
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

July 21, 2026

Title:

Zoning Map Amendment (Rezoning) – Milis Enterprise, LLC – East of Dallas Dr – Part of Parcel 40340

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 part of Parcel 40340 from General Agriculture [AG] to Rural Residential [RR]. The subject property is located south of the business Milis Flatwork and east of Dallas Drive and Creekview Road.

The purpose of the rezone is for a future residential subdivision located outside the Darboy Sanitary service area. Should residential development occur, the area would be served by individual wells and septic systems.

Residential development borders the west side of the subject property, while Milis Flatwork resides north of the subject area.

The Preferred Future Land Use Map currently designates the subject area as Agriculture. The applicant has submitted a Future Land Use Map amendment to redesignate the area as Rural Residential, which is a separate agenda item.

Findings of Fact:

- A Class 2 notice was published for the rezoning amendment.
- Property owners within 300-feet of the subject property were notified via first-class mail.

Recommended Action:

Staff makes no recommendation on the proposed the Zoning Map Amendment from General Agriculture [AG] to Rural Residential [RR] and forwards the request to the Plan Commission and Village Board. However, the following condition must be met prior to approval:

1. The Preferred Future Land Use Map is amended to designate subject area as Rural Residential.

Attachments:

- Aerial Map
- Zoning Map
- Ordinance Amendment