



Village of Winnetka

Village Council Study Session

April 8, 2025 at 7:00 PM
Village Hall
510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Discussion**
 - a. Indian Hill Parking Lot Redevelopment Concept
4. **Closed Session**
5. **Adjournment**

NOTICE

Village Council meetings are video recorded. All agenda materials are available at villageofwinnetka.org (Governance > Agendas & Minutes); the Reference Desk at the Winnetka Library; or in the Manager's Office at Village Hall (2nd floor). The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Village ADA Coordinator, 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3543; T.D.D. 847-501-6041.



Agenda Item Executive Summary

TITLE: Indian Hill Parking Lot Redevelopment Concept

PRESENTER: Scott Mangum

AGENDA DATE: April 8, 2025

CONSENT: No

ITEM TYPE: Presentation

ITEM HISTORY:

None

EXECUTIVE SUMMARY:

At the April 8, 2025, Village Council Study Session, the Council is scheduled to hear a presentation by Dial Realty Development (the "Developer") regarding their proposal for a senior housing project on the Indian Hill Train Station parking lot (the "Subject Property"), a portion of which is owned by the Union Pacific Railroad (the "UP") and a portion of which is owned by the Village of Winnetka. The proposed senior housing project would consist of a mix of independent senior living units, assisted living units, memory care units as well as enclosed subterranean public parking to replace the current surface public parking spaces. Given a portion of the property is owned by the Village, the Village President has invited the Developer to present their proposal to the Village Council to gauge the Council's interest in such a redevelopment proposal on Village-owned property.

Attached is a separate report providing information regarding the Subject Property.

RECOMMENDATION:

Staff and the Developer are looking for direction from the Village Council regarding their interest in the Developer's proposed senior housing project to determine if the Developer should continue to pursue the concept by working with staff and bringing additional details back to the Council for further consideration.

ATTACHMENTS:

1. Indian Hill Train Station Redevelopment Proposal - Dial Realty Development



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL
FROM: SCOTT MANGUM, DIRECTOR
ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: APRIL 3, 2025
SUBJECT: INDIAN HILL TRAIN STATION REDEVELOPMENT PROPOSAL -
DIAL REALTY DEVELOPMENT

INTRODUCTION

At the April 8, 2025, Village Council Study Session, the Council is scheduled to hear a presentation by Dial Realty Development (the "Developer") regarding their proposal for a senior housing project on the Indian Hill Train Station parking lot (the "Subject Property"), a portion of which is owned by the Union Pacific Railroad (the "UP") and a portion of which is owned by the Village of Winnetka. The proposed senior housing project would consist of a mix of independent senior living units, assisted living units, memory care units as well as enclosed subterranean public parking to replace the current surface public parking spaces. Given a portion of the property is owned by the Village, the Village President has invited the Developer to present their proposal to the Village Council to gauge the Council's interest in such a redevelopment proposal on Village-owned property.

PROPERTY BACKGROUND

The Subject Property, which is approximately 100,400 square feet (2.3 acres), is located on the northeast corner of the intersection of Green Bay Road and Winnetka Avenue. As previously stated, approximately two-thirds of the Subject Property is owned by the Village with the remaining portion owned by the Union Pacific Railroad. The site currently consists of a parking lot and a train station depot building that currently is not being used. A portion of the parking lot accommodates Metra commuters and a portion is leased to New Trier High School, who then subleases the spaces to high school students.

The Developer has established a relationship with the Union Pacific Railroad regarding potential redevelopment opportunities at a variety of sites along Metra railroad lines that the Union Pacific Railroad owns. Given this relationship, the Developer has approached the Village regarding this potential redevelopment opportunity at the Indian Hill Train Station.



Figure 1 – Subject Property

COMPREHENSIVE PLAN AND CURRENT ZONING

The bulk of the property is zoned B-2 Multi-Family Residential (Figure 2). A small sliver of the Subject Property that is railroad right of way is zoned R-5 Single Family Residential, which the bulk of the UP right of way through the community is zoned. To the west of the Subject Property, the properties are zoned a combination of B-2 Multi-Family Residential as well as C-1 Neighborhood Commercial. South of the Subject Property is zoned the C-1 District, and to the east of the Subject Property on the other side of the railroad tracks and Wilson Avenue, properties are zoned R-5 Single Family Residential.

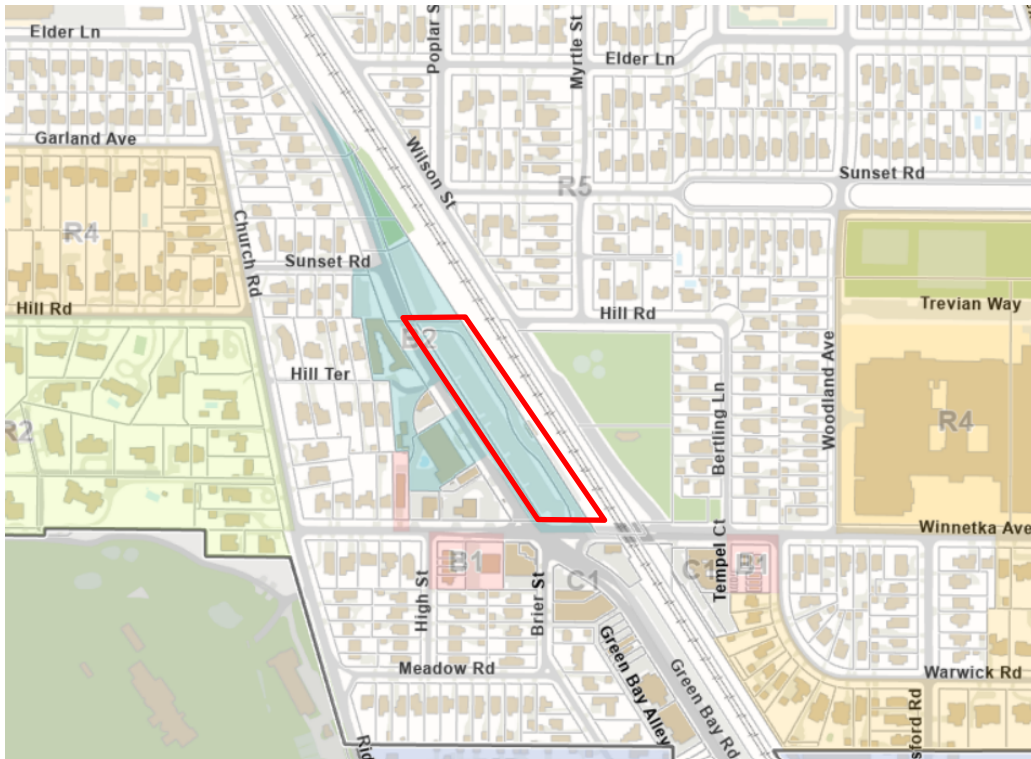


Figure 2 – Zoning of Subject Property & Area

The Future Land Use Map of the Comprehensive Plan designates the Subject Property as appropriate for Commercial and Mixed-Use Development (Figure 3). The current zoning of the property is not consistent with that designation as the property's current zoning only allows multi-family residential uses. The proposed development of the property would be consistent with the Comprehensive Plan's future land use designation as the proposed senior housing development is a mixture of more traditional multi-family residential uses (independent senior living units) and group living or commercial uses (assisted and memory care units, which provide additional services above and beyond what is typically found with a residential unit).



Figure 3 – Comprehensive Plan Land Use Map

The Comprehensive Plan also designates the site as an Opportunity Site for redevelopment (Figure 4). The Village has identified development opportunity sites based on properties that are underutilized, have significant vacancies, or are likely to see a change in use over the next 20 years.

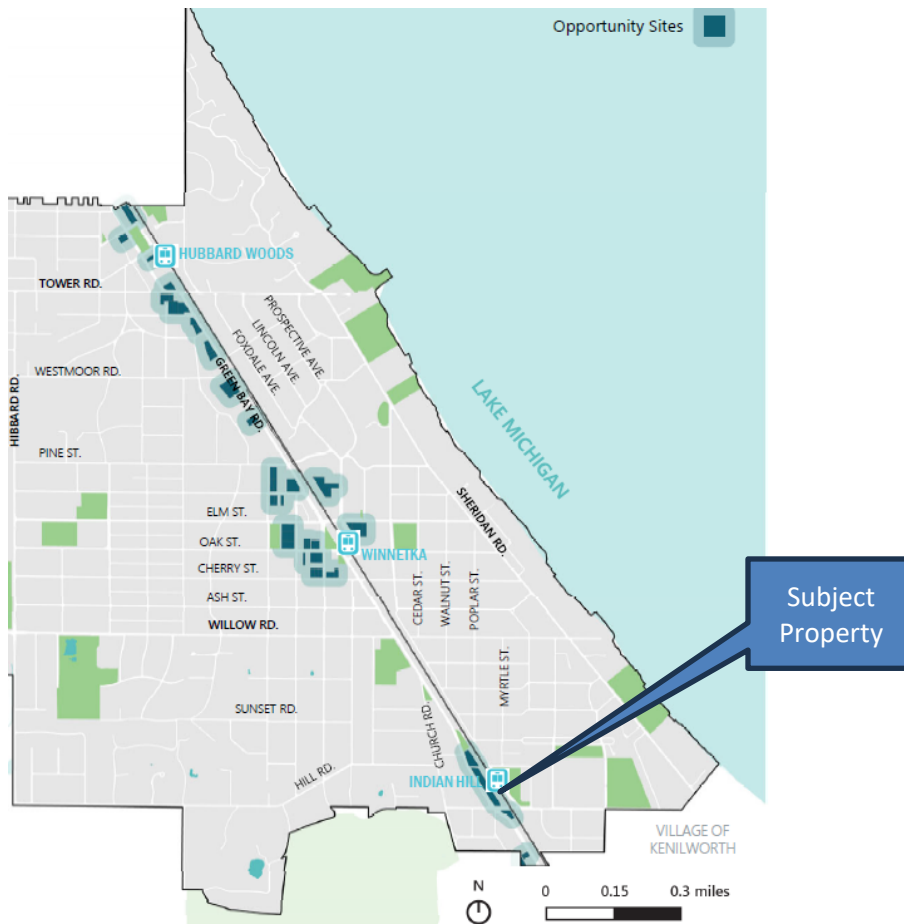


Figure 4 – Opportunity Sites Map

Only a few development opportunity sites exist in the Indian Hill Business District as illustrated on the Opportunity Sites map. Like other key opportunity sites, these are designated as mixed-use on the Comprehensive Plan Land Use Map. This classification generally calls for commercial and retail uses on the ground floor and opportunities on upper floors for multi-family residential use or additional commercial space.

Pillar 1, Quality Livable Neighborhoods, of the Comprehensive Plan contains the following vision statement:

A community of connected neighborhoods with safe, pedestrian-oriented streets, tree-lined parkways, and a variety of well-maintained housing offerings to meet the needs of all of its residents and create a unique and powerful sense of place.

This Pillar 1 includes the following related goals:

Goal 1.2: The Village will continue to explore housing diversity and address the housing gap to provide a supply that supports changing demographic needs and ensures a variety of product types, options, and costs available to seniors, empty nesters, families, and young residents.

Goal 1.6: The Village will encourage multi-family unit development in and near the downtown commercial districts.

The proposed development would seem to further the goals of providing a variety of residential product types and options for community members who are seniors in the form of multi-family unit development in one of the Village's downtown commercial districts, however, the Developer does not propose ground floor commercial or retail uses.

ZONING & SUBDIVISION RELIEF

The Zoning Ordinance does not currently identify senior housing, in particular assisted living facilities or memory care facilities, as an allowed use in any zoning district in the community. Given the size of the parcel, over 10,000 square feet, the proposed development would require planned development approval. The Planned Development regulations do provide the Village Council with the authority to grant an exception of the "use" limitations of an underlying zoning district, in this instance the B-2 Multi-Family Residential District. However, given senior housing uses are not listed as permitted uses or special uses in any zoning district in the community, the Village may wish to amend the Zoning Ordinance to allow such uses. Potential options regarding how this change could be achieved include amending the B-2 District to allow such uses or creating a new zoning district to accommodate these uses. Given the Developer is interested in constructing a four-story building and developing the site from property line to property line and given the height and setback requirements of the B-2 District, the Village may wish to consider rezoning the property to the C-2 General Retail Commercial District, which would allow such development, or creating a new zoning district for this corner of the intersection of Green Bay Road and Winnetka Avenue. If the Council is interested in pursuing this senior housing development concept with the Developer, details of the necessary zoning and subdivision relief would need to be worked out.

RECOMMENDATION

Staff and the Developer are looking for direction from the Village Council regarding their interest in the Developer's proposed senior housing project to determine if the Developer should continue to pursue the concept by working with staff and bringing additional details back to the Council for further consideration.