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August 18, 2021

Mr. Bruce Hanson, Chairman  
Planning & Zoning Commission  
City of Naperville

Re: Islamic Center of Naperville  
PZC 21-0091M

Mr. Hanson:

At the August 4<sup>th</sup> PZC meeting you asked questions regarding the number of parked cars shown in our Parking Study for the ICN Ogden Avenue facility on January 17, 2020. The Study shows total parking at the noon service of 348 vehicles and 409 vehicles for the 1:00pm service.

You asked how the size of the worship hall at Ogden compares with the size of the Phase I worship hall at 248<sup>th</sup> Avenue; and, whether the load factor of 1.4 occupants per vehicle was accurate.

**Regarding the worship hall size;** the Ogden facility is essentially the same size (3200 sf) as the proposed Phase I worship hall (3200 sf). Using the code standard of 7 sf per occupant, the Ogden and 248<sup>th</sup> facilities have the same rated design capacity of 457 occupants.

**Regarding the 1.4 load factor,** support of this number comes from several sources.

First of all, in November of 2007, during the initial Petition for the Ogden site, the City Staff performed their own study to determine a load factor (copy of report attached) and determined a load factor of 1.3.

Also, as pointed out in the Parking Study, our engineer estimated a load factor of 1.4. This load factor is supported by the findings of our traffic engineer at mosques in Westmont and Schaumburg that the daily services have an average occupancy of 1.4 to 1.5 people per vehicle.

Additionally, on Friday August 6, 2021 the ICN staff performed a vehicle count at the three primary services (315, 300, 150 vehicles both on and off site) and estimated the worship hall capacity (441, 412, 210) resulting in load factors of 1.4, 1.373, and 1.4.

Furthermore, on Friday August 13, 2021, ICN staff performed a count of both worshippers and vehicles at the primary Friday services using detailed procedures and digital counters (copy of results attached) showing load factors at the Ogden facility of 1.41, 1.52, and 1.27 occupants per vehicle.

As evidenced by the City's study, our engineer's opinion, load factors of other area mosques, and the ICN's recent study; a load factor of 1.4 occupants per vehicle is very accurate and reasonable.

**Regarding the 409 parked vehicles** at the January 17, 2020 service at Ogden; this was clearly an excessive number of cars, and occupants (at 1.4 load factor, 573 occupants) outside the scope and range of the facilities capacity.

In late 2019 and early 2020, ICN recognized their facility was at, and at sometimes even over, capacity. During this time ICN took affirmative steps to alleviate the problem. For the long-term resolution, they initiated the plans to construct the Mosque at 248<sup>th</sup> Avenue (our current Petition). In the short-term they developed plans to better monitor and control the parking, and developed plans to add an additional primary Friday service, pending opening of the Mosque on 248<sup>th</sup> Avenue. With the Covid "shutdown" in spring of 2020, these short-term plans were put on hold. As service attendance began to come back to pre-Covid levels in late spring of 2021, ICN added a third primary service, and started using parking monitors to assure no over parking occurred. As can be seen in ICN's recent parking and occupancy counts, these short-term measures have been successful.

If you have any further questions, or I may be of any assistance, please feel free to contact me.



Leonard M. Monson

Attachments

LMM/kr

cc: Dan Shapiro