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**PLAN COMMISSION MEETING**

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**VILLAGE OF HARRISON****From:**

Josh Sherman, Assistant Planner

**Meeting Date:**

January 20, 2026

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**Title:**

Zoning Map Amendment (Rezoning) – Eugene Frederickson – Hwy 55 – Parcel 40398 and Part of Parcels 40378 & 40394.

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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 12.71 acres located east of Hwy 55 and Highline Road from Business Park [BP] to Industrial & Manufacturing [IM]. The rezone area is wholly within Parcel 40398 and part of Parcels 40378 & 40394.

A Certified Survey Map (CSM) was approved by the Village Board on December 16, 2025 to accommodate the area for future development. The CSM included lot line adjustments for Parcels 40398, 40378 & 40394.

The Village will not sign the ordinance amending the Village Zoning Map until the CSM adjusting the lot lines has been recorded.

The requested rezoning supports a site plan that is being reviewed as a separate agenda item.

The Village of Harrison Preferred Land Use Map designates the area as Industrial.

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**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.
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**Recommended Action:**

Staff recommends approval of the Zoning Map Amendment from Business Park [BP] to Industrial & Manufacturing [IM] with the following conditions:

1. Recording of the Certified Survey Map (CSM), as approved by the Village Board on December 16, 2025, prior to the Village's signing of the ordinance amending the Village of Harrison Official Zoning Map.

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**Attachments:**

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