
PLAN COMMISSION MEETING**From:**

Josh Sherman, Assistant Planner

VILLAGE OF HARRISON**Meeting Date:**

August 19, 2025

Title:

Zoning Map Amendment (Rezoning) – Sprangers Family Trust –Highline Rd – Part of Parcel 39010.

Issue:

Should the Plan Commission recommend approval of a zoning map amendment (rezoning) to the Village Board?

Background and Additional Information:

The applicant proposes to rezone a 10,442 square feet area located west of N9609 Highline Rd from General Agriculture [AG] to Rural Residential [RR].

Parcel 39010 is absorbing 10,422 square feet from Parcel 39012 via a Certified Survey Map, which is a separate agenda item. The purpose of the rezone is to make this area consistent with the Rural Residential zoning of Parcel 39010—N9609 Highline Rd.

Findings of Fact:

- Staff finds that the Rezoning request complies with the Future Land Use Map as part of the Comprehensive Plan of the Village of Harrison.
- Property owners within 300-feet of the subject property have been notified via first-class mail.

Recommended Action:

Staff recommends approval of the Zoning Map Amendments from General Agriculture [AG] to Rural Residential [RR] as submitted.

Attachments:

- Aerial Map
- Zoning Map
- Zoning Map Exhibit
- Rezoning Ordinance