



PLAN COMMISSION STAFF REPORT

Meeting Date: 6/3/2026

From: James Donahue, Senior Planner

PLN2605-0005

Public Hearing

Rezoning from the C-MU (Commercial Mixed Use) and TN (Traditional Neighborhood) districts to the M-2 (Manufacturing) district for the property located north of Higgins Road between the Canadian National Railway and New Sutton Road (Plum Farms)

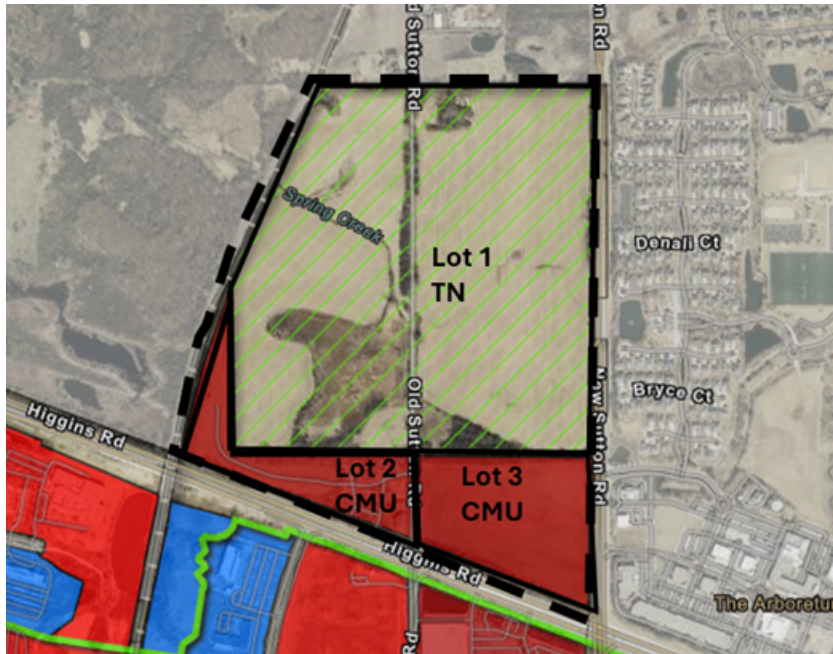
REQUEST SUMMARY

The property owner and applicant, H.E. Holdings LLC, is seeking the rezoning of the 186 acre subject property (commonly known as the Plum Farms property) from the TN (Traditional Neighborhood) and C-MU (Commercial Mixed-Use) and the districts to the M22 (Manufacturing) district.

Location:	North side of Higgins Road (IL-72) between the CN Railway and New Sutton Road (IL-59)
Property Owner / Applicant:	H.E. Holdings LLC (Owner and Applicant)
Property Size:	186.35 Acres
Zoning / Land Use:	TN -Traditional Neighborhood / Vacant (Lot 1) C-MU - Commercial Mixed Use / Vacant (Lots 2 & 3)
Adjacent Properties:	North – Unincorporated Cook County South – C-MU (Poplar Prairie Stone Crossing) O-5 (various office buildings) East - South Barrington (Residential/Commercial) West – Cook County Forest Preserves

BACKGROUND / ANALYSIS

The 186-acre subject property includes 3 platted lots annexed into the Village in stages between 2004 and 2017. Lot 1 is 146 acres and zoned TN (Traditional Neighborhood). Lot 2 is 16 acres and Lot 3 is 24 acres, both zoned C-MU (Commercial Mixed Use). Various concepts for portions of the property along Higgins Road have been brought forth over the last several years, with nothing coming to fruition.



The property owner is seeking to rezone the subject property to M-2 (Manufacturing) district, which permits a variety of industrial and other uses as denoted in Section 9-9-2 of the Municipal Code. No conceptual development plans have been prepared for review as part of the rezoning application. If the rezoning is approved, the owner intends to enter into a contract with a developer, who would then be responsible for preparing detailed development plans and obtaining Village development approvals as required by the Municipal Code (e.g. site plan approval and plat of subdivision).

MAP AMENDMENT (REZONING) STANDARDS

In considering a Map Amendment, the Plan Commission shall only recommend approval of a request if it finds that the request for the Map Amendment is in the public interest and is not solely in the interest or benefit of the applicant. The Plan Commission shall specifically consider the following code section when evaluating the requests and evidence provided by the applicant and/or other members of the public.

Section 9-1-17-E-2 of the Municipal Code states:

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following:

- a. Existing uses of property within the general area of the property in question;
- b. The zoning classification of property within the general area of the property in question;
- c. The suitability of the property in question for the uses permitted under the existing zoning classification;
- d. The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification.

The petitioner has addressed the standards in their application. Draft standards have been prepared for the Plan Commission's modification and consideration.

MOTIONS

The Plan Commission shall make the following motions (a total of 4 motions are required):

- 1. Adopt the Findings of Fact for a Rezoning as outlined in Exhibit B - PC Findings and Recommendations Summary.
- 2. Recommend to the Village Board approval of a Rezoning of Lot 1 in the Plum Farms Subdivision from TN (Traditional Neighborhood) district to the M-2 (Manufacturing) district.
- 3. Recommend to the Village Board approval of a Rezoning of Lot 2 in the Plum Farms Subdivision from C-MU (Commercial Mixed Use) district to the M-2 (Manufacturing) district.
- 4. Recommend to the Village Board approval of a Rezoning of Lot 3 in the Plum Farms Subdivision from C-MU (Commercial Mixed Use) district to the M-2 (Manufacturing) district.

ATTACHMENTS

- 1. PC Findings and Recommendations Summary
- 2. Location Map
- 3. Supporting Documents