

---

**PLAN COMMISSION MEETING**

---

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

Chad Pelishek, Village Manager

**Meeting Date:**

May 27, 2025

---

**Title:**

Zoning Map Amendment (Rezoning) – Dercks DeWitt, LLC – North Shore Rd & Hwy 114 – Parcels 39522 and 39526.

---

**Recommended Action:**

Motion to approve the Zoning Map Amendments from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1] as submitted.

---

**Issue:**

Should the Village Board approve the zoning map amendment for property located at North Shore Road and Hwy 114?

---

**Background and Additional Information:**

The applicant is proposing to rezone a portion of land located east of North Shore Rd and south of Hwy 114 from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1]. The area of the rezone is wholly within parcels 39522 and 39526.

The purpose of the rezoning is to accommodate the Forest Ridge Subdivision preliminary plat, which consists of single-family residential lots. A separate memo for the preliminary plat is on the agenda.

The area surrounding the proposed rezone is residential.

---

**Findings of Fact:**

- Property owners within 300-feet of the subject property have been notified via first-class mail.
- 

**Attachments:**

- Aerial Map
- Zoning Map