

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.



Philip J. Suess  
Mayor

ATTEST:



Andrea Rose dall  
City Clerk

Roll Call Vote

Ayes:	Councilman Weller Councilman Barbier Councilwoman Bray-Parker Councilman Brown Mayor Suess Councilman Clousing Councilwoman Robbins
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Nays:	None
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Absent:	None
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Motion Carried Unanimously

Passed: January 21, 2025

Published: January 22, 2025

FINAL ENGINEERING PLANS  
FOR  
**ISLAMIC CENTER OF WHEATON**  
WHEATON, ILLINOIS

**PROJECT TEAM**

**OWNER/DEVELOPER**

*Islamic Center of Wheaton  
900 East Geneva Road  
Wheaton, Illinois 60187  
630 523 2399*

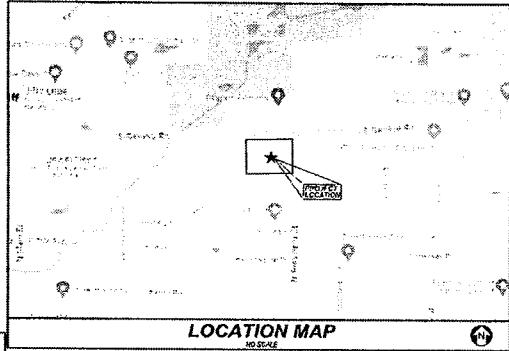
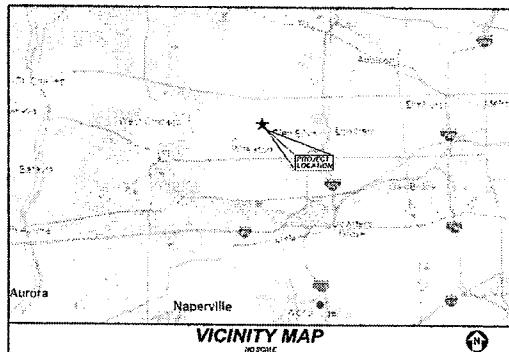
*Contact: Mohammad Shabbir Hassan*

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**ENGINEER**

*V3 Companies, Ltd.  
7325 Janes Avenue  
Woodridge, Illinois 60517  
630 724 9200*

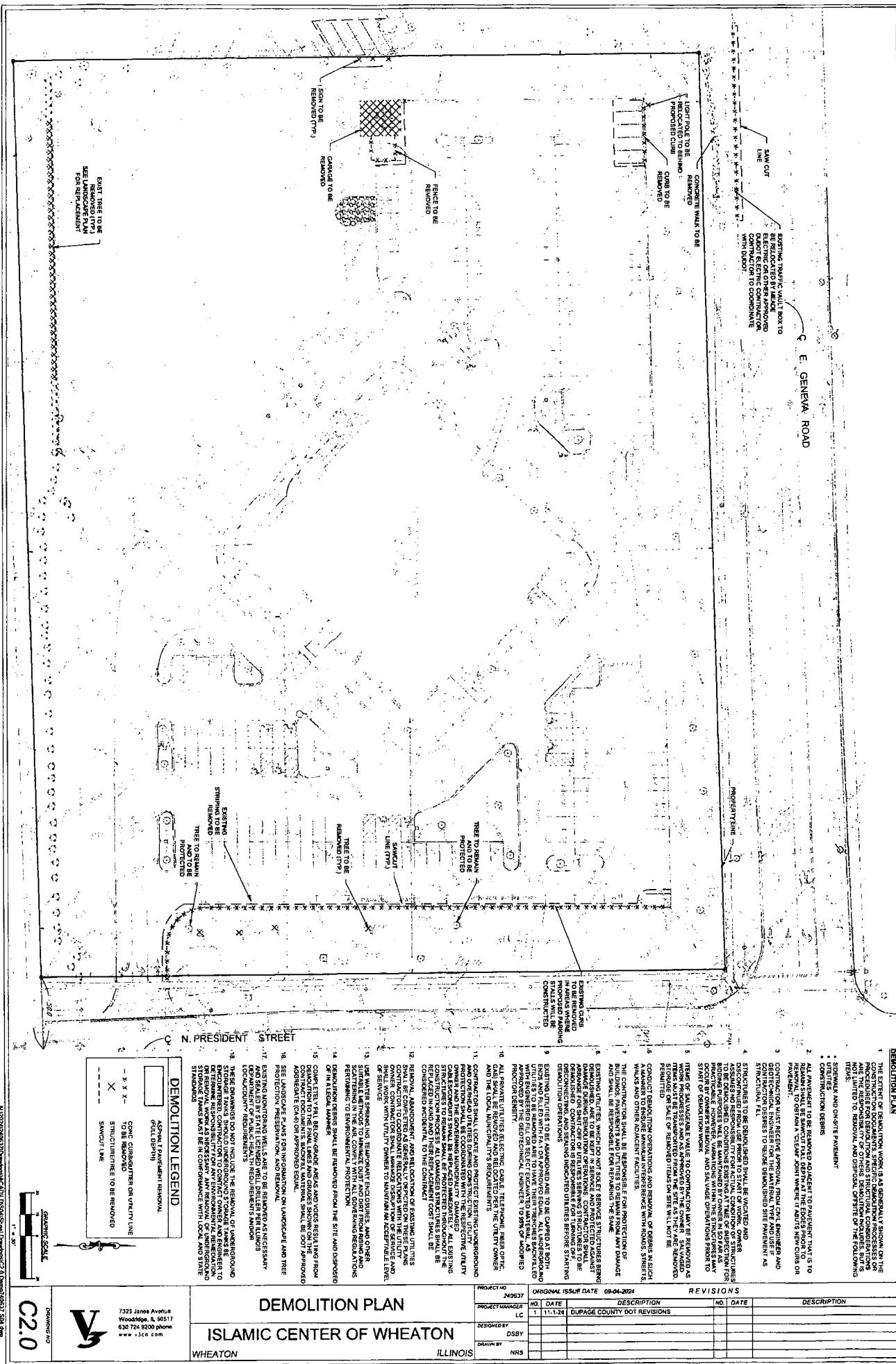
*Project Manager: Lisa Cassaidy, P.E.  
lcassaidy@v3co.com*



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1 of 1	TOPOGRAPHIC SURVEY







DEMOLITION

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHER CONTRACTORS. BIDDINGS NOT INCLUDED. REMOVAL AND DISPOSAL EXPENSES ARE THE FOLLOWING ITEMS:

## REVISIONS

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## DEMOLITION PLAN

ISLAMIC CENTER OF WHEATON  
WHEATON ILLINOIS

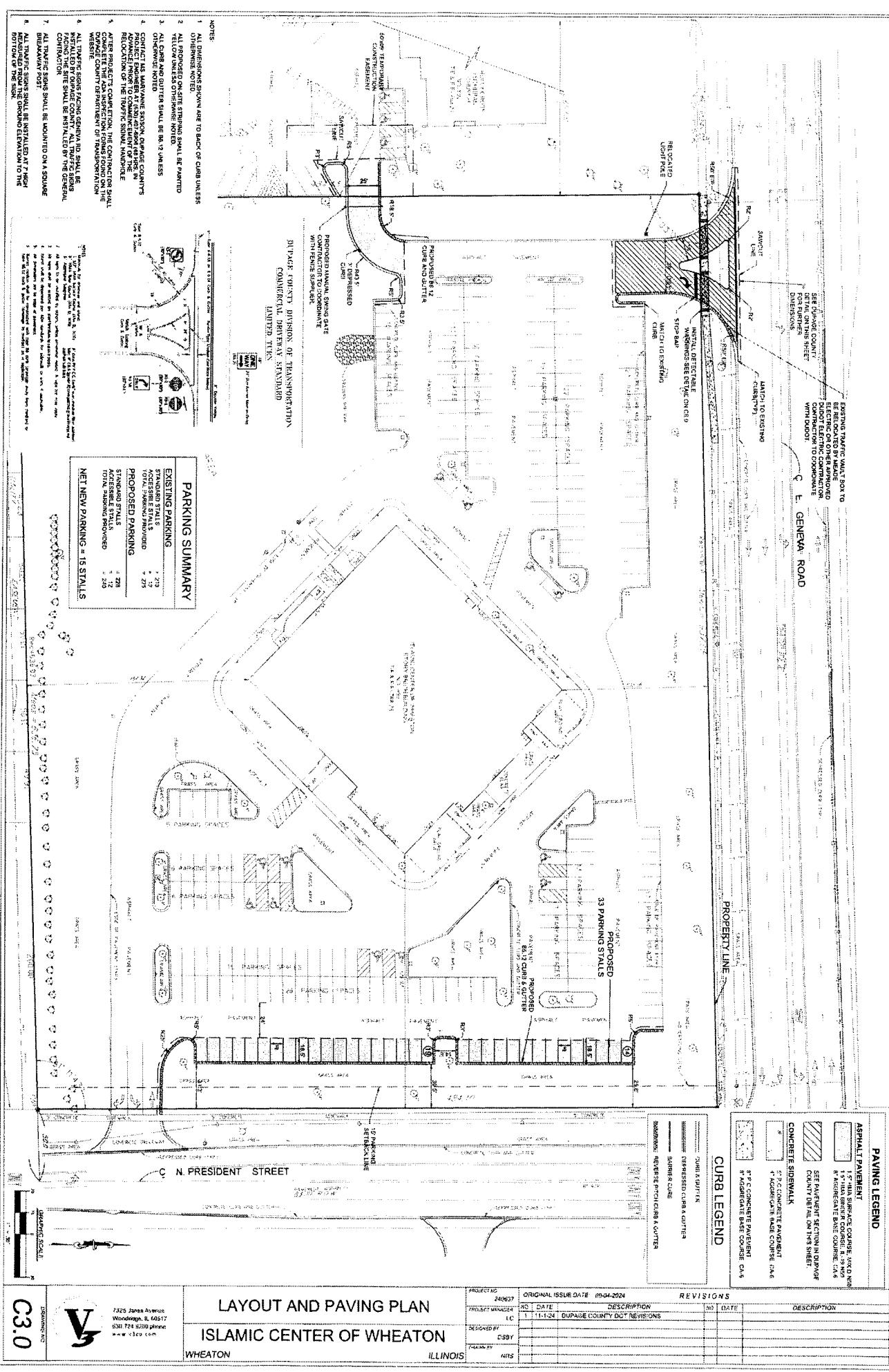
WREATHON ILLINOIS

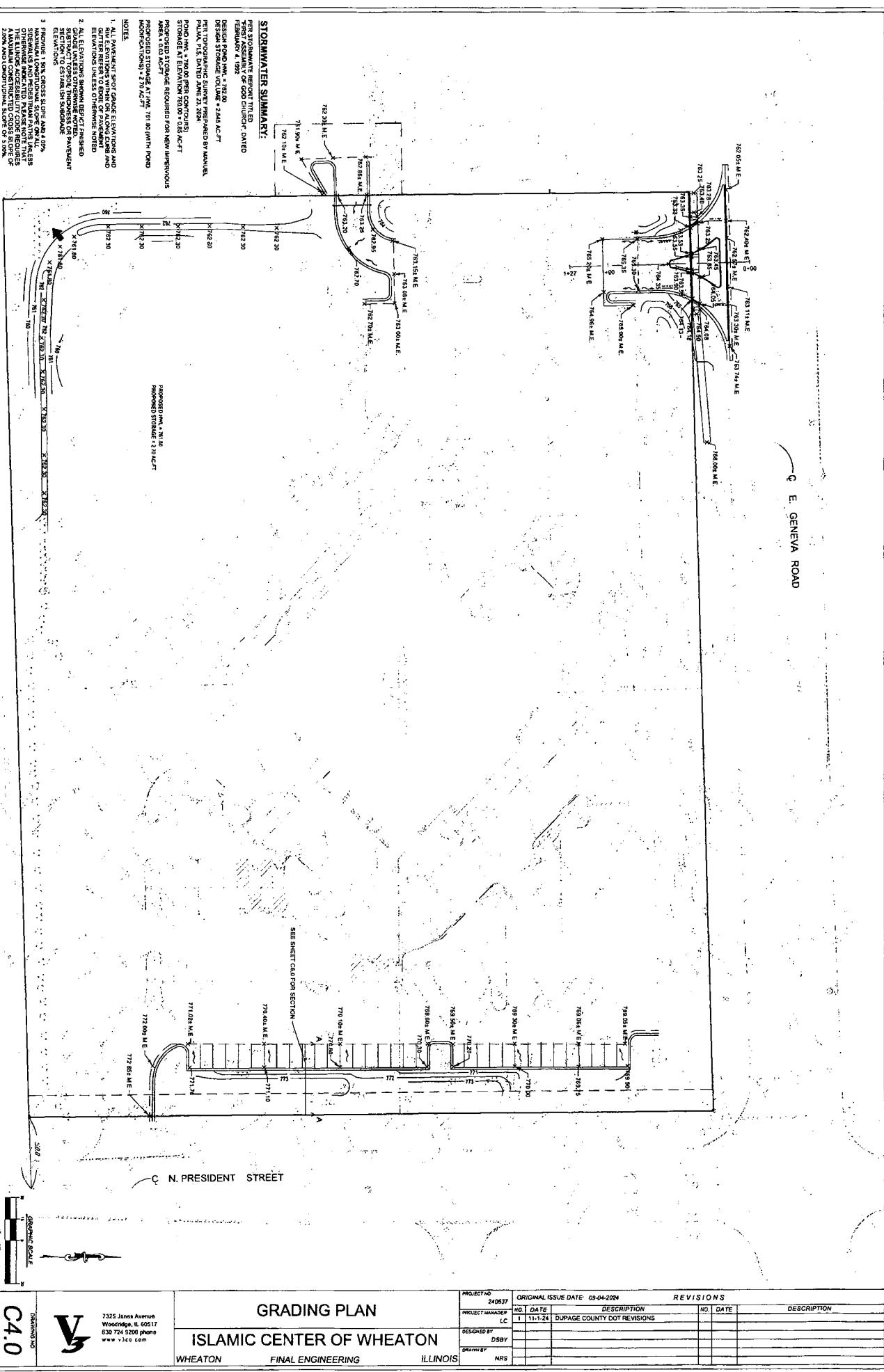
V3  
7325 Janes Avenue  
Woodridge, IL 60525  
630 724 9200 phone  
[www.v3ca.com](http://www.v3ca.com)

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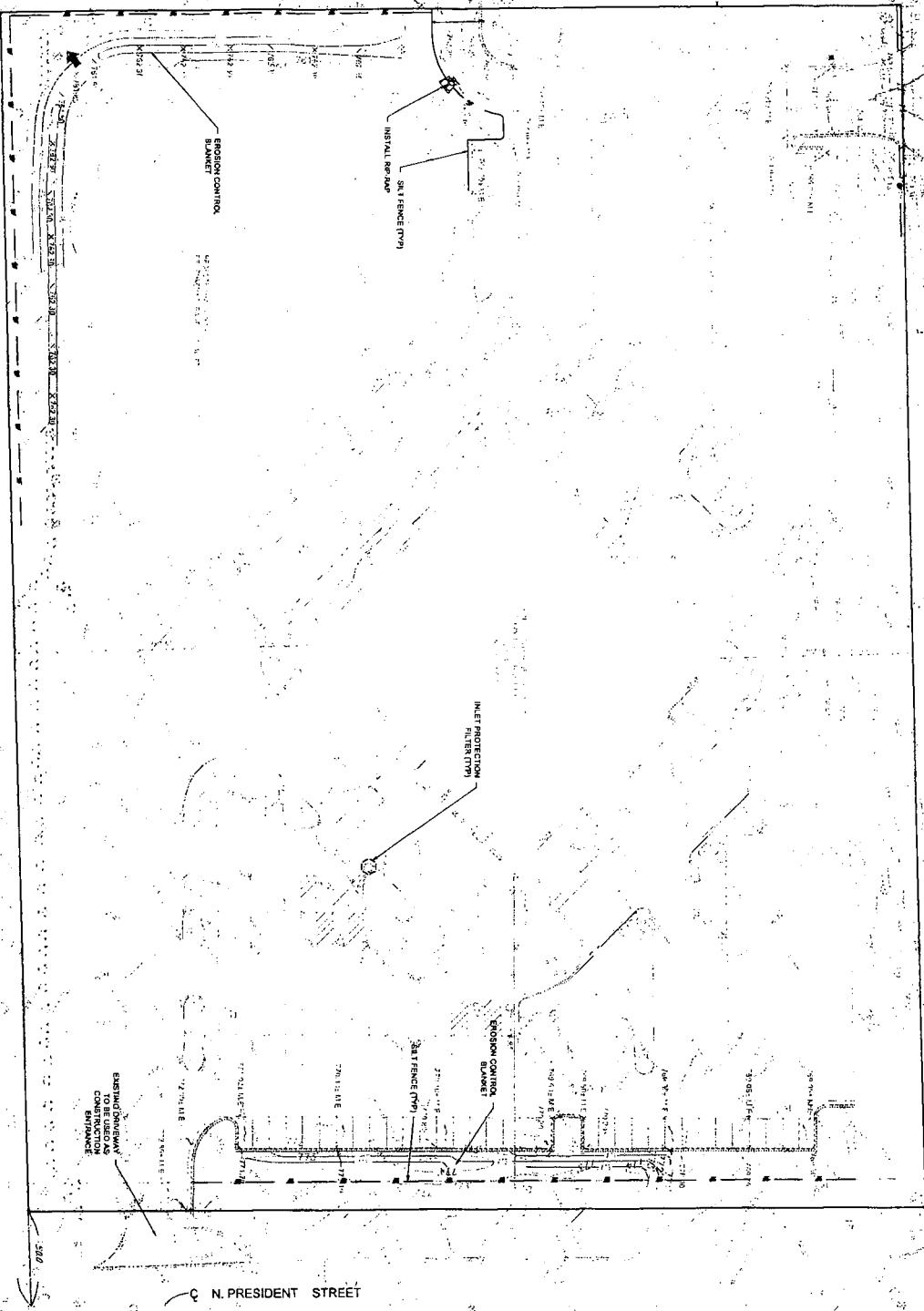
## GRADING PLAN

ISLAMIC CENTER OF WHEATON

WHEATON FINAL ENGINEERING

ILLINOIS

PROJECT NO	ORIGINAL ISSUE DATE		REVISIONS			
	NO	DATE	DESCRIPTION	NO	DATE	DESCRIPTION
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PROJECT MANAGER						
LC						
DESIGNED BY						
DSBY						
DRAWN BY						
NRS						



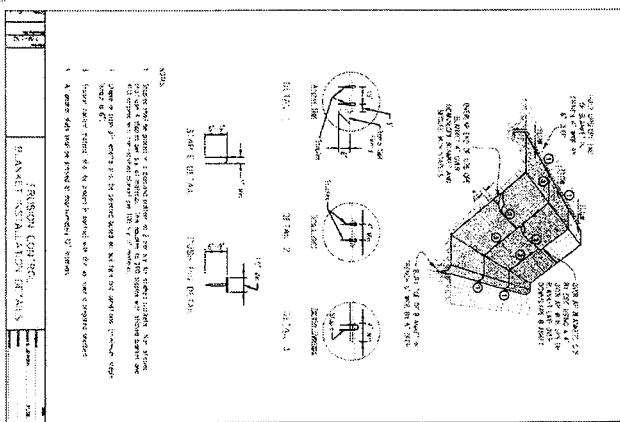
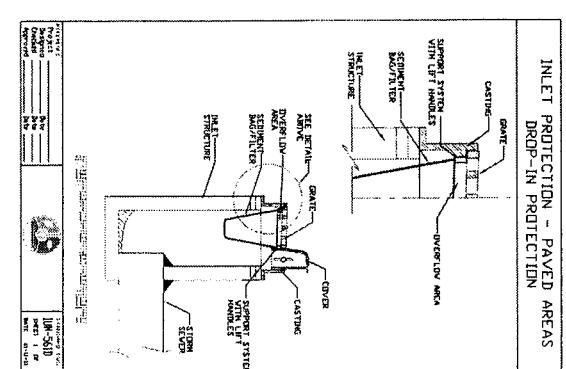
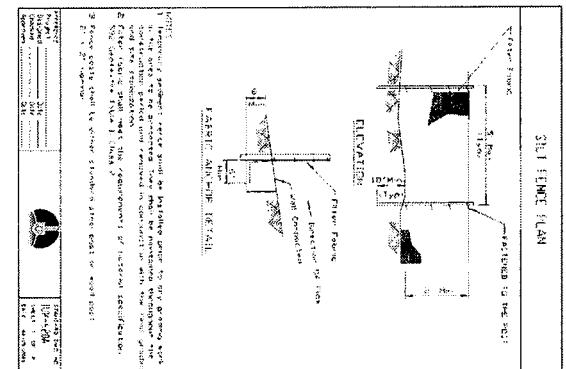
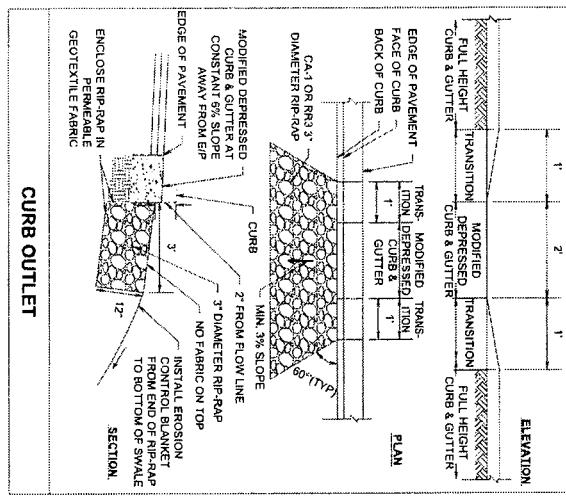
INLET PROTECTION

## EROSION CONTROL PLAN

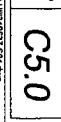
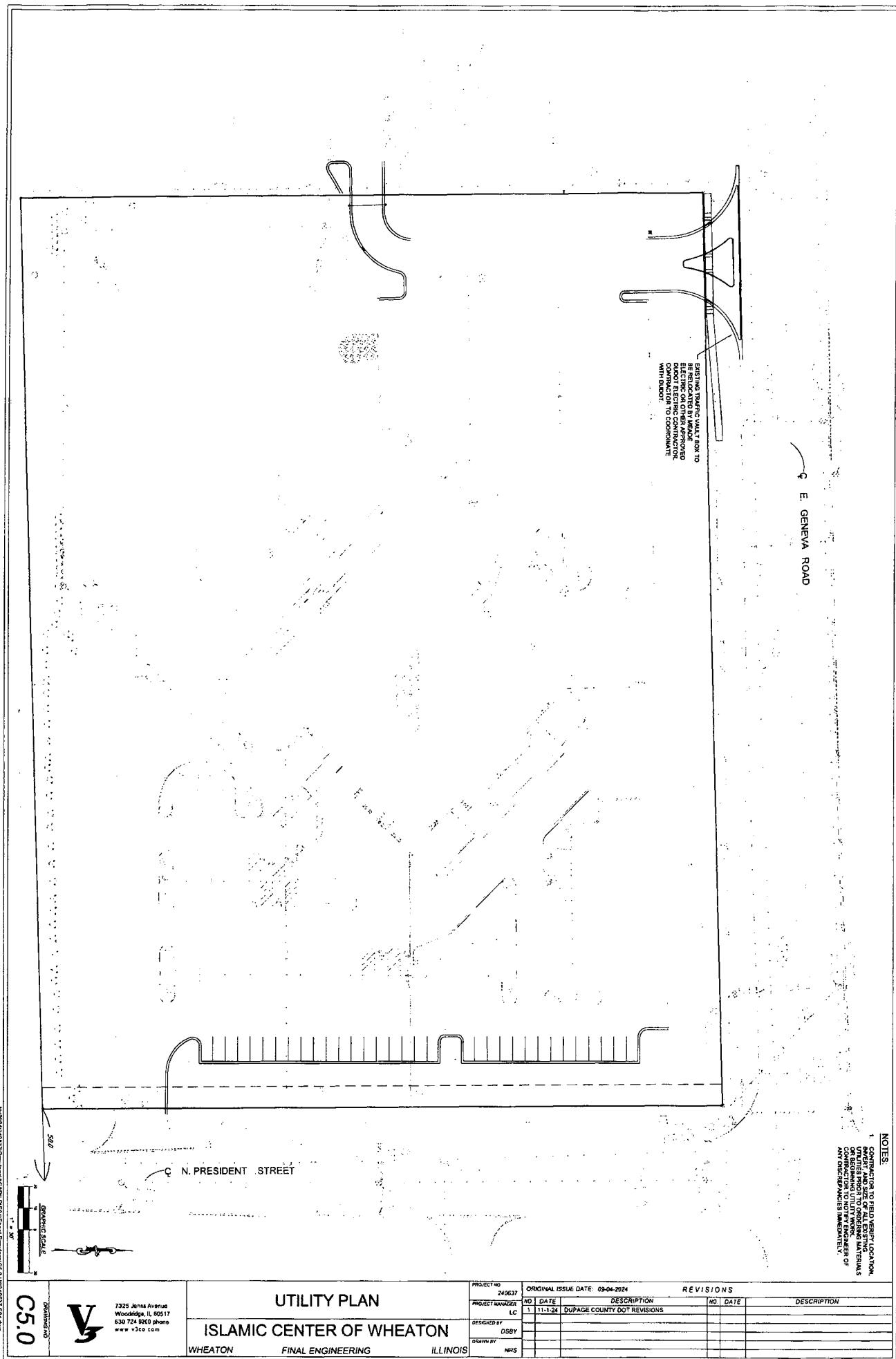
EROSION CONTROL PLAN		PROJECT NO 240637	ORIGINAL ISSUE DATE NO. DATE 1 11-12-24 DUPA	
ISLAMIC CENTER OF WHEATON		PROJECT MANAGER LC	DESIGNED BY DSBY	
WHEATON	FINAL ENGINEERING	ILLINOIS	DRAWN BY NRS	

7325 James Avenue  
Woodridge, IL 60517  
630 724.9200 phone

C4.1



 <p>225 Jacobs Avenue Wheaton, IL 60187 866 724 2206 phone www.vjce.com</p>	<b>EROSION CONTROL DETAILS</b>		<p>PROJECT # 200437 PROJ. MANAGER I.C. DESIGNER D.DY DRAWING NO. N/A</p>	ORIGINAL ISSUE DATE 08-04-2004	REVISIONS		
	REV.#	DATE		DESCRIPTION	REV.#	DATE	DESCRIPTION
	1	11-1-24		DUPAGE COUNTY DCT REVISIONS			
<b>ISLAMIC CENTER OF WHEATON</b>							
	WHEATON	FINAL ENGINEERING	ILLINOIS				



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7325 Jones Avenue  
Woodridge, IL 60517  
630 724 9200 phone  
[www.xlrc.com](http://www.xlrc.com)

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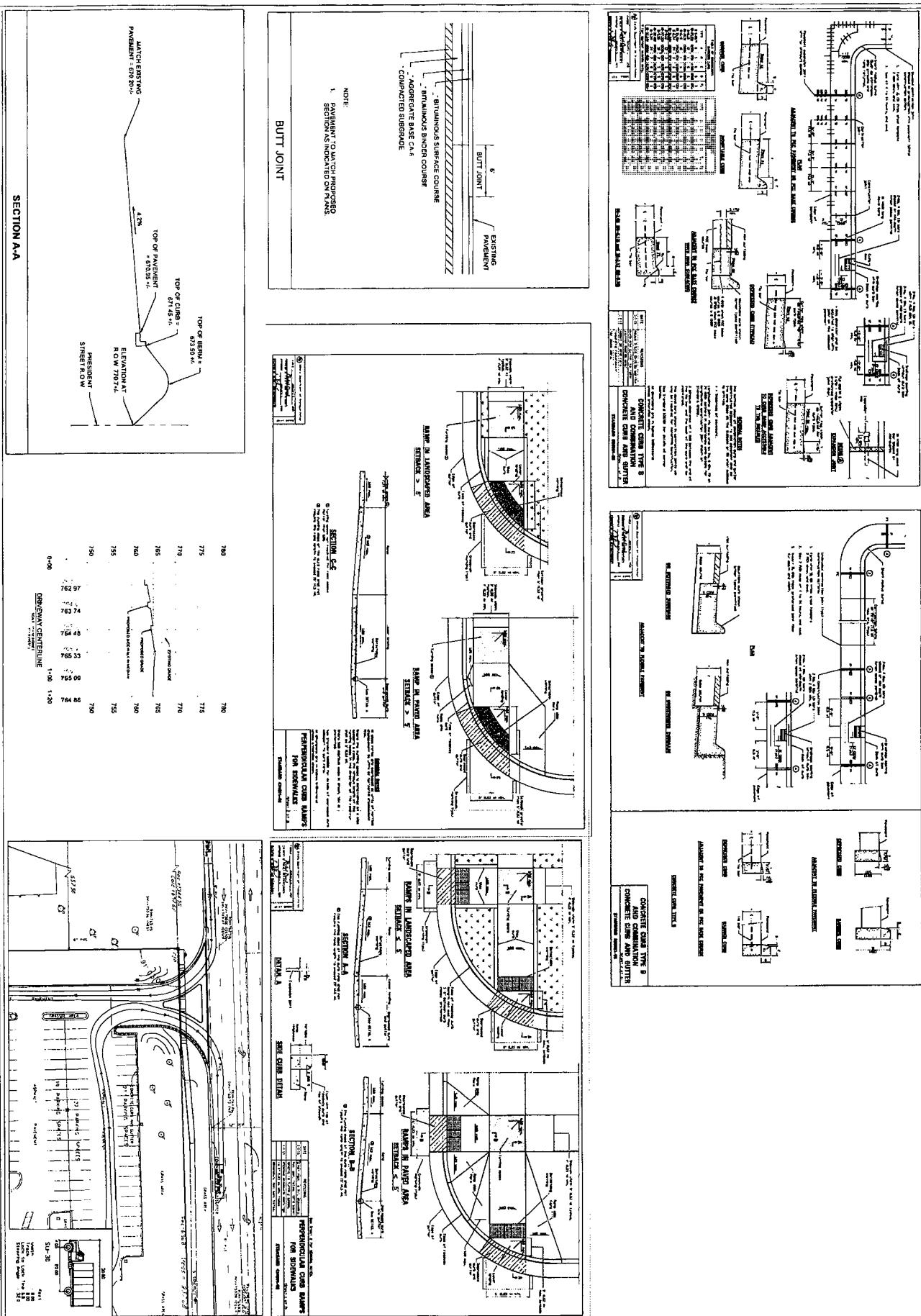
## UTILITY PLAN

ISLAMIC CENTER OF WHEATON

WHEATON FINAL ENGINEERING

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PROJECT MANAGER	LC	NO DATE	DESCRIPTION	NO DATE	DESCRIPTION	
DESIGNED BY	DSBY	11-11-24	DUPAGE COUNTY DOT REVISIONS			
DRAWN BY	NRS					
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7325 James Avenue  
Woodridge, IL 60517  
630 724.9200 phone  
www.325.com

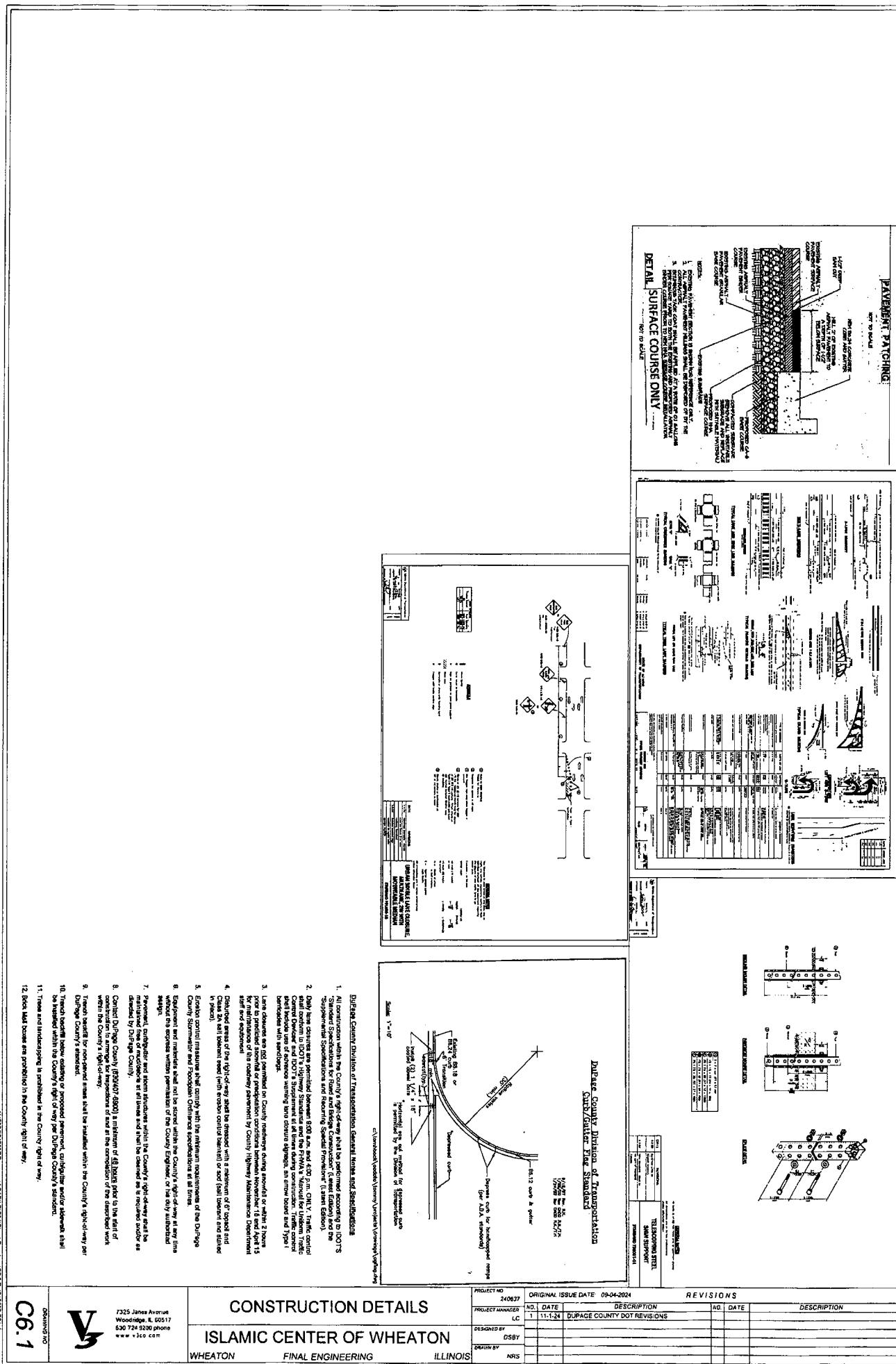
## CONSTRUCTION DETAILS

ISLAMIC CENTER OF WHEATON

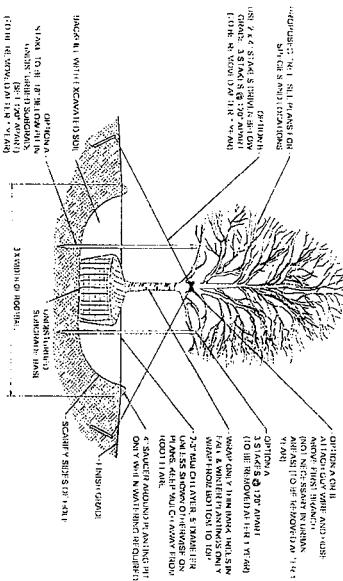
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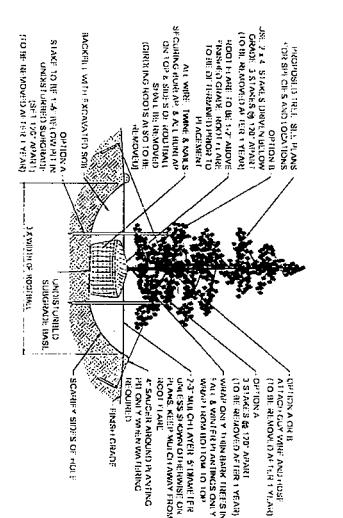
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REMOVED BY						
DSBY						
REPLACED BY						
ANUS						



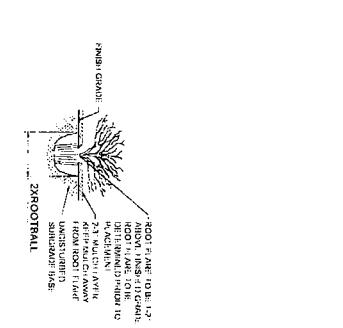




01 DECIBUSUS TREE PLANTING DETAIL



## 02 EVERGREEN TREE PLANTING DETAIL



③ SHRUB PLANTING DETAIL

