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**PLAN COMMISSION MEETING****From:**

Josh Sherman, Assistant Planner

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**VILLAGE OF HARRISON****Meeting Date:**

December 9, 2025

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**Title:**

Zoning Map Amendment (Rezoning) – Michael Philipps/Tim Johnson – N8815 S Coop Rd – Parcel 46992.

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**Issue:**

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

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**Background and Additional Information:**

The applicant proposes to rezone a 1.6-acre lot area located at N8815 S Coop Rd—Parcel 46992—from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1].

The requested rezoning would allow for the future construction of a single-family residence. Properties directly east and southeast of the site are already zoned Single-Family Residential.

The Village of Harrison Preferred Land Use Map identifies the area as Low Density Residential.

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**Findings of Fact:**

- Staff finds that the Rezoning request complies with the Preferred 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.

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**Recommended Action:**

Staff recommends approval of the Zoning Map Amendments from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1] as submitted.

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**Attachments:**

- Aerial Map
- Zoning Map
- Rezoning Ordinance