VILLAGE OF
LINCOLNSHIRE

MINUTES
SPECIAL ZONING BOARD MEETING
Tuesday, July 14, 2026

Present:
Chair Bichkoff
Member Cohen
Member Curtin
Member Hersh
Member Josephson
~~Member Kalina~~
Alternate Member Hansen (voted due to absence of a full member)
~~Trustee Liaison Kelly~~
Assistant Village Manager/Community & Economic Development Director Davies
Planning & Development Manager Zozulya

1.0 ROLL CALL

Chair Bichkoff called the Special Zoning Board meeting to order at 7:30 p.m. Planning & Development Manager (PDM) Zozulya called the roll and affirmed quorum.

2.0 ITEMS OF GENERAL BUSINESS

2.1 Consideration of an Affordable Housing Policy (Village of Lincolnshire)

Assistant Village Manager/Community & Economic Development Director (AVM/CED Director) Davies and Planning & Development Manager (PDM) Zozulya stated following the March 31, 2026, Zoning Board initial discussion regarding the Affordable Housing Policy, staff engaged with area communities and nonprofit organizations to learn about affordable housing ordinances, policies, and implementation practices. Staff also conducted additional research, which informed the draft Affordable Housing Policy presented to the Zoning Board for review.

Following discussion, Zoning Board members expressed support for the draft policy and recommended forwarding it to the Village Board with the following additions:

1. Include a statement clarifying the policy is intended to serve as a tool to guide staff discussions with developers.
2. Identify an affordable housing goal the Village seeks to achieve.
3. Include a potential fee (e.g. demolition fee, new development fee) among the incentive options to help fund affordable housing initiatives.

Member Josephson moved and Member Curtin seconded the motion to provide a recommendation to the Village Board regarding the draft Affordable Housing Policy. The motion carried unanimously.

3.0 UNFINISHED BUSINESS

None.

4.0 NEW BUSINESS

AVM/CED Director Davies and PDM Zozulya gave an update on the Village Board's July 13, 2026, discussion at Committee of the Whole meeting regarding the Tax Increment Financing policy as well as a Special Use request from Urban Air for 725 Milwaukee Avenue.

5.0 CITIZENS COMMENTS

None.

6.0 ADJOURNMENT

Chair Bichkoff declared the meeting adjourned at 8:38 p.m.

Minutes submitted by Tonya Zozulya, Planning & Development Manager.