

**ORDINANCE NO. O-2025-01**

**AN ORDINANCE AMENDING ORDINANCE E-3603 (900 E. GENEVA ROAD)**

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT FOR A CHURCH - FIRST ASSEMBLY OF GOD (SOUTHWEST CORNER OF GENEVA ROAD AND PRESIDENT STREET)**

**WHEREAS**, on June 2, 1990, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. E-3603 "AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT FOR A CHURCH - FIRST ASSEMBLY OF GOD (SOUTHWEST CORNER OF GENEVA ROAD AND PRESIDENT STREET)" ("Original Ordinance"), which authorized a special use permit for a building devoted to religious worship at 900 E. Geneva Road; and

**WHEREAS**, following the enactment of the Original Ordinance, an application has been made to amend the existing special use permit for 900 E. Geneva Road ("Subject Property") to allow the construction and use of a row of additional parking spaces on the east side of the existing parking lot, a right-in right-out drive connection to Geneva Road, and a driveway interconnection with the property to the west.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

**Section 1:** The following described property has been and continues to be zoned and classified in the I-2 Institutional District zoning classification:

LOT 1 (EXCEPT THE WEST 957.5 FEET) IN GAUGER'S ASSESSMENT PLAT NO. 2 OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1947 AS DOCUMENT 534620, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-09-209-003

The subject property is commonly known as 900 E. Geneva Road, Wheaton, IL 60187.

**Section 2:** An amendment to the Original Ordinance is hereby granted in substantial compliance with the following plans : "Final Engineering Plans for the Islamic Center of Wheaton", prepared by V3, Woodridge, IL, dated November 1, 2024, sheets C0.0, C1.0, C1.1, C2.0, C3.0, C4.0, C4.1, C4.2, C5.0, C6.0, and C6.1; and "Landscape Plan for the Islamic Center of Wheaton", prepared by V3, Woodridge, IL, dated November 1, 2024 and revised January 9, 2025, sheets L1.0, L2.0, and L3.0, subject to the following conditions:


1. A DuPage County permit is obtained for the right-in right-out connection to Geneva Road;
2. An easement is granted for the driveway interconnection with the property to the west;
3. The proposed detention facility work minimizes the impact on the existing Arborvitae hedge as much as possible; and
4. The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

**Section 3:** The property owner shall maintain all landscaping and plantings on the Subject Property so that the number, quality and character of the landscaping shall not be less than that which is illustrated on the final approved landscape plan. In the event any landscaping, plantings or vegetations on the property dies, in whole or in part, at any time, the owner shall, forthwith, replace the non-viable landscaping vegetation and/or plantings with reasonably similar substitutes of original planting size or larger as directed by the City.

**Section 4:** In all other respects, the terms and provisions of the Original Ordinance are ratified and remain in full force and effect.

**Section 5:** All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

**Section 6:** This ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

  
Mayor

ATTEST:  
  
City Clerk

Roll Call Vote

Ayes: Councilman Weller  
Councilman Barbier  
Councilwoman Bray-Parker  
Councilman Brown  
Mayor Suess  
Councilman Clousing  
Councilwoman Robbins

Nays: None

Absent: None

Motion Carried Unanimously

Passed: January 21, 2025  
Published: January 22, 2025

WHEATON, ILLINOIS

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### LEGEND

- | PROPOSED | DESCRIPTION                                   |
|----------|---|
|          | RIGHT OF WAY LINE<br>(PROPERTY LINE EXTERIOR) |
|          | LOT LINE INTERSECTION                         |
|          | EASEMENT LINE                                 |
|          | FENCE LINE                                    |
|          | CENTERLINE                                    |
|          | PROPERTY CORNER                               |
|          | CONTROL                                       |
|          | GATE & OUTER                                  |
|          | REVERSER PIPED GATE                           |
|          | TOP OF GATE ELEVATION                         |
|          | EDGE OF PAVEMENT ELEVATION                    |
|          | UTILITY STUB                                  |
|          | SANITARY SEWER                                |
|          | SANITARY FORCE MAIN                           |
|          | STORM SEWER                                   |
|          | WATER MAIN                                    |
|          | GAS MAIN                                      |
|          | UNDERGROUND TELEPHONE                         |
|          | ELECTRIC POLE BANK                            |
|          | BURIED CABLE ELECTRIC                         |
|          | BURIED CABLE TELEPHONE                        |
|          | MANHOLE LOCATED UNDER                         |
|          | MANHOLE LOCATED UNDER CLOSED LID              |
|          | OPEN STREET                                   |
|          | DOWNGRADE STRUCTURE WITH OPEN LID             |
|          | FIRE HYDRANT                                  |
|          | GATE IN VALVE BOX                             |
|          | VALVE IN WATER MALT                           |
|          | POST INDICATOR VALVE                          |
|          | THRUST BLOCK                                  |
|          | TREE LINE                                     |
|          | CONCRETE HEADWALL                             |
|          | SANDBOXED REMOVAL                             |
|          | FLARED END SECTION (E.S.)                     |
|          | GULLY WARES                                   |
|          | FLOOD LIGHT                                   |
|          | UTILITY POLE                                  |
|          | LIGHT STANDARD                                |
|          | TRAFFIC SIGNAL POLE                           |
|          | HAND HOLE                                     |
|          | SOIL BORING                                   |
|          | IRRIGATION HEADS                              |
|          | SIGN  |
|          | TELEPHONE                                     |
|          | TELEPHONE RESIDUAL                            |
|          | TRANSFORMER POLE                              |
|          | UTILITY TO BE ABANDONED                       |
|          | FEATURE TO BE REMOVED                         |
|          | STORMWATER FLOW DIRECTION                     |
|          | STORMWATER OVERFLOW ROUTE                     |
|          | DITCH CHECK                                   |
|          | INLET FILTER BASKET                           |
|          | AIR PIPE                                      |
|          | BOREHOLE                                      |
|          | SALT FENCE                                    |
|          | WATER MAIN PROTECTION                         |
|          | UTILITY CROSSING LABEL                        |
|          | QUADRANT                                      |
|          | RAILROAD TRACKS                               |
|          | RETAINING WALL                                |
|          | PERIMETER DELIMITATION                        |
|          | CONSTRUCTION UNIT LINE                        |
|          | E PROTECTION FENCE                            |

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[illegible]

## EARTHWORK

- STORM SEWER**

- PAYING**

- BRICK, CONCRETE, OR WOOD BASES SHALL BE PRIMED AT**

- ## REVISIONS

PROJECT NO	24063
PROJECT MANAGER	L
DESIGNED BY	DSB
DRAWN BY	NR

## ISLAMIC CENTER OF WHEATON

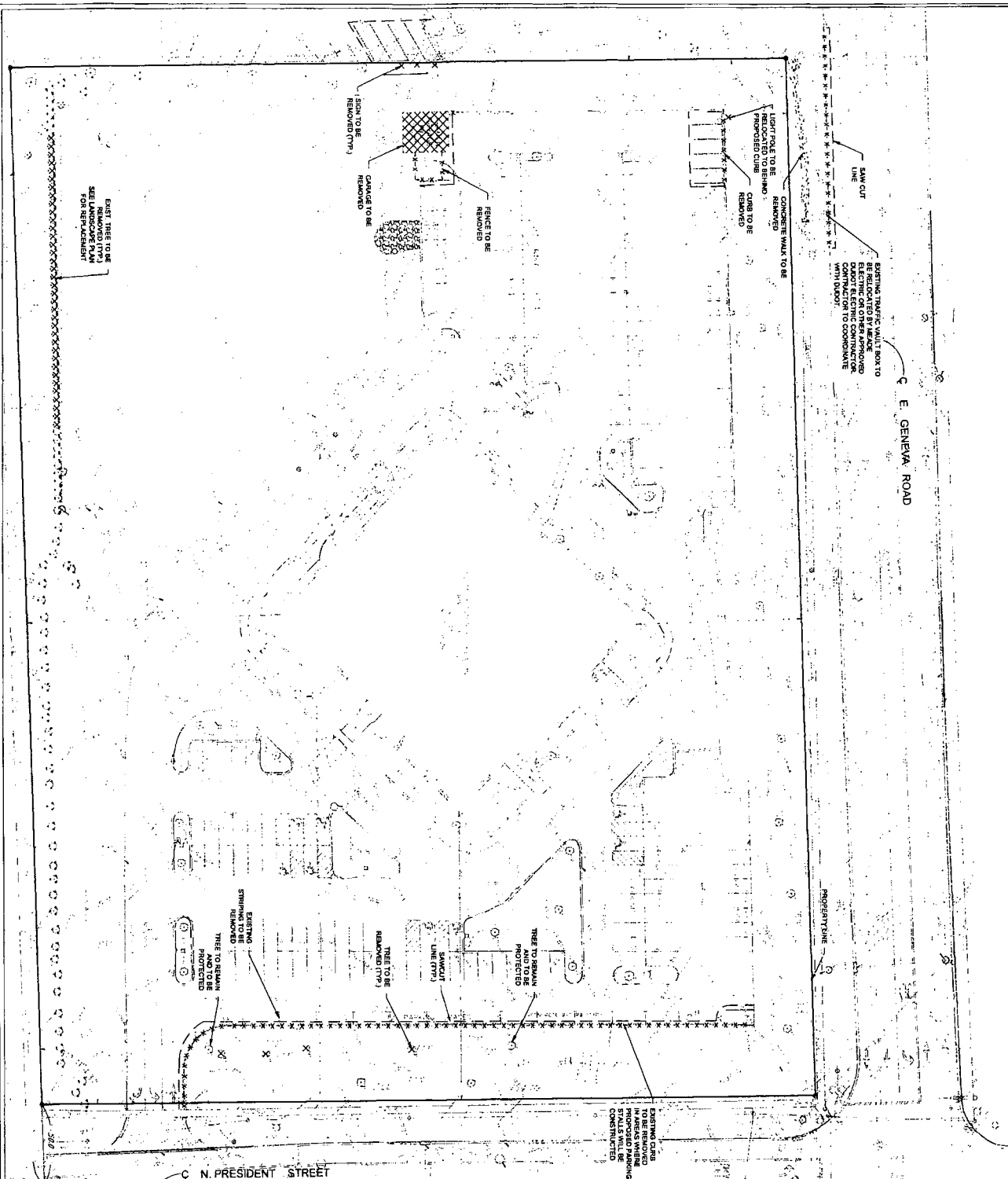
WHEATON FINAL ENGINEERING

ILLINOIS

7325 Janes Avenue  
Woodridge, IL 60517  
630 724 5200 phone  
www.v3co.com

V<sub>3</sub>

DRAWING NO  
C1.1



### DEMOLITION PLAN

## ISLAMIC CENTER OF WHEATON

WHEATON ILLINOIS

**DEMOLITION LEGEND**

--- X X ---  
CONCRETE/PAVEMENT REMOVAL  
TO BE REMOVED  
STRUCTURE/TREE TO BE REMOVED  
--- X X ---  
STRUCTURE/TREE TO BE REMOVED  
--- X X ---  
STRUCTURE/TREE TO BE REMOVED

**DEMOLITION PLAN**

**ISLAMIC CENTER OF WHEATON**

**WHEATON ILLINOIS**

**REVISIONS**

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-1-24	DUPAGE COUNTY DOT REVISIONS			

PROJECT NO: 240927

PROJECT MANAGER: LC

DESIGNED BY: DSSB

DRAWN BY: NRS

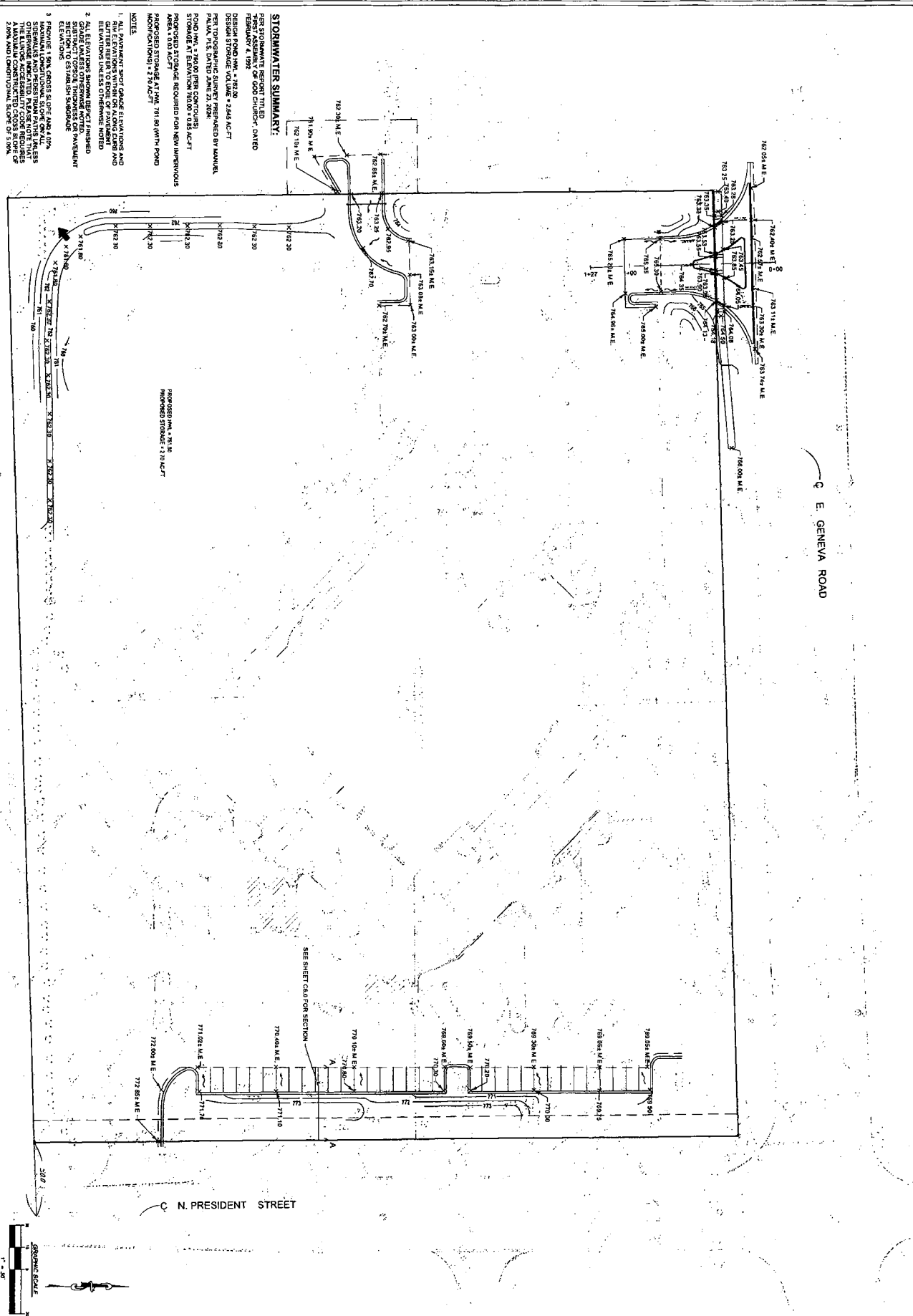
ORIGINAL ISSUE DATE: 08-04-2024

DATE: 11-1-24

DESCRIPTION: DUPAGE COUNTY DOT REVISIONS

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**STORMWATER SUMMARY:**

PER STORMWATER REPORT TITLED "STORMWATER MANAGEMENT FOR THE ISLAMIC CENTER OF WHEATON" DATED FEBRUARY 4, 1999.

DESIGN POND NM = 782.00

DESIGN STORAGE VOLUME = 2,445 AC-FT

PER TOPOGRAPHIC SURVEY PREPARED BY MANUEL PALMA, P.E., DATED JUNE 23, 2004.

POND NM = 782.00 PER CONTOURS

STORMWATER STORAGE VOLUME = 2,445 AC-FT

PROPOSED STORAGE REQUIRED FOR NEW IMPROVED AREAS = 103 AC-FT

PROPOSED STORAGE AT P.M. 781.50 WITH POND MODIFICATIONS = 2,770 AC-FT

- NOTES:**
1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND ALL ELEVATIONS WITHIN ON A LONG CURVE AND ELEVATIONS UNLESS OTHERWISE NOTED.
  2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED.
  3. STORMWATER STORAGE VOLUME = 2,445 AC-FT.
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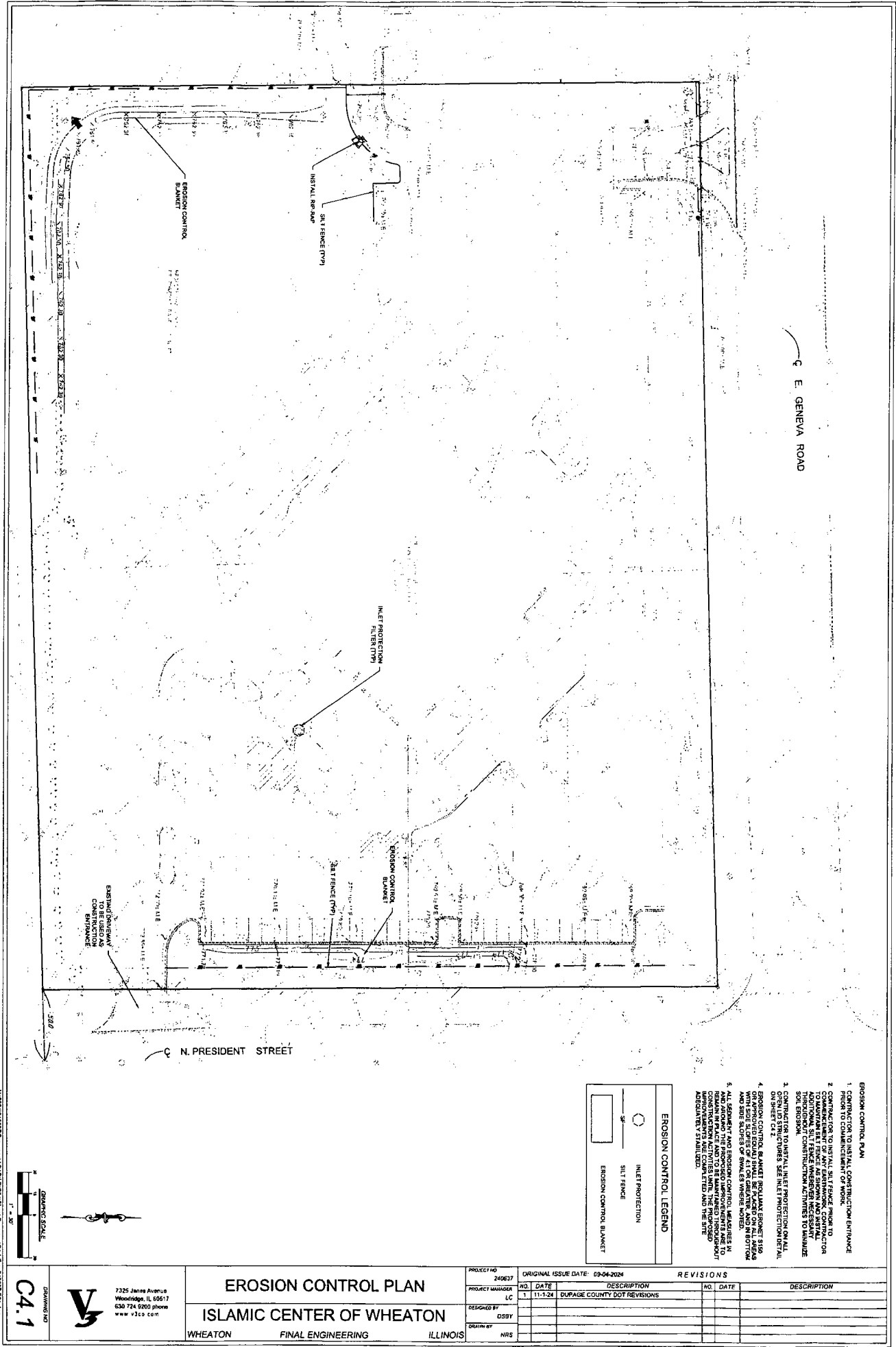
<b>GRADING PLAN</b> <b>ISLAMIC CENTER OF WHEATON</b> WHEATON ILLINOIS		PROJECT NO. 240637 PROJECT MANAGER LC DESIGNED BY DSBY DRAWN BY NRS		ORIGINAL ISSUE DATE 09-04-2004 DUPAGE COUNTY DOT REVISIONS		<b>REVISIONS</b>	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.	DATE
1	11-1-24	DUPAGE COUNTY DOT REVISIONS					

2325 Jones Avenue  
Woodridge, IL 60517  
630 724 9200 phone  
www.vico.com

**GRAPHIC SCALE**  
1" = 30'

**C4.0**





E. GENEVA ROAD

N. PRESIDENT STREET

**EROSION CONTROL LEGEND**

- INLET PROTECTION
- SILT FENCE
- EROSION CONTROL BLANKET

- EROSION CONTROL PLAN**
1. CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
  2. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK CONSTRUCTION. SILT FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
  3. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL OPEN UNSTABILIZED AREAS. SEE INLET PROTECTION DETAIL.
  4. EROSION CONTROL BLANKET SHALL BE INSTALLED ON APPROVED EQUALS SHALL BE PLACED ON ALL AREAS WHERE SOILS OF SAND, SILT, AND CLAY ARE EXPOSED AND SOILS OF SAND, SILT, AND CLAY ARE EXPOSED.
  5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED ACQUISITION IS COMPLETE AND THE SITE IS RESTORED TO ITS ORIGINAL CONDITION.



7325 Justice Avenue  
Woodridge, IL 60517  
630 724 9200 phone  
www.v3co.com

**EROSION CONTROL PLAN**

**ISLAMIC CENTER OF WHEATON**

WHEATON FINAL ENGINEERING ILLINOIS

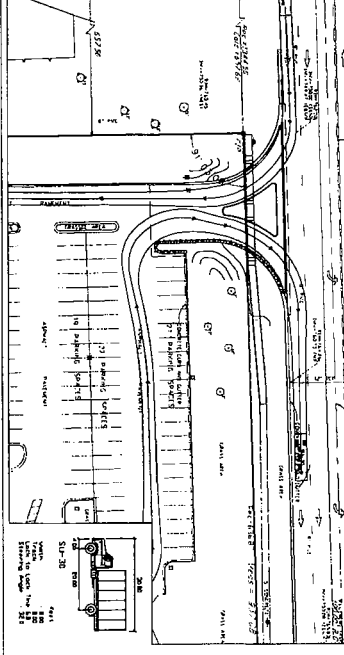
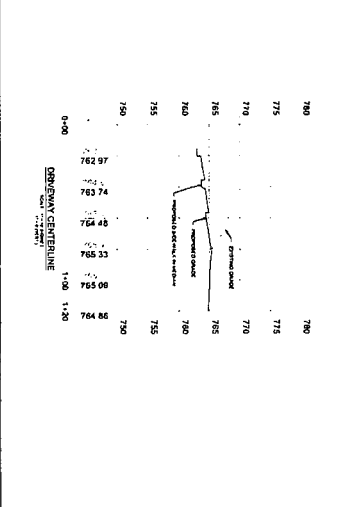
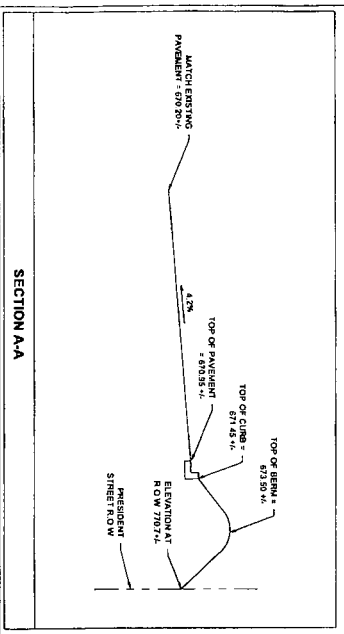
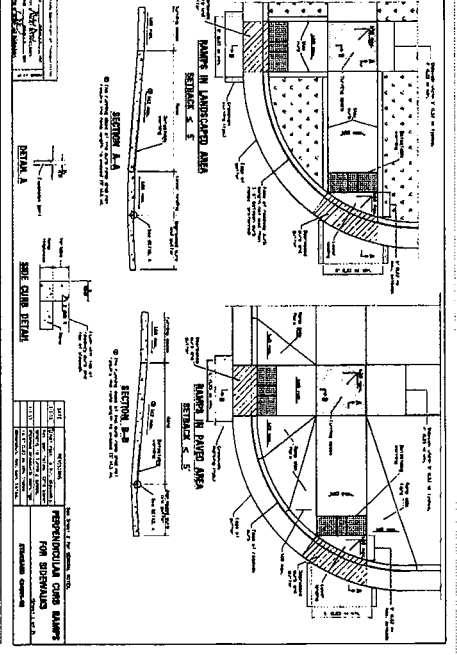
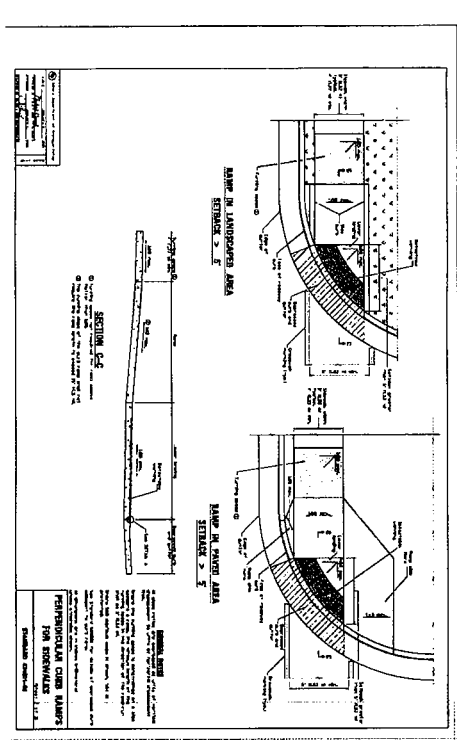
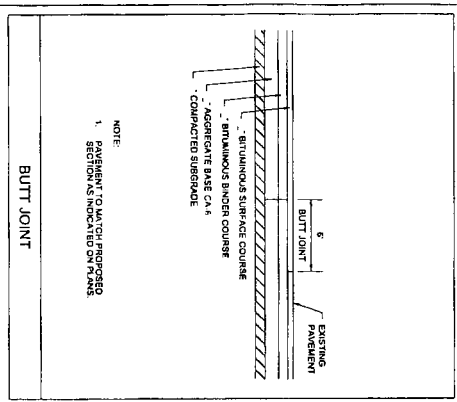
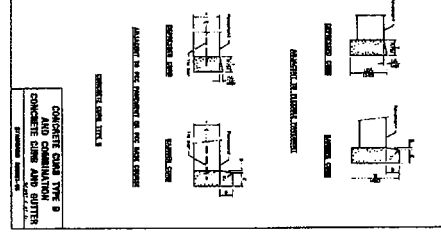
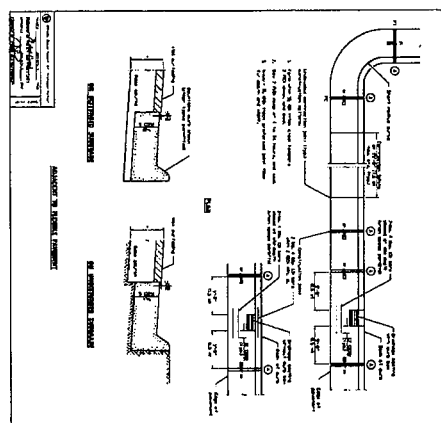
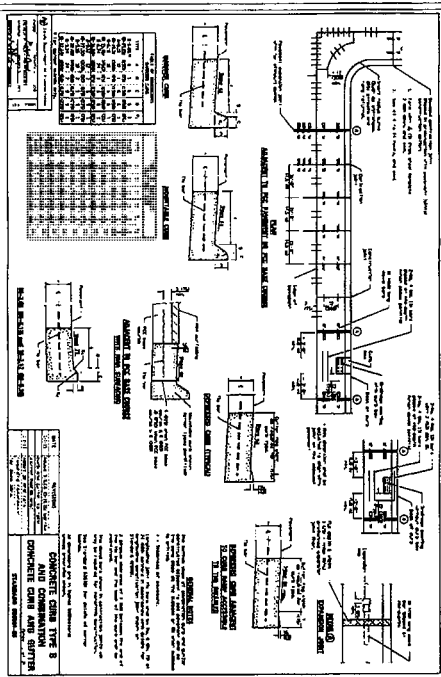
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240627		09-04-2024		NO.	DATE
PROJECT MANAGER		DATE		DESCRIPTION	
LC		1	11-1-24	DUPAGE COUNTY DOT REVISIONS	
DESIGNED BY		DATE		DESCRIPTION	
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NRS					

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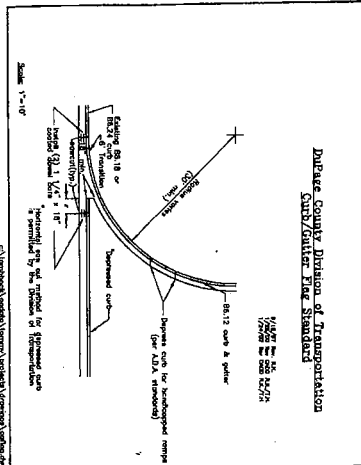
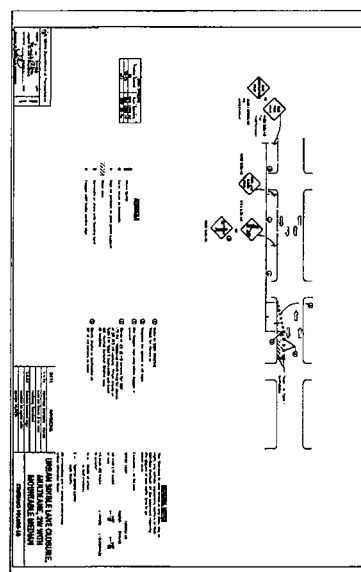
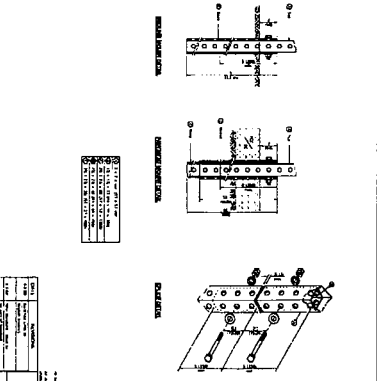
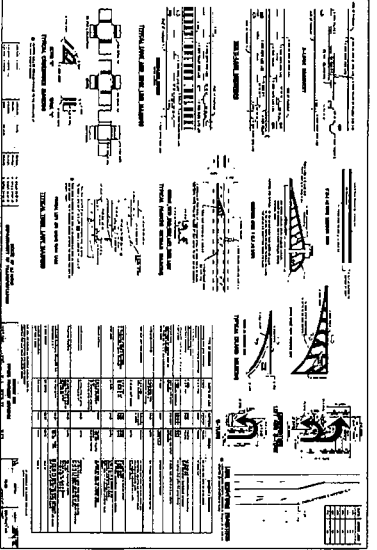
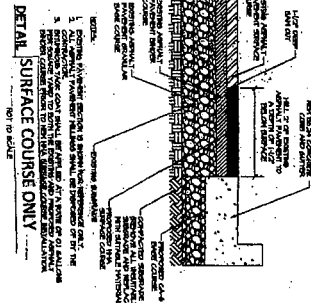
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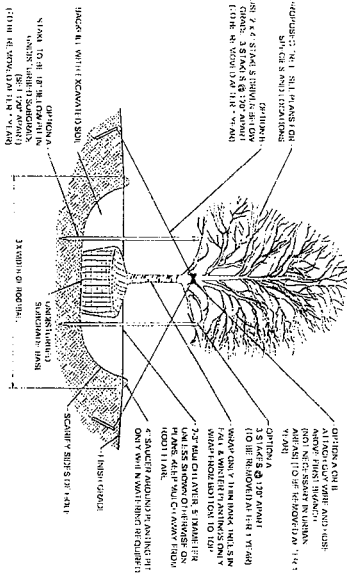


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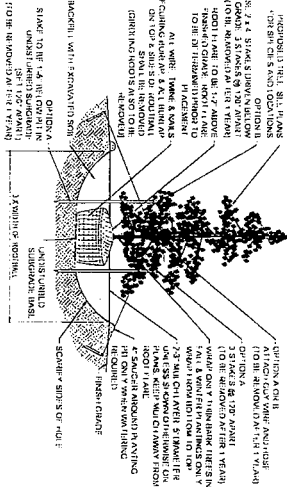
PROJECT NO 240637		ORIGINAL ISSUE DATE 09-04-2024		REVISIONS	
PROJECT MANAGER LC	NO. 1	DATE 11-1-24	DESCRIPTION DUPAGE COUNTY DOT REVISIONS	NO.	DATE
DESIGNED BY OSBY					
DRAWN BY NRS					



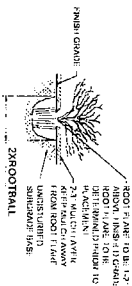
## 01 DECIDUOUS TREE PLANTING DETAIL





02 EVERGREEN TREE PLANTING DETAIL  
SCALE: 1/8" = 1'-0"



③ SHRUB PLANTING DETAIL  
SCALE: 1/2" = 1'-0"



## PLAY IT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	HEIGHT	SPACING
 TREES	ASHLE	4	Red Oak Quercus rubra	0.8 x 0	4.00%	75	
	ASHLE	4	Red Oak Quercus rubra	0.8 x 0	3.00%	70	
	ASHLE	4	Red Oak Quercus rubra	0.8 x 0	4.00%	75	
	ASHLE	4	Red Oak Quercus rubra	0.8 x 0	4.00%	75	
	ASHLE	4	Red Oak Quercus rubra	0.8 x 0	4.00%	75	
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	ASHLE	4	Red Oak Quercus rubra	0.8 x 0	4.00%	75	
	ASHLE	4	Red Oak Quercus rubra	0.8 x 0	4.00%	75	
	ASHLE	4	Red Oak Quercus rubra	0.8 x 0	4.00%	75	
	ASHLE	4	Red Oak Quercus rubra	0.8 x 0	4.00%	75	
 SHRUBS	ASHLE	22	Red Oak Quercus rubra	0.8 x 0	4.00%	75	

PLANT SCHEDULE  
04  
SEAL NIS

PERMANENT TURF GRASS SEED MIX	
1. <b>PERCENT</b> 100%	<b>DATE</b> 11/11/01
2. <b>DATE</b> 11/11/01	<b>BY</b> J. M. [unclear]
3. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
4. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
5. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
6. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
7. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
8. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
9. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
10. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
11. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
12. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
13. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
14. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
15. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
16. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
17. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
18. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
19. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
20. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
21. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
22. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
23. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
24. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
25. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
26. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
27. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
28. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
29. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
30. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
31. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
32. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
33. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
34. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
35. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
36. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
37. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
38. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
39. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
40. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
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42. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
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48. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
49. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
50. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
51. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
52. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
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54. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
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56. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
57. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
58. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
59. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
60. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
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62. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
63. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
64. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
65. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
66. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
67. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
68. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
69. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
70. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
71. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
72. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
73. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
74. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
75. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
76. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
77. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
78. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
79. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
80. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
81. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
82. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
83. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
84. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
85. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
86. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
87. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
88. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
89. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
90. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
91. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
92. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
93. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
94. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
95. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
96. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
97. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]
98. <b>DATE</b> [unclear]	<b>BY</b> [unclear]
99. <b>PROJECT</b> [unclear]	<b>LOCATION</b> [unclear]
100. <b>DESCRIPTION</b> [unclear]	<b>REMARKS</b> [unclear]

05 GRASS SEED MIXES & RATES  
SCALE: N15

LANDSCAPE CONSTRUCTION NOTES

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## LANDSCAPE DETAILS

ISLAMIC CENTER OF WHEATON

WHEATON

**FINAL ENGINEERING**

ILLINOIS

INVESTING	ORIGINAL ISSUE DATE	06-04-2004	REVISIONS			
245237	NO	DATE	DESCRIPTION	NO	DATE	DESCRIPTION
PROJECT 04-04-008	1	06-04-2004	1	06-04-2004	1	06-04-2004
LC						
DISPOSABLE						
CSB						
EXPLAN BY						
NAME						

N:\2024\74663\FBI Denver\BIA\in: ARJ25\_Snow Drawing\240637\_1.AVI\SCAPL: Sift.: IS Only 198205

## L2.0



It is planned and will be the lecture and shall meet the following conditions:

- [illegible]