

ORDINANCE NO. O-2022-09

AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. F-1843 "AN ORDINANCE AUTHORIZING THE SIGNING OF AN ANNEXATION AGREEMENT - VACANT LOT LOCATED JUST NORTH OF 1970 NORTH GARY AVENUE - BERGO, INC. - REBECCA LINGO" TO ALLOW IMPROVEMENTS ON 1960 N. GARY AVENUE

WHEREAS, the City of Wheaton, Illinois, ("City") and Bergo, Inc. ("Developer") have previously entered into an Annexation Agreement dated January 5, 2015, ("Annexation Agreement"); the subject matter of the Annexation Agreement is the property legally described below and commonly known as 1960, 1970, and 1980 N. Gary Avenue (Wheaton Montessori School Campus); and

WHEREAS, Bergo, Inc. has petitioned the City to amend the existing Annexation Agreement/ PUD for the Wheaton Montessori School Campus to allow for the construction and use of two small additions onto the rear of the existing building located at 1960 N. Gary Avenue and the installation of a four (4) foot tall open protective fence to enclose a new outdoor play area (without play equipment) located in front of the 1960 N. Gary Avenue building; and

WHEREAS, Section 18-8(2) of the Wheaton City Code states that minor amendments to existing Annexation Agreements/ PUD's can be approved without public hearing, as long as these amendments are placed on a City Council Agenda at the petitioner's request, so the notice of the proposed amendment is made public with the rest of the agenda items; and

WHEREAS, Section 22-163(c) of the Wheaton City Code allows any school, governmental entity, private utility or public utility to petition the City Council for a permit to construct a protective fence that would not conform to the requirements of the fence regulations; and

WHEREAS, the City Council finds that the construction and use of two small additions onto the rear of the existing building located at 1960 N. Gary Avenue and the installation of a four (4) foot tall open protective fence to enclose a new outdoor play area (without play equipment) located in front of the 1960 N. Gary Avenue building would not alter the essential character of the area, would be in harmony with the general intent and purpose of the regulations, would not set any unfavorable precedent either to the locality or to the City as a whole and would not adversely affect the public safety and general welfare.

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 C-1 District:

LOT 1 IN WHEATON MONTESSORI SCHOOL 2ND CONSOLIDATION PLAT, BEING IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 2015 AS DOCUMENT 2015-122931, IN DUPAGE COUNTY, ILLINOIS.

PIN 05-08-106-038

Section 2: An amendment to the Original Ordinance to allow the construction and use of two small additions onto the rear of the existing building located at 1960 N. Gary Avenue and the installation

of a four (4) foot tall open protective fence to enclose a new outdoor play area (without play equipment) located in front of the 1960 N. Gary Avenue building is granted in full compliance with the following plans: "Bergo Inc. 1960 N. Gary Avenue", prepared by Webster, McGrath and Ahlberg, Wheaton, IL, sheets C0 - C3, dated February 4, 2022 and "Proposed Additions and Interior Remodeling for: Bergo, Inc.", prepared by LaPage Architects, Ltd., sheets S1, S2, S3, A1, and A2, dated February 7, 2022, subject to the following conditions:

1. The applicant has provided a preliminary engineering plan and stormwater management plan for the development of the site which does not show detention being provided. The plans will be required to be revised as a part of the final permitting to provide the required detention.
2. The engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

Section 3: This Amendment to the Annexation Agreement shall be recorded in the Office of the Recorder of Deeds, DuPage County, Illinois, at the expense of Bergo, Inc.

Section 4: All Ordinances or parts of Ordinances in conflict with these provisions are repealed.

Section 5: 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

Roll Call Vote

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

Nays: None

Absent: Councilman Brown

Motion Carried Unanimously

Passed: March 7, 2022
Published: March 8, 2022

1. The patient should not take any other drugs, especially those that may increase the risk of bleeding, such as aspirin, ibuprofen, or other nonsteroidal anti-inflammatory drugs (NSAIDs).
2. The patient should avoid alcohol consumption, as it may increase the risk of bleeding.
3. The patient should avoid taking any other drugs that may interact with the medication, such as blood thinners or antiplatelet agents.
4. The patient should avoid taking any other drugs that may increase the risk of bleeding, such as aspirin, ibuprofen, or other NSAIDs.
5. The patient should avoid taking any other drugs that may increase the risk of bleeding, such as aspirin, ibuprofen, or other NSAIDs.
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9. The patient should avoid taking any other drugs that may increase the risk of bleeding, such as aspirin, ibuprofen, or other NSAIDs.
10. The patient should avoid taking any other drugs that may increase the risk of bleeding, such as aspirin, ibuprofen, or other NSAIDs.

LEGAL DESCRIPTION

LOT 114 VICTORIA MOUNTAIN SECORP. AND CONSOLIDATION PLAT BEING IN THE
NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 10 EAST
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREIN INCORPORATED
MAY 28, 1975 AND DOCUMENT 1625-7201, IN INDIANA COUNTY, KANSAS.

P.L.N. 02-04-16-106

C-0 COVER SHEET
C-1.1 .. EXISTING CONDITIONS
C-1.2 .. DEMOLITION PLAN
C-2 PAVING & LAYOUT PLAN
C-3 GRADING & EROSION CONTROL PLAN

1. The authors have not provided a clear definition of the term "cognitive" and have not provided a clear definition of the term "cognitive" and have not provided a clear definition of the term "cognitive".

2. *Chlamydia trachomatis* is responsible for a heterogeneous group of sexually transmitted diseases.
3. *Chlamydia trachomatis* causes conjunctivitis and eye infection (conjunctivitis and Chlamydia trachomatis conjunctivitis).
4. *Chlamydia trachomatis* causes urethritis and cervicitis (Chlamydia trachomatis urethritis and Chlamydia trachomatis cervicitis).
5. *Chlamydia trachomatis* causes pelvic inflammatory disease (PID) and ectopic pregnancy.
6. *Chlamydia trachomatis* causes genital ulcers (Chlamydia trachomatis genital ulcers).
7. *Chlamydia trachomatis* causes genital ulcers (Chlamydia trachomatis genital ulcers).
8. *Chlamydia trachomatis* causes genital ulcers (Chlamydia trachomatis genital ulcers).
9. *Chlamydia trachomatis* causes genital ulcers (Chlamydia trachomatis genital ulcers).
10. *Chlamydia trachomatis* causes genital ulcers (Chlamydia trachomatis genital ulcers).

1. The following are the names of the authors of the book: "The Art of War" by Sun Tzu, "The Prince" by Niccolò Machiavelli, "The 48 Laws of Power" by Robert Greene, "The Game of Thrones" by George R.R. Martin, "The Hobbit" by J.R.R. Tolkien, "The Lord of the Rings" by J.R.R. Tolkien, "The Silmarillion" by J.R.R. Tolkien, "The History of Middle-earth" by J.R.R. Tolkien, "The Hobbit and The Lord of the Rings" by J.R.R. Tolkien, "The Silmarillion and The History of Middle-earth" by J.R.R. Tolkien.
2. The following are the names of the authors of the book: "The Art of War" by Sun Tzu, "The Prince" by Niccolò Machiavelli, "The 48 Laws of Power" by Robert Greene, "The Game of Thrones" by George R.R. Martin, "The Hobbit" by J.R.R. Tolkien, "The Lord of the Rings" by J.R.R. Tolkien, "The Silmarillion" by J.R.R. Tolkien, "The History of Middle-earth" by J.R.R. Tolkien, "The Hobbit and The Lord of the Rings" by J.R.R. Tolkien, "The Silmarillion and The History of Middle-earth" by J.R.R. Tolkien.
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1.  **Interview** Interview with the author

2.  **Interview** Interview with the author

3.  **Interview** Interview with the author

4.  **Interview** Interview with the author

5.  **Interview** Interview with the author

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17.  **Interview** Interview with the author

18.  **Interview** Interview with the author

19.  **Interview** Interview with the author

20.  **Interview** Interview with the author

21.  **Interview** Interview with the author

22.  **Interview** Interview with the author

23.  **Interview** Interview with the author

A black and white photograph of a textured surface, possibly a book cover or endpaper. The surface is covered in a dense, repeating pattern of small, stylized figures or symbols. The pattern is intricate and covers the entire visible area. The texture appears to be a combination of the material itself and the printed pattern. The lighting is even, highlighting the details of the pattern.

2000

Call Before You Dig
7
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Simply Call 811

[illegible]

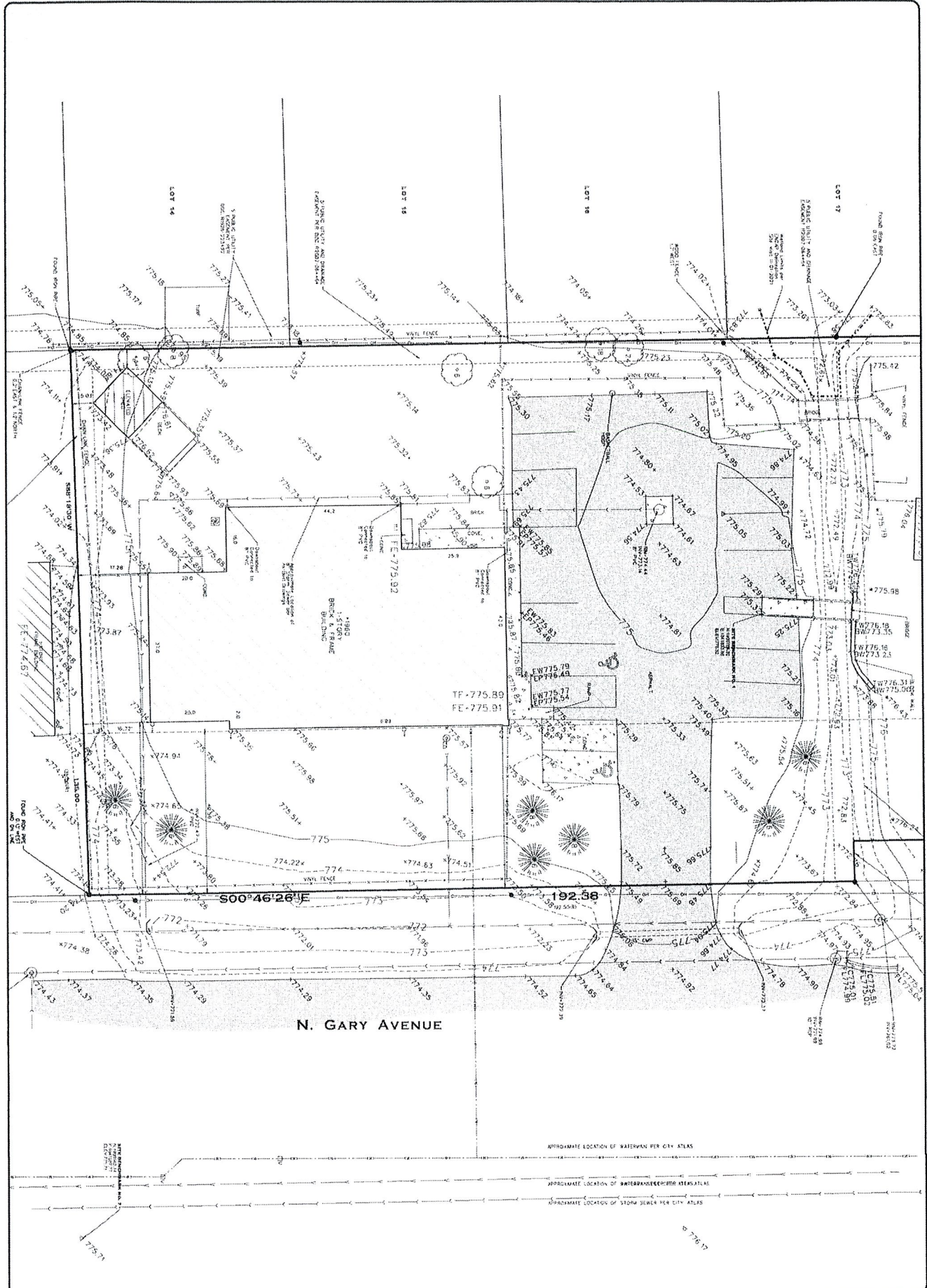
These plans shall be prepared under an authorization and dated within 180 days of the date of the accident and shall be approved by the responsible authority. The intent of this section and the intent of the proposed rule is to ensure that the responsible authority has the opportunity to review the plan and to ensure that the plan is approved by the responsible authority. The intent of this section and the intent of the proposed rule is to ensure that the responsible authority has the opportunity to review the plan and to ensure that the plan is approved by the responsible authority.

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Executive
BERGO, INC.
1960 H. Gary Ave.
Wichita, KS 67214
(316) 263-3100



10/27/2017 10:27:17 AM C:\Users\jmcgrath\OneDrive\Documents\1960 N. Gary Avenue\1960 N. Gary Avenue.dwg



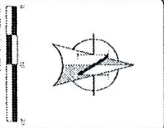
C-1.1

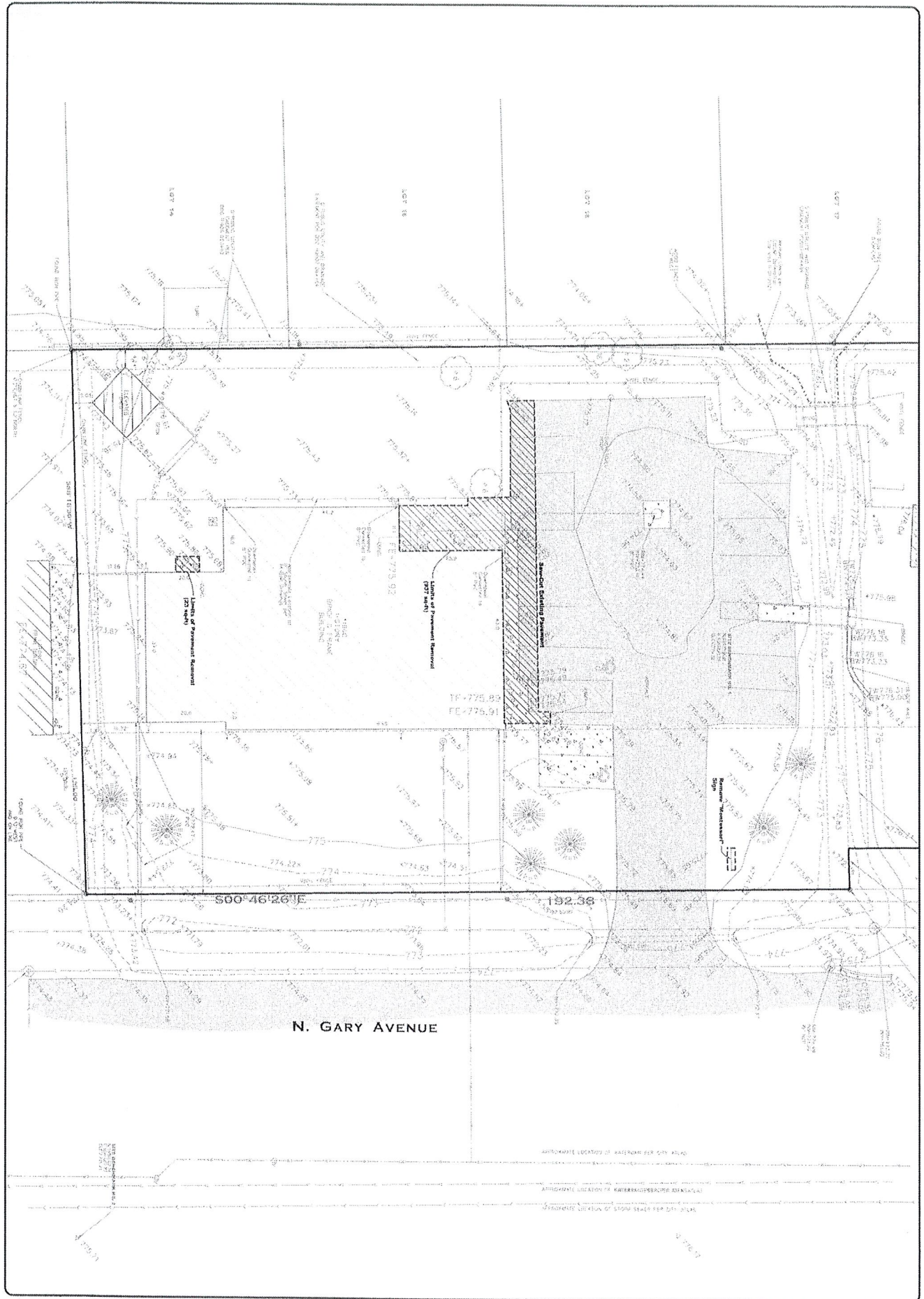
EXISTING
CONDITIONS

NO.	DATE	REVISIONS
1	10/27/2017	1960 N. Gary Avenue

WEBSTER, McGRATH & AHLBERG, LTD.
WMA
LAND SURVEYING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE
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TEL: (905) 477-1111 FAX: (905) 477-1112
WWW.WMA-SURVEYING.COM

BERGO INC.
1960 N. GARY AVENUE
Project for
BERGO INC.
1960 N. Gary Avenue
Markham, Ontario
L3R 9W7





DEMOLITION PLAN

C-1.2

WEBSTER, McGRATH & AHLBERG, LTD.

WMA

3, 100 PORTLAND, CON. CALCULATING ENGINEERING ARCHITECTURE

One of the State of Illinois is a State

FOR 30% OF THE PROJECT'S PROCEEDINGS, THE PROJECT'S PROCEEDINGS SHALL BE IN A STATE OF ILLINOIS

TO BE COMPLETED BY THE PROJECT'S PROCEEDINGS

BERGO INC.

1960 N. GARY AVENUE

Page: 1 of 1

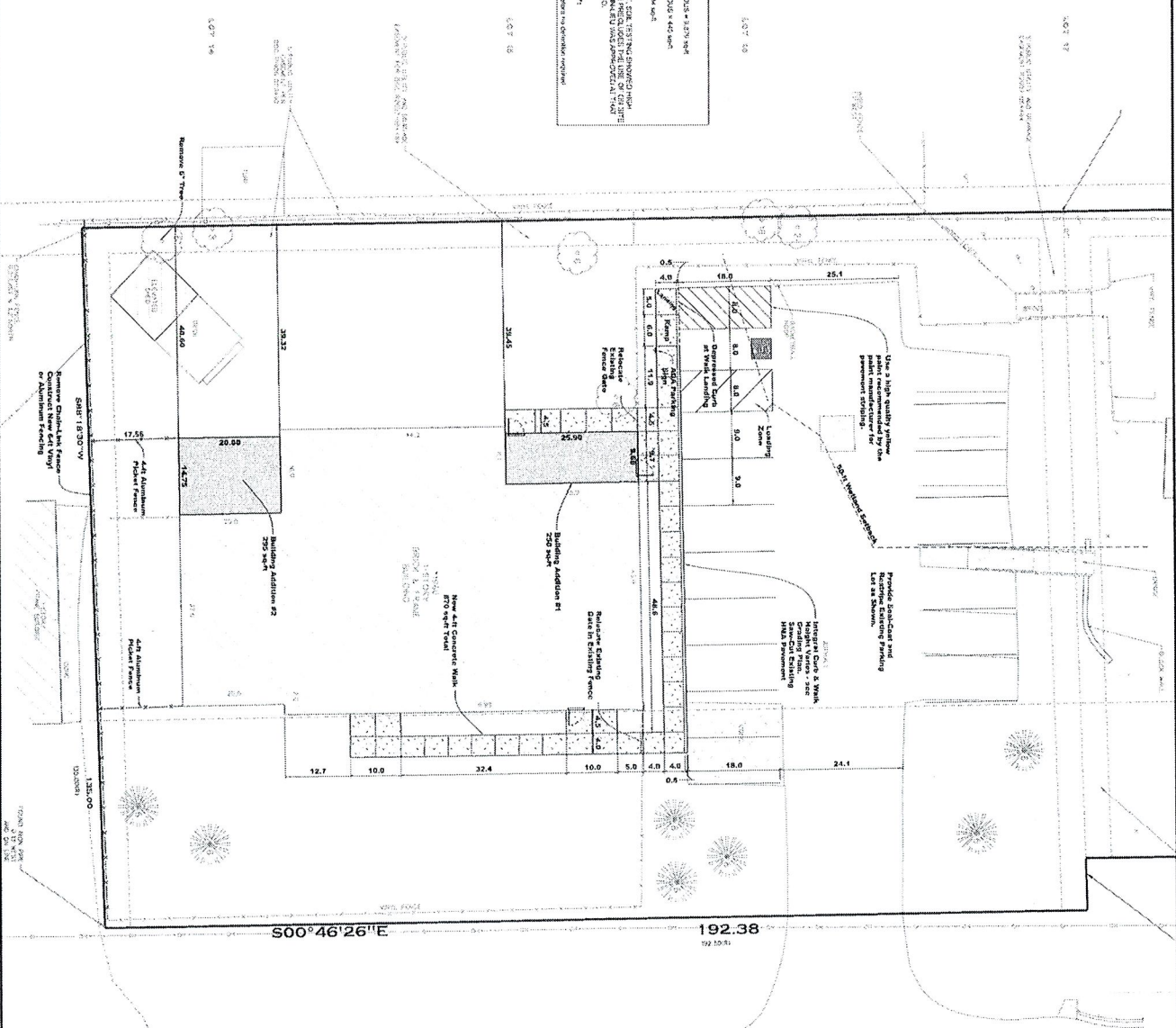
BERGO, INC.

1960 N. GARY AVENUE

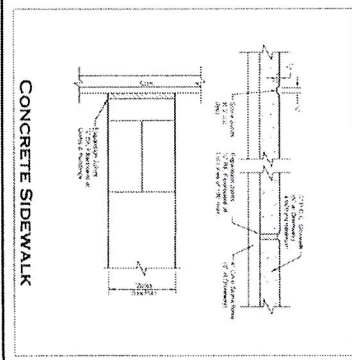
CHICAGO, ILLINOIS 60641

TEL: 312.555.5555

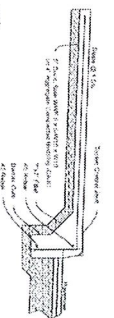
OVERSIGHT AND SUMMARY:
 2015 CLAUDIUS BUILDING - NEW INTERIOR - 1.5M sq ft
 2017 BUILDING ADDITION - NEW INTERIOR - 1.5M sq ft
 COMBINED NEW INTERIOR AREA - 3.0M sq ft
 DURING THE CONSTRUCTION PERIOD, THE BUILDING WILL REMAIN OPEN TO THE PUBLIC. THE BUILDING WILL BE USED AS A DETENTION FACILITY FOR MAINTENANCE OF THE CITY OF WASHINGTON DETENTION FACILITY.



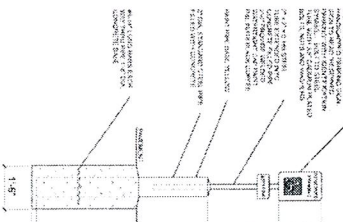
N. GARY AVENUE



INTEGRAL CURB & WALK



ADA PARKING SIGN



3330 FINE
 3330 FINE
 3330 FINE



THIS SIGN IS TO BE USED TO INDICATE THAT THE SPACE IS RESERVED FOR THE USE OF A SPECIFIC PERSON OR PERSONS. THE SIGN SHOULD BE PLACED IN THE SPACE TO BE RESERVED. THE SIGN SHOULD BE PLACED IN THE SPACE TO BE RESERVED.

PAVING & LAYOUT PLAN

C-2

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE SIDEWALK	12.00	sq ft	1.50	18.00
2	INTEGRAL CURB & WALK	12.00	sq ft	1.50	18.00
3	ADA PARKING SIGN	1.00	each	10.00	10.00
4	3330 FINE	1.00	each	10.00	10.00
5	RESERVED PARKING SIGN	1.00	each	10.00	10.00
6	CONCRETE SIDEWALK	12.00	sq ft	1.50	18.00
7	INTEGRAL CURB & WALK	12.00	sq ft	1.50	18.00
8	ADA PARKING SIGN	1.00	each	10.00	10.00
9	3330 FINE	1.00	each	10.00	10.00
10	RESERVED PARKING SIGN	1.00	each	10.00	10.00

WEBSTER, McGRATH & AHLBERG, LTD.

WMA

LANDSCAPE ARCHITECTS

1000 14th Street, N.W.

Washington, D.C. 20004

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Fax: (202) 462-1101

Internet: www.wma-llp.com

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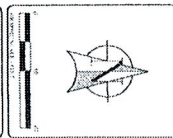
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Washington, D.C. 20004

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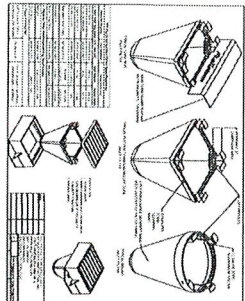
Fax: (202) 462-1101

Internet: www.bergoinc.com

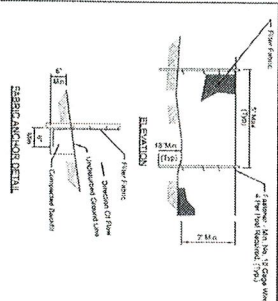


EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE ANY EXCAVATION OR DISTURBANCE OF THE EARTH SURFACE.
2. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND REVEALED AFTER CONSTRUCTION.
3. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS:
4. THE USE OF SLOPE PROTECTION SHALL BE DETERMINED BY THE SLOPE OF THE EXCAVATION AND THE TYPE OF SOIL.
5. SLOPE PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS:
6. SLOPE PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS:
7. SLOPE PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS:
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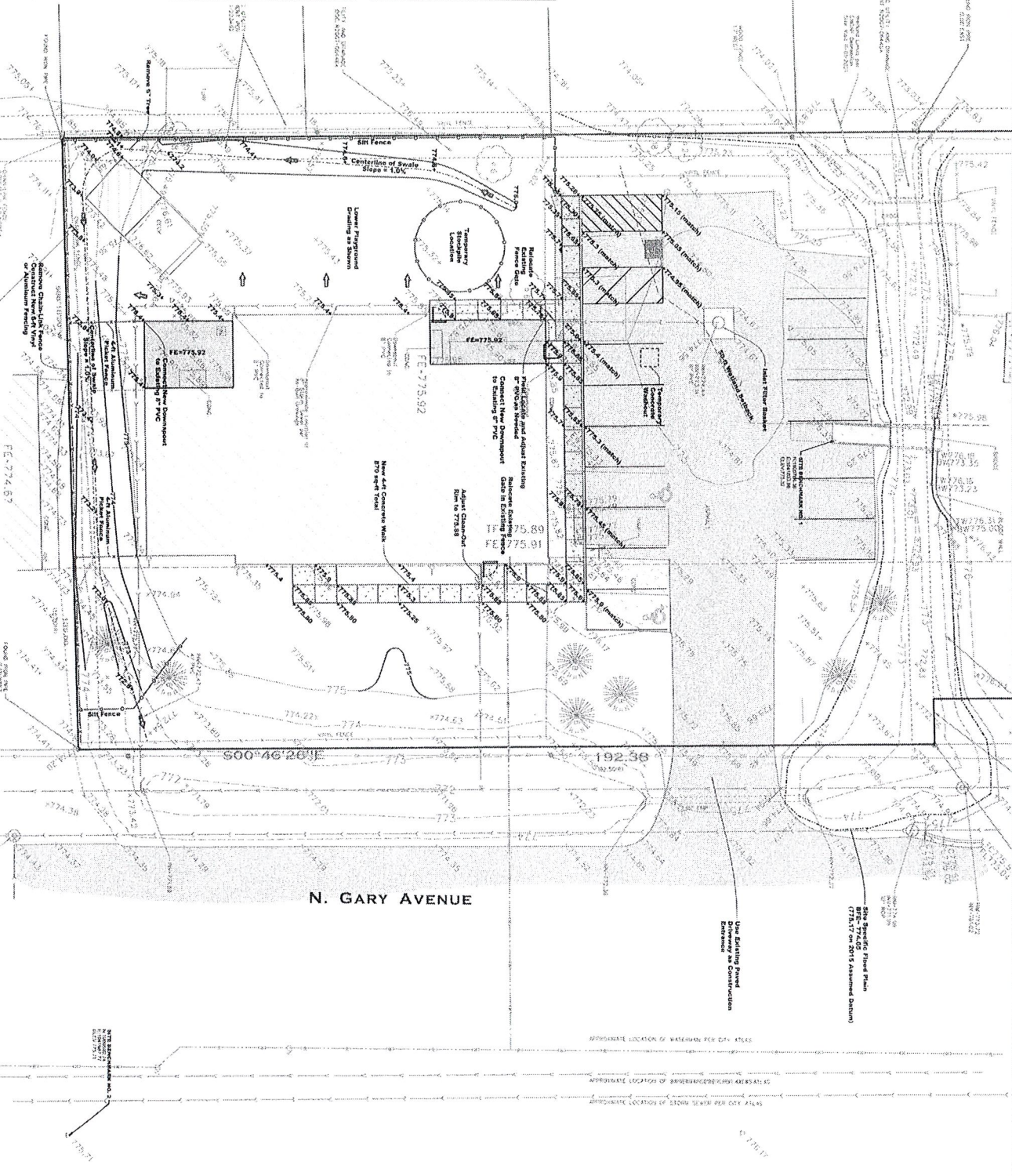


SILT FENCE PLAN



EROSION CONTROL PLAN

NO.	DESCRIPTION	QUANTITY	UNIT
1	SILT FENCE	100	LINEAL FEET
2	STRAW WATTLE	100	LINEAL FEET
3	GEOTEXTILE	100	SQ. YD.
4	WOOD PILING	100	LINEAL FEET
5	WOOD SHIELD	100	SQ. YD.



N. GARY AVENUE

Site Specific Flood Plan
BFC-774.05
(774.17 on 2015 Assessed District)

The Station Road
Driveway is Construction

APPROXIMATE LOCATION OF WATERGAIN PER CITY ATLAS

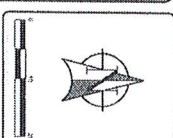
APPROXIMATE LOCATION OF STORM SEWER PER CITY ATLAS

GRADING &
EROSION
CONTROL
C-3

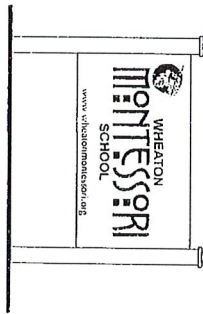
NO.	DESCRIPTION	QUANTITY	UNIT
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2	STRAW WATTLE	100	LINEAL FEET
3	GEOTEXTILE	100	SQ. YD.
4	WOOD PILING	100	LINEAL FEET
5	WOOD SHIELD	100	SQ. YD.

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1960 N. Gary Avenue
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781.961.6100

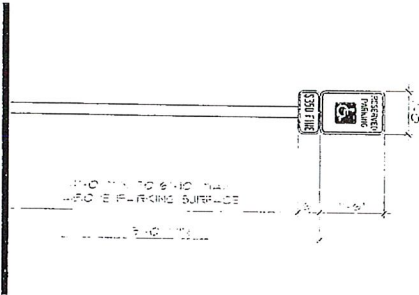


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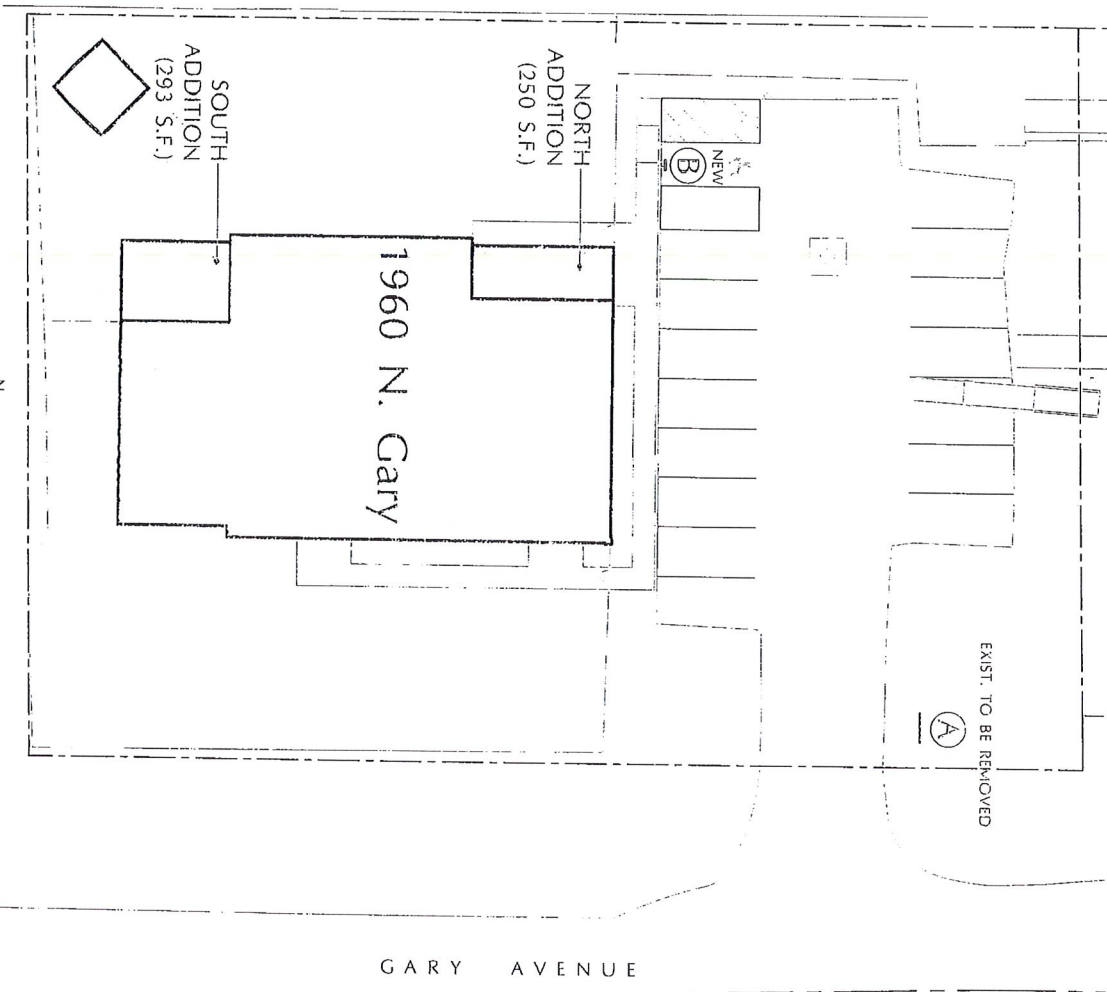
A EXISTING GROUND SIGN TO BE REMOVED

SCALE: 1/2" = 1'-0"
NOT TO EXCEED 6'-0" IN HEIGHT



B HANDICAP PARKING SIGN WITH 1350 FINE

SCALE: 1/2" = 1'-0"
NOT TO EXCEED 6'-0" IN HEIGHT



PROPOSED SITE SIGNAGE PLAN

SCALE: 1/2" = 1'-0"
NOT TO EXCEED 6'-0" IN HEIGHT

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LaPage Architects, Ltd.
Architects • Interior Space Planners
951 West Liberty Drive
Wheaton, Illinois 60187
Phone: 630.655.0606 Fax: 630.655.0606
www.lapagearchitects.com

Proposed Additions & Interior Remodeling for:
Bergo, Inc.
1960 N. Gary Avenue
Wheaton, IL 60187

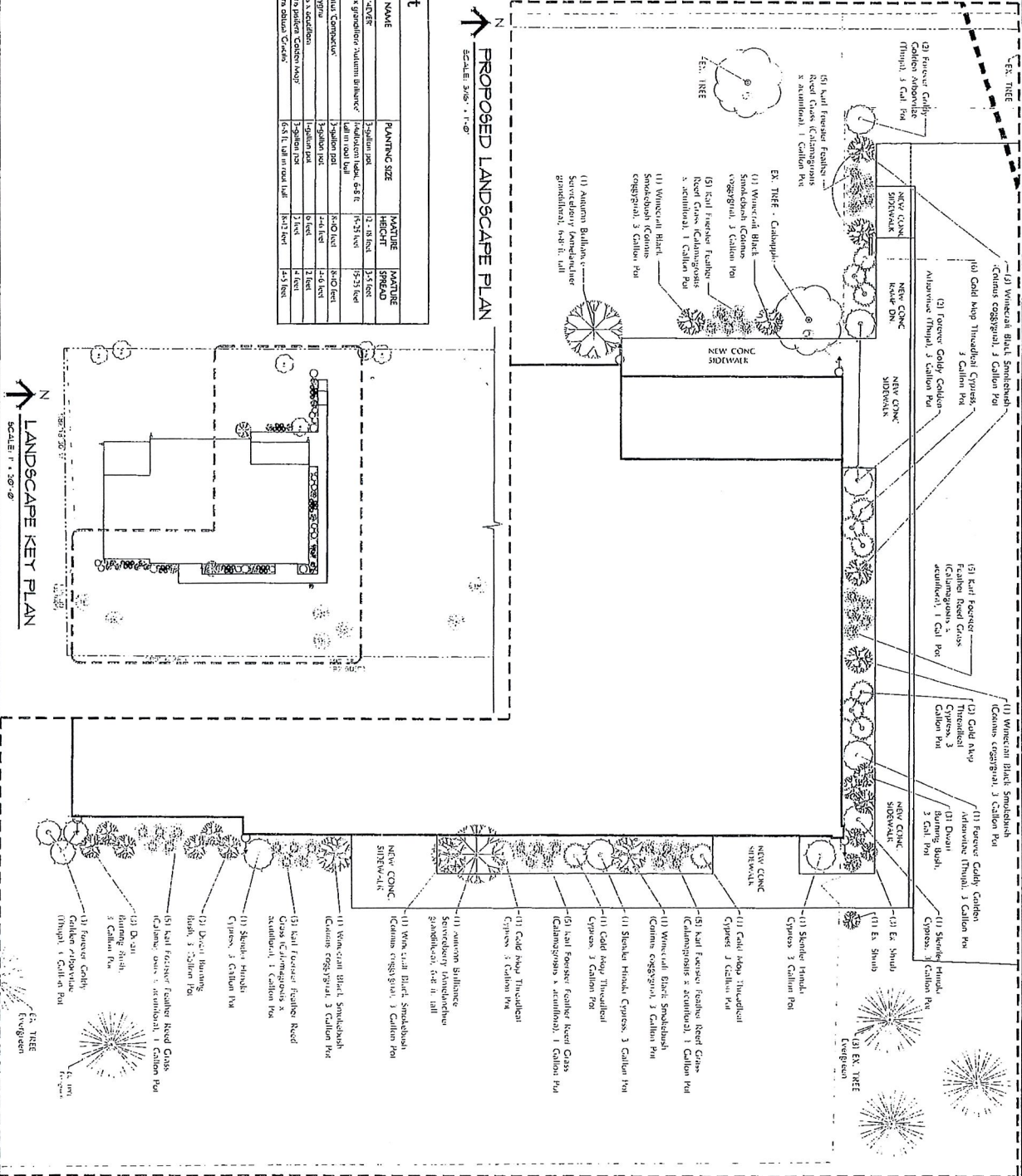
BERGO

Proposed Site
Signage Plan

Sheet
S2

QTY.	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE HEIGHT	MATURE SPREAD
2	Forest Cady Cedar Arborvitae	Thuja occidentalis	3-gallon pot	12-18 feet	15-20 feet
1	Autumn Brilliance Secretary	Aster sp. 'Autumn Brilliance'	1-gallon pot	14-21 feet	15-21 feet
9	Desert Wings Burning Bush	Eumyrtus alata 'Compacta'	3-gallon pot	8-10 feet	8-10 feet
9	Wintercuff Black Smokebush	Ceanothus 'Wintercuff'	3-gallon pot	4-6 feet	4-6 feet
35	Karl Foerster Feather Reed Grass	Calamagrostis x acutifolia	1-gallon pot	6 feet	2 feet
9	Karl Foerster Feather Reed Grass	Calamagrostis x acutifolia	3-gallon pot	7 feet	4 feet
3	Slender Branch Fake Cypress	Quercus agrifolia 'Slender'	6-8 ft. tall in 1-gal. tub	10-12 feet	4-6 feet

PROPOSED LANDSCAPE PLAN
SCALE: 3/8" = 1'-0"

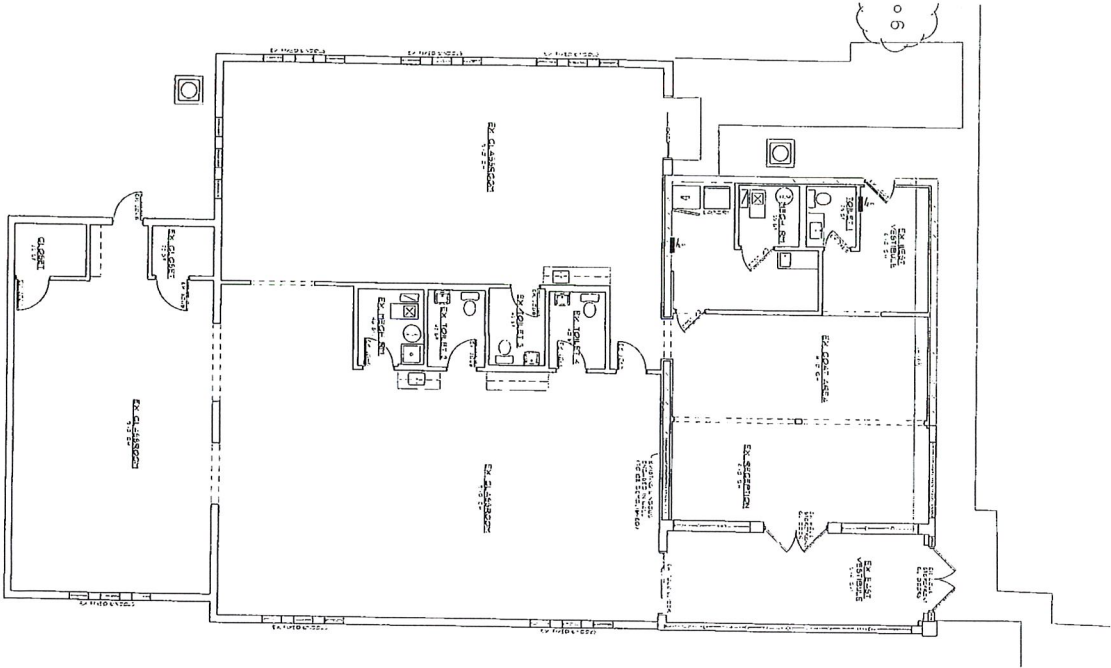


LANDSCAPE KEY PLAN
SCALE: 1" = 30'-0"

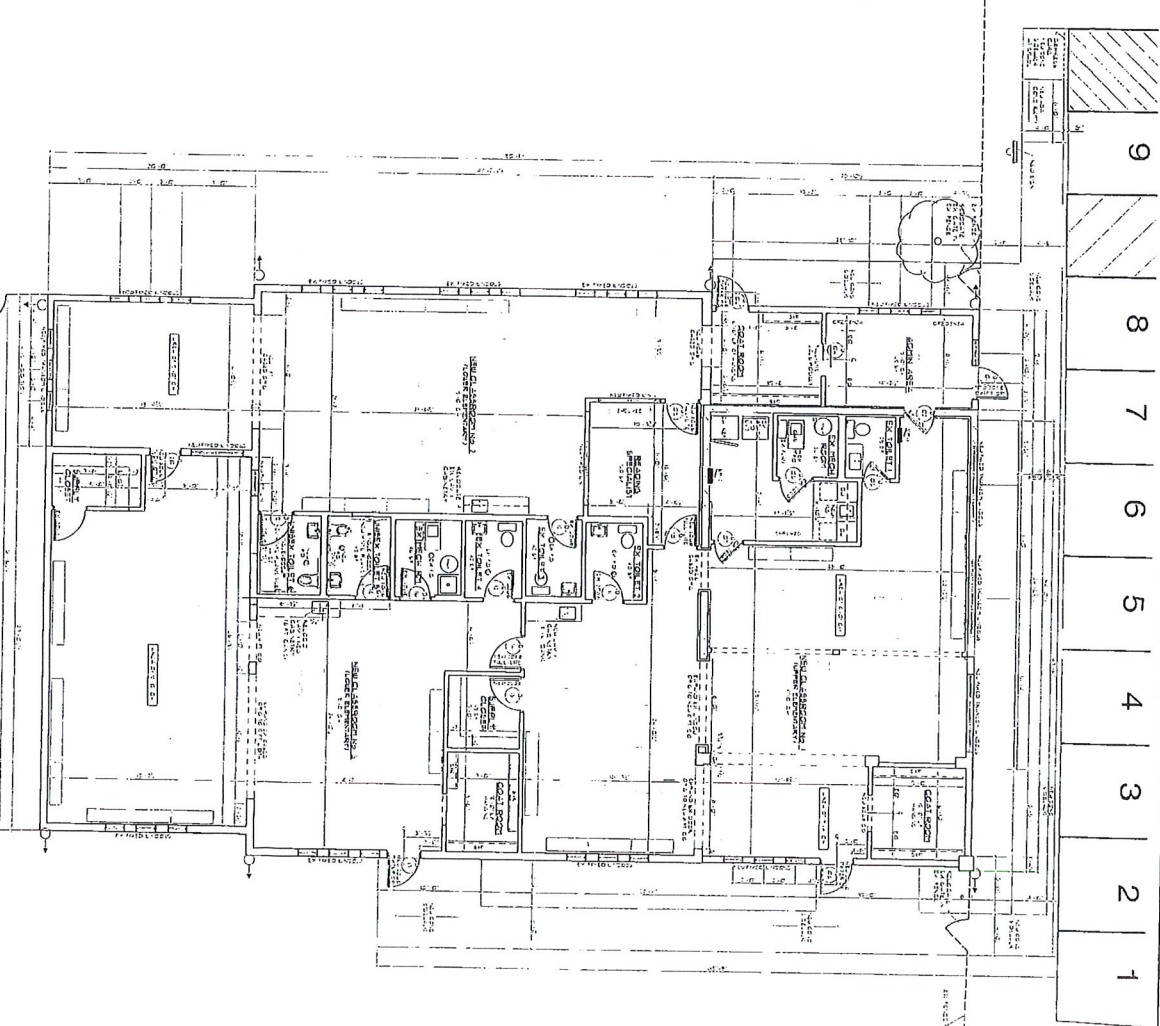
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Design and Construction Documents
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<p>S3</p> <p>Sheet</p>	<p>Proposed Landscape Plan</p>	<p>Proposed Additions & Interior Remodeling for: Bergo, Inc. 1960 N. Gary Avenue Wheaton, IL 60187</p>	<p>LaPage Architects, Ltd. Architects • Interior Space Planners 951 West Elstern Drive Wheaton, IL 60187 Phone: (630) 663-0026 Fax: (630) 663-0230 www.lapagearchitects.com</p>	<p>Project: 2018</p> <p>Date: 12/20/18</p> <p>Drawn by: J. L. L.</p> <p>Top of Sheet: 21/22</p>
				<p>Project: 2018</p> <p>Date: 12/20/18</p> <p>Drawn by: J. L. L.</p> <p>Top of Sheet: 21/22</p>

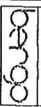
N
AS-BUILT FLOOR PLAN
SCALE: 3/8" = 1'-0"
ALL DIMENSIONS SHOWN IN FEET - 1/8" = 1/16"

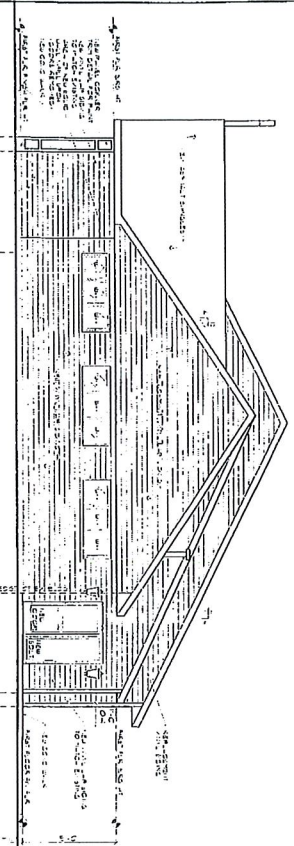


N
PROPOSED FLOOR PLAN
SCALE: 3/8" = 1'-0"
ALL DIMENSIONS SHOWN IN FEET - 1/8" = 1/16"



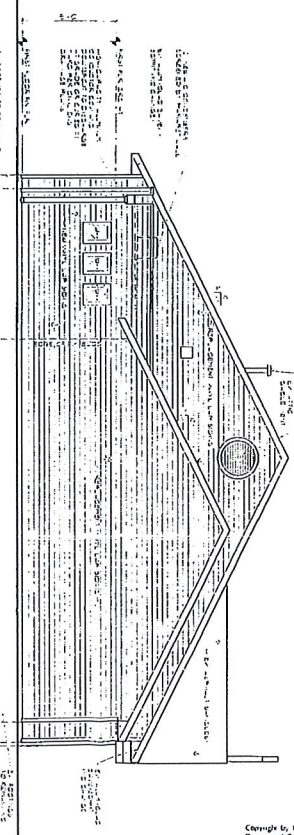
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 <p>Proposed Additions & Interior Remodeling for: Bergo, Inc. 1960 N. Gary Avenue Wheaton, IL 60187</p>	<p>LaPage Architects, Ltd. Architects • Interior Space Planners Professional Design Firm 251 West Lake Street Wheaton, Illinois 60187 Phone: (630) 665-0006 Fax: (630) 665-0008 www.lapagearchitects.com</p>	<p>Project: 2102 Date: 3/28/17 Drawn: [blank] Reviewed: [blank] In Charge: [blank]</p>
		<p>Sheet: A1 As-Built & Proposed Floor Plans</p>



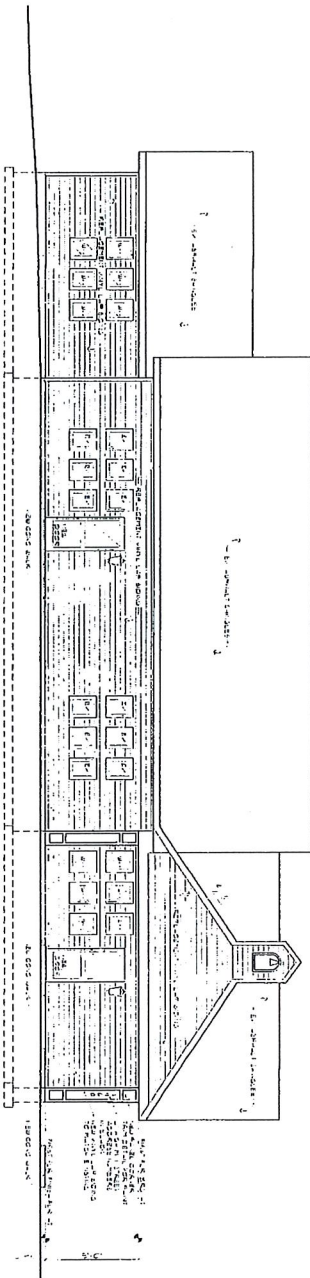
PROPOSED NORTH ELEVATION

SCALE 3/8" = 1'-0"
NOT TO EXCEED OVERALL 3'-0" x 25'-0" SCALE



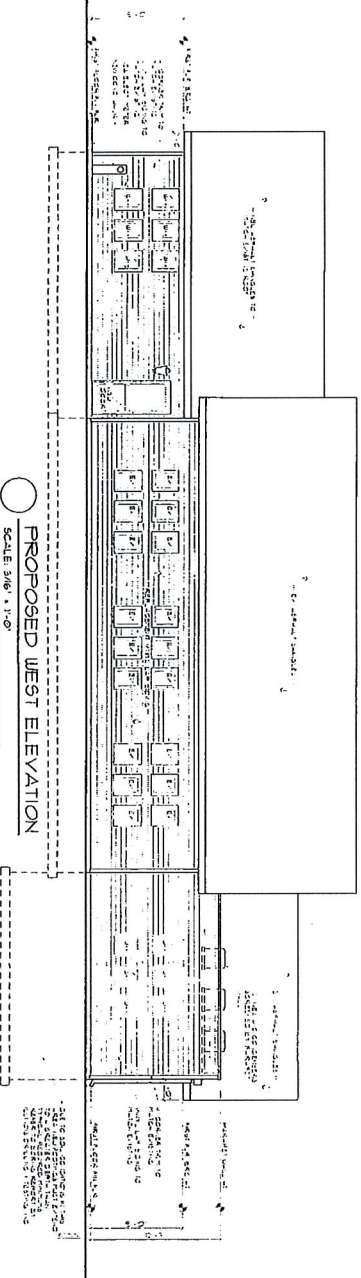
PROPOSED SOUTH ELEVATION

SCALE 3/8" = 1'-0"
NOT TO EXCEED OVERALL 3'-0" x 25'-0" SCALE



PROPOSED EAST ELEVATION

SCALE 3/8" = 1'-0"
NOT TO EXCEED OVERALL 3'-0" x 25'-0" SCALE



PROPOSED WEST ELEVATION

SCALE 3/8" = 1'-0"
NOT TO EXCEED OVERALL 3'-0" x 25'-0" SCALE

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Proposed Additions & Interior Remodeling for:
Bergo, Inc.
1960 N. Gary Avenue
Wheaton, IL 60187

Sheet
A2

Drawing
Proposed
Exterior
Elevations

