

# AUBURN COMPREHENSIVE PLAN

## INTRODUCTION

The Auburn Comprehensive Plan is a policy guide for decisions about the growth and physical development of the community. This Plan takes an inventory of existing infrastructure and analyzes future trends. Using the planning principles delineated below as a filter, the plan sets forth desirable land-use patterns and identifies the infrastructure improvements needed to support those patterns.

Auburn has experienced slow but steady population growth over the last 30 years. It is a natural residential option for people working at local employers such as Dickey John, Inc. In addition, its location in southern Sangamon County makes it an attractive housing option for people working throughout the greater Springfield area. It is close enough to Springfield to take advantage of the urban amenities Springfield has to offer yet far enough away to provide a small town / country living experience.

The general strength of the regional economy and the availability of attractive housing options in Auburn suggest that the community will continue to grow at a steady rate. As a result, the need for expanded public infrastructure will continue. This Comprehensive Plan is intended to assist in planning for the expansion of those public facilities.

## Demographic Information

Population, household formation, income and employment are very important factors in determining the quality and quantity of growth in a community. Historical trend data has been collected and analyzed to project growth out to the year 2040. **Appendix A** includes excerpts of multi-census summaries and selected 2040 forecasts for Auburn. Due to the inherent inaccuracies in making projections, it is prudent to provide a range of future growth scenarios. Appendix A shows a 20% plus or minus range of population and housing unit growth through the year 2040. It also shows a 50% plus or minus range of employment through that same year.

As **Appendix A** shows, the population of Auburn has increased from 2,594 in 1970 to 4,771 in 2010. While growth in population and housing units slowed down considerably between 1980 and 1990, both of these factors made strong recoveries before the year 2010. Based on past performance, Auburn is expected to grow to approximately 6,300 people by the year 2040.

The projected increase in housing units and population from 2010 to 2040 happens to be approximately 1,500 new residents and the same number of new housing units. The projected increase for new employment is only 250 additional through 2040.

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## Planning Principles

The Auburn Comprehensive Plan uses three basic principles to guide its analysis and recommendations. The intent is to create a “vision of the future” that can serve as a benchmark to evaluate development proposals. The three Auburn Planning Principles are:

- **Planning and Zoning** - Adopt and implement a Comprehensive Plan, which provides policy guidance for land use, planning, zoning, transportation, and municipal growth.
- **Municipal Growth** – Encourage municipal growth to increase the local tax base and to provide for local employment and business opportunities. To the extent possible, the “small city atmosphere” of the community is to be valued and retained. The role of development is a positive one, essential for the future economic health of the community.
- **Transportation and Infrastructure** - Provide for efficient transportation circulation and utility capacities to meet growing demands.

## Land Use Plan

The Land Use Plan combines information about existing land use and known developmental scenarios to portray the type and location of future growth desired by the City of Auburn. The plan will assist efforts to manage growth by creating a framework for decisions about future development mix and infrastructure expansion.

The Zoning Map and the Land Use Map included in this Comprehensive Plan constitute the Auburn Land Use Plan. The **Zoning Map** delineates the existing zones and the municipal limits for the City. The **Land Use Map** collapses the eight zones into four land use categories (agriculture, residential, business and industrial), identifies the 1½ mile planning jurisdiction boundary around the City and delineates the desired future land use patterns.

The Land Use Map identifies corridors of growth along Illinois Route 4 and Illinois Route 104 from the existing city limits to the 1½ mile planning boundary. The Plan calls for a 1,000 foot wide commercial development strip centered on the roadway in these corridors. The plan also calls for an additional 1,000 foot residential development strip on either side of the commercial strip. The residential development is intended to start with an R-2 buffer and transition into R-1. This development pattern is also called for along the section of Divernon Road between Illinois Route 4 and the railroad tracks to the east.

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## Transportation Plan

Transportation is a critical component of any community's plan for the future. Auburn has two major highway corridors that connect it to the rest of the region: Illinois State Route 4 and Illinois State Route 104. In addition, Auburn has a network of arterial and collector streets that facilitate the movement of traffic from one segment of the community to another.

The **Road Classification Map** included in this Comprehensive Plan is the Transportation Plan for the City of Auburn. It identifies the functional classification of the existing roadway network and illustrates how that network needs to be expanded to accommodate future growth.

The road classification categories used in the Transportation Plan are not identical to the classification categories defined in Section III and delineated in Section VIII–2–A of the Auburn Subdivision Ordinance. To ensure consistent application of standards, the Comprehensive Plan identifies and establishes the following roadway categories and Right-of-Way (ROW) requirements:

- Arterial Road                      80 feet minimum ROW
- Collector Street                    60 feet minimum ROW
- Local Street                        50 feet minimum ROW

## Infrastructure Plan

A community's growth is regulated at least in part by its ability to provide utilities. The City of Auburn provides water, sanitary sewer and natural gas utilities to its citizens. In addition, the City maintains a storm sewer system.

As part of the Comprehensive Planning effort the City has assembled a series of infrastructure maps to identify the current facilities it owns, operates and maintains. The **Gas System**, **Water System**, **Sanitary Sewer System** and the **Storm Sewer System** maps are included here to illustrate the extent of the City's existing infrastructure investment.

The Comprehensive Plan also includes a **Future Utility Infrastructure Needs Map** that identifies how the utility systems will be expanded to accommodate growth. This map is the Infrastructure Plan for the City of Auburn and it identifies the utility system improvements that future developers will need to install as they develop property in and around the City of Auburn.

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## Public Involvement

The Plan and accompanying maps will be on display for the public to review at City Hall and during a Public Hearing. In addition, copies of the Plan will be available for review at the City Hall building for the two weeks preceding the public hearing.

## Steering Committee

The Auburn Zoning and Planning Commission and the Auburn City Council provided policy guidance and oversight to the planning consultant during the development of the Comprehensive Plan.

### Zoning & Planning Commission

Dave Miller (Chairman)  
Ed Madaus  
Penny Williams  
Wayde Rathgeber  
Jim Nuckols  
Kurt Powell  
Steve Mulvey

### City Council

Barb J. Stamer (Mayor)  
Matt Gillock  
Julie Barnhill  
Seth Williams  
Tom Berola  
Larry Hemmerle  
Ed Madaus  
Rod Johnson  
Vic Devos, Jr.

### City Staff

Bill Karhliker (Superintendent)

### Planning Consultant



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