

City of Dixon
Plan Commission
Council Chambers – City Hall
January 25, 2018 – 6:00 pm

The Dixon Plan Commission meeting was called to order by Chairperson Whaley on January 25, 2018 at 6:01 pm in the Council Chambers of City Hall, 121 W Second Street.

Roll call - Commissioners present: Aurand, Corken, Lawton, Seagren, Shaw, Yount, and Chairperson Whaley.

Commissioners absent: Schuler, Scriven, and Van Matre.

A motion was made by Commissioner Corken and seconded by Commissioner Yount to approve the minutes of the November 16, 2017 meeting. All voted Yea, motion carried.

There was no old business discussed.

PETITION FOR SPECIAL USE
240 E Progress Drive
Petitioner: County of Lee

Representative for the petitioner, Sheriff John Simonton introduced additional representatives present from Lee County, Theresa Wittenauer, Lee County Administrator, Matt Klahn, Lee County States Attorney, Bill Phalen, Lee County Board Member and John Nicholson, Head of the Properties Committee and Lee County Board Member, and Chris Henkel, Maintenance Supervisor. Sheriff Simonton prepared and showed a power point presentation that included specifics on the alternate 3 acre site for the Lee County Law Enforcement Site to house both the Lee County Sheriff's Office and the Lee County Jail located in the Industrial Park between the Lee-Ogle Transportation Systems (LOTS) and the Lee County Animal Control Center. The County is working with the engineering firm Willett Hofmann & Associates and St. Louis-based project architect HOK on the project.

As Sheriff Simonton reviewed the presentation, some key points he discussed included: the building would be a one-story facility ranging from 36,000 to 38,000 square feet, and the 80-bed jail would include a mezzanine level and an observation tower in the middle, it's shaping up to be a much better option, for both cost and space as the old plan was tallying up to north of \$20 million, including \$1 million to demolish the existing jail at 306 S. Hennepin Ave. to make way for a parking lot, \$800,000 for a walkway connecting the jail to the courthouse, and about \$1 million in extra footings for the foundation, the final cost of the new site is estimated between \$15 million and \$17 million and the bulk of that will be funded by bonds backed by the half-percent sales tax increase that went into effect in July, the utility infrastructure is already in place, and allows possible expansion for the facility as well as the courthouse. Copies of the power point presentation and 3 larger diagrams were given to Plan Commission Members present. Sheriff Simonton stated that more detailed renderings of the project are expected in the next month as things are finalized.

Commissioner Corken asked if city arrests will be held in this facility. Sheriff Simonton stated that any arrest made in Lee County could be held in this facility. Commissioner Seagren stated that he understood this would give room for future expansion. Sheriff Simonton stated that yes, this is a much better site to build on and without having to connect to the existing courthouse.

Commissioner Corken asked how many prisoners this facility would hold. Sheriff Simonton responded that it would hold 80 prisoners. Commissioner Seagren asked if there would be an outside yard. Sheriff Simonton said that they would abide by the jail standards that are required for an outside recreational area. Chris Henkel added that the gun range would still be able to be used that is in the old building, this plan leaves a lot of room for expansion and the training room in the LOTS Building right next door could be used by the department along with the many advantages to this. Commissioner Seagren asked if this helps 911, and that they would not have to move their tower. Sheriff Simonton stated that they have elected to stay in their facility and would be refurbishing their tower to enhance communication. States Attorney Klahn added that he pulled the City Ordinance regarding the criteria and that this is consistent with all of the required criteria. Chair Whaley read a statement from Paul Shiaras that stated that the building department would make sure that all of the zoning requirements are met by the County.

A motion was made by Commissioner Seagren and seconded by Commissioner Aurand to approve the petition for special use to amend the zoning of the property located at 240 E Progress Drive, Dixon, Illinois, presently zoned GM, General manufacturing, any special use allowed in the Light Manufacturing District and upon approval the property be zoned GM, General Manufacturing, Penal of Correctional Institution. Petitioner: County of Lee. Voting Yea: Aurand, Corken, Lawton, Seagren, Shaw, Yount and Whaley. Voting Nay: None. Motion carried.

As there was no further business to discuss, Chairperson Whaley called for a motion to adjourn. A motion was made by Member Yount and seconded by Member Lawton to adjourn the meeting. Chairperson Whaley declared the meeting adjourned at 6:31pm.

Recorded by: Sharri Miller, Secretary