

Islamic Center of Naperville
248th Avenue

Narrative Description of the Project

The Islamic Center of Naperville (ICN) is the owner of the 13.63 acre site located on the east side of 248th Avenue between 95th and 103rd Streets in the City of Naperville, Illinois.

The Islamic Center desires to develop this site in accordance with their attached Master Plan to accommodate school, mosque, multi-purpose hall, and gymnasium uses. The site will be built in five (5) phases over the next 40 years, one phase for each of the uses. Consistent with City Code, the first phase construction and the conditional use will commence within two (2) years of the issuance of the conditional use.

It is anticipated that each phase of construction shall take approximately one (1) year. During the construction phases the Islamic Center will closely adhere to all City requirements for maintenance of construction sites. Additionally, during the non-construction time periods, the grounds will be planted with grass and maintained in a manner consistent with a first class religious facility; and of course compliant with all City requirements.

Each of the intended uses and its operations are more fully described below.

Mosque (Phase I, Initial Construction 2020)

The mosque planned for the ICN campus is to be constructed in two phases. The initial Phase I construction will encompass the majority of the ultimate building, and many of the uses ultimately planned for this facility. The worship space in the mosque is planned to be enlarged as part of Phase V of the overall campus construction, and is more fully described in the Phase V narrative that follows.

The initial mosque construction proposed as part of Phase I is to be a two-story building consisting of approximately 26,219 square feet which will initially provide worship space for 300 men and 157 women. It will also include space for offices, conference rooms, storage, multipurpose spaces, washrooms, and the like.

In addition to the times of worship, the mosque will also be used for the religious requirements of weddings, funerals, and special observances throughout the week as necessary.

The Islamic religion requires worship five times a day, seven days a week, not necessarily in a Mosque. The worship times are generally held before dawn, in the early afternoon, late afternoon, early evening, and late evening. Except for the Friday early afternoon services, attendance at prayer times is light, amounting to perhaps no more than 50-100 individuals at any one time. These prayer times are generally one hour or less.

Two prayer services are planned for Friday early afternoon between 12 PM and 3 PM, and are the most heavily attended services. Attendance at the first service in Phase 1 is expected to attract approximately 300 men and 150 women. The 2 PM service will have a somewhat smaller attendance.

In addition to the standard worship times, there will also be other services and activities held throughout the month-long observance of Ramadan. Ramadan occurs at different times each year, as the observance is based on the lunar calendar. Ramadan gatherings and prayers generally are held daily throughout the month after sunset (avg. 8 PM -12 AM) with attendance approximating that of Friday afternoon services for the first and last week, with reduced attendance in between.

School (Phase II, Initial Construction 2030)

The school will be a two-story building consisting of approximately 41,749 square feet, and will contain 25 classrooms and space for support activities such as offices, storage, multipurpose room, mechanical spaces, staff lounge, nurse's office and the like.

The school is intended to provide full-time schooling for up to approximately 250 students from grades K-5. A preschool is also planned. Day care facilities are not proposed.

The school will operate during the normal school day on Monday through Friday as a full time school. On weekends, religious classes will be held between 9 AM – 2 PM on Saturday, with up to 500 children attending. On occasion, adult classes may also be held as need or demand dictates. These would occur mainly during evenings and weekends.

Multi-Purpose Hall (Phase III, Initial Construction 2040)

The Multi-Purpose Hall is a one-story building consisting of approximately 22,814 square feet that will be used for conferences, interfaith events, and wedding receptions.

The Hall will have a full-service kitchen and seating for 500. Use of the Hall is planned for Fridays – Sundays, with actual use depending on demand.

Gymnasium (Phase IV, Initial Construction 2050)

The gymnasium is a one-story building consisting of approximately 26,852 square feet. It will provide the congregation with space for indoor physical activities including possible league play for volleyball, basketball, and badminton, “open gym” use times, and other uses such as Scouting activities. Use of the gymnasium will occur mostly in evenings and on weekends.

Mosque Expansion (Phase V, Initial Construction 2060)

The expansion of the mosque will enlarge the worship space of the facility by 3,259 square feet and increase the worship occupancy from the Phase I capacity of 300 men

and 157 women to 461 men and 355 women.

Parking Considerations

As more fully detailed in attached Parking Study, during each of the five phases of the project the on-site parking will exceed City Code requirements and will also exceed parking requirements as determined by data compiled from ICN's existing facilities:

	Req'd By Code	Spaces Provided
Phase I	249	348
Phase II	281	402
Phase III	464	608
Phase IV	590	608
Phase V	711	719, plus Landbanked parking of 182 add'l spaces

Traffic Considerations

As more fully (and extensively reviewed) in the attached Traffic Study during the different phases of development, and the City's projected road improvements, there may be several peak periods where for 15 to 20-minute intervals, there may poor Level of Service ("LOS") delays **assuming no traffic management**. However, as ICN has successfully done at their other facilities, ICN has committed to use traffic control personnel/police officers to assist with the management of traffic and to expedite the movement of traffic to and from the facility which will result in acceptable LOS delays.