

**ORDINANCE NO. O-2025-50**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION AND USE OF A ONE-STORY, 18,400 SQUARE-FOOT ADDITION ON THE NORTH SIDE OF THE EXISTING CHROUSER SPORTS COMPLEX, ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 601 CENTENNIAL DRIVE – WHEATON COLLEGE**

**WHEREAS**, written application has been made requesting a special use permit pursuant to Article 14.1.3 of the Wheaton Zoning Ordinance to allow the construction and use of a one-story, 18,400 square-foot addition on the north side of the existing Chrouser Sports Complex, all on certain property legally described herein and commonly known as 601 Centennial Drive, Wheaton, Illinois 60187; and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on October 28, 2025, to consider the special use permit; and the Planning and Zoning Board has recommended approval of the special use permit.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Wheaton, Du Page 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-1 Institutional District zoning classification:

PART OF LOT 10, IN THE COUNTY CLERK'S ASSESSMENT DIVISION OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1912, AS DOCUMENT NUMBER 109216, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-16-209-031

The subject property is commonly known as 601 Centennial Drive, Wheaton, IL 60187.

**Section 2:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a special use permit pursuant to Article 14.1.3 of the Wheaton Zoning Ordinance to allow the construction and use a one-story, 18,400 square-foot addition on the north side of the existing Chrouser Sports Complex at 601 Centennial Drive is granted, in full compliance with the following plans: "Preliminary Engineering Plans for: Chrouser Sports Complex Addition and Renovations", prepared by WMA, Wheaton, IL, dated September 11, 2025, sheets C-1, C-2, C-3, C-4, and L-1, "Chrouser Sports Complex Addition and Renovations", prepared by FGMA, Westchester, IL, dated August 28, 2025, sheets A1, A2, A3, and A4; and "Wheaton College Chrouser", prepared by PG Enlighten, Westmont, IL, dated October 15, 2025, sheets 1-2; and subject to the following conditions:

1. Prior to issuance of a building permit and subject to the reasonable approval of the Director of Planning and Economic Development, the applicant shall submit a landscape plan which fills any gaps along the east property line with additional trees and shrubs.
2. Prior to issuance of a building permit, the applicant shall demonstrate compliance that the building and parking lot lighting will not exceed .05 footcandles between the hours of 10 pm and 6 am along

the east property line abutting the residential neighbors and all lighting must direct light downward per Article 25.7.2 of the Wheaton Zoning Ordinance.


3. Prior to issuance of a building permit, the applicant shall demonstrate compliance that the project sound levels from the mechanicals will not exceed 55db between the hours of 7 am and 7 pm and 50db between the hours of 7 pm and 7 am along the east property line abutting the residential neighbors per Article 25.4.5B of the Wheaton Zoning Ordinance.
4. The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.
5. The applicant and the City entered into a Declaration of Grant of Easement dated September 29, 1999 (Doc. No. R1999-250152) for sanitary and storm sewer facilities located beneath Centennial Gymnasium, Chrouser Fitness Center, Fischer Hall, and associated parking areas. However, the provisions in the Easement, specifically those under Easement, Temporary Easement, and Covenant of Owner, do not clearly define the City's financial responsibilities for repairing these utilities in the event of a collapse or other significant failure requiring work beneath a building, nor do they clearly define the applicant's responsibilities. The applicant shall review the Easement with the City with the goal of mutually updating and clarifying the document to ensure appropriate allocation of obligations and protections for both parties.
6. At an appropriate point in construction, when subsurface and structural work is substantially complete, the applicant shall televise the utilities, one sanitary sewer line and two storm sewer lines, with the results included in a report sent to the City Engineer indicating that no damage was caused to the utilities during construction. The televised report shall be provided prior to receiving final occupancy.

**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

**Section 4:** This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

  
Mayor

ATTEST:

  
City Clerk

Ayes:

**Roll Call Vote:**

Councilman Brown  
Mayor Suess  
Councilman Clousing  
Councilwoman Robbins  
Councilman Weller

Councilwoman Bray-Parker  
Councilwoman Brice

Nays: None

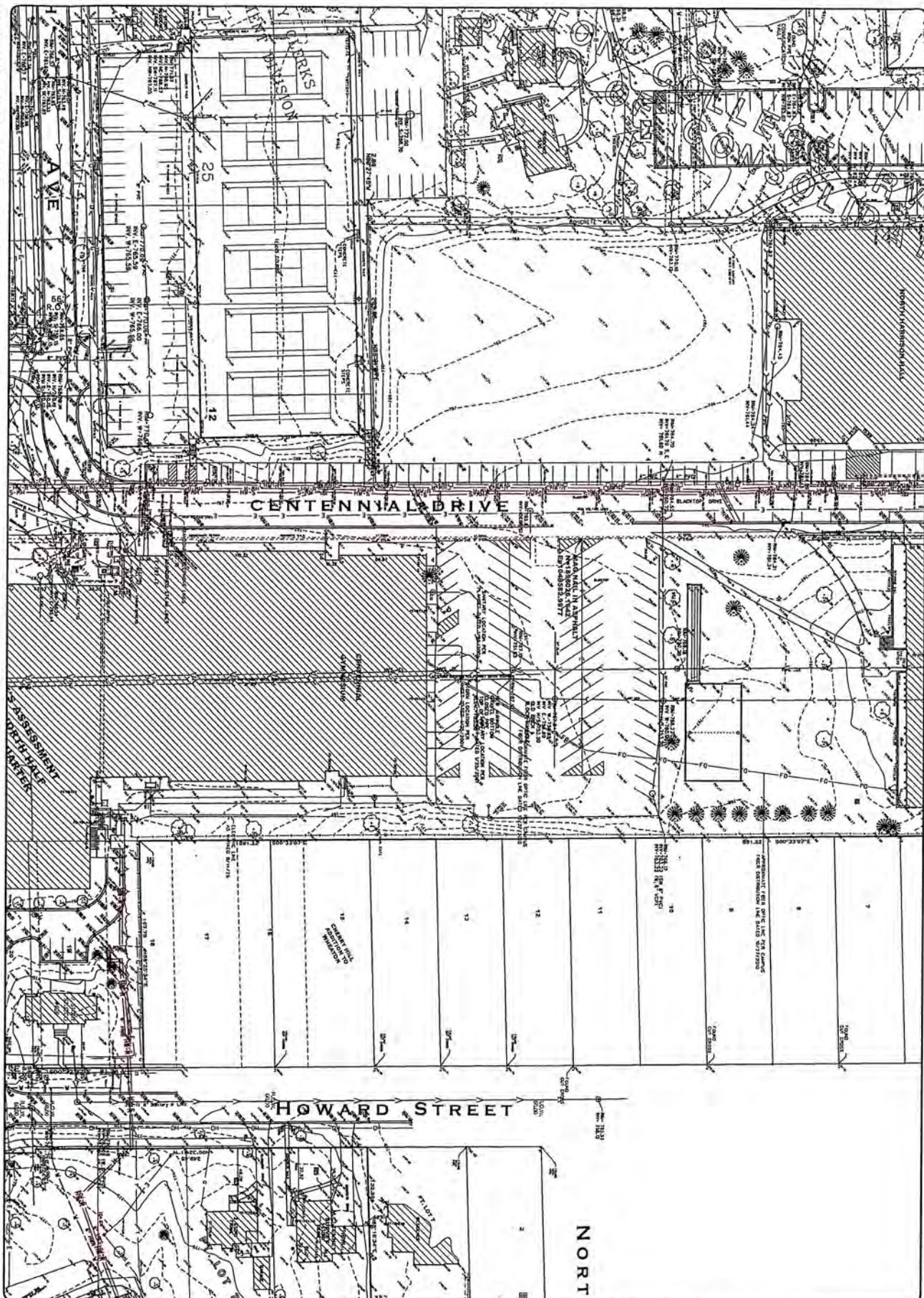
Absent: None

Motion Carried Unanimously

Passed: November 17, 2025

Published: November 18, 2025



[illegible][illegible]

## CHROUSER SPORTS COMPLEX ADDITION AND RENOVATIONS

**FCM ARCHITECTS INC.**  
350 W. Van Buren, Suite 1420  
Chicago, IL 60601  
312.475.1475



*Advances in the Theory of Systems and Systems*

WVWA

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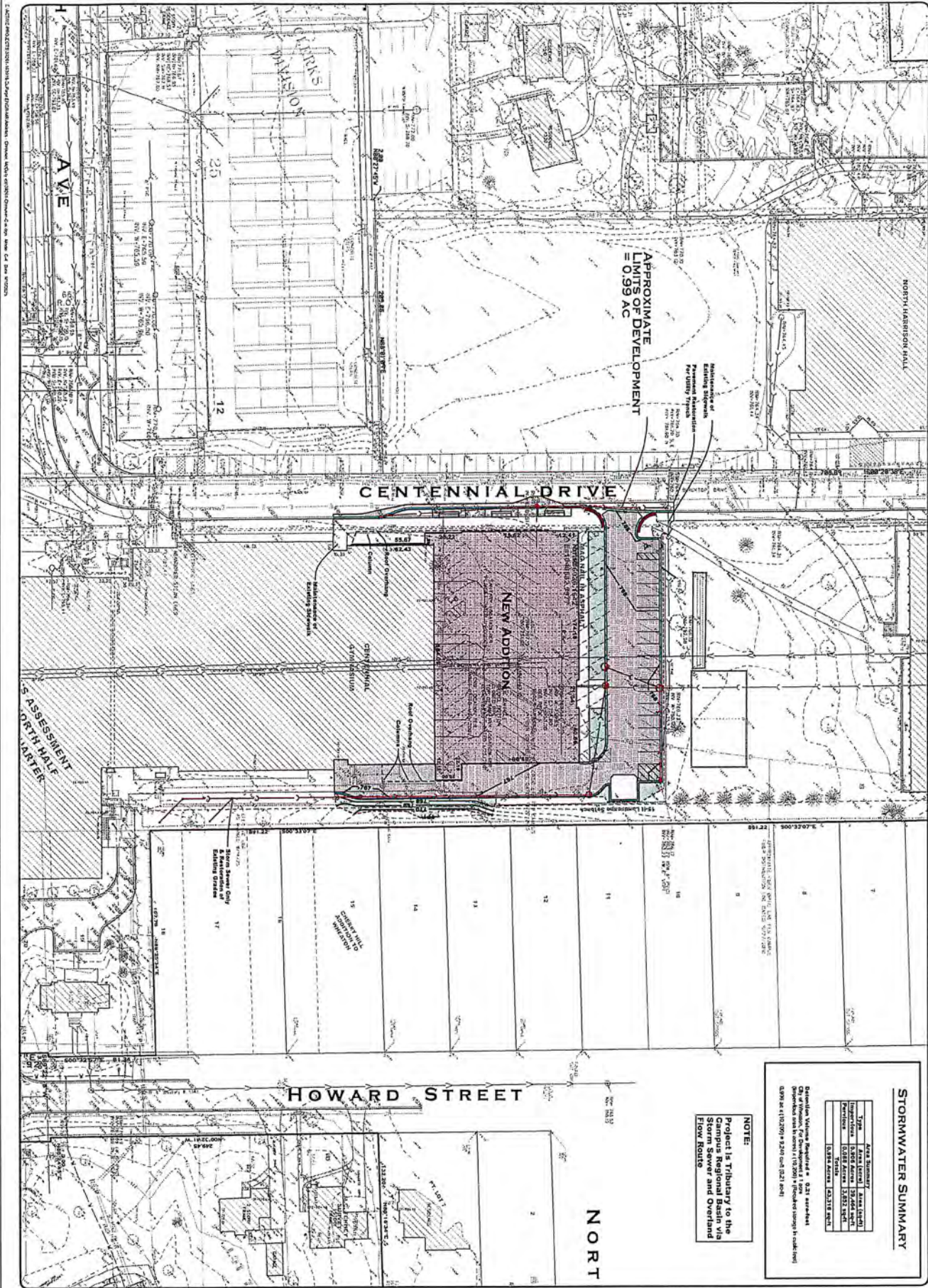












APPROXIMATE  
LIMITS OF DEVELOPMENT  
= 0.99 AC

CENTENNIAL DRIVE

HOWARD STREET

NORTH

**STORMWATER SUMMARY**

Type	Area (Acres)	Area (Sq. Ft.)
Impervious	1.5000	10,464,000
Permeable	0.4900	3,385,600
<b>Total</b>	<b>1.9900</b>	<b>13,849,600</b>

Development Volume: 0.21 acre-feet  
 Detention Volume: 1.78 acre-feet  
 Detention Area: 1.11 acres  
 Detention Depth: 1.58 feet  
 Detention Time: 1.11 hours  
 Detention Loss: 0.00 acre-feet  
 Detention Efficiency: 100.00%

**NOTE:**  
 Project is Tributary to the  
 Campus Regional Basin via  
 Stormwater and Overland  
 Flow Route

**CHROUSER SPORTS COMPLEX  
ADDITION AND RENOVATIONS**

Prepared For:  
**FGM ARCHITECTS INC.**  
 5500 13th Ave. S.W.  
 Calgary, Alberta T2C 1A9  
 (403) 243-1100

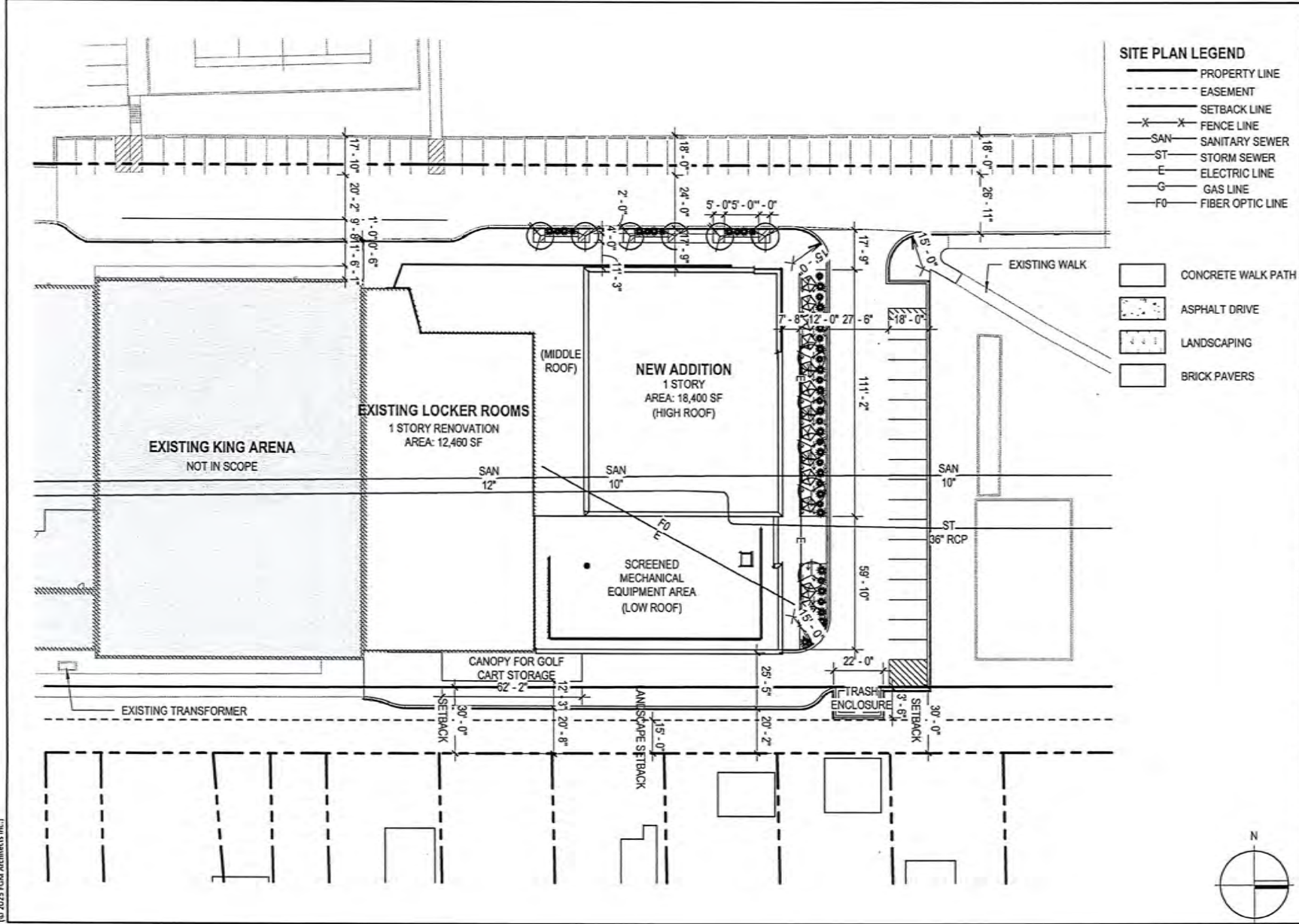



<b>STORMWATER DETENTION EXHIBIT</b>	<b>C-4</b>
DATE: 12/15/2023	SCALE: 1" = 100'
DRAWN BY: J. BRANSON	CHECKED BY: J. BRANSON
DATE: 12/15/2023	DATE: 12/15/2023
SCALE: 1" = 100'	SCALE: 1" = 100'









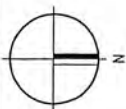
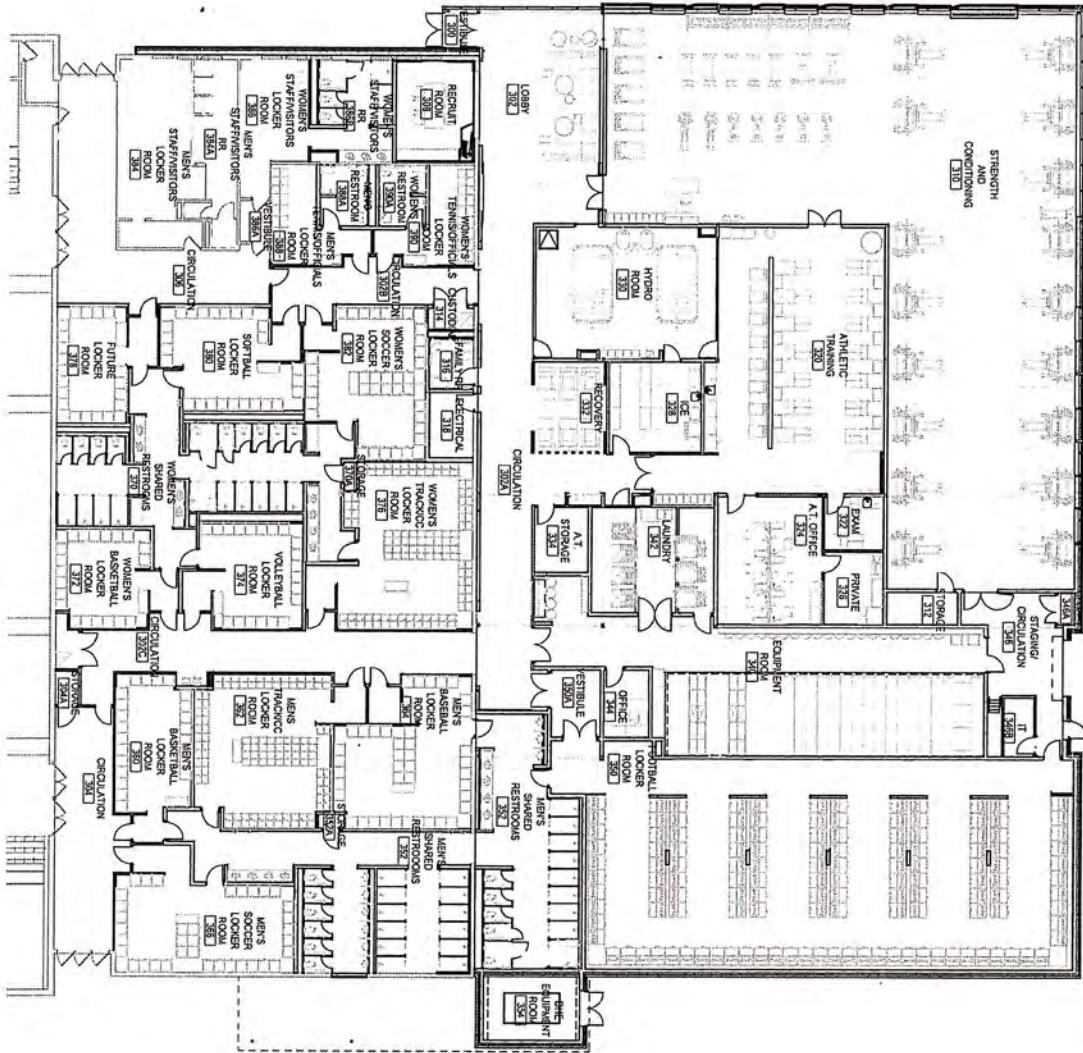
PROJECT	CHROUSER SPORTS COMPLEX ADDITION & RENOVATIONS			
 <b>fgma</b> <small>FGMA ARCHITECTS PC</small>	<b>FGM Architects</b> 1 Westbrook Corporate Center, Suite 1000 Westchester, Illinois 60154 630.574.8300 OFFICE ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350	TITLE	SITE PLAN	
	DRAWN FGMA	DATE 08/28/25	SHEET NO. <b>A1</b>	
	APPROVED C.O.W.	JOB NO. 25-4233.01	ISSUED AS <b>SUP</b>	



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# 1 FLOOR PLAN

3/8" = 1'-0"



PROJECT CHROUSER SPORTS COMPLEX ADDITION & RENOVATIONS

**fgma**  
FGM ARCHITECTS

FGM Architects  
1 Westbrook Corporate Center, Suite 1000  
Westchester, Illinois 60154  
630.574.8300 OFFICE  
ILLINOIS PROFESSIONAL DESIGN FIRM #184.000350

TITLE FLOOR PLAN

DRAWN  
FGMA

DATE  
08/28/25

SHEET NO.

A2

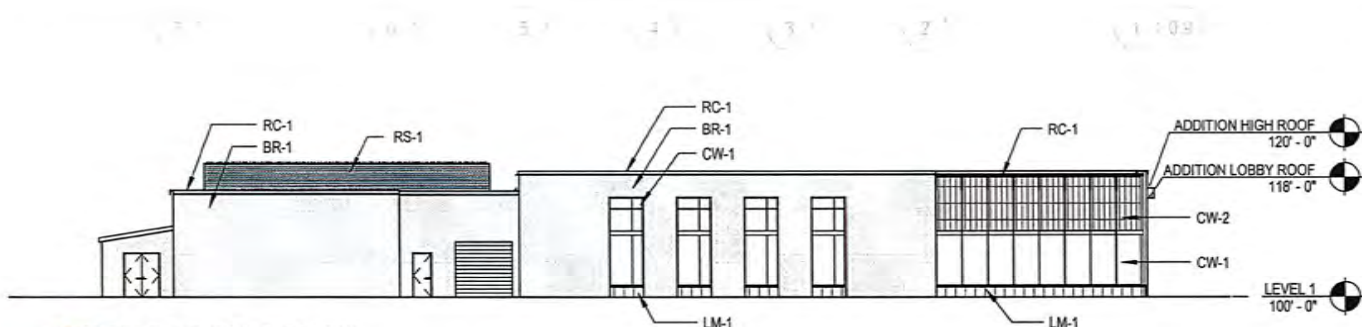
APPROVED  
C.O.W.

JOB NO.  
25-4233.01

ISSUED AS

SUP

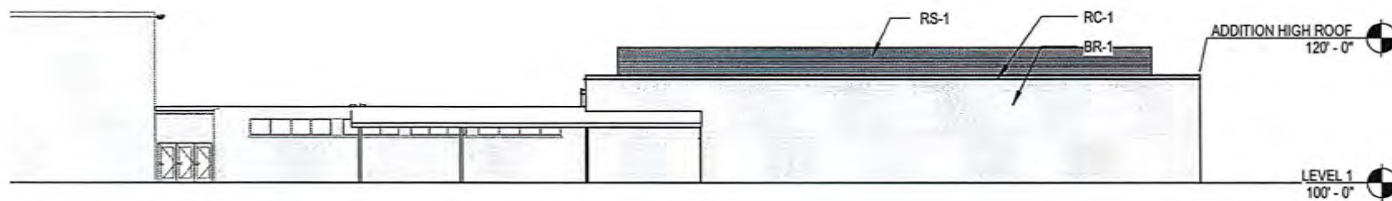




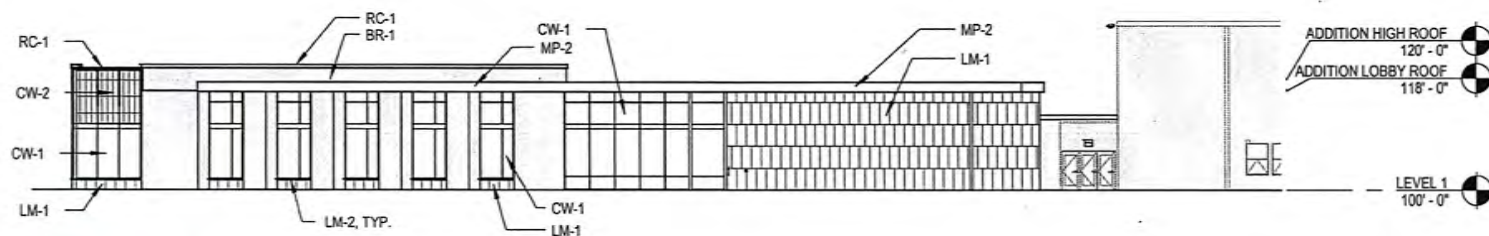
1 | EXT ELEV\_OVERALL\_NORTH  
3/64" = 1'-0"

#### EXTERIOR MATERIAL LEGEND

- BR-1 FACE BRICK (TO MATCH BRICK ON CAMPUS)
- LM-1 LIMESTONE VENEER
- LM-2 LIMESTONE WINDOW SILL
- MP-1 METAL PANEL
- MP-2 ACM PANEL
- CW-1 ALUM CURTAINWALL WITH GLASS INFILL
- CW-2 ALUM CURTAINWALL W/ POLYCARBONATE TRANSLUCENT PANEL INFILL
- RC-1 METAL COPING
- RS-1 PAINTED METAL ROOF SCREENING



2 | EXT ELEV\_PARTIAL\_EAST  
3/64" = 1'-0"



3 | EXT ELEV\_PARTIAL\_WEST  
3/64" = 1'-0"

#### TITLE ELEVATIONS

PROJECT CHROUSER SPORTS COMPLEX ADDITION & RENOVATIONS

A3

SHEET NO.

DATE 08/28/25

DRAWN FGMA

FGMA Architects  
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Westchester, Illinois 60154  
630.574.8300 OFFICE  
ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

**fgma**  
FGMA ARCHITECTS

SUP

ISSUED AS

JOB NO. 25-4233.01


APPROVED C.O.W.





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PROJECT <b>CHROUSER SPORTS COMPLEX ADDITION &amp; RENOVATIONS</b>		TITLE <b>SIGNAGE</b>	
 <b>FGM Architects</b> 1 Westbrook Corporate Center, Suite 1000 Westchester, Illinois 60154 630.574.8300 OFFICE ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350	DRAWN FGMA	DATE 08/28/25	SHEET NO. <b>A4</b>
		APPROVED C.O.W.	JOB NO. 25-4233.01 ISSUED AS <b>SUP</b>





Luminaire Symbol	Qty	Log	Manufacturer	Description	Mounting Arrangement	Mountable lumens	Mountable Worn	LLF
—	6	E1	DIACOLLO	DS-25V-12-35-W01.6	Single	701	4.7	0.900
—	3	W1	Industrial Lighting Products LLC	SW-1-BU-4U-1FT	Single	18106	1.33	0.900
—	3	W2	Industrial Lighting Products LLC	SW-6-4U-25-12	Single	4059	27.6	0.900



Symbol	Qty	Tag	Manufacturer	Description	Arrangement
Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.					