
PLAN COMMISSION MEETING**From:**

Josh Sherman, Assistant Planner

VILLAGE OF HARRISON**Meeting Date:**

December 9, 2025

Title:

Certified Survey Map (CSM) – Crossroads Land Development LLC – Hwy 55 – Parcels 40378, 40398, 40392, 40382.

Issue:

Should the Plan Commission recommend approval of a Certified Survey Map to the Village Board?

Background and Additional Information:

The purpose of the proposed CSM is to accommodate the area for future development and includes the following actions:

- Dedication of public right-of-way to extend Highline Road east of Highway 55.
- Mapping of the future street, Unison Way, which would access Highway 55 to the north and extend south to Highline Road.
- Adjustment of the lot lines for parcels 40378, 40397, 40392, and 40382.
- Creation of a larger Lot 1 to support future development.
- Recording of a 30-foot ingress/egress easement through Lots 2 and 3.

The proposed CSM area is located east of Highway 55 and includes parcels 40378, 40398, 40392, and 40382. Parcels 40378 and 40398 are zoned Business Park (BP). Parcel 40378 borders Village-owned property to the east and south. Parcels 40392 and 40382 are zoned General Agriculture and currently contain agricultural uses and a single-family residence.

Recommended Action:

Staff recommends approval of the Certified Survey Map (CSM) request as submitted.

Attachments:

- Aerial Map
- CSM