

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, 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-1 Institutional District zoning classification:

PART OF LOT 10, IN THE COUNTY CLERK'S ASSESSMENT DIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 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 teleview 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.


Philip J. Suess

Mayor

ATTEST:


Andrea Rasedale

City Clerk

Ayes:

Roll Call Vote:

Councilman Brown
Mayor Suess
Councilman Clousing
Councilwoman Robbins
Councilman Weller

Councilwoman Bray-Parker
Councilwoman Brice

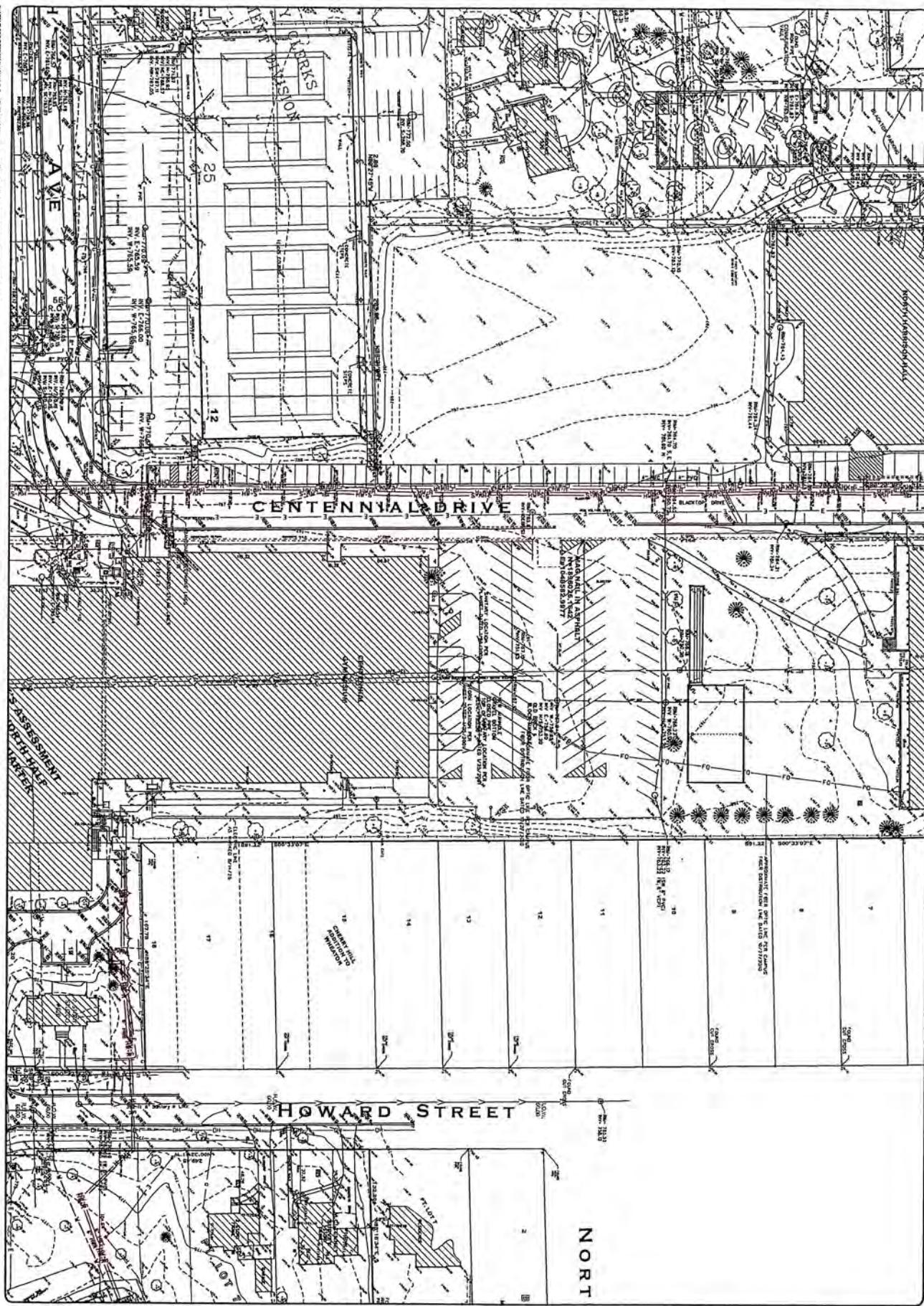
Nays: None

Absent: None

Motion Carried Unanimously

Passed: November 17, 2025

Published: November 18, 2025



EXISTING CONDITIONS PLAN

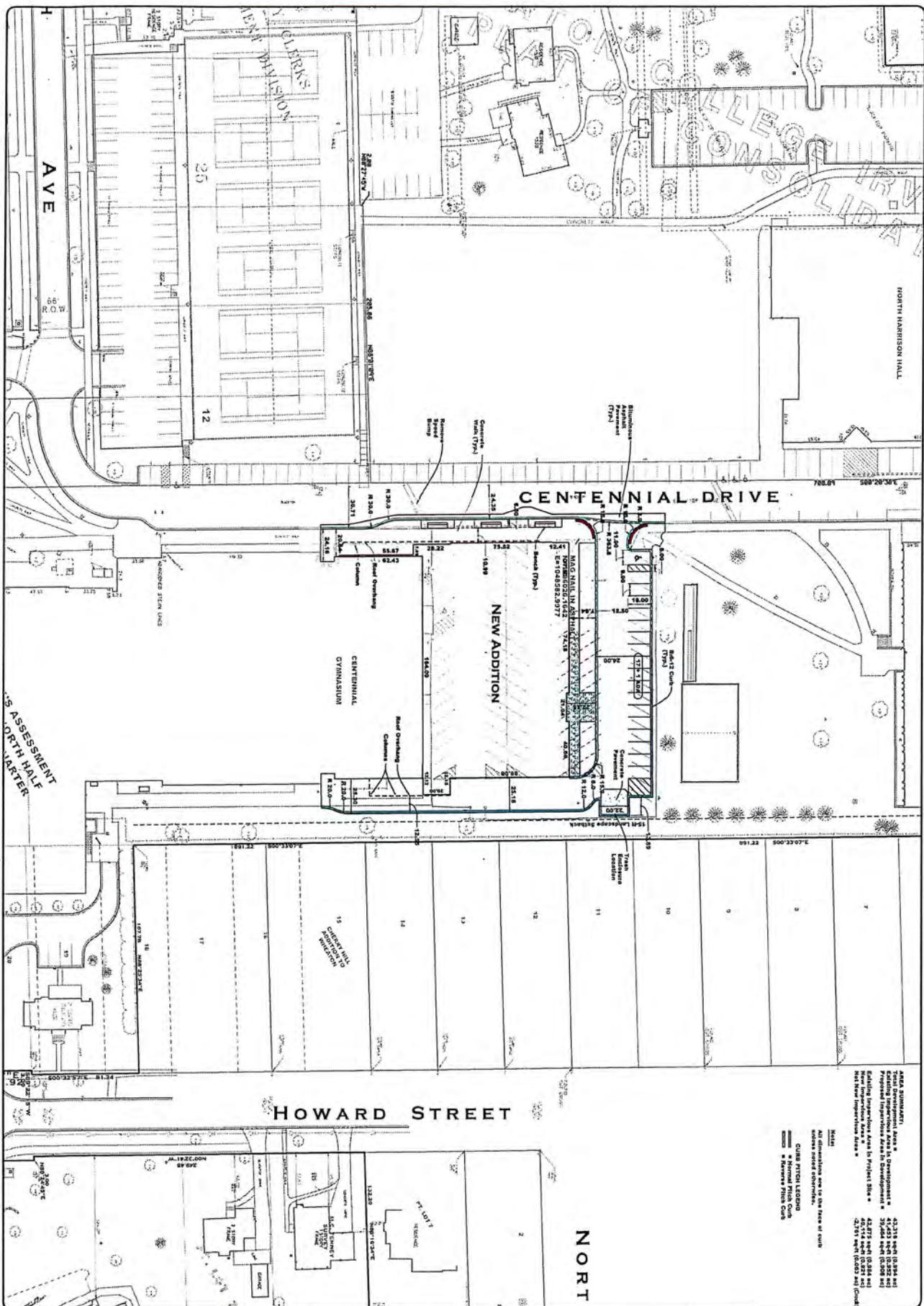
CHROUSER SPORTS COMPLEX ADDITION AND RENOVATIONS

Prepared for
FOM ARCHITECTS INC.
150 Wacker Drive, Suite 1420
Chicago, IL 60601



WMA

1020

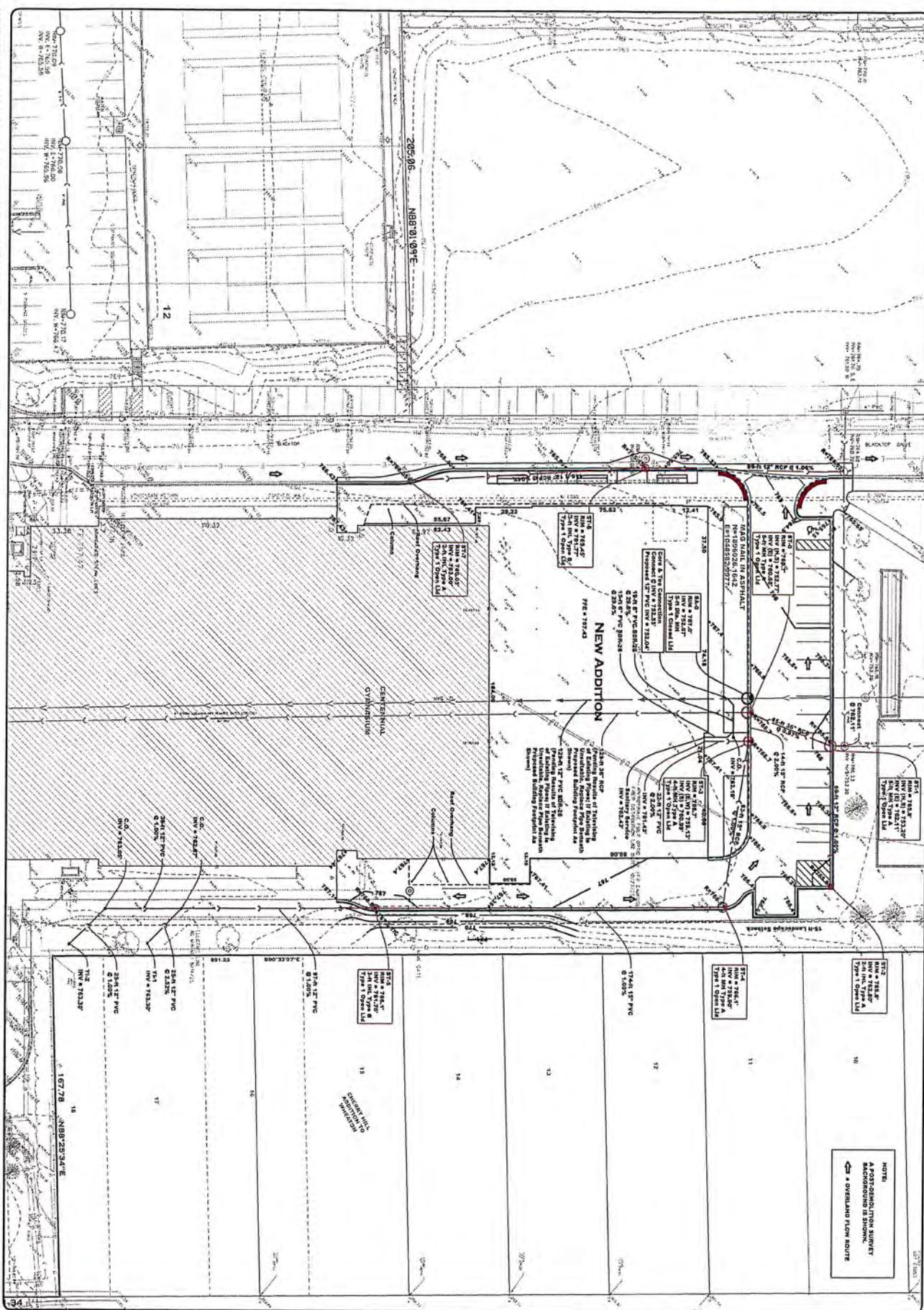


CHROUSER SPORTS COMPLEX ADDITION AND RENOVATIONS

Prepared for
FGM ARCHITECTS INC.
350 W Van Buren, Suite 1420
Chicago, IL 60607
(312) 422-1471

WMA

THE RIVER



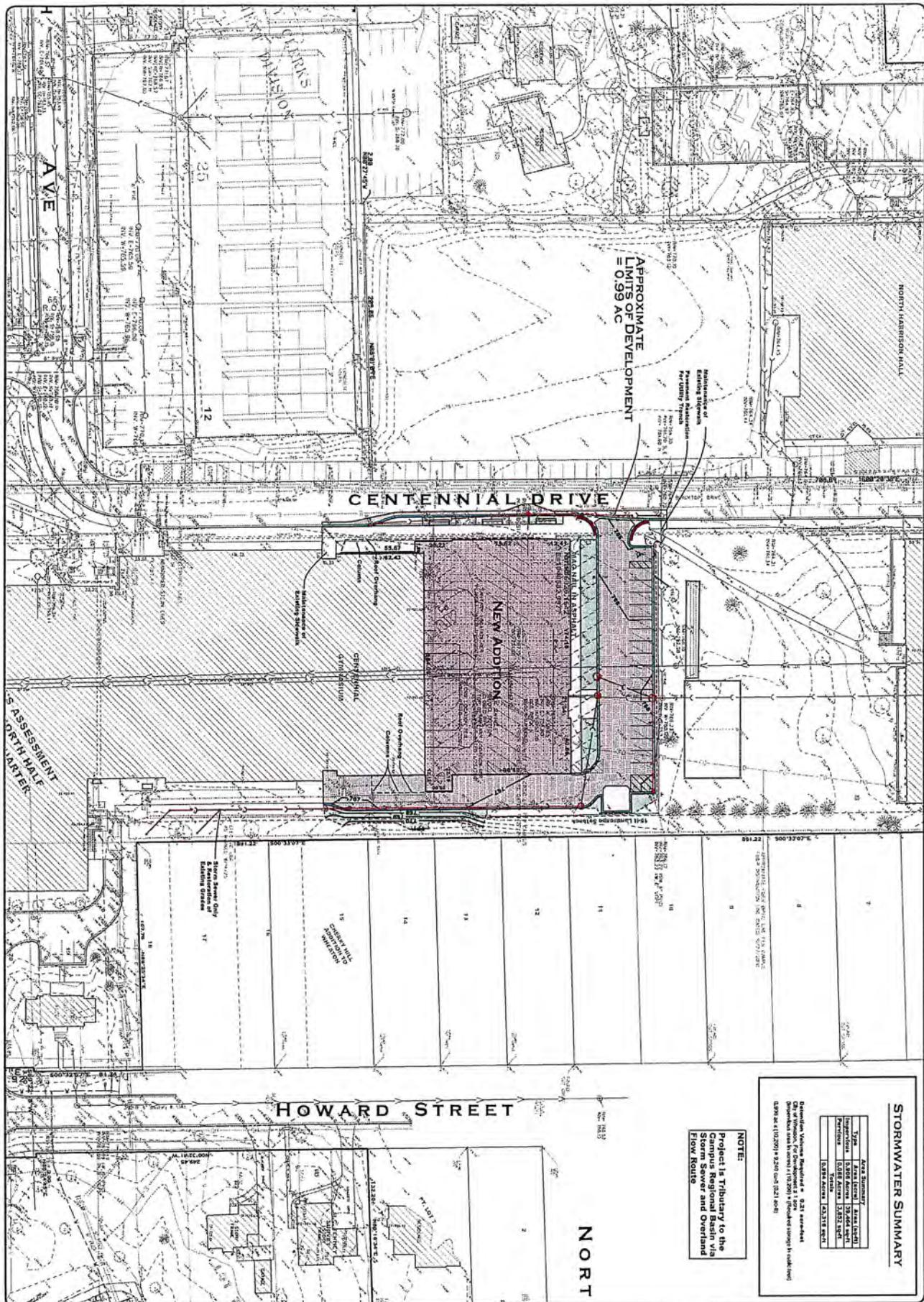
CHROUSER SPORTS COMPLEX ADDITION AND RENOVATIONS

Proposed For:
FGM ARCHITECTS INC.
350 W Van Buren, Suite 1420
Chicago, IL 60607



WMA

**PRELIMINARY
ENGINEERING
PLAN**



STORMWATER SUMMARY

Area Summary	
Type	Area (sq mi)
Area (sq km)	3954.47
Population	1,088,421
Persons	1,088,421
Area	42,316 ha
Detailed Valentine Population = 0.21 area/ha	
Area of Valentine = 0.21 x 42,316 ha = 8,886 ha	
Area of Valentine = 8,886 ha / 100 ha/ha = 88.86 ha	

NOTE:
Project is Tributary to the
Campus Regional Basin via
Storm Sewer and Overland
Flow Route

CHROUSER SPORTS COMPLEX ADDITION AND RENOVATIONS

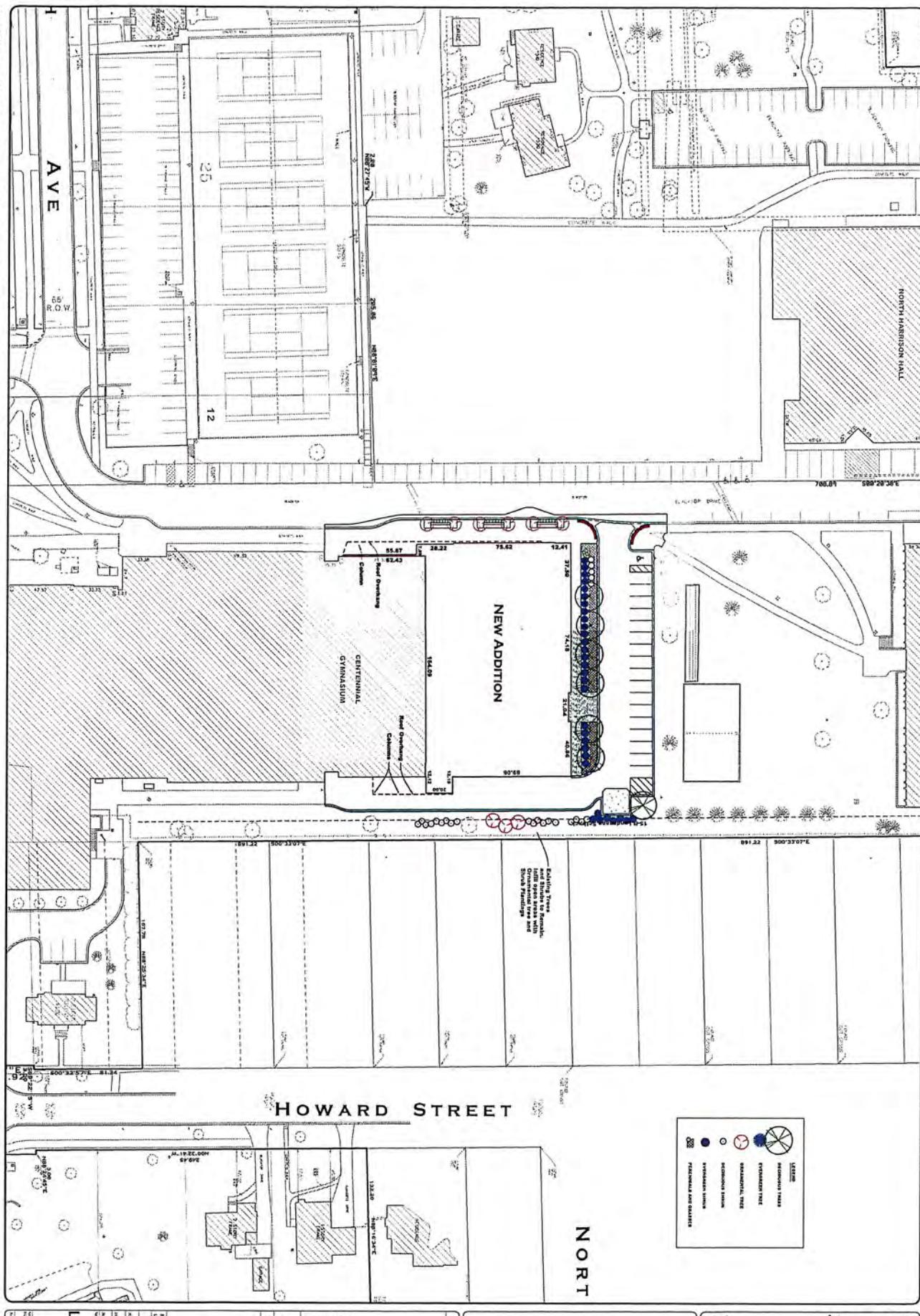
Prepared for
FGM ARCHITECTS INC.
550 W. Wacker Drive, Suite 1420
Chicago, IL 60610



WMA



NAME	STORMWATER DETENTION EXHIBIT
NUMBER	C-4
TYPE	STORMWATER DETENTION EXHIBIT
SIZE	40' x 100'
DEPTH	10'
LOCATION	100' N. 10th Street
OWNER	City of Milwaukee
MANAGER	City of Milwaukee
DESIGNER	City of Milwaukee
CONTRACTOR	City of Milwaukee
PERMITTING	City of Milwaukee
INSPECTION	City of Milwaukee
OWNER'S ADDRESS	100 N. 10th Street
OWNER'S PHONE NUMBER	(414) 286-5444
MANAGER'S ADDRESS	100 N. 10th Street
MANAGER'S PHONE NUMBER	(414) 286-5444
DESIGNER'S ADDRESS	100 N. 10th Street
DESIGNER'S PHONE NUMBER	(414) 286-5444
CONTRACTOR'S ADDRESS	100 N. 10th Street
CONTRACTOR'S PHONE NUMBER	(414) 286-5444
PERMITTING'S ADDRESS	100 N. 10th Street
PERMITTING'S PHONE NUMBER	(414) 286-5444
INSPECTION'S ADDRESS	100 N. 10th Street
INSPECTION'S PHONE NUMBER	(414) 286-5444

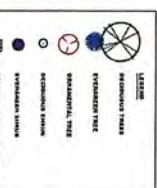


LANDSCAPE
PLAN



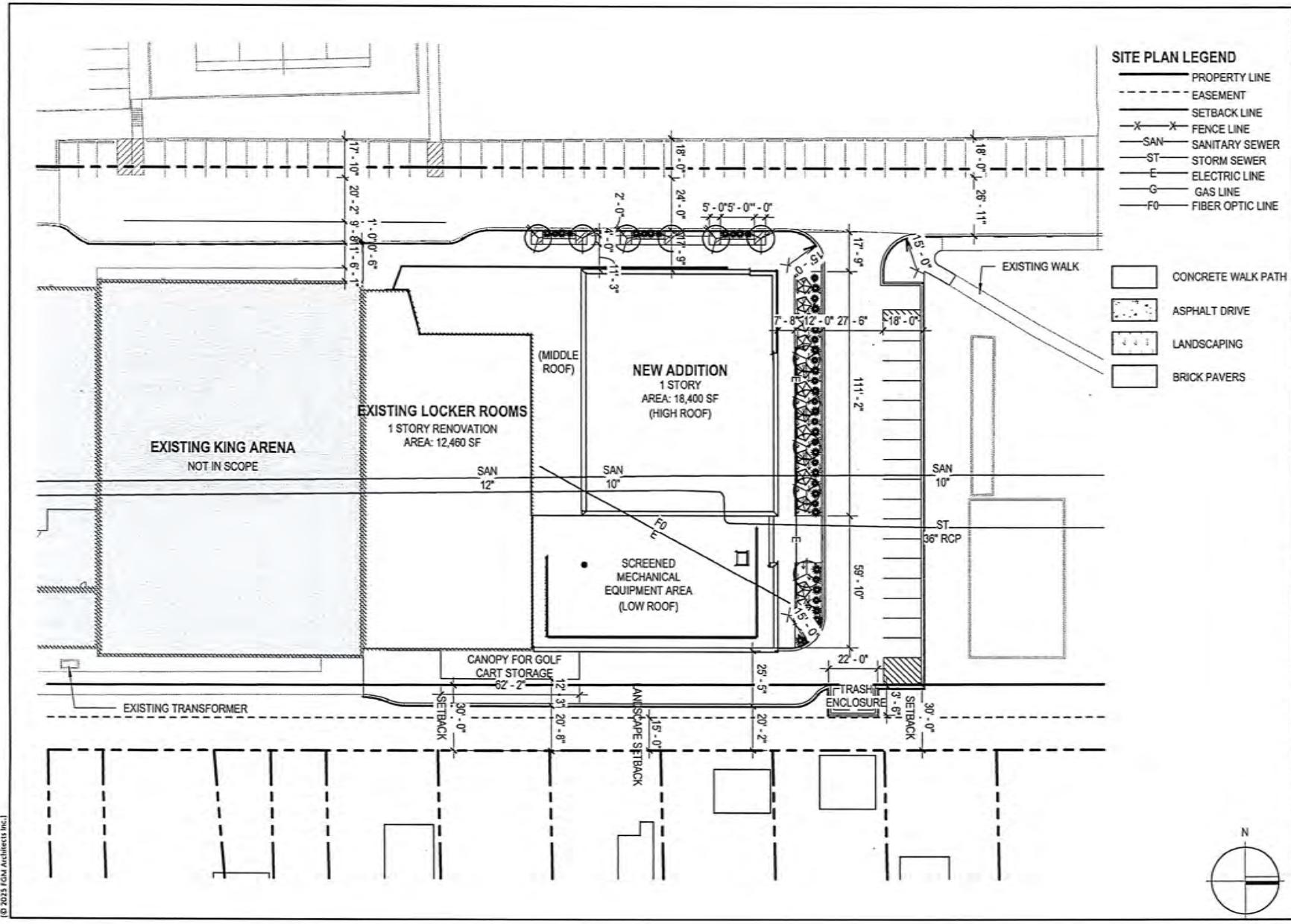
CHROUSER SPORTS COMPLEX ADDITION AND RENOVATIONS

Prepared for
FGM ARCHITECTS INC.
550 W VSA Bureau, Suite 1420
Chicago, IL 60607
773-553-1575



WMA

WILHELM HEGEL

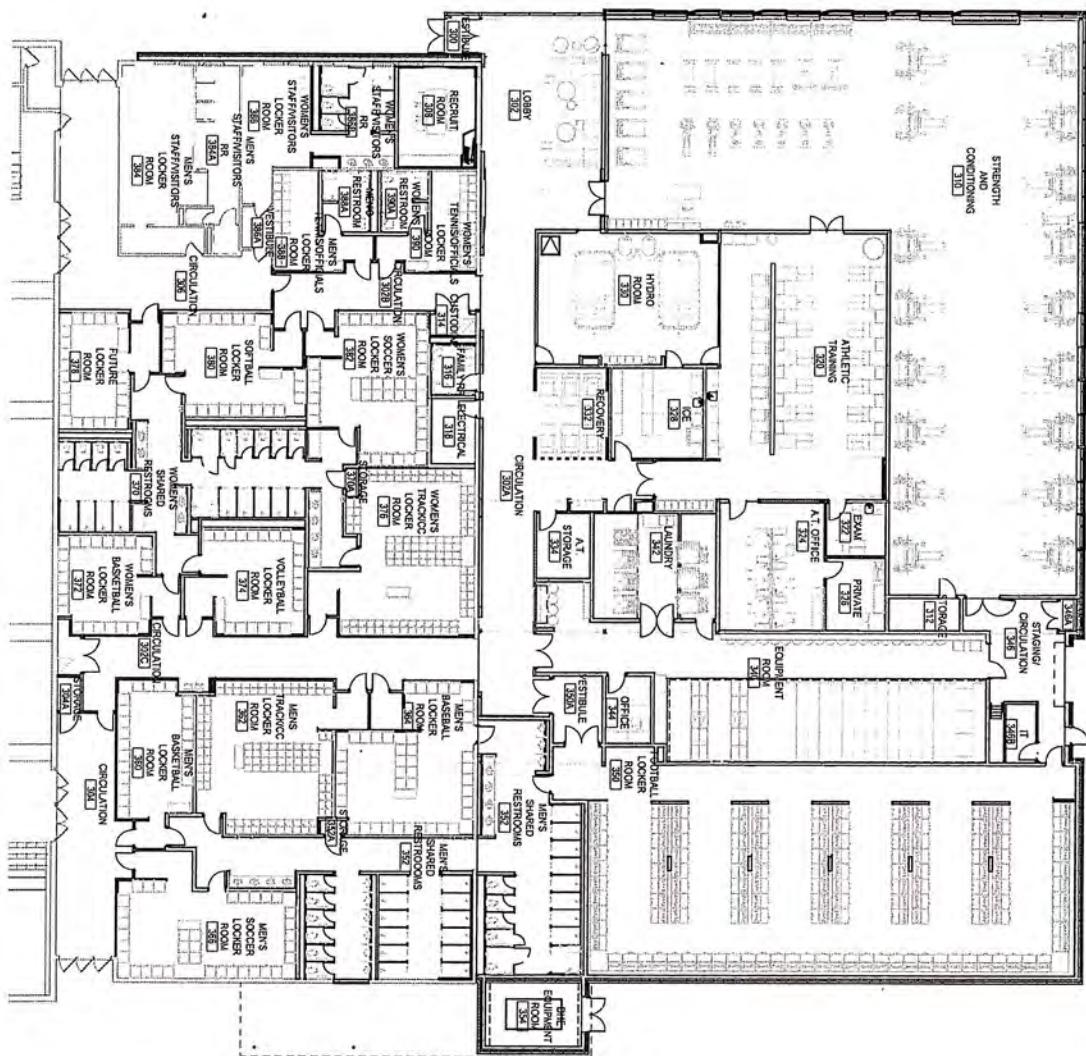


PROJECT	CHROUSER SPORTS COMPLEX ADDITION & RENOVATIONS	TITLE	SITE PLAN	DRAWN FGMA	DATE 08/28/25	SHEET NO.	A1
fgma FROMM, GRIFFIN & ASSOCIATES	FGMA Architects 1 Westbrook Corporate Center, Suite 1000 Westchester, Illinois 60154 630.574.8300 OFFICE ILLINOIS PROFESSIONAL DESIGN FIRM #184.009250	APPROVED C.O.W.	JOB NO. 25-4233.01	ISSUED AS SUP			



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1 FLOOR PLAN
3'64" = 1'-0"



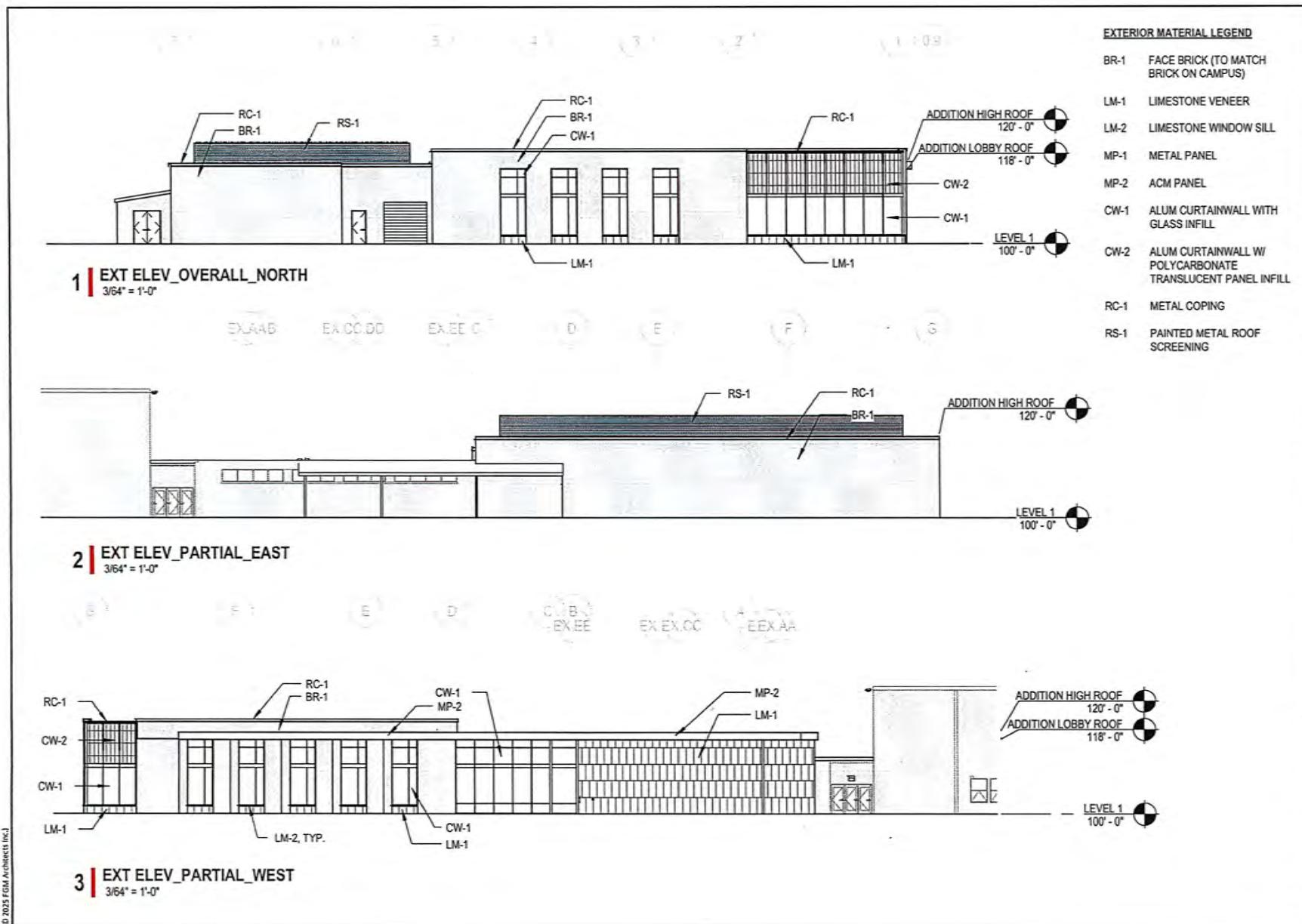
PROJECT CHROUSER SPORTS COMPLEX ADDITION & RENOVATIONS



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



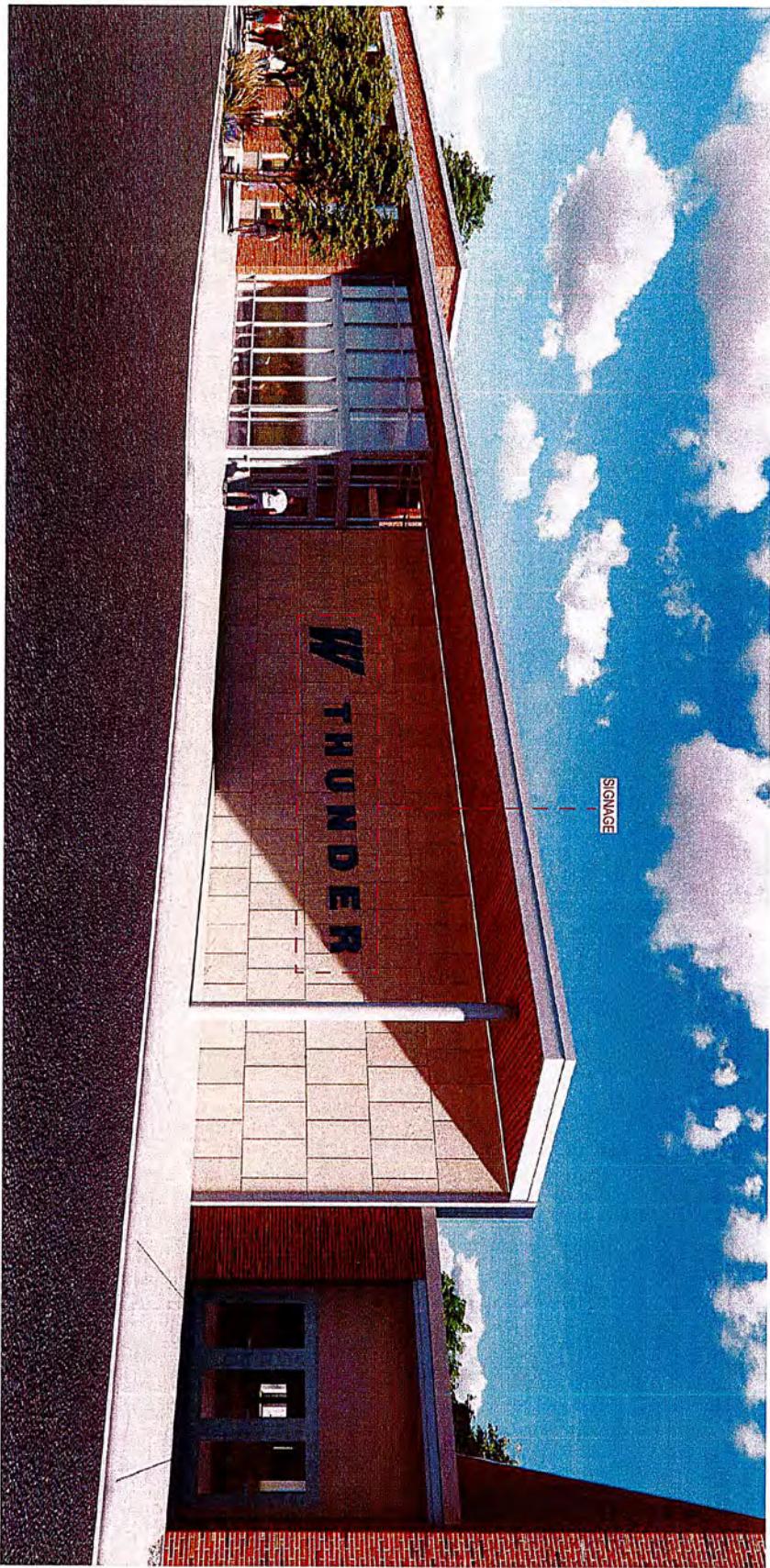
PROJECT	CHRUSER SPORTS COMPLEX ADDITION & RENOVATIONS	TITLE	ELEVATIONS	DRAWN FGMA	DATE 08/28/25	SHEET NO. A3	ISSUED AS
				APPROVED C.O.W.	25-4233.01		SUP

fgma
FGMA Architects
1 Westbrook Corporate Center, Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN FIRM 118-000350



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WEST ENTRY PERSPECTIVE



PROJECT	CHROUSER SPORTS COMPLEX ADDITION & RENOVATIONS	TITLE SIGNAGE		
fgma FGM ARCHITECTS	FGM Architects 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. A4
		APPROVED C.O.W.	JOB NO. 25-4233.01	ISSUED AS SUP



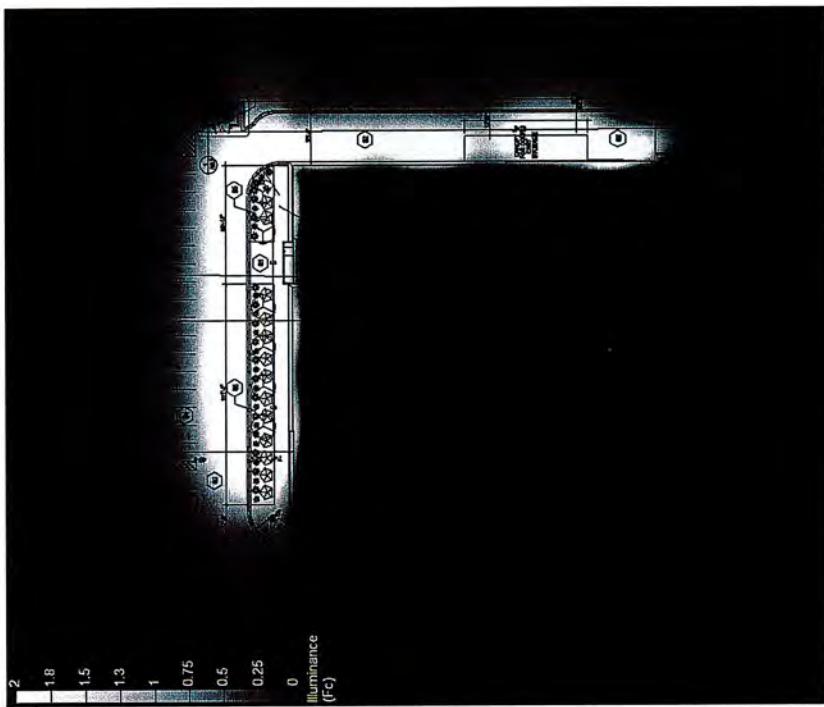
enlighten

GM ARCHITECTS INC

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	MAX	MIN	MEAN	STDEV	AVG/MIN
19	10.4	0.0	N.A.	N.A.	N.A.
20	10.4	0.0	N.A.	N.A.	N.A.
21	0.0	0.0	N.A.	N.A.	N.A.
22	9.8	0.2	49.00	11.35
23	4.6	0.1	46.00	14.40
24	4.6	0.1	46.00	14.40

Calculation Summary		CalcType	Units
Label	Fill AREA Planar	Volume	FC
PROPERTY LINE CALC	Bounce	FC	
DRIVE WAY CALC	Bounce	FC	
PARKING LOT CALC	Bounce	FC	

Luminaires Location Summary		MIG HI
Label	DI-24V-VL-25-W016	12
LumNo	1	DI-24V-VL-25-W016
	2	DI-24V-VL-25-W016
	3	DI-24V-VL-25-W016
	4	DI-24V-VL-25-W016
	5	DI-24V-VL-25-W016
	6	DI-24V-VL-25-W016
	7	SWK-BL-40-141
	8	SWK-BL-40-141
	9	SWK-BL-40-141
	10	SWK-BL-40-141
	11	SWK-BL-40-141
	12	SWK-BL-40-141

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Luminance Schedule - Part numbers are provided by the manufacturer and are only intended to be used as reference to output and optics used.						
Symbol	Tag	Qty	Monochromer	Description	Arrangement	Luminance
[1]	I	6	DIODE	03424VW235W016	Single	201
[1]	W1	3	Incandescent	SWI-1BLU-42-4FT	Single	18166
[1]	W2	2	Incandescent	SWI-42-42-4D-012	Single	4059

lumino	2.54.0.16	log m
1	DI-2VA[1.35-0.16]	12
2	DI-2VA[1.35-0.16]	12
3	DI-2VA[1.35-0.16]	12
4	DI-2VA[1.35-0.16]	12
5	DI-2VA[1.35-0.16]	12
6	DI-2VA[1.35-0.16]	12
7	SN[1.35-0.16]	15
8	SN[1.35-0.16]	15
9	SN[1.35-0.16]	15
10	SN[1.35-0.16]	15
11	SN[1.35-0.16]	15
12	SN[1.35-0.16]	10

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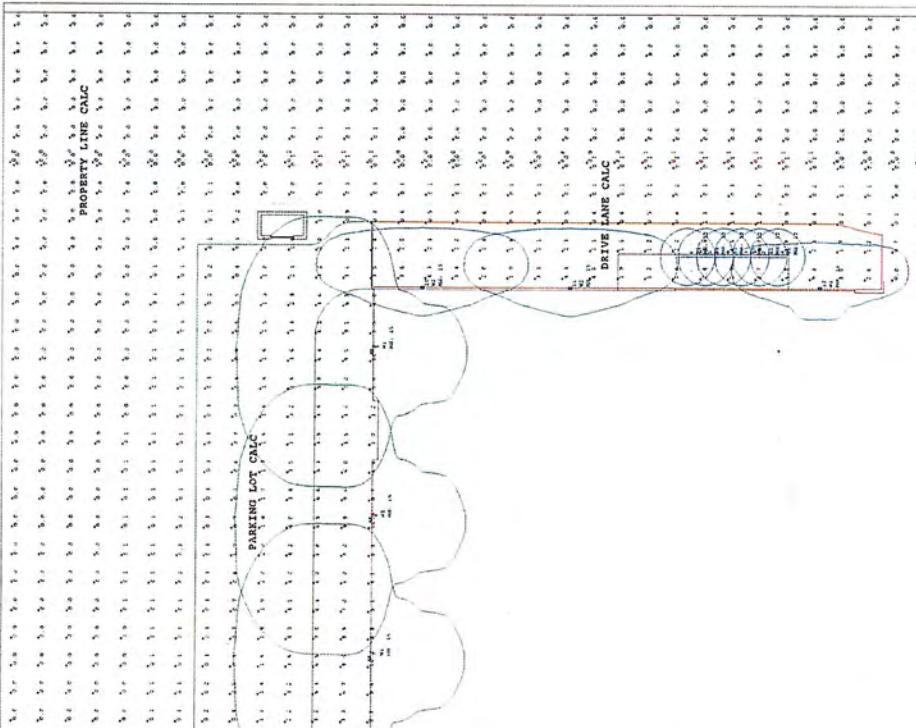
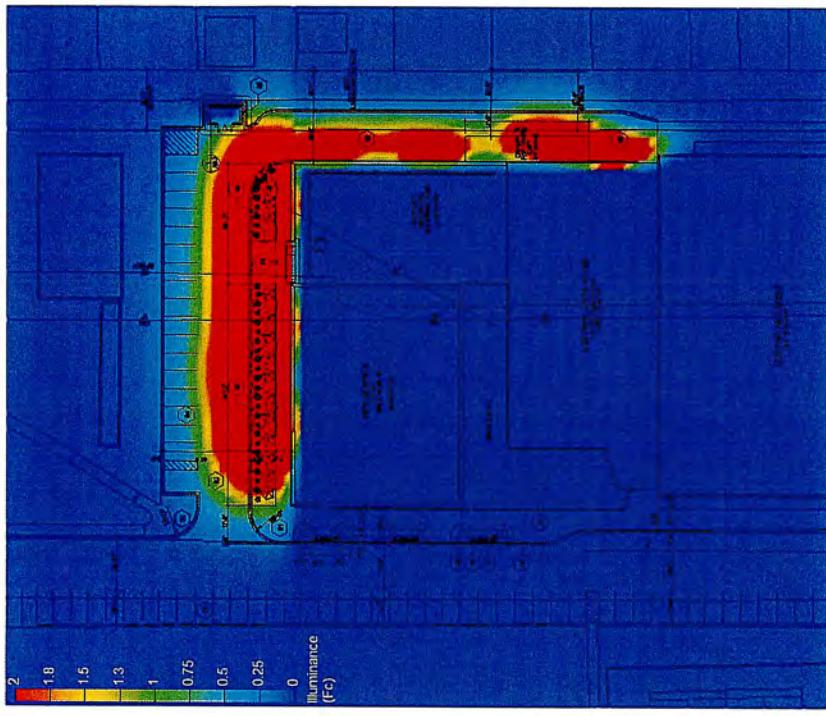
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Date: 10/15/2025

Date: 10/15/2025
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二



Luminance Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

Symbol	Qty	Tag	Description	Arrangement	Luminance	Luminance	LLF
II	6	E1	DECILED Infrared (IR) lighting	Single	181.06	133	0.900
	3	W1	SYN-1 BL-IR-40-IRF1	Single	405.9	27.6	0.900
III	3	W2	SYN-4 BL-IR-40-IRF2	Single	181.06	133	0.900
	1	W3	SYN-1 BL-IR-40-IRF1	Single	181.06	133	0.900

NOTE: 1:100 Scale

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1	DL24-VI-2.5-W01.6	12
2	DL24-VI-2.5-W01.6	12
3	DL24-VI-2.5-W01.6	12
4	DL24-VI-2.5-W01.6	12
5	DL24-VI-2.5-W01.6	12
6	DL24-VI-2.5-W01.6	12
7	SWL-BL-1D-141	15
8	SWL-BL-1D-141	15
9	SWL-BL-1D-141	15
10	SWL-BL-1D-141	15
11	SWL-BL-1D-141	15
12	SWL-BL-1D-141	15

Date: 10/15/2025