

**MINUTES
WINNETKA VILLAGE COUNCIL
STUDY SESSION
April 8, 2025**

(Approved: May 6, 2025)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Tuesday, April 8, 2025 at 7:00 PM.

- 1) Call to Order. President Rintz called the meeting to order at 7:02 PM. Village Manager Bahan called the roll of the Village Council. Present: Trustees Kirk Albinson, Rob Apatoff, Tina Dalman, Bob Dearborn, Kim Handler and Bridget Orsic. Absent: None. Also present: Village Manager Robert Bahan, Assistant Village Manager Kristin Kazenas, Village Attorney Courtney Willits, Deputy Village Clerk Berina Gradjan, Community Development Director Scott Mangum, Assistant Community Development Director Ann Klaassen, and approximately 13 persons in the audience.

- 2) Public Comment

- a) Ted Wynnychenko addresses concerns related to the Village's transparency.

- 3) Discussion.

- a) Indian Hill Parking Lot Redevelopment Concept

Village Manager Rob Bahan introduces the Village's new Community Development Director, Scott Mangum.

President Rintz advises members of the public that the proposed development plan by Dial Realty Development is only a redevelopment concept plan and will be considered as an idea as a possible use for the site.

The Indian Hill Train Station parking lot is owned partially by the Union Pacific Railroad and partially by the Village of Winnetka. Dial Realty Development proposed a development for a senior housing project on the parking lot of Indian Hill Train Station tentatively consisting 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.

Steven Held, Vice President of Dial Realty, provides information regarding correspondence with Union Pacific for the redevelopment of the site.

Chris Palkowitsch, Practice Leader, Partner of BKV Group, provides Council information regarding zoning, site impacts and barriers, project scope and design, parking access and availability, floor plans, building elevations, aesthetics and architectural design.

Council discusses matters related to building mass, pedestrian and vehicle traffic safety, parking concerns related to New Trier High School, coworking relationships between Union Pacific and Dial Realty Development, sale of Village land, and senior housing demand.

Additionally, Council provides the developer feedback regarding minimizing building mass, utilization of public space, and vehicle access.

Public Comment

John Phillips addresses concerns regarding intersection safety, vehicle access, and building mass.

Nancy Ritter expresses concern regarding children's safety.

Mike Ritter expresses concern regarding building scale and mass.

Tina Philipini addresses Council regarding intersection and pedestrian safety.

Gert Naydin expresses concern regarding children's safety and traffic. Additionally, Mr. Naydin encourages Council to consider further options.

Scott Myers encourages Council to potentially re-engage with the developer after careful consideration of options for the space that would best serve the community.

Jeffrey Liss addresses Council regarding the scope and design of the proposed development.

Council further discusses considering various development options.

- 4) Adjournment. Trustee Dalman, seconded by Trustee Orsic moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 8:37 pm.

/s/ Berina Gradjan, Deputy Village Clerk

Recording Secretary