

**MINUTES OF THE FEBRUARY 1, 2024
MEETING OF THE TRAFFIC SAFETY COMMISSION
VILLAGE HALL 6101 CAPULINA, MORTON GROVE, IL 60053**

CALL TO ORDER

1. Call to Order

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Traffic Safety Commission was called to order at 7:00 PM by Chairperson Keith White.

2. Pledge of Allegiance

Chairperson White led the assemblage in the Pledge of Allegiance

3. Roll Call

Commissioners Present:

Chairperson Keith White
Commissioner Amit Shah
Commissioner Ninous Chalabi
Commissioner Jeff Dahlberg
Commissioner John Puljic
Commissioner Karen Berkowsky

Commissioners Absent:

Commissioner George Karagozian
Commissioner Mike Dibra
Commissioner Ted Sievert

Village Staff Present:

Chris Tomich, Village Engineer
Brandon Nolin, Community Development Administrator
Trustee John Thill
Rick Dobrowski, Fire Department Liaison
Gina Lietz, Police Department Liaison

4. Approval of Minutes

Chairperson White proceeded to seek approval of the July 6, 2023 minutes. There were no changes or alterations to the minutes. Commissioner Berkowsky moved to approve the minutes of July 6, 2023. Commissioner Shah seconded the motion. Minutes were approved.

CHAIRPERSON COMMENTS

Chairperson White announced the resignation of Commissioner Theresa Polyak from the Traffic Safety Commission. She will now be the Chairperson for the Community Relations Commission. He also welcomes two new members who were recently appointed to the Traffic Safety Commission: Jeff Dahlberg and John Puljic.

PUBLIC COMMENTS

None

STAFF REPORT

OLD BUSINESS

None

NEW BUSINESS

5. PC24-01 – Mixed-Use Development (Joe Donut) - 6724 Dempster St

Applicant Zeno Popa

A Special Use permit application for a mixed-use development with residential units on the upper floor and a drive-through facility in a C-1 General Commercial District.

Brandon Nolin, Community Development Administrator, provided a brief overview of the case. The site is located at the northeast corner of Dempster Street and Birch Avenue. This will be a mixed-use development with retail spaces on the ground floor and six (6) residential units above. There will be a restaurant with a drive-through facility.

Looking at the development renderings, Commissioner Chalabi brought up a concern regarding traffic being blocked from the flow of the drive-through facility. He asked if there is enough space for cars to be in queue for the drive-through without overflow onto Birch Avenue or Dempster Street.

Justin Opitz from Kimley-Horne presented the Traffic Study findings. Based on their study, they predict that an issue with cars being backed up from the drive-through may only be a concern during peak hours, which is about 5% of the time. They anticipate that drive-through patrons will place their order before arriving using Joe Donut's app and will have a quick pick-up at the drive-through. In the case where the restaurant is seeing an overflow at the drive-through, customers will be asked to park their vehicles in designated spots where their orders will be brought out to them. The operations at another Joe Donut location was analyzed for this study and applied to this site.

Mr. Opitz went on to state that there will be signage prohibiting traffic to turn northbound onto Birch Avenue. All traffic will be directed to exit towards Dempster Street. Commissioner Berkowsky asked if there will be any signage prohibiting a left turn from Birch onto Dempster heading East. Mr. Opitz stated that this is something that could be decided by the Village if they see a need after approval.

Commissioner Berkowsky also asked about the hours of operation for Joe Donut. Nick Phillipas, applicant, stated they will be open from 6 a.m. to 2 p.m., but the hours may change depending on the need.

Commissioner Berkowsky also asked about the parking spaces and if there will be designated parking spaces for residents in the building. Mr. Opitz stated that residents will have their own designated parking spaces.

Commissioner Shah brought up a concern regarding having adequate lighting in the parking lot and asked what the snow removal plan is. The applicant stated that the parking lot will have lighting all throughout the parking lot ensuring the safety of everyone. Concerning the snow

removal plan, they anticipate using a corner of the parking lot to place snow in case of heavy snowfall.

Commissioner Chalabi asked if there is enough lighting for pedestrians to safely cross the street to get to the restaurant. Mr. Opitz stated that the lighting on Dempster is within the jurisdiction of the Illinois Department of Transportation and it should follow their standards for street lighting.

Commissioner Shah asked if there will be any restrictions for on-street parking on Birch Avenue. Mr. Opitz stated that there currently are no on-street parking restrictions and it is up to the Village to change that.

Commissioner White asked if the building will have exits from the back and front, the applicant replied it will.

Commissioner Dahlberg questioned if there is enough space on Birch Avenue for two cars to be queued to turn left and right? Mr. Opitz said that Birch Avenue is not wide enough to accommodate three lanes. He noted that during the traffic study, he observed cars turning right and then using the traffic light immediately to the west to make a U-turn to travel east on Dempster.

Commissioner Shah asked for fire department comments. Rick Dobrowski from Morton Grove Fire Department brought up some concerns regarding having space for a fire truck to safely maneuver through the lot. Some curb modification may be needed to ensure this.

Chairperson White asked about where the signage for the drive-through will be and was shown the location on a map by the applicant. He asked if there are any concerns from the police department. Gina Lietz, the Police Department liaison, mentioned the same concern previously stated by other Commissioners regarding making a left turn onto Dempster Street which will be monitored by the department for further recommendation after the development is completed.

Chairperson White asked what the peak times are anticipated to be for the restaurant. Mr. Phillipas stated that things have changed a lot in the industry since COVID. With more people working remotely, the early morning rush is not the same. They see a rush anytime between 7 a.m. and 9 a.m. or 10 a.m.

Commissioner Chalabi moved to approved the application with conditions to research the impact on traffic with respect to left turns being made onto Dempster from Birch. He also asked for adjustments to be made to the plan based on the fire department recommendations. The motion was seconded by Commissioner Berkowsky.

Vote were as follows:

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| C. Berkowsky | aye |
| C. Chalabi | aye |
| C. Dahlberg | aye |
| C. Shah | aye |
| C. Puljic | aye |
| Chair. White | aye |

OTHER BUSINESS/COMMENTS – NONE

ADJOURNMENT

With no further business, Chairperson White asked for a motion to adjournment. Commissioner Shah made the motion and it was unanimously approved. Meeting was adjourned at 7:34 p.m.

Minutes By: Saba Koya

APPROVED