



Meeting Members:
Gary Stanton, Chairperson
Karen Arnet, Vice-Chairperson
Karen Mills, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
William McLeod, Mayor

Village of Hoffman Estates Special Meeting

Planning, Building and Zoning Committee Meeting Agenda

December 19, 2022

7:00 p.m. - Board Room

Village Hall, 1900 Hassell Road, Hoffman Estates, IL 60169

I. Roll Call

NEW BUSINESS

1. Request by Dar-ul-Ilm Foundation for a courtesy review for a proposed community center and mosque at 2360 Lakewood Boulevard.

II. Adjournment

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Dar-ul-Ilm Foundation for a courtesy review for a proposed community center and mosque at 2360 Lakewood Boulevard

MEETING DATE: December 19, 2022

COMMITTEE: Special Planning, Building and Zoning

FROM: Jennifer Horn, Director of Planning and Transportation
Kevin Anderson, Associate Planner

PURPOSE: Request by Dar-ul-Ilm Foundation for a courtesy review for a proposed community center and mosque at 2360 Lakewood Boulevard.

BACKGROUND: The subject property is a 59,000 square foot parcel improved with a 6,600 square foot commercial building and related parking lot. The building was most recently operated as Jerseys Pizza and Grill but has been vacant for several years.

The property is zoned B-2 (Community Business District) and is part of the Fountain Crossing development. Access is provided via an interior private ring road for the development with connections to Lakewood Boulevard and Barrington Road.

DISCUSSION: Dar-ul-Ilm Foundation is a not-for-profit organization serving the Muslim community in and around Hoffman Estates. The organization has been renting space at the Triphahn Center for prayer services since 2019. The congregation has seen significant growth during that time and the organization is looking to establish a permanent mosque and Islamic community center in the community.

Dar-ul-Ilm Foundation is proposing to purchase and occupy the existing vacant building for reuse as a religious community center and assembly space. The existing parking lot contains 82 stalls, including 4 accessible spaces. There are limited exterior improvements necessary in order to reoccupy the property.

The petitioner expects to hold daily prayers for small groups (between 15-40 congregants) at various times throughout the day, two Friday prayer services between 12:00 p.m. and 3:00 p.m. (75-150 congregants), and special Ramadan prayer service for one month in the spring between 8:45 p.m. and 10:45 p.m. (125-150 congregants). Additionally, the facility will serve as a community center during non-prayer service hours on weekdays and the weekends providing small group classes and seminars. The petitioner would continue to rent space at the Triphahn Center for larger Friday services and Ramadan.

DISCUSSION: (Cont'd)

In order to occupy this property with the proposed religious assembly use, special use and site plan review would be required. Prior to acquiring the property and seeking formal approvals, the petitioner is seeking feedback on the reuse of the site as a religious assembly use.

RECOMMENDATION:

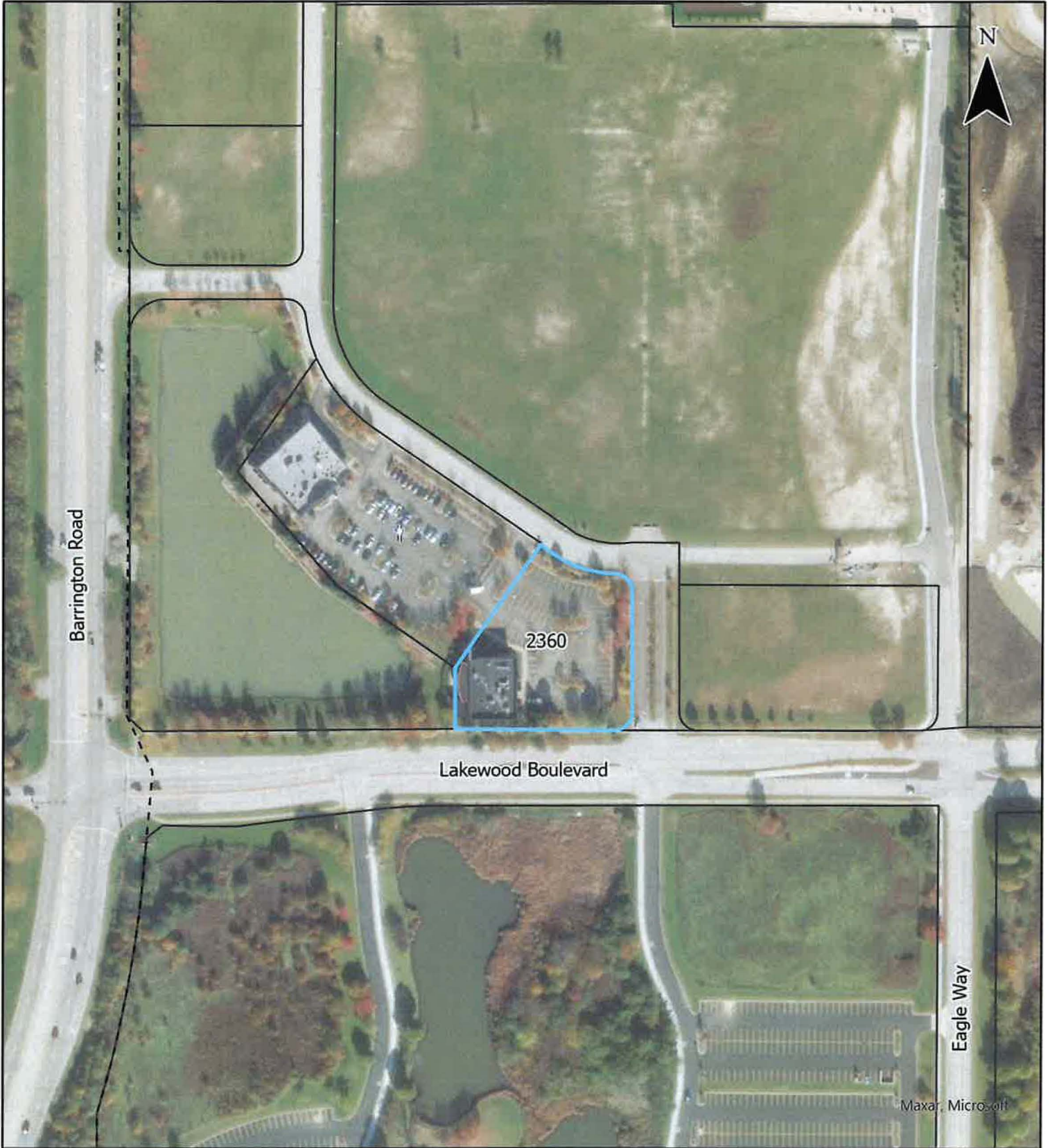
Materials are presented for courtesy review only.

Attachments

cc: Planning & Zoning Commission
Syed Nizami (Dar-ul-Ilm Foundation)
Mohammed Khan (Dar-ul-Ilm Foundation)

2360 Lakewood Boulevard - Dar-UI-Ilm

PIN: 01-36-102-012-0000



Legend

-  Subject Property
-  Parcels
-  Village Boundary



Planning and Transportation Division
Department of Development Services
December 2022



VILLAGE OF HOFFMAN ESTATES PLANNING, BUILDING AND ZONING COMMITTEE COURTESY REVIEW

A petitioner may appear before the Planning, Building and Zoning Committee of the Village Board to make a brief "courtesy" presentation of a proposed project. Expert witnesses, exhibits, etc. are not required, as the appearance is only intended to provide a general overview of the proposed project. The presentation should occur prior to initial Planning and Zoning Commission review of the proposal.

A Courtesy Review allows the applicant to acquaint the Board Committee with the proposal. The Committee may ask questions on the presentation, however, the presentation does not constitute an official review by the Village Board and any direction to proceed to a hearing review should not be construed as any indication of future project approval. Formal Village Board action will occur only after the appropriate Planning and Zoning Commission public review has occurred.

Electronic copies of a site plan, a brief description of the project, and the *Statement of Understanding* (below) should be submitted to the Director of Planning & Transportation a minimum of two weeks prior to the meeting. Meetings are typically held on the second Monday of the month, beginning at 7:00 p.m. A Village staff member will work with you regarding the submission of material and the meeting presentation, as well as establishing a meeting date. Should you have any questions regarding this process, please call the Planning & Transportation division at 847.781.2660.

STATEMENT OF UNDERSTANDING

I understand my appearance before the Planning, Building and Zoning Committee shall not constitute any Village Board endorsement, support, or implied approval of the subject property. I also understand that final project approval or denial shall only occur through official Village Board action.

Company / Developer: DAR-UL-ILM FOUNDATION

Name of Project: DAR-UL-ILM FOUNDATION

Address: 2360 LAKEWOOD BLVD.,

City, State, Zip Code: HOFFMAN ESTATES IL 60192

Telephone Number: 312-307-668 / 630-863-5242

Email Address: SDAYEMI@MCHUGH.COM / HMWKHAN@YAHOO.COM

Sajjdayemi
Digitally signed by Sajjdayemi
DN: C=US, E=sdayemi@mchugh.com,
CN=Sajjdayemi
Date: 2022.12.15 16:42:40-06'00'

Signature

SYED DAYEMI / WAHEEDULLAH KHAN

Name (PLEASE PRINT)

12.15.2022

Date

**PROPOSED
DAR-UL-ILM FOUNDATION**

- 2360 LAKEWOOD BLVD.,
HOFFMAN ESTATES IL 60192
- EXISTING JERSEY PIZZA
FACILITY WILL BE
RENOVATED FOR
RELIGIOUS ASSEMBLY USE.
- 1ST PROPOSED MOSQUE
IN HOFFMAN ESTATES.
- REQUEST FOR ZONING
CHANGE TO RELIGIOUS
ASSEMBLY USE



NARRATIVE

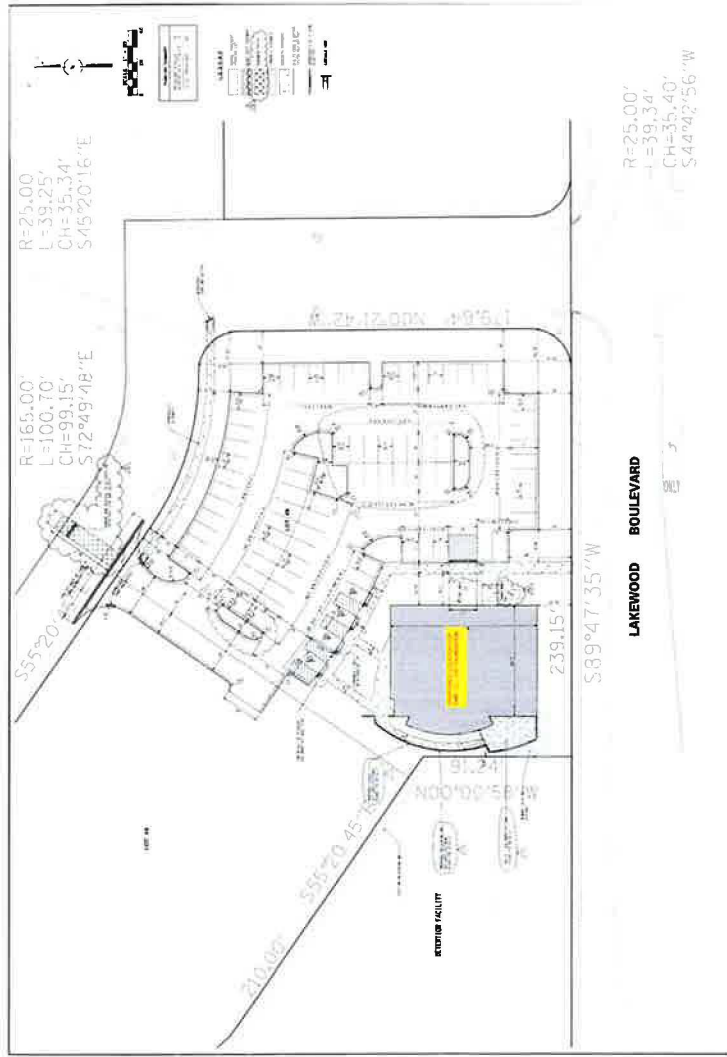
- Dar-ul-Ilm foundation is a not-for-profit organization established in 2019 to fulfill the current and future needs of the growing local Muslim community.
- In early 2021, the organization received a 501(C)-(3) status by IRS.
- For the past four years, the organization has been renting space at the Triphan center, Hoffman estates for the Friday prayers and, other religious congregations.
- Since the number of worshippers increased, a greater need has been identified to establish a permanent Mosque.
- Therefore, the board of directors passed a resolution to buy a building located at 2360 Lakewood Blvd. Hoffman Estates IL 60192 and convert it into a Mosque.
- The Muslim population in Hoffman Estates is approx. 2500 in number. They will be benefiting from this new Mosque.

NARRATIVE (CONT....)

- Since there is no mosque in Hoffman estates, residents have to drive 15-25 minutes one way on regular basis to attend the prayers.
- The proposed project will also result in attracting nearby businesses and homeowners which may increase revenue for the village.
- The mosque will also function as hub for educational and moral development.
- We truly appreciate the guidance and assistance of the Village in moving this process along and look forward to serve the local community in partnership with the village of Hoffman Estates.

**FLOOR PLAN FOR
PROPOSED
DAR-UL-ILM FOUNDATION**

- 2360 LAKEWOOD BLVD.
HOFFMAN ESTATES, 60192



Q & A

- Any questions? please contact the following.
- Mohammad Khan, Ph # 630-863-5242, darulilmfoundation1@gmail.com
- Syed Dayemi, Ph # 312-307-6688 or sajiddayemi@sbcglobal.net