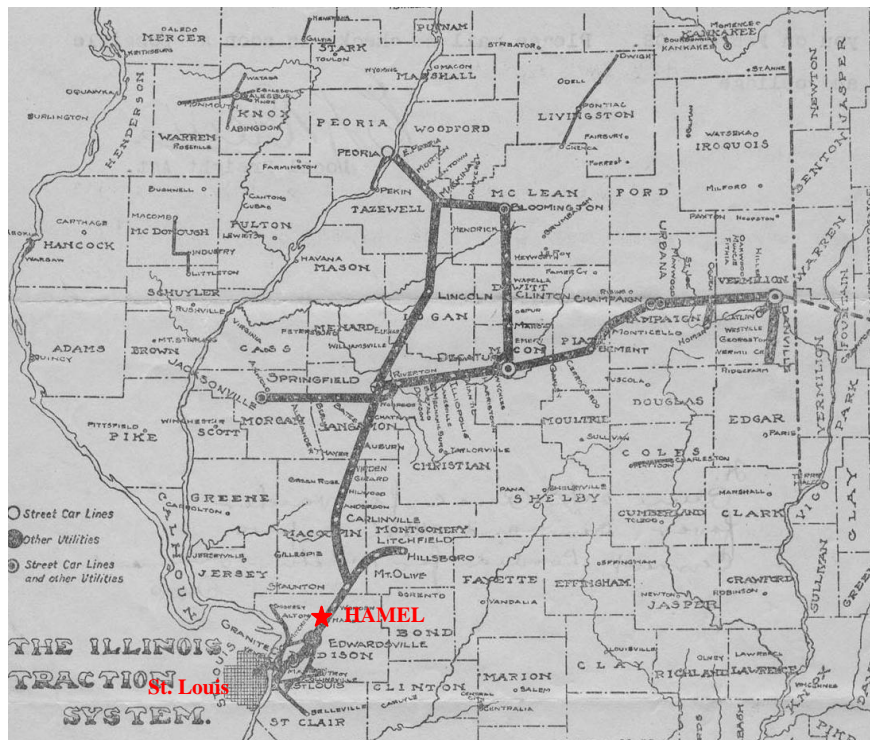




HISTORIC BACKGROUND

In 1865, Frederick Wolf established a general store and animal feed supply service named Hamel's Corner. The store was named after A. J. Jack Hamel, a farmer who owned all the land lying to the north of Alton at Greenville Road. In 1871 Jack Hamel moved out of the township after selling his own general store to George H. Engelmann¹. "The name Hamel lingered on after Jack Hamel left the area. When the Illinois traction came through (Refer to Map-01), the name Hamel was painted on the small box of the station"². From then on the township adopted this name. By 1880, the population of the Hamel Township had grown to 1,222 individuals with a few commercial establishments such as a general store, blacksmith shop, wagon shop, shoemaker shop and two churches.

Map 01: The Illinois Traction System Map- 1907



Source: <http://www.illinoistractionociety.org/>. Accessed November 28, 2006

Due to prevailing national and regional economic factors, the population of Hamel Township fell to 941 by 1920. The factors that acted as a catalyst for this decline were mechanization of farms that resulted in migration and industrial revolution that created a demand for labor in cities. However, from 1940 to 1960 the

¹ Southern Illinois Metropolitan Planning Commission, 1969, *A comprehensive Community Plan, Hamel, Illinois*, Pg 4A-6

² Ibid., pg 4A-6

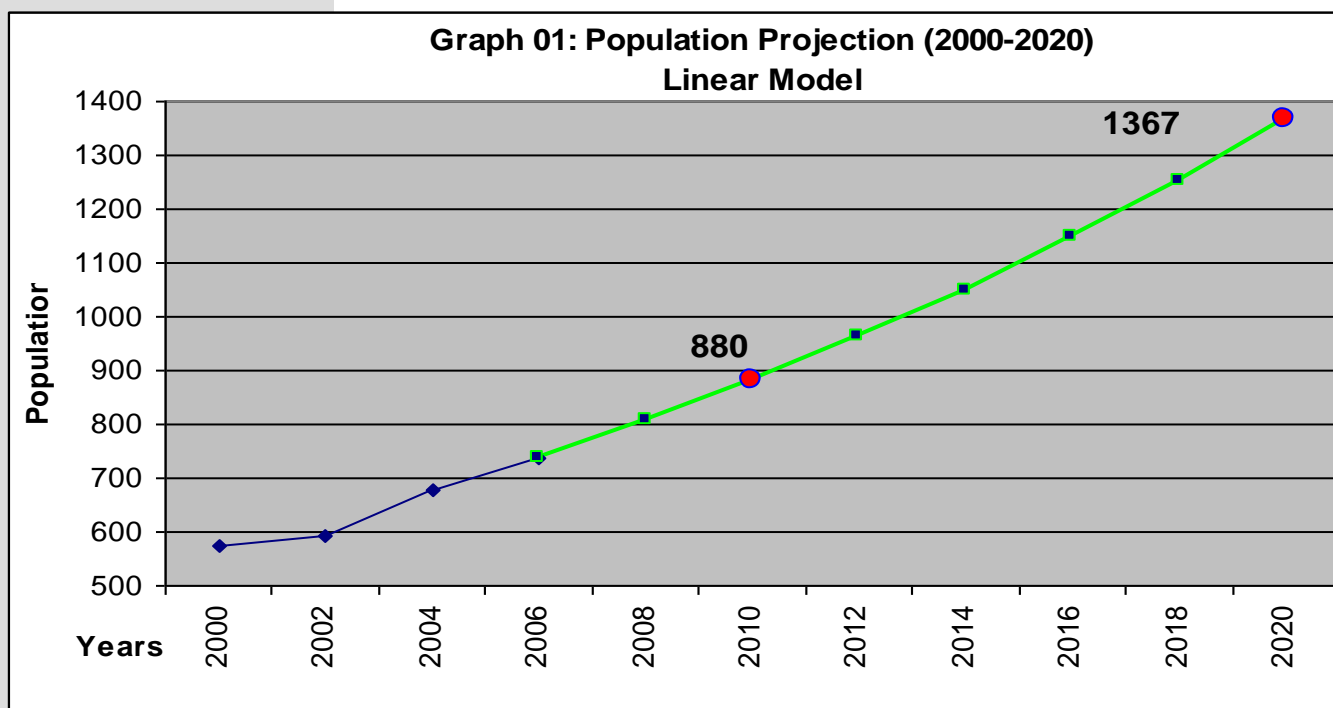


population increased to 1,200 due to the social and economic upheaval after World War-II³.

A portion of Hamel Township was officially incorporated as a village in 1955 having attained a record population of 331 individuals. By 1956 postal service was established in the Village of Hamel and a new post office building was erected by 1959⁴. The population has grown steadily since its incorporation, reaching 570 residents in the year 2000. Hamel is currently experiencing development pressures resulting from population increases. The population by the end of 2004 was 676. The purpose of this Comprehensive Plan is to understand the growth patterns and lay a road map for the planned future development of the community.

EXISTING DEMOGRAPHIC STRUCTURE

This socio-economic report includes background information and projections that describe the past, present, and possible future demographic conditions of the Village of Hamel. (See Graph 01 below) Many decisions and policies presented in the Comprehensive Plan are based on this information. For purposes of this planning document, the population trends of the State of Illinois, Madison County and Hamel are evaluated to determine future trends and patterns.



Source: US Census Bureau
Arcturis

³ Ibid., pg 4A-7

⁴ Ibid., pg 4A-8



As well, population data is helpful in determining the future requirements for expansion of public utilities and community services. A study of the community's economic base is also included in the following section. This information and the research findings will provide guidance necessary in making predictions of future economic needs and funding requirements. Population and economic growth are interdependent elements that need to be in balance for a community to achieve its desired quality of life and economic wellness.

Official demographic numbers are only available through the census conducted every 10 years by the US Census Bureau. Additionally, the Census Bureau provides population estimates for the years in between the census.

The population of Hamel has increased steadily since 1960. Hamel has experienced a population increase of 58.9% between 1960 and 1990. Between 1990 and 2000, the village documented an increase of 7.55% with 570 residents in the year 2000. Meanwhile, the population of Madison County only grew by 3.89% and the State of Illinois grew by 8.65%. (See Graph 02 on Page 2-4)

The estimated population for Hamel in the year 2004 was 676, an estimated growth of 17.97% in just 4 years. This amounts to an annual growth of 4.49%.

The Village had a density of 491.3 people per square mile in the year 2000. Comparatively, the densities in Madison County and the State of Illinois are 357 and 223.4 people per square mile respectively⁵. The growth rate and density show that the Village of Hamel is under development pressure.

This continued increase in population may be due in part to the community's strategic adjacency to Interstate 55. In support of the interstate corridor, State Route 140 passes through the center of the Village. State Route 157, known as Old US Route 66, also serves Hamel adding charm and history to the Village and attracting visitors, especially in spring and summer.

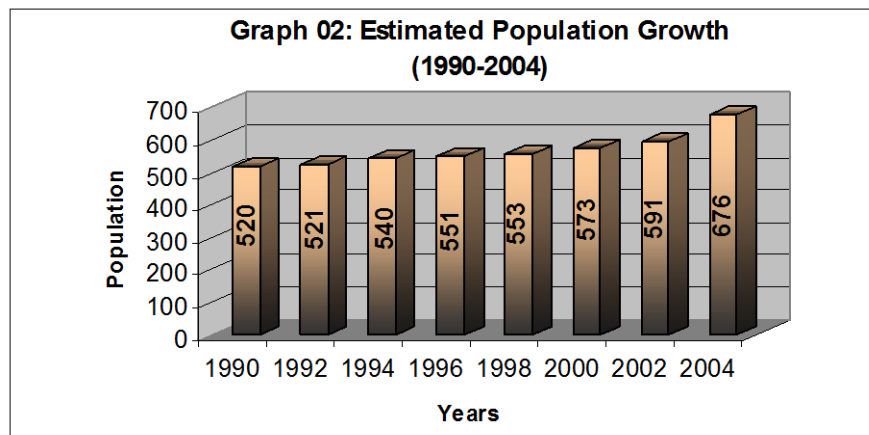
Hamel is also strategically located near the St. Louis business environment and Springfield, capitol of the State of Illinois, allowing commuters to live in more rural conditions while accessing the urban benefits of jobs, culture, and entertainment provided by city investment.

⁵ Densities: http://en.wikipedia.org/wiki/Main_Page, Accessed June 15, 2006.



Assuming this growth trend continues in the future, the village population will reach an estimated 880 by the year 2010 and 1,367 by the year 2020.

In view of the total current area (1.2 sq miles) of the Village, the average lot size, and the pace of construction related to the projected growth number, comprehensive planning strategies are an important consideration for the village at this time.



Source: US Census Bureau
Arcturis

POPULATION DISTRIBUTION

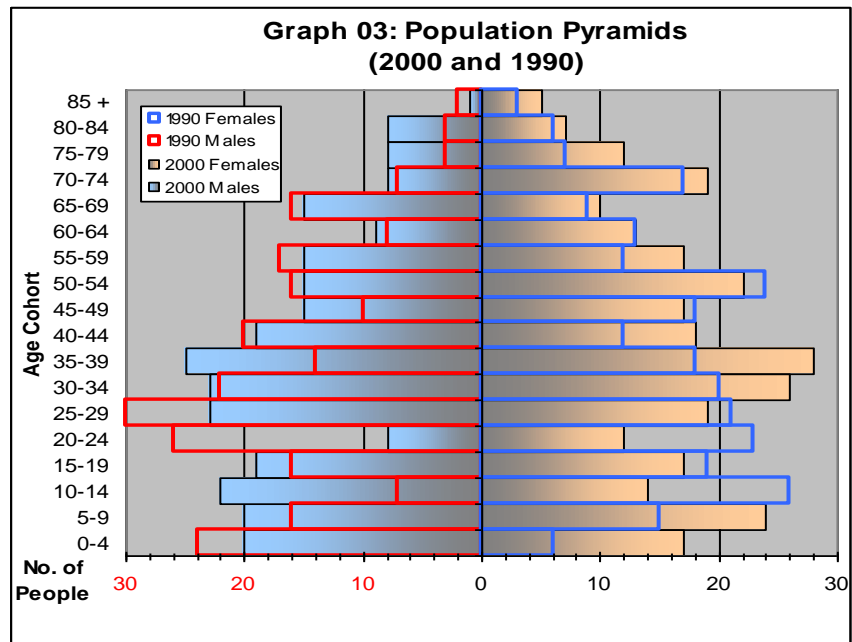
The community is predominantly Caucasian, accounting for 98.2% of the total population. The population pyramid shows the population spread by age and sex for the years 1990 and 2000 based on the US Census data.

The demographic structure for Hamel seems to be skewed towards age and has changed dynamically since 1990. While the Village had a considerable population in the age cohort, 20-24 years of age in the year 1990, this age cohort has shown a significant decline in the past decade. This decline can either be due to the fact that the population in this cohort has advanced to the next age cohort or members of this age cohort have physically moved from the village. It is common for this age cohort to migrate to other communities to attend college, seek employment, or set up residency as head of household elsewhere.

A considerable percentage (16.3%) of Hamel's population is 65 or over. As a result, the median of Hamel's resident population is older compared to the State, with median age at 36.7 versus 34.7 respectively in 2000.



There are several strong demographic indications that Hamel is a family oriented community.



Source: US Census Bureau
Arcturis

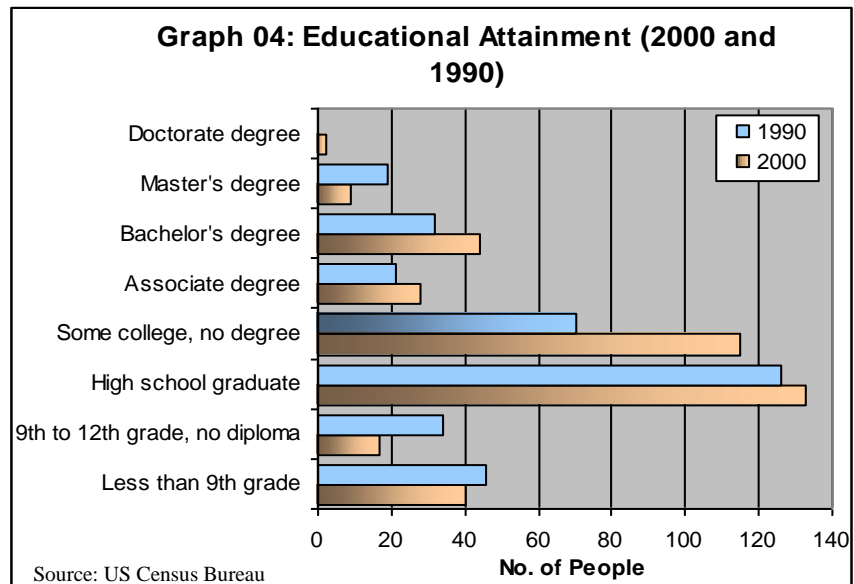
For example, the demographic distribution shows the age cohorts 25-39 and 0-19 account for 56%⁶ of the total population. Furthermore, 95% (233 out of 245) of the Hamel's households had an average household size of 2.45 in the year 2000. (See Graph 03, above) Of these 233 households, 31.3% had children under the age of 18 and 63.5% were married couples living together.

EDUCATION

Hamel is served by the Edwardsville School District #7. As of 2005 there were 7,094 students enrolled in the school district. Of these, 182 students were enrolled at the Hamel Elementary School. The district either meets or exceeds the state standards⁷.

⁶ Age cohort 0-19 account to 24.2% and 25-44 account to 31.8%

⁷ <http://iirc.niu.edu/Scripts/school.asp?schoolID=4105700702008&test=isat>, Accessed June 15, 2006.



Source: US Census Bureau
Arcturis

Graph 04 above illustrates the educational attainment of Hamel residents 25 years of age and older. Hamel has witnessed a significant increase in the percentage of population that has completed some college education, but has not gained a degree.

Meanwhile, the Village has lost some population that had a master's education. Overall, 85.3% of Hamel's population 25 years and above have completed high school, versus 81.4% statewide for Illinois. However, only 14.2% have a bachelor's degree or higher compared to 26.1% in the State.

One reason for Hamel's low educational attainment may be the migration of college graduates leaving Hamel in search of jobs or change in lifestyle. The lack of employment opportunities combined with the lack of schools of higher learning in or near Hamel are two factors that impact the educational attainment opportunities within the community.

HOUSING

In addition to demographic information, housing data is also collected and maintained by the Census Bureau every 10 years. This information provides indicators that help quantify the number and type of housing needed to serve the community in future.

According to Census 2000, the Village of Hamel had 242 housing units compared to 225 in the year 1990, representing an increase of 7.56% in one decade. Meanwhile, the housing stock in the



County and the State has increased by 7.76% and 8.42% respectively.

Hamel has 96% of its housing stock occupied. Of the total available housing in Hamel 78% is owner occupied compared to 74% and 67% in Madison County and State of Illinois. The median year each housing structure was built in Hamel is 1971 compared to 1962 in Madison County and Illinois. This is an indicator that the Village has witnessed recent growth.

Approximately 25.5% of the structures (includes housing, commercial and other structures) were built from 1970 to 1979 and 16.8% were built from 1990 to 2000. According to The Alliance, 105 homes were built from 1995-2005⁸. Between 2000 and 2005, 113 building permits were issued for building new structures. Of these 87.6% were issued for new residential structures. Two new subdivisions alone were issued over 90 permits to construct new homes in 2006. This increase represents over 35% of the Village's housing stock in the year 2000 alone.

Hamel has an affordable housing stock with the median home valued at \$84,100 per residence. This is well below the state average of \$127,800 per residence. However, the median value is 10.3% higher than the average Madison County housing values. Between 1990 and 2000 the median housing value increased by 40.2%. This was 8.63 and 17.77 percentage points lower compared to the County and the State average respectively. Considering the median income of \$45,750.00 and average monthly mortgage payment of \$938 in Hamel, the housing stock falls under affordable housing definition⁹. This makes Hamel an attractive market for first time home buyers and seniors wishing to reduce the size and expenses of larger dwellings.

ECONOMIC CONDITIONS

The median household income of Hamel as per Census 2000 was \$45,750 compared to \$41,541 of Madison County and \$46,590 of Illinois. The median Household income grew by 34.31% compared to 1990 statistics. However, this is 4.8 percent points¹⁰ lower than Madison County and 10.15 percentage points lower than Illinois.

⁸ Presentation done in the Special board meeting of Edwardsville C U School District 7, November 7, 2005.

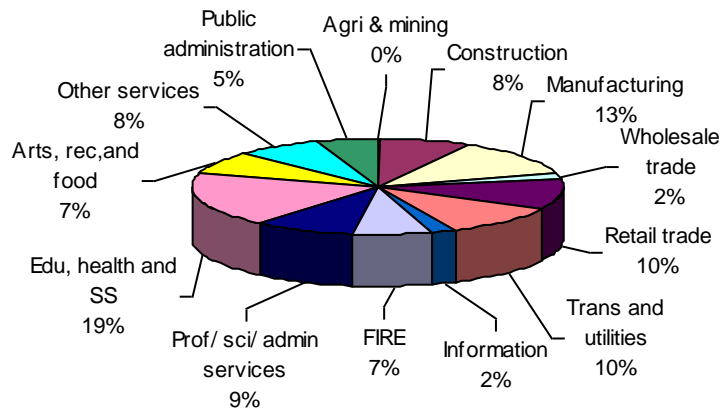
⁹ **Affordability:** The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing.
<http://www.hud.gov/offices/cpd/affordablehousing/index.cfm>, Accessed June 15, 2006

¹⁰ **Percentage points:** Percentage points difference between 2 percentage values. For example if 20% and 10% is the revenue growth in Hamel and Madison County then it can be said that Hamel's revenue growth is 10 percent points greater than Madison County

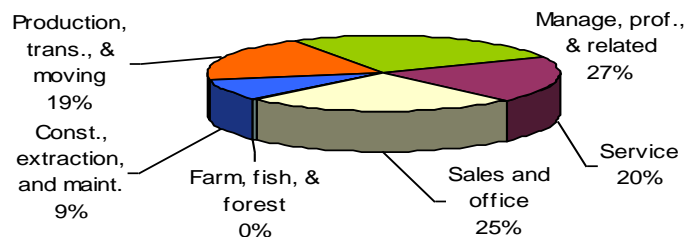


Considering the total population 16 years and above, 69.0% is in

Graph 05 : Employment by Sector- 2000



Graph 06: Employment by Profession-2000



Source: US Census Bureau
Arcturis

the labor force and 4.0% is unemployed. Graph-05. shows the percentage of population working in various sectors as per Census 2000 data. The most popular employment sectors are education, health and social services, retail, manufacturing and transportation and utilities (See Graph-06, above). This data shows the number of people working in a particular industry, but not necessarily within the Village limits.

The most dominant occupation among the working population of the Village is sales & office services, management, and professional related occupations (Refer to Graph-06). Around 52% of the working population belongs to one of these groups. Of the whole working population only 14% work within the Village limits. The remainder of the workforce travels outside the Village limits. On average, Hamel's work force travel approximately 25.8 minutes to reach their location of employment compared to 23.6 and 27.2 minutes in Madison County and Illinois.

Number of people and direction of travel

- 120 - 130 (St. Louis County and City)
- 60 - 70 (Alton/ Wood River/ Granite City)
- 70 - 80 (Edwardsville)
- 30 - 40 (Spring Field/ Litchfield/ Staunton)

Map 02 above shows the directional pattern of people traveling to and from work. Most of the working population goes to City of St. Louis or St. Louis County, while other locations include Edwardsville, Alton, Wood River and Granite City. A smaller number of residents commute to Litchfield, Staunton and Springfield for work.

HAMEL COMPREHENSIVE PLAN 2007



businesses employ 11 to 40 people. Some of the larger employers in Hamel are:

- Sievers Equipment (Farm and Lawn equipment)
- Imperial Manufacturing
- Ready Mix Service (Concrete Producer)

HAMEL REVENUES AND EXPENDITURES

The Village of Hamel generates its revenue from various sources, including:

- The Government fund:
 - General Fund: Street and bridge tax fund, park fund
 - Taxes: Utility, telecommunication, State of Illinois use tax, sales and income taxes, and the hotel-motel taxes
 - Other sources such as business and liquor licenses, police fines, building permits, interest on investments, and trash service charge
- Waterworks & Sewage Funds: Charges for services, and interest earned

According to the annual Village audit¹¹ the 2005 revenues and expenditure were as follows:

Table 01: Hamel's Revenue and Expenditure

Fund type	Revenue	Expenditures
Government fund	\$394,316.	\$392,611
Waterworks & Sewage Funds	\$387,487	\$275,481

Source: Village of Hamel and Arcturis

¹¹ Annual Village audit was conducted by Patton and Associates for fiscal year ending April 30, 2005



CIRCULAR AREA PROFILES

The Missouri Census Data Center (MCDC) ¹² provides circular area profiles of selected areas as per the user specified site (point location using lat/long coordinates or by entering a ZIP code¹³) anywhere in the U.S. along with one or more radius values in miles. The application retrieves small-area data (census block group or MCD (Missouri Census Data)/county subdivision level) that is located within the specified circular areas and aggregates them to create (approximate) circular area summaries.

Table 02: Circular Area Profiles- 2000

	Village of Hamel***	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Total population (2000)	573	578	2,932	3,879	43,385
Population > 18 years of age (%)*	75.8%	73.4%	73.5%	74.9%	75.7%
Population > 65 years of age (%)*	16.3%	15.7%	13.5%	13.6%	14.2%
Density (Persons per square mile)	491.3	498.2	78.9	51.6	136.6
Estimated population (2004)	676	640	3,187	4,198	44,881
No. of households	219	242	1,139	1,530	16,928
Housing values (Dollars \$)	\$84,100.00	\$84,100.00	\$86,795.00	\$91,469.00	\$97,921.00
Average age of units (Years)	31.4	31.4	39.1	38.1	38.0
Civilian labor force (%)**	69.0%	69.0%	67.8%	67.9%	66.6%
Unemployed population (%)**	4.0%	4.0%	2.6%	2.6%	3.5%
Median household income (\$)	\$45,750.00	\$45,750.00	\$47,080.00	\$46,983.00	\$47,748.00
Mean travel time to work (Minutes)	25.8	26.5	27.4	28.5	26.3

As a percentage of total population

** As a percentage of total population- 16years and above

*** Data from US Census Bureau data

Rest of the data from <http://mcdc2.missouri.edu/websas/caps.html>, Accessed June 15, 2006

An area (block group or MCD) is selected as being "in" the circle if the coordinates of an internal point for the area (as reported on the Census Bureau's SF3 files) are within the circle.

¹² <http://mcdc2.missouri.edu/websas/caps.html>, Accessed June 15, 2006.

¹³ CAPS aggregates block groups or MCDs using a method that totally includes or excludes an area from the circle based on a single internal point. If a block group with 1500 people living in it is near the edge of the circle it will be entirely ignored (i.e. its numbers will not be included in the aggregation for the circular area) if the internal point falls just outside the circle, even though in reality many of those 1500 persons do live within the circle. This is a limitation of the available census data.



The table above gives a snapshot of socio-economic conditions in and around Village of Hamel. The table uses circular profiles from Missouri Census Data Center for 1, 3, 5, and 10 mile radii considering the Village Hall as the center of the circle.

UTILITIES/ INFRASTRUCTURE

Waste water treatment facility: The village waste water treatment plant was upgraded in 1979, according to a study¹⁴ done by Blotevogel Associates Inc. (BAI) in 2005. And, since that time various, on-going modifications have been done completed. According to the report the system is able to support an additional 182 units or 640 PE¹⁵.

Sanitary sewerage collection system: The existing sanitary sewerage collection system is at or near capacity. The system will require rerouting of lines and expansion of the system in order to handle new development. The BAI report describes detailed methods of expanding the existing sewerage system. Assuming the expansion is implemented, the initial facility modifications will accommodate an additional 600 dwelling units or 2,100 PE.

Water distribution system: The existing water distribution system is adequate for existing usage. However, an increase in population will impose serious constraints on the system. The BAI report suggests building a new transmission line around the perimeter of the village and adding a 300,000 gallon ground storage tank and a 250,000 gallon elevated tank. This new facility will be able to accommodate an additional 600 dwelling units.

COMMUNITY FACILITIES

Parks: The National Recreation and Parks Association (NRPA) have developed a classification system to serve as a guide for community parks and recreation planning. The system defines and describes several categories of parks, recreation areas, and open spaces, which in combination make up a unified municipal park network¹⁶

The NRPA establishes recommended acreage guidelines for the three basic types of parks. Mini-parks and neighborhood parks are smaller in scale and expected to serve specific local areas.

¹⁴ Blotevogel Associates Inc., 2005, *Expansion of the Village of Hamel- Infrastructure Review*, Village of Hamel

¹⁵ PE= Population Equivalent (According to the report by Blotevogel associates Inc., 1 dwelling unit is equivalent to 3.5 PE)

¹⁶ Park, Recreation, Open Space and Greenway Guidelines, NRPA, 1995



Larger community parks typically serve two or more neighborhoods, and can serve entire smaller communities.

Below are the NRPA guidelines for the recommended acreage of the various park types per 1,000 people of the community (Refer to Table 03).

Table 03: Park Area Guidelines

Park Type	Acreage	Service Area/ Walking time
Mini Park	0-1	1/4 Mile radius / 5 Min Walk
Neighborhood Park	1-10	1/2 Mile radius / 10 Min Walk
Community Park	10-50	3 Mile radius

Source: NRPA guidelines

The Village of Hamel currently has one park, the Hamel Community Park, including 7.8 acres of land. Some of the facilities available in the park include a children's outdoor play area, pavilions and barbeque facilities, a bike trail and a basket ball court. The park also has a community center for indoor activities.

According to the NRPA guidelines, this park falls in the Neighborhood Park category. The total area of the Village of Hamel is 1.17 sq miles. The community facilities map shows the area to be served by the Village's Neighborhood Park and while the western portion of the Village is well served by the Hamel Community Park; its location becomes more than a 10 minute walk for those living in the eastern portion of the village.

Although the land to the east of the community is either vacant or agricultural, it is zoned as commercial or industrial. The NRPA guidelines, along with the future land use map, will be used to determine future growth and determine the future demand for park facilities. Currently the park facility seems adequate, however, as the village grows, planning for strategically located mini parks will need to be undertaken by the community.

Recycling program: The Village of Hamel has a recycling program in place. This is provided by the village's trash service once a week on Tuesdays.

Fire and police: The Hamel Fire Department is a 100% volunteer department consisting of approximately 35 members. The coverage area is over approximately 50 square miles with boundaries stretching from Hamel Seed and Brandt Road to the north, Fruit Road to the south, Holiday Shores to the west, and Route 4 to the east. The Fire Department is currently working on



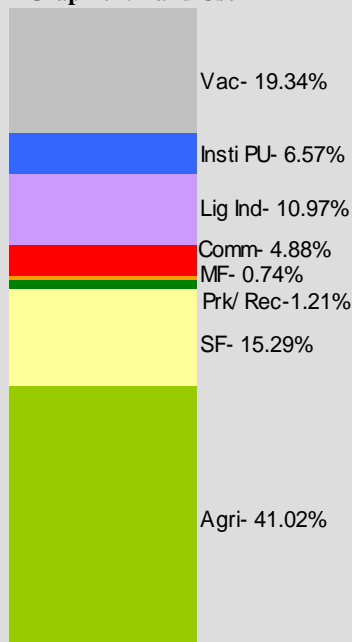
upgrading the rating¹⁷ with the ISO (Insurance Service Office and this process is quite involved). The Police Department currently has 1 full-time and 3 part-time employees. Ambulance service is shared with the Village of Alhambra for emergency services.

LAND USE AND ZONING

The purpose of recognizing the existing land use and zoning districts for the Village of Hamel is to identify and evaluate general locations of service, to provide adequate infrastructure, and to identify potential sites for development or redevelopment. The identification of land use throughout the village provides an indicator that will help gauge the current supply of land availability and predict the amount of land that is needed to support the community in the future. The intent of this section is to identify the existing availability of each land use within the community through the evaluation of the Village's current Zoning District Map (See CP Map A) and the Existing Land Use Map (See CP Map B) both maps located at the end of this document.

This information, along with the analysis of existing conditions, will be used to predict the amount of each land use classifications needed for future growth. A Future Land Use Map will then be created to depict the recommended future land uses for the Village of Hamel. The Future Land Use Map (See CP Map F, located at the end of this document) should be used as a guide in making land development decisions.

Graph 07: Land Use



Source: Village of Hamel
Madison County GIS Dept.
Arcturis

Land Use: The Existing Land Use Map (See CP Map B) presents the general locations of the various land use categories. It is used to evaluate current patterns of land uses and assess needs for future growth. By dividing the Village into existing land uses one can determine the location, amount and type of development throughout the planning area. This information will be used in the preparation of a Future Land Use Map.

The Existing Land Use Map (See CP Map B) was created by using data from an aerial photograph combined with data collected from a field survey. The field survey was a "windshield survey" rather than a lot by lot survey. Each land use category is designated by standard colors on the existing land use map. The map is intended to categorize all development within specific land use types. The existing land uses identified for the Village of Hamel include agricultural, single-family residential, multifamily residential, commercial, institutional, public utilities, parks and recreation, light industrial and vacant or undeveloped land.

¹⁷ Current Insurance Rating: 7 within the Village limits, 9 outside the Village limits



Currently the largest land use in Hamel is “agriculture” covering an area of approximately 265 acres. Most of the agricultural land is anticipated to develop either as single family residential (SR-2 zoning category) or highway commercial. A large portion of land is currently vacant amounting to 125 acres (See Graph 07: Land Use on Page 2/14). Most of this land lies southeast of Interstate 55 and is zoned highway commercial. Land use within the village are currently segregated, but the Village utilizes a stepped zoning method that does allow the mixing of uses in situations that are appropriate. The future land use map provides recommendations to permit mixed land uses, especially along State Street and Old Highway 66. As mentioned above, Graph 07: Land Use provides a comparison of existing land uses versus zoning categories.

Zoning: The Zoning Map (See CP Map A, located at the end of this document) depicts the Zoning District boundaries into which the village has been divided. The Village of Hamel currently has eight (8) different zoning districts ranging from residential to industrial uses. Legally, the zoning map is adopted as a part of the local zoning code. The map is a tool that is to be used to determine how a particular piece of property or parcel is to be used and the intensity and density it is to be developed.

The total area of land contained within the village is approximately 1.21 square miles or 775 acres. Individual parcels of land comprise approximately 646 acres of land while roads and other right-of-way make up the balance. The following is a list of the Hamel’s current Zoning Districts, and the approximate amount of land currently zoned for each district:

Residential Districts: The Village has four (4) residential districts representing a variety of housing types and densities. Approximately 43.8 % of the Hamel’s land area falls within one of the village’s residential zoning districts. (See Graph-08)

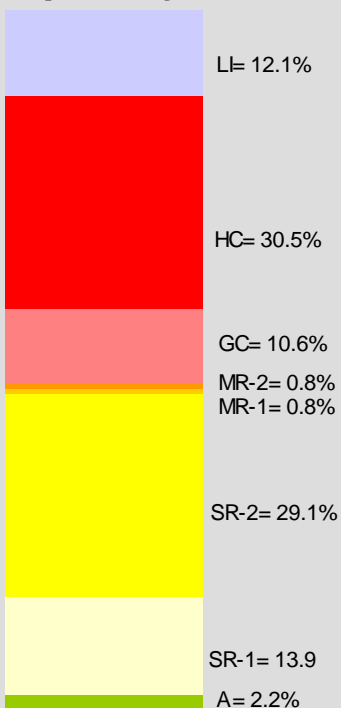
“SR-1” Single-family Residence District: requires a minimum lot size of 10,000 square feet for a single-family dwelling to the

“SR-1” covers 13.9% of the land mass or 90 acres of land.

“SR-2” Single-Family Residence Zoning District is the largest single zoning district within the Village. Hamel’s SR-2 Zoning District contains of approximately 188 acres, or approximately 29.1% of the Village’s total land mass.

Residential uses are shaded in various shades of yellow/orange on the Zoning District Map.

Graph 08: Zoning



Source: Village of Hamel
Madison County GIS Dept
Arcturis



“MR-1” Multi-family allows 1 or 2 units and if there are more than 2 families it is categorized as MR-2.

MR-1 and MR-2 each cover 0.8% of total land area. MR-1 and MR-1 both require a minimum of 5,000 SF of lot area

Commercial Districts: Hamel has two (2) zoning districts for commercial uses. Commercial land use includes retail, office, and service oriented businesses. Approximately 41.11% or 276 acres of Hamel’s land area is zoned commercial.

Commercial areas are colored in shades of red on the Zoning District Map.

Agricultural Districts: Hamel has one agricultural. The area covered by the agricultural district is 14.25 acres or 2.2% of the existing land mass.

Industrial Districts: Light industrial (LI) represents 78 acres or 12.13% of the Village’s land mass.



Table 04: Land Use versus Zoning

Land Use Categories		Zoning Categories	
Existing Land Uses	Area (acres)*	Zoning Districts	Area (acres)*
Agricultural			
Agricultural	265.19	"A"	14.25
Total	265.19		14.25
Low Density/Single-family Residential, Park/Recreation & Open Space			
Single-Family	98.82	"SR-1"	89.99
Parks & Recreation	7.79	"SR-2"	188.25
Total	106.68		278.24
High Density/Multi-Family Residential			
Multi Family	4.76	"MR-1"	4.86
		"MR-2"	4.94
Total	4.76		9.8
Commercial			
Commercial	31.52	"GC"	68.28
Light Industrial	70.89	"HC"	197.49
Institutional/ Public Utilities	42.41	"LI"	78.39
Total	144.82		344.16
Vacant/Unknown			
Vacant	125.00		N/A
Total	125.00		
Grand Total	646.45		646.45

Source: 2004 Official Village of Hamel Zoning Map

Madison County GIS Department

Arcturis

* The Acreage does not includes road area