



MAYOR BRENDA T. BODNAR  
mayfieldvillage.com

MAYFIELD  
VILLAGE

6622 Wilson Mills Road  
Mayfield Village, OH 44143  
440.461.2210 • Fax 440.461.7349  
ContactUs@mayfieldvillage.com

### MEMORANDUM

To: Council President Schutt and Members of Council  
From: Mayor Brenda T. Bodnar  
Date: October 2, 2026  
RE: **Proposed Overlay Zoning at 6300 Wilson Mills Road (formerly Progressive Campus 1)**

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Dear Members of Council,

As you know, in February of this year, Progressive Campus 1 was sold at auction to Mr. George Simon and his investment group. John Marquart, Diane Wolgamuth and I met with Mr. Simon shortly after the acquisition and he immediately asked about potential zoning changes that the Village would support. The property is currently zoned Office-Laboratory, which provides for limited uses. Mr. Simon expressed a desire to keep the existing buildings and work with the Village to lease them to suitable users. He asked that the Village advise him what types of uses the Village would support.

We provided Mr. Simon with suggestions that included medical offices, hospital or surgery facilities, colleges or universities, government offices, and any uses permitted in the Production-Distribution classification (with the exception of trucking, logistics and incineration). We also explained that any rezoning of the property is subject to the Village's referendum process.

In May, Mr. Simon partnered with Premier Development Partners to redevelop the site. Since then, we have been meeting regularly with Spencer Pisczak, President of Premier Development Partners, and Kevin Callahan, a Senior Partner at Premier. They recently reported making some good progress with potential lessors that include medical, financial and legal offices. They have consistently requested that the Village consider expanding the permitted uses and allow accessory uses, primarily to serve the tenants (such as small retail, restaurant and personal services), but open to the public.

To that end, we have been discussing appropriate uses and drafting language to create an overlay to allow expanded re-utilization of this property, similar to the overlay district that was approved by the electorate for Beta Drive businesses. The intent of this overlay is to expand permitted uses and allow accessory uses, while specifically outlining uses that would be strictly prohibited at this site. It will also provide for side and rear setbacks to ensure that the Worton Park neighborhood remains buffered from any development, as they are now.

Mr. Simon, along with Mr. Piszczak and Mr. Callahan, have requested that the overlay be presented to voters at the May 2027 election. In order to achieve that, certain steps must be taken, as required by the Village's Charter. If we begin the process in October, as outlined below, we should be able to get the overlay to the Board of Election in time for the May 2027 ballot:

- Oct 19, 2026 – First Read of the Overlay Ordinance and referral by Council to the Planning & Zoning Commission
- Nov 19, 2026 – Planning & Zoning Workshop
- Dec 7, 2026 – Planning & Zoning Voting Meeting
- Dec 21, 2026 – Second Read of the Overlay Ordinance
- Jan 2027 - Public Hearing at least 30 days following second read
- Feb 2027 – Third Read of the Overlay Ordinance
- March 5, 2027 – Deadline to send Overlay Ordinance to Board of Elections

We are working to complete the proposed overlay zoning and will get a draft to you the week prior to the October 19<sup>th</sup> meeting to give you time to review prior to referral to P&Z.