

**MINUTES OF THE OCTOBER 2, 2025  
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 p.m. by Chairperson Shah.

**2. Pledge of Allegiance**

Chairperson Shah led the assemblage in the Pledge of Allegiance.

**3. Roll Call**

**Commissioners Present:**

Commissioner Robert Campanella  
Commissioner Chris Sheehan  
Commissioner Jeff Dahlberg  
Chairperson Amit Shah  
Commissioner John Puljic  
Commissioner Bradley Alper  
Commissioner Frank Wang

**Commissioners Absent:**

Commissioner Mike Dibra (with notice)  
Commissioner Ninous Chalabi (with notice)

**Village Staff Present:**

Chris Tomich, Village Engineer  
Brandon Nolin, Community Development Administrator  
Trustee Keith White, Village Trustee  
Sean Lang, Police Department Liaison  
Rick Dobrowski, Fire Department Liaison  
Janine Witko, Village President  
Chuck Meyer, Village Administrator

Chairperson Shah acknowledged and welcomed Frank Wang as a new Commissioner on the Traffic Safety Commission.

**4. Approval of Minutes**

Chairperson Shah sought approval of the June 5, 2025, meeting minutes. With no changes or alterations made to the minutes, Commissioner Dahlberg moved to approve the minutes. Commissioner Sheehan seconded the motion. A roll call voice vote ensued. The motion passed with Commissioners Sheehan and Wang abstaining.

Chairperson Shah then sought approval of the September 4, 2025, meeting minutes. With no changes or alterations made to the minutes, Commissioner Dahlberg moved to approve the minutes. Commissioner Sheehan seconded the motion. A roll call voice vote ensued. The motion passed with Commissioners Alper, Wang, and Campanella abstaining.

### **PUBLIC COMMENTS**

None

### **STAFF REPORT**

None.

### **OLD BUSINESS**

- 1. Request for Review – Permit Parking Request (5800 Block of Capulina Avenue)  
(tabled at the September 4, 2025 meeting)  
Applicant: Randall Israel**

Commissioner Dahlberg stated they would reopen discussion regarding the Request for Review for Permit Parking on the 5800 block of Capulina Avenue. He confirmed the Traffic Safety Commission had received additional information requested at the September 4 meeting when the request was tabled. He thanked the Police Department staff for providing that information. He suggested the Commissioners could share their thoughts considering the new information provided.

Commissioner Sheehan noted there were commissioners present at this meeting who were not present at the previous meeting. He suggested the petitioner explain the request for those commissioners to consider.

Chairperson Shah requested that residents provide their comments at this time.

The applicant, Randall Israel from 5834 Capulina Avenue, presented the Request for Review to the Commission. Mr. Israel asserted this is an ongoing problem for years particularly on Fridays and the month of Ramadan. He stated that there is no parking available at times for residents on the 5800 block of Capulina Avenue and there is a lack of enforcement for existing parking regulations. He asserted the existing parking restriction on the 5800 block of Capulina which restricts parking on the north side of the street to "Parking with Valid Morton Grove Vehicle Sticker Only" is not enforced effectively. He does not believe there has been significant improvement since the last meeting. He noted the two blocks north of Capulina have permit parking restrictions. He stated the residents of the 5800 block of Capulina are looking for a solution which allows them to park in front of their homes.

Chairperson Shah asked Mr. Israel to confirm when the problem occurs. Mr. Israel stated primarily on Fridays. He further explained that he might leave for lunch, and then there would be no parking available for him upon returning.

Mazar Khan from 8542 Mango Avenue addressed the Commission. He stated Habeeb Quadri, who represented the MCC at the last meeting, is out of country until October 10. Mr. Khan asked if this Request could be tabled until Mr. Quadri's return and availability next month. The Commission decided it would hear public comments before making any decision on Mr. Khan's request. Mr. Khan then provided a printed copy of the MCC Academy's Traffic Management Quick Summary to the Commission for their consideration.

Commissioner Alper inquired how many parking spaces are in the MCC lot. Mr. Khan said he believed 198. Commissioner Alper then asked how many congregants attend a service. Mr. Khan replied that it varies but confirmed for Commissioner Alper there is overflow from the lot which is bad on Fridays from 12:30 p.m. to 1:45 p.m. when complaints are generated. Mr. Khan said the MCC is implementing various methods to control the parking in the area. An unidentified male speaker with Mr. Khan summarized the MCC is using all available options to control overflow parking from the MCC lot, they adjusted prayer times, make use of private driveways in the area, and instruct and direct congregants about how to park properly. He noted Capulina Avenue is packed with parked vehicles from 1:15 p.m. to 1:40 p.m. during the first prayer service, but parking is not too bad between 2:20 p.m. to 4 p.m. during the second prayer service. An unidentified Commissioner questioned if this occurs only on Fridays. The unidentified speaker confirmed yes.

Commissioner Dahlberg asked about the maximum capacity of the prayer service. Mr. Khan replied there is a 500-person capacity during a service.

Chairperson Shah thanked the MCC for providing their video. He further explained the Police Department also provided a video which showed many parking violations which included obstructing emergency vehicle access. Chairperson Shah explained that all are welcome in Morton Grove including the MCC, but this has become an ongoing issue for the local residents. He noted the concern of a speaker from last meeting who explained that the parking issue on the 5800 block of caused difficulty for an ambulance to access his home during a medical emergency. Chairperson Shah explained that instead of the Traffic Safety Commission going to the MCC, he would rather see the MCC come to the Traffic Safety Commission with a solution to the problems they cause for the local residents.

The unidentified speaker for the MCC said he had Habeeb Quadri on his phone and requested that Mr. Quadri be allowed to speak to the Commission. It was generally confirmed that someone needs to be present in order to comment.

Commissioner Wang asked whether the MCC anticipates its membership will grow. Mr. Khan responded he does not have that data, but stated that many who attend services are non-members who only come for the services.

Commissioner Sheehan noted that much is said about Friday prayer times, but he wanted to know more about schedules during the Ramadan season. The unidentified speaker with Mr. Khan explained there are services usually from 9:30 a.m. to 11:30 a.m., daily during the Ramadan season during 30 days in February and March. He stated Molloy School and the Presence Clinic at the corner lets the MCC use their parking lots during these times. He further stated that, as part of the MCC's current expansion, it is installing a new track. Due to the material the track is to be constructed, the MCC can and plans to use it for additional parking, possibly adding up to 23 additional parking spaces. Commissioner Sheehan is also stated a concern about snow removal services during the winter months when Ramadan occurs and how on-street parking might adversely affect that.

Commissioner Wang asked what harm implementing permit parking on the 5800 block of Capulina might cause the MCC since the MCC has implemented so many solutions which should allow its congregants to avoid parking on-street. Mr. Khan replied it would not be an issue so much for the MCC, but it more likely would adversely affect the local community.

Chairperson Shah inquired if the MCC on Skokie Boulevard by Gross Point is also a part of the MCC in Morton Grove. Mr. Khan responded in the affirmative. Chairperson Shah then asked if it would be possible to have congregants for the Morton Grove location park at the Skokie location and then be bussed or shuttled to the Morton Grove location. Mr. Khan responded that the MCC could explore that option.

Commissioner Sheehan stated that he believes the MCC is trying in good faith to remedy the problem, but he still believes the problem has not been solved but needs to be.

Ashfaq Nagori from 7101 Emerson Street addressed the Commission. He stated that it is not possible to be responsible for everyone's actions and the masjid is doing the best that it can. If someone violates a parking restriction, then they should be ticketed.

Chris Tomich, Village Engineer, spoke to request point of order. He noted there has been a lengthy discussion with members of the MCC, it is time to allow others to speak for the local residents. Offering comments or answering follow up questions from the Commission is allowable, but carrying on lengthy discussions does not follow decorum. It would be advised to keep comments to three minutes or less.

Mr. Israel addressed the Commission. He stated that notwithstanding the good intentions presented by the MCC, the street is meant for the use of the residents and not for use by the MCC. He asserted that Mr. Quadri who spoke for the MCC at the last meeting stated that it was the MCC who asked for the parking restriction on one side of the street. He stated that it is not helping at all. Mr. Israel asserted that last Friday there were 6-7 cars parked on the side of Capulina designated for Parking with Village Vehicle Sticker Only which did not have a Village vehicle sticker displayed.

Eduard Reznik from 5819 Capulina addressed the Commission. He reiterated that parking is very bad on Fridays. He asserted that his wife had a doctor's appointment but could not get out of her parking space and had to cancel the appointment. This is a great inconvenience. He understands everybody is doing their best given the situation. Mr. Reznik suggested the MCC use a parking lot outside the area and shuttle its congregants to its services.

George Haskos from 5831 Capulina addressed the Commission. He wanted to remind the Commissioners there is another component to this problem. He asserts that 50, 60, or more vehicles drive continuously down Capulina after a service. These cars do not obey existing turn restrictions while exiting the MCC parking lot. He also reiterated there is a parking problem, but he believes what has been tried to remediate the situation is not working.

Laura Dounis from 5825 Capulina addressed the Commission. She asserts the problem starts at noon and runs through to 3 p.m. and is not just for an hour. She acknowledged the MCC is trying to help, but it is not consistent or efficient. She also works for Molloy School. Ms. Dounis asserts that she observes the MCC congregants violating Molloy's space created for bus loading and unloading. Molloy staff needs to physically stop many people because they are causing a hazard for the special needs students.

Ching Wang from 5806 Capulina addressed the Commission. She has lived there since 1986 before the MCC was established. It used to be a quiet street with a good quality of life until the MCC was established and Molloy expanded. She and her husband do not want to leave their parking at times because it might not be available later. She asserts that she observes speeding and reckless driving. Ms. Wang fully supports implementing permit parking on her block. They are considering leaving the area because their quality of life is suffering so much. She asked that the Commissioners come observe the situation and put themselves in her place.

The unidentified person with Mr. Khan noted to the Commissioners that the video the MCC provided is time stamped so they can verify the times which are affected.

Mr. Reznik stated he observed the congestion starting at 11 a.m. This is noted because he has a cleaning lady come to his house, and she needs to park a block or two away because

there is no place to park nearby. He also asserts those who do park have been rude to his wife when asked not to block her in. Also, he does not believe there has been adequate enforcement of parking violations. Mr. Reznik requested the Police Department to enforce the parking regulations better.

Syed Ahmed from 5822 Capulina addressed the Commission. Mr. Ahmed believes the problem is only bad for an hour or two on Fridays. He is not in favor of a permit parking restriction on all the other days. He believes there should be something done for the couple of hours on Fridays to alleviate the problem.

Ashfaq Nagori addressed the Commission again. Mr. Nagori explained that Morton Grove was once a prairie or other and he cannot predict what it will become in the future. He feels that people are trying to do their best to remediate the situation and its inconveniences and that is all they can do.

Mr. Khan stated that Mr. Quadri texted a note that the MCC has provided videos showing parking for four weeks. He then stated that the Morton Grove Police Department is doing a good job and they are on-site monitoring and patrolling the area from 12:30 p.m. to 4:30 p.m.

Mr. Haskos addressed the Commission again. He noted that Capulina is a non-conforming block which has few driveways, this is why they rely on street parking more than other streets. He acknowledged that a person on the street with a driveway does make that available for congregant parking during services. Mr. Haskos acknowledges the actions made over the last few weeks to remediate the problems, but he does not understand why the original parking plan agreement, made at the time the MCC gym expansion was approved, has not been enforced.

Commissioner Sheehan asked Mr. Haskos to explain the issue regarding the intersection of Menard at Capulina. Mr. Haskos explained that even though there is an offset geometry of the MCC access drive to Menard from the Capulina intersection with Menard, many drivers exiting the MCC treat the situation like a typical four-way intersection. Many drive westbound directly across Menard from the MCC exit which causes confusion and conflict with eastbound vehicles on Capulina. Furthermore, the situation caused when Molloy closes northbound traffic on Menard for its bus loading and unloading procedure forces all northbound traffic on Menard to detour west on Capulina. He has concerns about liability to the Village for not enforcing the ordinance which was passed when the MCC expansion was approved. Mr. Haskos said he observes speeding regularly which once resulted in a head-on collision in front of his house during Ramadan near 10 p.m. about a year ago. He is more concerned about safety in the area than he is about parking problems. Commissioner Sheehan asked if there is a concrete solution Mr. Haskos could recommend. Mr. Haskos replied that the Village has performed many traffic studies that

conclude things are fine, which he believes is not true. Mr. Haskos would like for the Village staff to get together with the various parties involved and work out a solution.

Keith White from 9411 Neenah Avenue addressed the Commission. He served on the Traffic Safety Commission for 24 years. He stated this has been an issue for over 10 years. Mr. White explained permit parking started about 20 years ago and involved problems caused by Niles West students parking on residential streets to avoid paying the permit fee to park on campus. The problem went from street to street as permit parking restrictions were implemented. He stated permit parking can help but also can be a nuisance for the residents and their guests. He believes permit parking is not always the solution. Mr. White has observed other house of worship locations where cars are parked all along the adjacent street when only two of 48 provided, on-site parking spaces are occupied. He understands the local residents's frustrations, but stated this is a difficult situation without a simple solution.

Mr. Tomich suggested the Chairperson close this request to public comments. Chairperson Shah confirmed public comments would no longer be heard.

Commissioner Dahlberg stated he agreed with Mr. White. He noted that even with the existing restrictions, people are parking in violation anyway. He is not sure permit parking would solve this problem, since he observes violations on other streets which have permit parking restrictions in place. Commissioner Dahlberg recalled that, at his first meeting as a Traffic Safety Commissioner, they reviewed the case for the MCC Academy gymnasium expansion. He recalls a Commission comment being included that the MCC needed to do something about the parking problem if the expansion were approved. He believes the Commission should reconsider past pledges from the MCC to remediate the problem including ensuring the ordinance passed for the expansion of the MCC Academy's gymnasium is enforced.

Commissioner Shah asked Chuck Meyer, Village President, if the Village has any option for implementing a temporary, experimental parking restriction. Mr. Meyer replied in the affirmative. He stated a restriction can be put in place for up to 180 days during which time it would be monitored by Village staff and the result reported back to the Traffic Safety Commission at the appropriate time. Commissioner Sheehan asked for further clarification. Mr. Meyer clarified that a permit parking restriction could be implemented as a result of this. Commissioner Sheehan stated he believes a temporary implementation of permit parking may be a good solution because it would allow the residents a chance to experience this solution including any inconveniences before a final decision is made. It also could allow a temporary solution while the MCC tries other solutions such as those mentioned in order to fulfill its obligation with the parking and traffic agreement. Commissioner Sheehan is therefore in favor of this temporary restriction.

Commissioner Alper stated that he lives on a street with permit parking restrictions. He does understand the inconveniences, but he does not feel that it is too inconvenient given the benefits. He believes a temporary implementation would be a good solution to provide some immediate relief to the affected residents who have been patient through this process.

Commissioner Sheehan stated based on evidence and data provided which indicate the problem affects the 5800 block of Capulina the most, he believes this temporary solution is the best option.

Commissioner Alper asked for further clarification regarding the parameters for an experimental temporary restriction. Mr. Meyer explained that the restriction could be put in place for up to 180 days during which time the Village would solicit feedback from residents. At some point, staff could compile, review, and present the results back to the Traffic Safety Commission. It could then be discussed with the applicant and residents if it was effective or not, and then it might be decided whether it should be made permanent.

Commissioner Wang asked how cost effective this temporary process is. Mr. Meyer responded that it would just be staff time.

Commissioner Alper introduced a motion to implement temporary permit parking for 180 days on the 5800 block of Capulina Avenue. Discussion ensued as follows. Commissioner Dahlberg confirmed the time would cover the month of Ramadan. Commissioner Sheehan stated that parameters need to be set regarding the permit parking restriction such as hours and days effective. He then asked for someone to clarify the parameters of the existing permit parking restrictions on Carol and Crain Avenues to the north of Capulina Avenue. Mr. Tomich stated Carol has "No Parking, All Days, All Times," and Crain has "No Parking, 8 a.m. to 3 p.m., School Days." Mr. Tomich clarified that the Commission can recommend whatever parameters they believe are appropriate for this specific situation. Chairperson Shah stated they need to get this right because he does not want this problem to simply move to other local streets. Commissioner Dahlberg stated that 8 a.m. to 3 p.m. made sense. Since the problem is mostly from 12 p.m. to 2 p.m. this will not affect evening hours for resident guests. Commissioner Sheehan asked Mr. Meyer to confirm that the Commission would receive updated data from the Police Department regarding complaint calls and enforcement distribution for the 6-month evaluation. Mr. Meyer replied in the affirmative. Chairperson Shah again thanked the Police Department for its help in this matter.

With no further discussion, Commissioner Alper then made a motion for temporary permit parking on the 5800 block of Capulina Avenue, from 8 a.m. to 3 p.m., on school days, for six months. Commissioner Sheehan seconded the motion which passed unanimously with the following vote:

|               |     |
|---------------|-----|
| C. Campanella | aye |
| C. Sheehan    | aye |
| C. Wang       | aye |
| C. Dahlberg   | aye |
| Chair. Shah   | aye |
| C. Puljic     | aye |
| C. Alper      | aye |

## **NEW BUSINESS**

### **2. PC 25-11 – Medina Gardens – (6021-6037 Lincoln Avenue)**

**Applicant: Sebastian Tibu; Tibu Builders**

Brandon Nolin, Community Development Administrator, introduced the case. For PC25-11, the applicant, Medina Gardens, LLC is requesting approval of a preliminary Plat of Subdivision for a proposed seven lot Medina Gardens subdivision with associated waivers for lot width, floor area ratio, lot coverage, driveway setbacks, lot standards, and accessway design to allow for the development of five detached single-family residences and four attached townhomes. Lots 1-5 will be improved with five single-family residences which will be accessed by a cul-de-sac from an extension of Elm Street. The cul-de-sac design includes a landscaped island and 5-foot parkways. Lot 6 and out lot A will be improved with four townhomes with common areas including an access drive and four guest parking spaces. He noted that the waiver for setback is for the driveway for the townhomes which is too close to adjacent properties. Mr. Nolin explained that a similar development for this property was approved several years ago, but the permit including an extension expired. A new owner has since taken over the property and seeks approval for this similar development which was formerly approved back in 2020.

Chairperson Shah requested the applicant's representatives introduce themselves. Justin Opitz from Kimley-Horn, who provided the Traffic Impact Study, introduced himself along with Sebastian Tibu, representing the General Contractor for the development. Chairperson Shah then asked if the Commissioners had any questions.

Commissioner Alper asked the applicant to explain how the different parts of the development will be accessed. Mr. Opitz explained that the multi-family units will have direct access to Lincoln Avenue. The single-family units in the cul-de-sac would be accessed using the extension of Elm Street, then Morton Avenue to Lincoln Avenue. He clarified there will be no direct vehicle connection between the cul-de-sac and the townhomes in the other part of the development.

Commissioner Puljic asked how many units will be included in the multi-family section. Mr. Tibu responded with four units.

Commissioner Dahlberg inquired when the traffic study was completed. Mr. Opitz replied that they had completed a study a few months ago. The previous application provided one completed in 2020 which included traffic counts from 2017.

Commissioner Alper noted there was a comment about the driveway setback. He asked for more clarification to be provided. Mr. Tibu replied that it concerned the townhomes and the Lincoln access.

Commissioner Dahlberg asked if on-street parking will be allowed in the cul-de-sac. Mr. Tibu stated there are five guest parking spaces provided at the end of the cul-de-sac. Mr. Opitz stated it is something which will need to be coordinated with the Village Engineer and staff. As designed, it will likely not be feasible to allow on-street parking and it will most likely be prohibited with signage installed. Mr. Tomich stated to clarify that Village staff would not recommend allowing on-street parking due to the narrow widths and concern for emergency vehicle access.

Commissioner Puljic explained he was not against development, but he does observe existing parking issues on the area streets. He is concerned how this development may adversely impact the area's public parking supply, most notably on Lincoln Avenue. Mr. Opitz clarified that each single-family house and townhouse has a two-car garage, and the single-family homes have additional driveway space allowing for parking. Commissioner Alper inquired about the length of the driveways. Mr. Opitz responded they are at least 20 feet long.

Chairperson Shah noted the Traffic Impact Study recommended a STOP sign at the intersection of Morton and Elm. He does not support that based on the low volumes of traffic and rule of the road for a T-intersection. Mr. Opitz stated it was just something in the report for consideration, but it does not need to happen.

Commissioner Sheehan asked for clarification on the snow removal plan. Mr. Opitz responded the applicant would need to coordinate with the Village Engineer and staff to develop a concrete plan which will be presented to the Plan Commission.

Chairperson Shah stated his concern that sight distances be considered throughout the design development process. Mr. Opitz agreed they would be.

Commissioner Campanella asked how the development will be managed. Mr. Tibu responded he believed a managed development for the multi-family portion. The single-family homes will be for sale. The townhomes will be rentals.

Commissioner Sheehan asked about the cul-de-sac's proposed circulation design. Mr. Opitz responded that most likely it should be a one-way, counterclockwise circulation. This will be worked out with the Village Engineer and staff along with any necessary signage to manage the intended vehicular movement.

Chairperson Shah recommended that the sidewalks should be maintained free of snow.

Chairperson Shah asked the Fire Department and Police Department if they had any questions or concerns. Rick Dobrowski, Fire Department liaison, responded not at this time, but they will continue to work with Engineering as the development progresses. There was no comment from the Police Department.

Commissioner Puljic inquired if this will be an association with fees. Mr. Tibu responded yes, there will be an HOA for the whole development including snow removal and landscaping for the cul-de-sac.

Commissioner Puljic then asked how wide the lots are. Mr. Tibu responded generally 50 feet wide. Mr. Nolin clarified one is non-conforming at approximately 44 feet wide whereas the Village Code requires 45 feet minimum.

Commissioner Dahlberg noted information concerning ADA parking space requirements was not included or confirmed. Mr. Nolin stated the single-family portion should meet the ADA standards, but the multi-family portion may need one which will be confirmed.

With no further comments, Commissioner Dahlberg moved to approve the application with the following recommendations: No Parking signage is installed for the cul-de-sac; Private Road signs are added; circulation path design templates are submitted; a snow removal plan is included. The motion was seconded by Commissioner Campanella and passed unanimously by the following vote:

|               |     |
|---------------|-----|
| C. Campanella | aye |
| C. Sheehan    | aye |
| C. Wang       | aye |
| C. Dahlberg   | aye |
| Chair. Shah   | aye |
| C. Puljic     | aye |
| C. Alper      | aye |

**OTHER BUSINESS/COMMENTS**

None.

**ADJOURNMENT**

With no further business, Chairperson Shah asked for a motion to adjournment. Commissioner Dahlberg made the motion, seconded by Commissioner Sheehan, and it was unanimously approved. The meeting was adjourned at 8:11 p.m.

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Minutes By: J Garcia, Engineering Technician

Checked by: C Tomich, Village Engineer

APPROVED