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

Josh Sherman, Zoning Administrator

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

April 21, 2026

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**Title:**

Zoning Map Amendment (Rezoning) – GEM Back 40 Development LLC – Woodland Rd – Parcel 33528

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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 36.91 acres from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1]. The subject property is located along Woodland Rd, north of the Harrison Heights Subdivision, and within parcel 33528.

The purpose of the rezoning is to accommodate the Mader Homestead Acres preliminary plat, which consists of single-family residential lots. A separate memo regarding the preliminary plat is on the agenda.

The surrounding area consists of residential development to the south, with agricultural land neighboring the west and east sides. Farmers Field, a village park, abuts the northern end of the subject property.

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**Findings of Fact:**

- Property owners within 300-feet of the subject property have been notified via first-class mail.
- The rezoning request is consistent with the Future Land Use Map of the Village of Harrison Comprehensive Plan, which designates the area for low-density residential development.

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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 and Exhibit