Comprehensive Plan 2007

Adopted on April 3<sup>rd</sup>, 2007 by the Hamel Village Council

Ron Mulach- Mayor

Helen Beshears – Village Clerk

Trustees Patricia Allen, Scott Boeker, Keith Linkeman, Craig Pothast, Michael Wiemers, Steve Woll

## Village Zoning Board of Appeals

Gail Perry - Chair Richard Boeker, Jerry Gorzny, Amber Hernandez, Janet Hooks, Michael Horvath, Steve Woll

#### Hamel Comprehensive Plan Steering Committee

Mary Bender, Rich Boeker, Laverne Bloemker, Jerry Gorzny, Mike Horvath, Ron Mulach, Craig Potthast Nick Pieri, Sharon Randle

#### **Prepared by Arcturis**

Surabhi Barbhaya, Rachel Boone, Bill Burke, Kristy DeGuire, Carol Gossett

_			
	HAMEL COMPREHENSIVE PLAN 2007	i	



# TABLE OF CONTENTS

# <u>Table of Contents</u>

Chapter 1:	Introduction to Comprehensive Plan	page 1-1
Chapter 2:	Existing Conditions Report	page 2-1
Chapter 3:	Existing Transportation Analysis	page 3-1
Chapter 4:	Public Engagement Summary Report	page 4-1
Chapter 5:	Future Transportation Recommendations	page 5-1
Chapter 6:	Future Land Use Recommendations	page 6-1
Chapter 7:	Goals, Policies and Measurements	page 7-1
Chapter 8:	Implementation Strategies	page 8-1
Appendix I:	Stakeholder Discussion Topics Town Planning Workshop Discussion Topics Selected State Statutes	page 8-1

## List of Maps

CP Map A	Existing Zoning Map
CP Map B	Existing Land Use Map
CP Map C	Existing Community Facilities Map
CP Map D	Functional Classification Map
CP Map E	Property Ownership In and Around Hamel
CP Map F	Future Land Use and Transportation Map

### Index of Documents

Map 01: Map 02: Map 03: Map 04: Map 05: Map 06: Map 06: Map 07: Map 08: Map 09: Map 10: Map 11: Map 12: Map 14:	The Illinois Traction System Directional Work Travel Pattern I-255 Connections to 140 Existing Transportation Aerial View of Highway 140 and 157 Northwest Quadrant Section #1A NW SW Quadrant Section #1A SW NE Quadrant Section #1 NE SE Quadrant Phase 1 Implementation Recommendations	page 2-1 page 2-9 page 3-1 page 5-3 page 5-16 page 8-2 page 8-5 page 8-5 page 8-6 page 8-7 page 8-8 page 8-9 page 8-10 page 8-15
Map 14:	Phase 1 Implementation Recommendations	page 8-15





Drawing 01: Drawing 02: Drawing 03: Drawing 04: Drawing 05: Drawing 06: Drawing 07: Drawing 07: Drawing 08: Drawing 09: Drawing 10: Drawing 11: Drawing 12:	Recommended Conceptual Plans for 140 Recommended Conceptual Plans for 157 Recommended Conceptual Plans for 157 Example of Local Streets Configurations Commercial vs. TND Conventional vs. Conservation Cluster Dev. Various Housing Types Grouped Parking Plans Views of Retail Space Layouts Examples of Neighborhood Commercial Preferred Parking Configuration Set Back Configuration	page 5-5 page 5-9 page 5-11 page 5-15 page 6-6 page 6-6 page 6-9 page 6-14 page 6-14 page 6-17 page 6-20 page 6-20
Graph 01:	Population Projections	page 2-2
Graph 02:	Estimated Population	page 2-4
Graph 03:	Population Pyramids	page 2-5
Graph 04:	Educational Attainment	page 2-6
Graph 05:	Employment by Sector	page 2-8
Graph 06:	Employment by Population	page 2-8
Graph 07:	Land Use	page 2-14
Graph 08:	Zoning	page 2-15
Table 01:	Hamel's Revenue and Expenses	page 2-9
Table 02:	Circular Area Profiles	page 2-10
Table 03:	Park Area Guidelines	page 2-13
Table 04:	Land Use vs. Zoning	page 2-17
Table 05:	Street Hierarchy	page 3-5
Table 06:	Mobility vs. Access	page 3-5
Table 07:	Typical cul-de-sac Development	page 3-6
Table 08:	Level of Service	page 3-7
Table 09:	Access Management Classification	page 5-22

