

Responses to the ICN FAQs

ICN released a list of FAQs on their website and we believe some responses require further explanation or are factually inaccurate. In the document below, each FAQ is listed with the “ICN response”, followed by a “RESIDENT response”. Each “RESIDENT response” provides factual data as researched by the resident committee of the surrounding neighborhoods.

TRAFFIC

1. How will the ICN 248th Avenue project impact traffic?

ICN response: *According to the traffic study done by KLOA (Traffic engineering firm) the change in the volume of traffic will not be very significant. Two exit points will be constructed onto 248th Avenue to ensure efficient flow of vehicles onto and off of the site. The City has always planned for 95th Street to be a major arterial roadway and 248th Avenue to be minor arterial roadway which are designed to carry higher traffic volumes. In addition, the City is planning to widen 248th Avenue between 95th and 103rd Streets (planned for 2023-2024). Until 248th Avenue is converted into a 4 lane road, ICN will pay to add a left turn lane for traffic turning into the facility heading southbound. In addition, the plans include a right-turn lane into the facility for northbound traffic. Furthermore, ICN has also agreed to add a second south entrance to our parking lot. All of these items will help reduce traffic on 248th Avenue by quickly allowing vehicles to turn into weekly services - which is outside the peak traffic times. ICN will hire authorities to manage traffic if needed - which is currently done at the ICN Ogden Avenue and 75th Street facilities.*

RESIDENT response:

- The Traffic Impact Study performed by KLOA is an extremely narrow view of impact that does not adequately evaluate the impact of the high volume of traffic that will occur by inserting a major traffic generator on a single access road in the midst of a residential neighborhood. The KLOA report is essentially an ingress/egress report that shows how fast the parking lot can empty but not the traffic impact on the surrounding constrained network of roadways.
- Phase 1 construction will include worship space, offices, conference rooms and multi-purpose spaces. In addition to times of worship, the multi-use facility will be used for weddings, funerals, and special observances throughout the week as necessary. Worshiper capacity per ICN will be 692. This capacity has the

potential to generate almost **2k trips for peak Friday services as 494 cars enter and exit for both services.**

- Phase 2 School will have a full-time daily school Monday-Friday for 250 students that could generate **470 trips daily with morning drop off and afternoon pick up.** It will have a Saturday school for up to 500 students that could generate up to **1,300 trips with drop off and pick up.** The school may offer adult classes on evenings and weekends, as needed, generating more traffic.
- Phase 3 Multi-Purpose Hall will have seating for 500 and will be used primarily Fridays-Sundays generating up to **500 trips per event.**
- Phase 4 Gymnasium will offer “open gym” and league play and will be used primarily on evenings and weekends.
- Phase 5 Mosque expansion will increase worshiper capacity to 1,146 per ICN. This capacity has the potential to generate over **3k trips for peak Friday services as 818 cars enter and exit for both services.**
- A Friday afternoon traffic simulation was conducted in Dec 2020 by approximately 200 local residents on 248th Avenue at Honey Locust Dr.. More than 50 cars started to queue up on Trumpet Avenue and 103rd St. traffic lights, causing a back up on the north and south bound traffic, blocking the Tall Grass Greenway trail and diverting traffic through the surrounding neighborhood streets. 200 cars is a fraction of the traffic expected at the facility based on the usage types and attendance numbers listed above. ICN is requesting approval for 901 parking spaces, 700 more than the simulation.
- For reference purposes, 901 parking spaces is 200 more than the Costco at Rt. 59 and 75th St.
- The KLOA Traffic study provides no insight into Levels of Service (LOS) and queuing at the signaled intersections of 103rd Street, Trumpet Avenue, or 95th Street or queuing at any new signaled intersections.
- The KLOA Traffic study does give LOS ratings for 248th Ave and Honey Locust (ICN South entrance) during weekday afternoon peak times that will coincide with the highest attended Friday afternoon worship services:
 - Ashwood Pointe left-turn exit northbound on 248th:
 - Currently a **LOS B**
 - In 2025, without the 248th Ave expansion, **LOS F**
 - In 2025, after the 248th Ave expansion, **LOS D**
 - In 2050, with expected increase in traffic and after the 248th Ave expansion, **LOS F**
 - ICN left-turn exit southbound on 248th:
 - In 2025, without the 248th Ave expansion, **LOS F**
 - In 2025, after the 248th Ave expansion, **LOS F**

- In 2050, with expected increase in traffic and after the 248th Ave expansion, **LOS F**
 - ICN will provide traffic control officers for the peak Friday services, but this shows that even after the 248th Ave. road expansion, left-turn exits in both directions at Honey Locust will be a LOS D and F. The 248th road expansion will not make this situation better.
- The 248th Ave. road expansion designs are not final, funding has not been secured, and at the Jan 20th PZC meeting the City's engineer confirmed the **completion could be 3-8 years away.**
- The 248th Ave. road expansion was intended to support the subdivisions that have been built along the 248th Ave. corridor and did not factor in additional traffic from the ICN development.
- If the ICN project is approved before the 248th Ave. road expansion is complete, there is concern with how 248th Ave. will function with high volumes of traffic during a major road construction project.
- The KLOA Traffic report notes that weekday afternoon peak hours on 248th Ave. are between 1pm-3pm with between 300 and almost 600 cars each hour under current conditions. This is the same time as the ICN Friday peak service and also the same time as District 204 school dismissal times at area schools.
- 248th Avenue serves multiple residential neighborhoods and within a mile radius of the proposed site, there are 2 elementary schools, a middle school and a community park. Even with the expansion of this roadway into 4 lanes, the area network cannot handle the traffic that will be generated by this multi-facility's continuous calendar of events. The proposal of traffic control officers will help congregants move in and out of the parking lot; however, they will not help congregants navigate the traffic jams on 248th Avenue, 103rd Street, Trumpet Avenue or 95th Street.
- ICN has requested two access points into their campus - the North and South, both of which are on 248th Avenue. The City is still evaluating the safety aspects of the full North access request. If the North access is right-in, right-out only, this means that cars coming from the North and West need to use the left turns into the South entrance and the cars coming from the South need to use the right turns into the South or North entrance. Cars waiting to enter and exit the ICN campus will create severe backups on both ends of 248th Avenue.
- Adding to the concerns is the North access proximity to the Tall Grass Greenway Trail. It will be located approximately 50 yards south of the trail. The local residents are extremely concerned about the impending dangers that this North exit will pose to the bikers and pedestrians using the trail as cars leave via the North exit, accelerate to join 45 mph traffic, and then need to stop quickly for pedestrians at the trail.

2. How many parking spaces will be at this facility?

ICN response: To address any parking concerns, ICN is constructing more parking spaces than the City requires:

Phase 1 - required by the City: 249, provided by ICN: 348

Phase 2 - required by the City: 281, provided by ICN: 402

Phase 3 - required by the City: 464, provided by ICN: 608

Phase 4 - required by the City: 590, provided by ICN: 608

Phase 5 - required by the City: 711, provided by ICN: 719 (182 landbanked - will be constructed if necessary)

RESIDENT response:

- ICN is requesting approval for 901 parking spaces.
- 901 parking spaces is 3 times larger than other similarly situated religious institutions in South Naperville with 2 means of access from 1 road.
- To say that ICN is constructing more parking spaces than the City requires to address any parking concerns is misleading. ICN is constructing more parking spaces because observations at other ICN facilities have shown that occupants per car are on average 1.4 instead of the City's standard average of 3. Using a 1.4 person per car calculation to determine the parking needed doesn't provide extra parking; it provides the amount of parking needed based on actual ICN use.
- A code variance is being requested by ICN to reduce the front yard setback on the West side of the site near 248th Ave. so they can fit in the requested 901 parking spaces.
- When the 182 land banked parking spots are constructed, there will be a one-acre reduction of green space buffer between the homes on the East side and the ICN Campus.

3. Will there be more traffic passing through Tall Grass and neighboring subdivisions?

ICN response: *There will be no access to the facility from any neighborhood. All traffic will enter/exit from 248th Avenue. The City has always planned for 95th Street to be a major arterial and for 248th Avenue to be minor arterial roadway, which are designed to carry higher traffic volumes. ICN does not anticipate any ICN members cutting through surrounding neighborhoods, which would take longer due to slower speed limits and stop signs. In addition, the City is planning to widen 248th Avenue between 95th Street and 103rd Street (planned for 2023-2024).*

RESIDENT response:

- ICN cannot control if traffic will pass through Tall Grass or the neighboring subdivisions on the way to or from the ICN campus.
- The traffic simulation conducted by the local residents has shown that with the increased traffic of approximately 200 cars on 248th Avenue, it resulted in frustrated drivers stuck in traffic backups that diverted traffic by turning into the neighboring subdivisions.
- Geospatial navigation systems will also route vehicles through the neighboring subdivisions to avoid traffic backups.
- Surrounding neighborhoods are not gated communities and therefore cut-through traffic cannot be prevented.
- The 248th Ave. road expansion designs are not final, funding has not been secured, and at the Jan 20th PZC meeting the City's engineer confirmed the completion could be 3-8 years away.

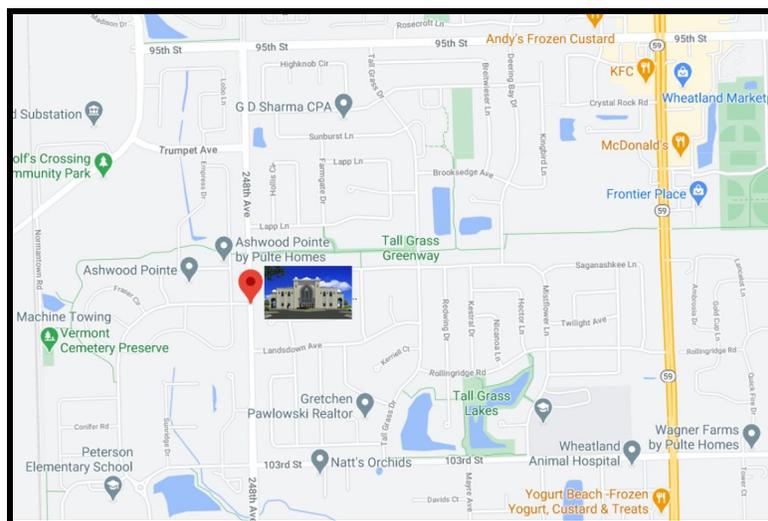
MOSQUE BUILDING

4. Where exactly is the 248th land located?

ICN response: ICN's 248th mosque project is located at the intersection of 248th Avenue and Honey Locust Drive (between 95th and 103rd). The lot size is 13.63 acres.

RESIDENT response:

- The residents are in agreement with ICN's response for the location of the land.



5. Does the ICN 248th Avenue project require a Zoning change?

ICN response: *No, the property is already Zoned R-1. The City's comprehensive plan designates the future land use of this property as community facility - which is reflective of and consistent with the religious institutions that have owned the land for over 20 years. Whenever you develop an R-1 zoned property, you have to apply for a Conditional Use. ICN has submitted a Conditional Use Application. That application has been reviewed by the City staff and they have agreed with the design and confirmed that it meets all City of Naperville zoning requirements. The Planning and Zoning Commission (PZC) is now holding hearings to listen to the recommendations of the City staff, and residents that support AND oppose the project. After the PZC completes the review, then the project goes to the City Council for final approval. Once the City Council approves the project, ICN will proceed with final drawings to obtain a construction permit. Once the construction permits are obtained, ICN will start construction.*

RESIDENT response:

- Yes. The Property requires a zoning change. The Property is currently zoned a R-1 Low Density Single-Family Residence District.
- Per the Naperville Municipal Code, no building, structure, or parcel of land shall be used and no building or structures shall be erected, altered or enlarged which are arranged, intended, or designed for other than one (1) of the following five (5) uses:
 1. Primary and secondary schools that do not have boarding facilities
 2. Golf courses
 3. Parks, playgrounds, and forest preserves.
 4. Single-family detached dwellings.
 5. Residential care homes
- It is misleading to say that “Whenever you develop an R-1 zoned property, you have to apply for a Conditional Use”. You only have to apply for a Conditional Use if you intend to build something other than one (1) of the five (5) uses listed above.
- While the proposed project does consist of a school without boarding facilities which would be allowed in a R-1 Residential District by itself, the remainder and majority of the proposed project consists of a mosque, a gymnasium and a multi-use building which are NOT allowed in a R-1 Residential District. Because the proposed project is seeking to construct a mosque, a gymnasium and a multi-use building which are not allowed in a R-1 Residential District, a zoning change is required from the City of Naperville.

- In order to change the zoning, a Conditional Use Permit is required that grants special permission to construct buildings that are not allowed in a R-1 Residential District. If approved, the new zoning would be R-1 with a Conditional Use.

6. What are the plans for this location?

ICN response: The facility will be built in 5 phases over approximately 40 years. Each phase of the project is planned to start approximately every 10 years, and the construction for each phase will take approximately 1 year.

Phase 1 - Mosque building with a basement - construction to begin in 2021 (Capacity: 692 worshipers)

Phase 2 – School – 2030 (estimated)

Phase 3 – Multipurpose Hall, Minaret – 2040 (estimated)

Phase 4 – Gym – 2050 (estimated)

Phase 5 – Mosque Expansion – 2060 (estimated)

RESIDENT response:

- ICN is requesting approval for the entire project. If approved, the multi-use, multi-facility campus project could be constructed in 40 years, 40 months or anywhere in between. It is entirely dependent on funding and this was confirmed by ICN's attorney at the Jan 20th PZC meeting.
- As requested, project approval would not include any constraints on timeline and would not require ICN to follow the phasing timelines that have been provided.
- It is our understanding that the City typically does not approve long-term projects such as this and has never approved a project with a construction timeline of 40 years.

7. What will the mosque building (phase 1) be used for?

ICN response: *The mosque building will be used for 5 daily prayers, Friday services, board and committee meetings, open mosque day for all, youth events, interfaith meetings and events, and many other community service based activities.*

RESIDENT response:

- The local residents respect the use of the facility for the purpose of religious and community services, but the related parking requirements are higher than similarly situated religious institutions in South Naperville.
- Documents provided to the City indicate that in Phase 1 the facility will also be used for weddings, funerals, and special observances throughout the week.
- The proposed usage by ICN confirms the active calendar of events that will take place at this facility in addition to the worship services which should all be considered when assessing traffic impacts and whether this level of intensity is right for this residential location.
- Traffic and related safety concerns, especially at the Tall Grass Greenway trail, grow higher with subsequent increase in parking and usage of this facility with the additional phases.

8. What is the privacy impact on the neighbors?

***ICN response:** ICN has designed this facility while taking great care of neighbor privacy. The facility will have 200 ft distance from neighbors on the east, and the required 6 foot high fence and extensive landscaping on both the south and east side of the property.*

RESIDENT response:

- The 6 foot high fence is a minimum requirement and the City recommended that ICN install higher fencing and landscaping, which ICN chose not to do. ICN shared this information in the letter back to the Tall Grass HOA in response to concerns from the Tall Grass HOA about the lack of adequate buffering.
- On the south side, ICN's parking lot would be 10 feet from the homeowners' property lines. The elevation of these homes is higher than the elevation at the property line. Homes with decks instead of patios would have even higher sight lines. On its own, without berms, the 6 foot high fence is inadequate as homeowners can see over the top of the fence because of the elevations. The 6 foot fence does nothing to screen the view of the intended buildings and parking lot behind it.
- **If homeowners can see over the fence into the ICN site, then ICN members will be able to see into the neighboring homes, patios and decks.**
- Landscape plant size and quantities also need to be increased. The types of trees planted is also important to ensure year-round visual coverage. City code 5.2.4.1 requires landscaping of 50% evergreen and 50% deciduous plantings. Additional trees are needed to provide proper screening and buffering between two areas with significantly different uses.

- The 200 foot 'green space buffer' on the east side of the project will be reduced by 75 feet when the 182 land banked parking is built. This is a one acre reduction of buffer open green space, 75ft x 660ft!
- The Photometric Plans originally submitted to the City failed City requirements. Too much light was spilling onto contiguous homeowner properties due to the parking lot being too close to the homes.
- Residents are concerned with noise pollution with a parking lot being 10 feet from homeowner properties on the south side. It is reasonable to assume that with only 10 feet between cars in the parking lot and homeowner's backyards, ICN members and homeowners will be able to hear each other.
- In 2011, at annexation, ICN attorney, Mr. Monson, told the City Council the following:
 - ICN would provide "special protections" to create a buffer between the property and its closest homeowners.
 - He said "We will work diligently to protect our contiguous neighbors through landscaping, berming, trees, stormwater, parking location, whatever way we can".
 - He said that ICN "agrees to work with residents when landscaping options are brought forward".
- Instead of "special protections", ICN has put a parking lot 10 feet from homeowners' backyards with a fence they can see over
- Local residents are asking that the promises made by ICN at annexation be honored and an adequate buffer be provided for

9. Will there be a school here?

***ICN response:** Phase 1 only includes the mosque building. A school building is planned for Phase 2 which is estimated to start in 2030. The full-time school will only be for grades pre-K to fifth grade Monday through Friday. The weekend school will be for 3 hours on Saturdays during the school year.*

RESIDENT response:

- The phased construction of the ICN project depends on funding as confirmed by ICN's attorney. Phase 2 could start in 2030 or it could be sooner.
- The Phase 2 daily school for 250 students could generate **470 trips daily with morning drop off and afternoon pick up.**
- The weekend school for up to 500 students could generate up to **1,300 trips with drop off and pick up.**

- There are concerns that cars will line up for drop off and pick up on 248th Ave. and block traffic since 248th Ave. does not have a shoulder to park on.
- The school may offer adult classes on evenings and weekends, as needed, which will add additional traffic.

10. What is the building height?

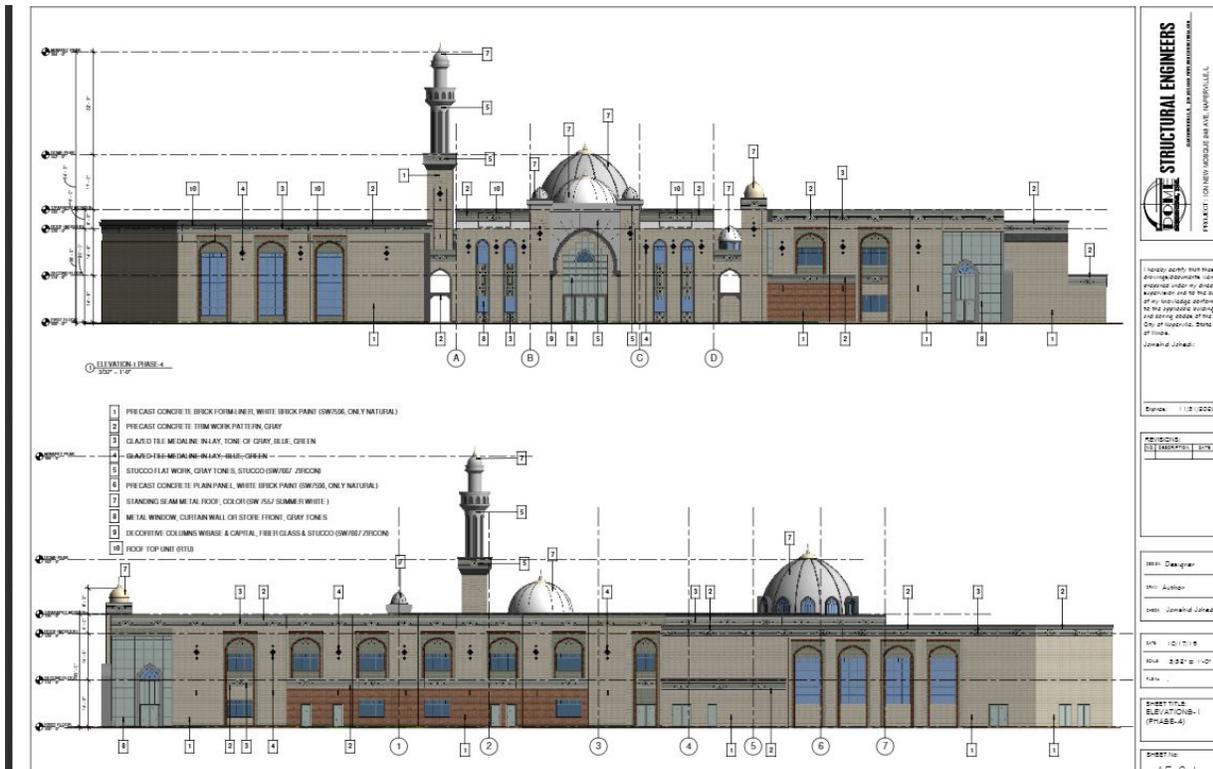
ICN response: *The building will be 2 stories and measures 29ft in height (measurement is taken at the roof deck). The City code allows the height to be a maximum of 35 ft. even for residences. Code clearly states that ornamental towers (church steeples / minarets), domes and parapet walls are exempt from the height restrictions. The 84 ft minaret (which is not counted in building height per City code just like church steeples) – is planned for Phase 3 – 2030 (estimated)*



RESIDENT response:

- The total height of the structure would be 84 feet high, as proposed
- The structure consists of multiple components; roof height of 29 feet, parapet height of 35 feet, domes at 52 feet high (nearly 20 feet higher than the adjacent residential homes), and an 84-foot minaret. While we understand that the heights are within code and we are not disputing this, the reality is that nearby homeowners are going to see a structure with 52 feet high domes and an 84 foot minaret, much higher than the surrounding homes, as the view from their backyards.

- The drawings below are a depiction of what the structure would look like at the end of completion.



11. Will there be a stormwater detention area?

ICN response: Yes, stormwater detention is planned to be at the back of the property, providing 130 feet of green space between ICN and the residences to the east.

RESIDENT response:

- There are concerns with the design of the proposed detention basin
 - The basin is flat on the bottom without pitch in the north to south direction which is 600 feet long
 - The basin is pitched only 1 foot from west to east which is 65 feet wide at the bottom of the basin
 - The risk of standing water which would stagnate due to the lack of pitch
 - Issues with maintaining the grass height at 6 inches in the basin and on its slopes if the basin remains wet

- The stormwater detention basin area is the only area of significant “green space” that ICN can claim in their plans and this area will periodically be filled with water.

12. Will this be the largest Mosque in the Midwest?

ICN response: *No, ICN has no intent or plan to make this the largest mosque in the Midwest. In fact, there are larger mosques in Bridgeview and Villa Park that exist today. Even in Phase 5, the mosque will be limited to a capacity of 1146 individuals. This facility is intended to only support Naperville and contiguous areas. ICN currently has 3 other locations across different parts of Naperville that will remain in operation.*

RESIDENT response:

- The references to size were based on square footage and parking spaces, not worshiper capacity. Also, residents referred to it as the largest “facility”, meaning the entire facility with all buildings, not “mosque”.
- Villa Park has 390 parking spaces for the total facility and Bridgeview has 173 parking spaces for just the religious use building. ICN proposes 459 parking spaces in phases 1 and 5 for the religious use which is larger than both other facilities.
- The current largest Islamic Center in the United States and in North America is in Dearborn, MI. The Dearborn facility is 120k sq. ft. with ~690 parking spaces. The proposed ICN facility would be 121k sq. ft. with 901 parking spaces.
- Regardless of intent or plan, ICN’s proposed facility would be the new largest in the U.S. and North America based on sq.ft. and parking spaces. This type of high-profile, worldwide recognized facility will draw visitors from beyond the Naperville and contiguous area.

13. Will there be a call to prayer over the loudspeaker?

ICN response: *No. None of the other 3 ICN facilities in Naperville have an external call to prayer today nor does ICN plan to do that in the future.*

RESIDENT response:

- Residential neighborhood City ordinances for noise state that noise levels be maintained below 55db at the property lines so calls to prayer over a loudspeaker would not be permitted under the current City code.

- Local residents agree with ICN's decision to not have an external call to prayer either now or in the future.

PATRONS

14. Will this place attract Muslims from outside the ICN community?

ICN response: *No – because there are Islamic centers in most neighboring suburbs – Bolingbrook has 2 facilities; Aurora has 1 facility, Plainfield has 3 facilities and Wheaton has 1 facility. ICN facilities serve only Naperville and the adjacent areas. Furthermore, ICN's existing 3 Naperville facilities will continue to be in operation even after construction of the 248th facility.*

RESIDENT response:

- ICN cannot control where visitors will travel from to attend their facility.
- As mentioned above, if approved as requested, the high-profile worldwide recognized facility is likely to attract visitors from near and far, including tourists. The Trip Advisor reviews for the Dearborn, MI, facility show visitor reviews from 8 states and 3 countries.
- The multi-use, multi-facility campus would be a huge community center and will not restrict itself to visitors among just Naperville and the adjacent areas.

MISCELLANEOUS

15. Does the ICN 248th Avenue project require any variances?

ICN response: *Yes, there are two (2) variances - both are supported by the City of Naperville staff:*

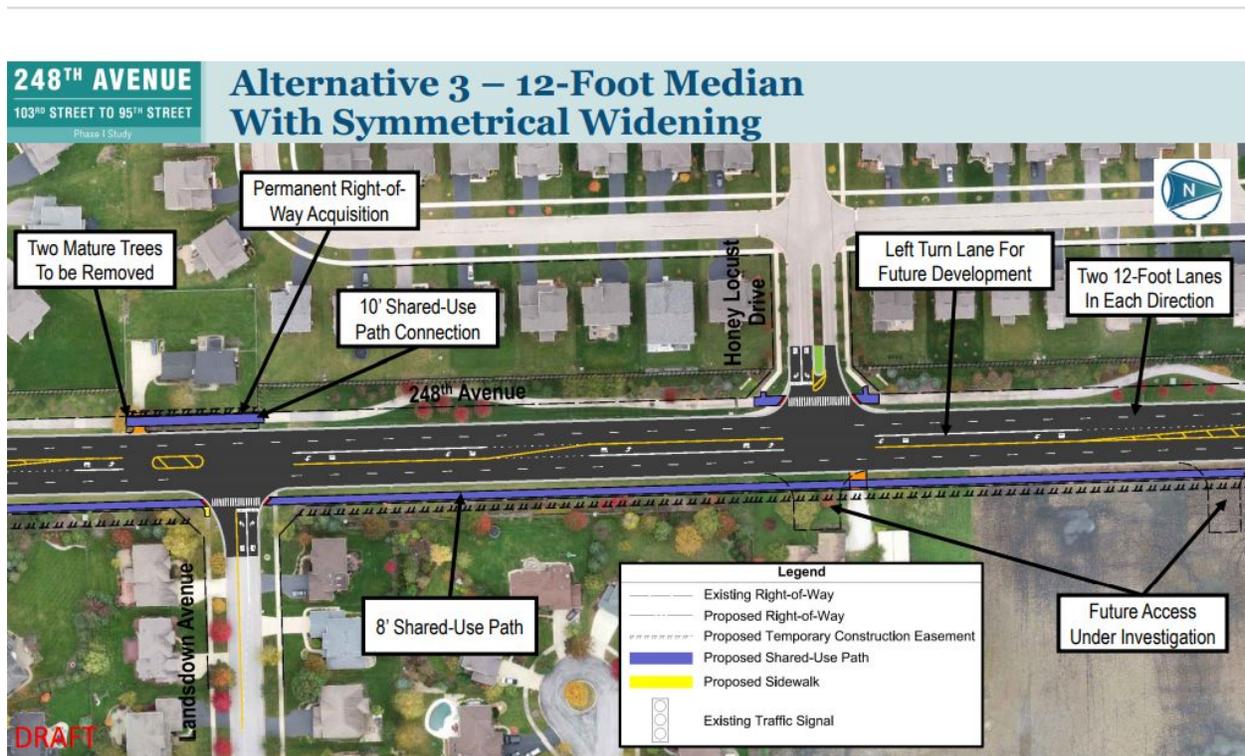
ICN response to the first variance- Front Yard Setback:

(i) Variance to allow parking in the front yard setback. Additional landscaping will be installed to provide a screen between the street and the parking lot. City staff is supportive of this variance since no residential driveways are located on the east or

west side of the street. The variance allows the building to be further away from the neighbor on the east.

RESIDENT response to the first variance- Front Yard Setback:

- If allowed, this variance will move the entire site 10 feet closer to the 248th Ave. roadway reducing the amount of open space in the 248th Ave. parkway creating a potential safety issue for the motoring public.
- Compounding the safety issue, once 248th Ave. is widened, the existing roadway will be that much closer to the proposed parking lot.
- This variance would also bring the site in close proximity to the proposed shared use path planned in the 248th Ave. expansion project. As shown in the picture below, the blue line running on the east side of 248th Ave. shows the City's plan to build the 8ft wide shared use path.



ICN response to the second variance- To Not Construct a Fence on the North Property Line:

(ii) Variance to eliminate the fencing requirement along the north property line - this is to maintain a feeling of openness from the adjacent trail and greenway. The neighbors across the greenway are over 200 feet away. ICN will provide a landscape buffer along this property line. City staff is supportive of this variance since there are no residences directly adjacent at this location.

RESIDENT response to the second variance- To Not Construct a Fence on the North Property Line:

- Not building a fence will increase the risk for cut through pedestrian traffic by attendees attempting to avoid the congestion of the ICN parking lot and related traffic on 248th Ave.
 - Parking on Lapp Ln. in Penncross Knoll subdivision and walking between the homes to the ICN premises. There is no way to prevent that from happening and the privacy of residents will be severely impacted due to this. A fence is more likely to discourage this behavior.
 - Parking on Tall Grass Dr. in Tall Grass and walking up the Tall Grass Greenway Trail
- The variance would alter the essential character of a quiet, residential neighborhood by not providing a buffer between two different land use types with different intensities.

16. How will this project affect my property values?

ICN response: There are several thriving residential neighborhoods in Naperville with religious facilities in close proximity. There is no study that shows any negative impact due to a religious facility. In fact, based on local experience, mosque projects have always positively impacted property values.

RESIDENT response:

- The concerns regarding property values are not because of the religious facility. The negative impact on property value arises from constructing a high traffic-generating multi-use multi-facility campus in the middle of a residential neighborhood.
- ICN's proposed development in its entirety will substantially increase the traffic along the 248th Ave. corridor, possibly making this area a less desirable place to live.
- Cut through traffic in the surrounding subdivisions increases the risk to pedestrians, and homebuyers may decide that they are unwilling to accept this risk.

17. Why is a religious facility being built in a residential area?

ICN response: *General zoning concepts always encourage religious use to be in residential areas so that they are closer to the people they serve. This concept is fully supported in Naperville's master plan. There are several religious facilities in residential areas right here in Naperville.*

RESIDENT response:

- The opposition from the residents of the surrounding neighborhood are based on the size and scale of the proposed development, not because of the religious use.
- We agree that the Naperville Land Use Master Plan does include a Place of Worship as a supporting use for a residential area. However, the religious use portion of the ICN development makes up only 19% of the sq. ft. ground level footprint of the site plans. Even the mosque and school together make up less than 50% of the footprint. The components of the ICN plans in this location are not supported by the Land Use Master Plan.
- The Land Use Master Plan defines a Regional Center as a “large multi-purpose activity center” which “features a diverse mix of uses drawing...from throughout the City and surrounding region”. This definition perfectly describes the ICN proposed multi-use multi-facility complex. However, a Regional Center is not an allowed land use in a R-1 Residential Neighborhood. The ICN plans are in conflict with the Naperville Land Use Master Plan.
- Yes, there are several religious facilities in residential areas in South Naperville, but none that are close to the size and scale of ICN's proposed plans for a similarly situated location with one road access. Most larger religious facilities are located on corners of main intersections or have more roads to access.