

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.

  
Philip J. Suess  
Mayor

ATTEST:

  
Andrea Rosedale  
City Clerk

Roll Call Vote

Ayes:	Councilwoman Fitch Councilwoman Robbins Councilman Weller Councilman Barbier Councilwoman Bray-Parker Mayor Suess
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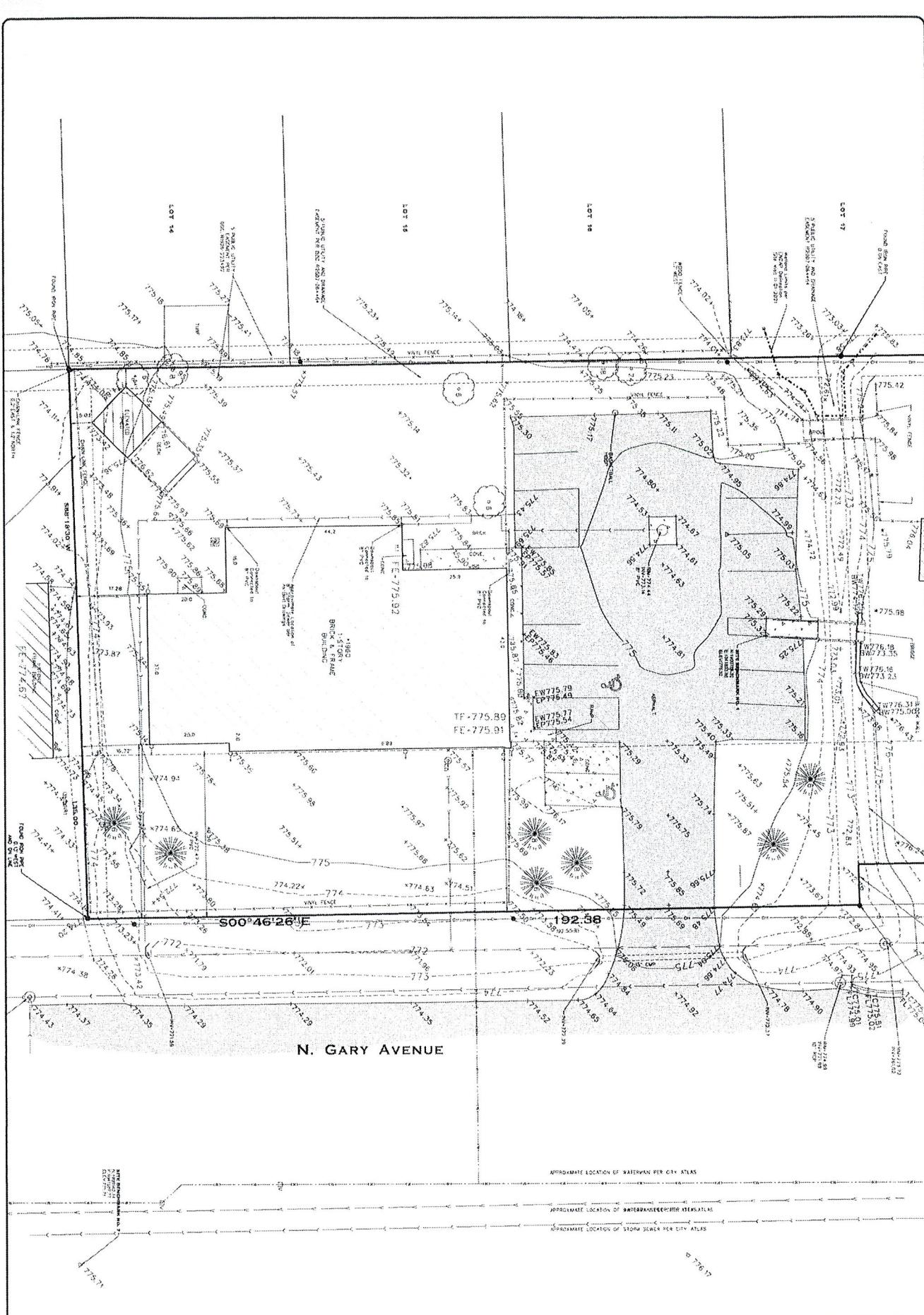
Nays: None

Absent: Councilman Brown

Motion Carried Unanimously

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

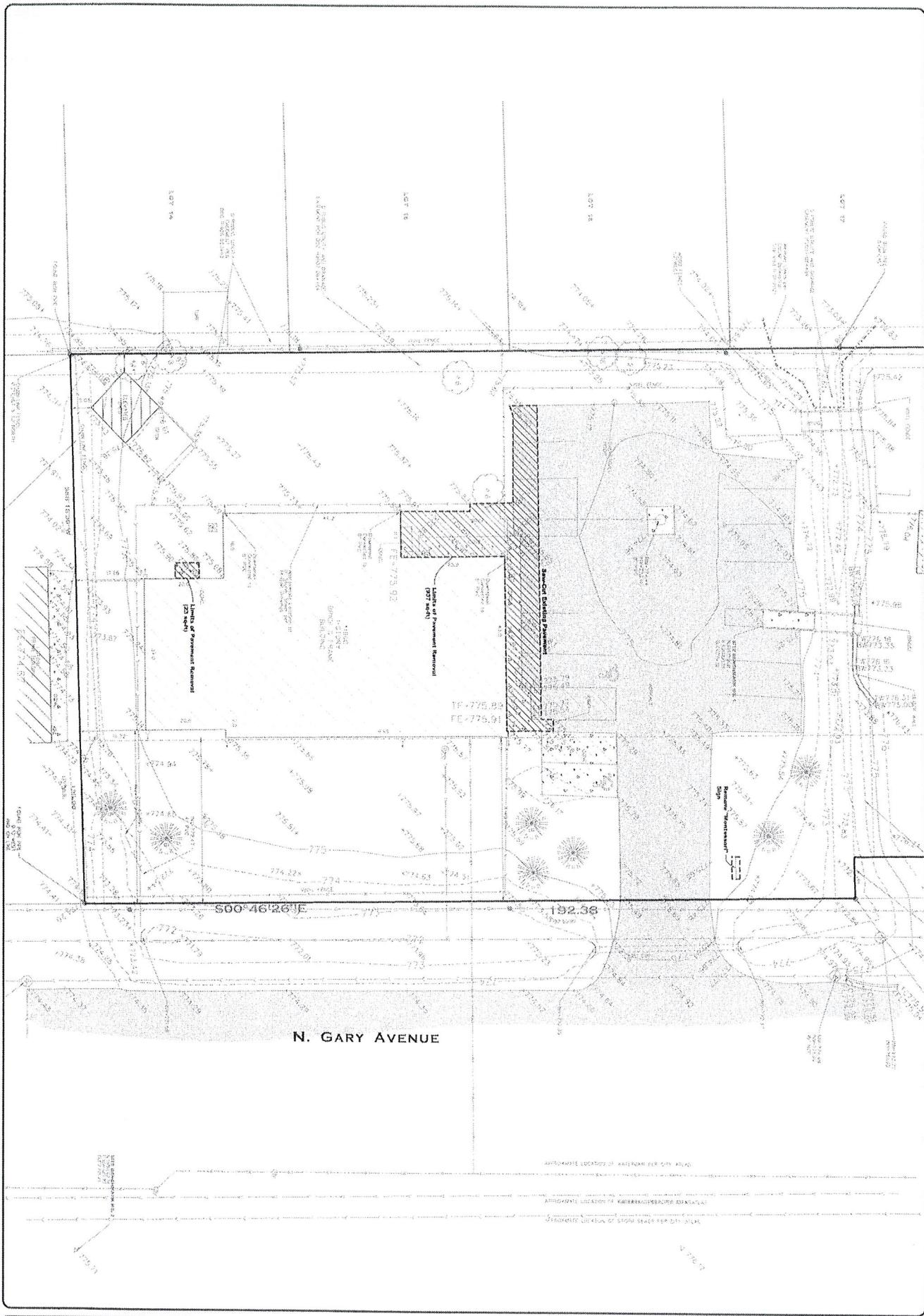




BERGO INC.  
1960 N. GARY AVENUE



**EXISTING  
CONDITIONS**

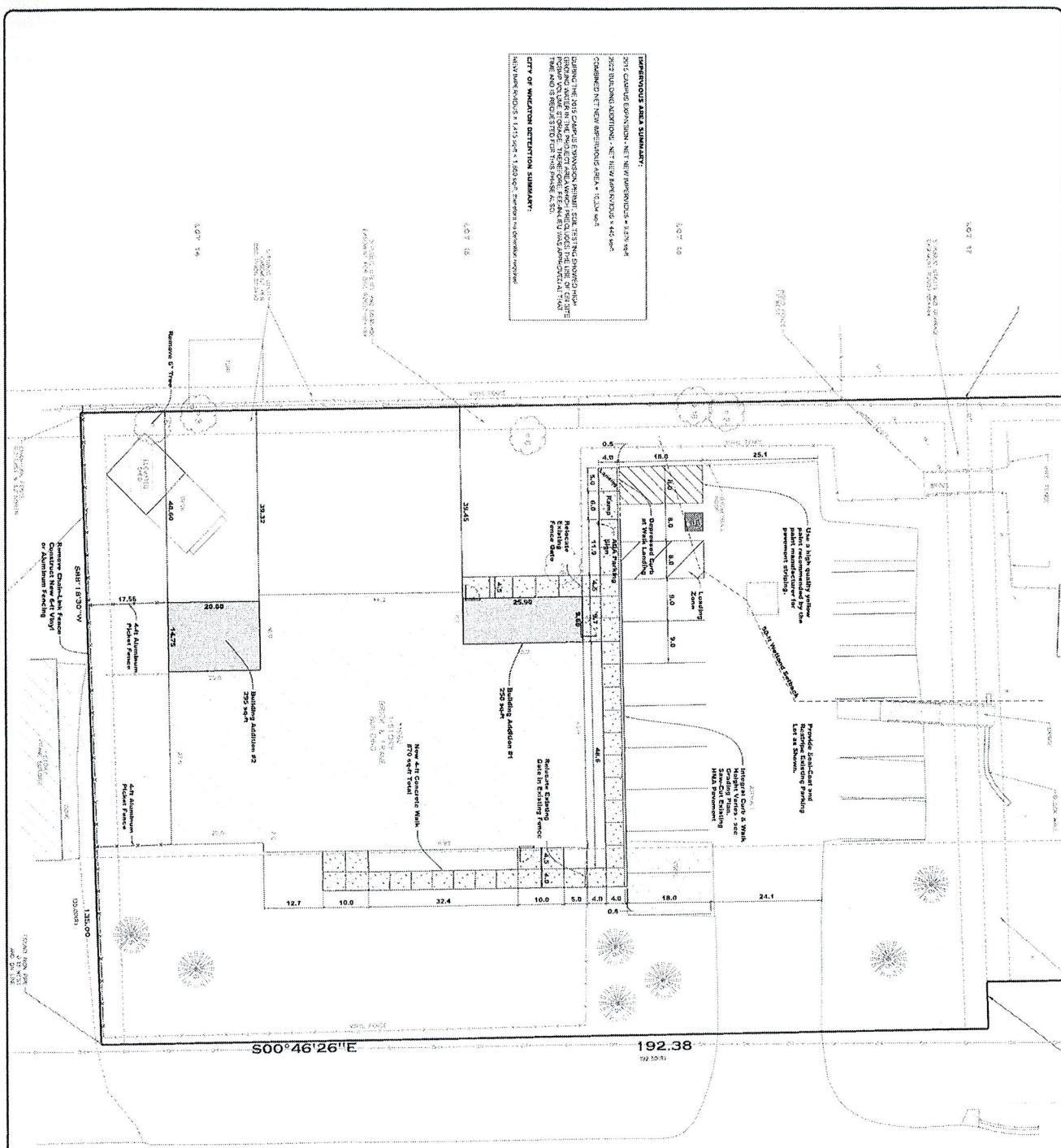


BERGO INC.  
1960 N. GARY AVENUE

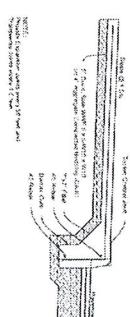
Report of  
BERGD, INC.  
1000 N. Gray Avenue  
Chicago, IL 60612  
(312) 555-5502



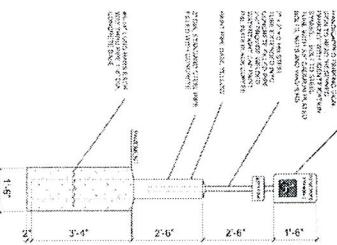
DEMOLITION  
PLAN  
C-1.2



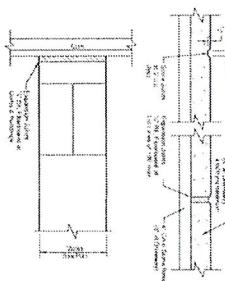
**N. GARY AVENUE**



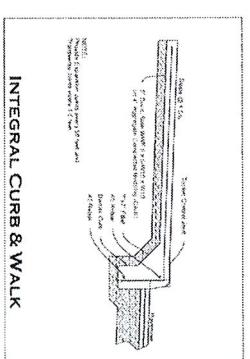
## ADA PARKING SIGN



## CONCRETE SIDEWALK



## INTEGRAL CURB & WALK



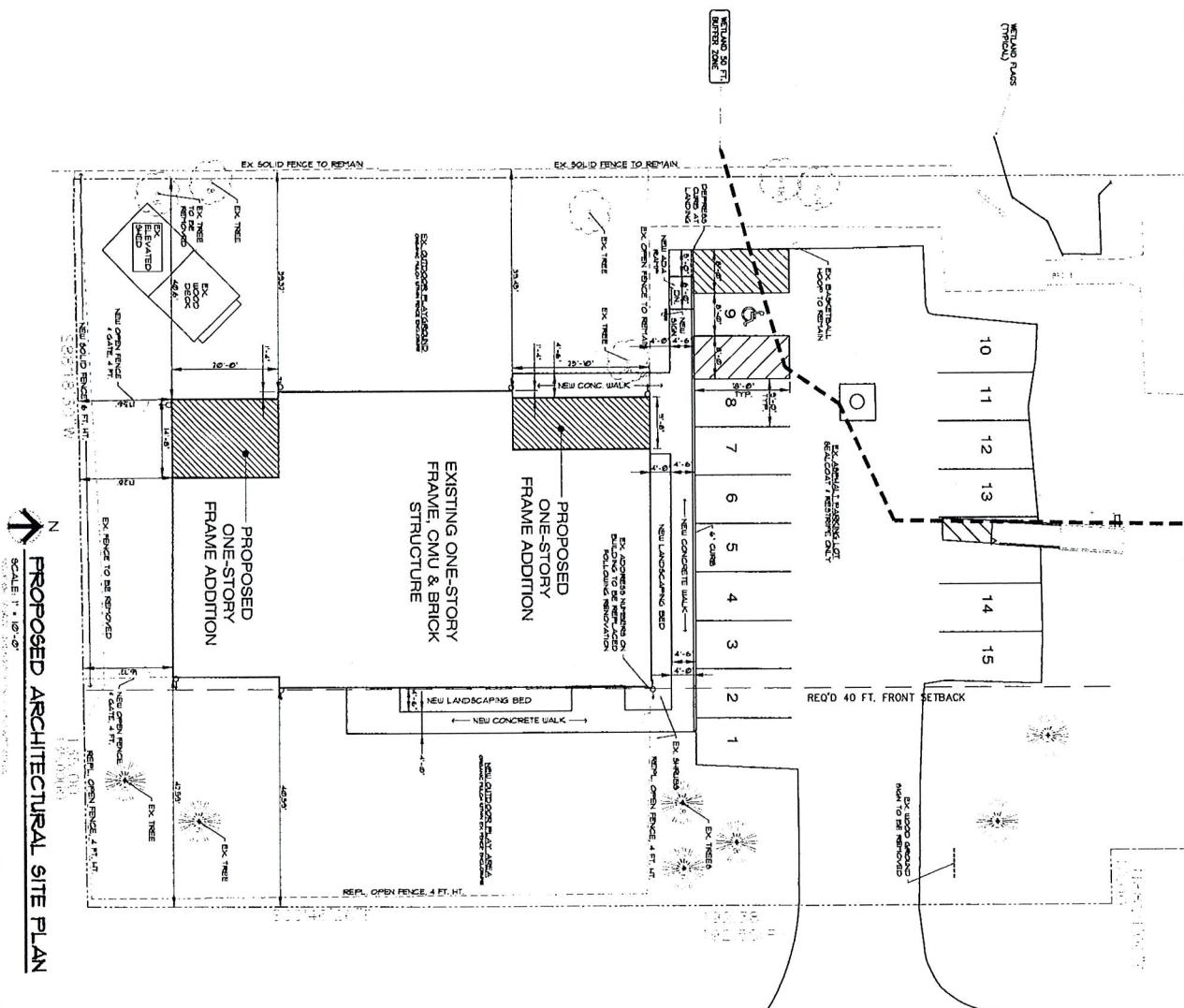
WEBSTER, MCGRATH & AHLBERG, LTD.  
**WMA**  
 ENGINEERING CONTRACTORS  
 CONSTRUCTION  
 General Building Services & Clients  
 200 BOSTON AVENUE, BOSTON, MASSACHUSETTS 02116  
 TELEPHONE 617/527-1000, FAX 617/527-1001  
 SWANSON ENGINEERS INC. 1401 BOSTON 1212

BERGO INC.  
1960 N. GARY AVENUE



PLAN C-2





**PROPOSED ARCHITECTURAL SITE PLAN**

**S1**

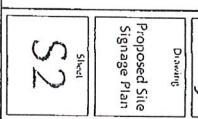
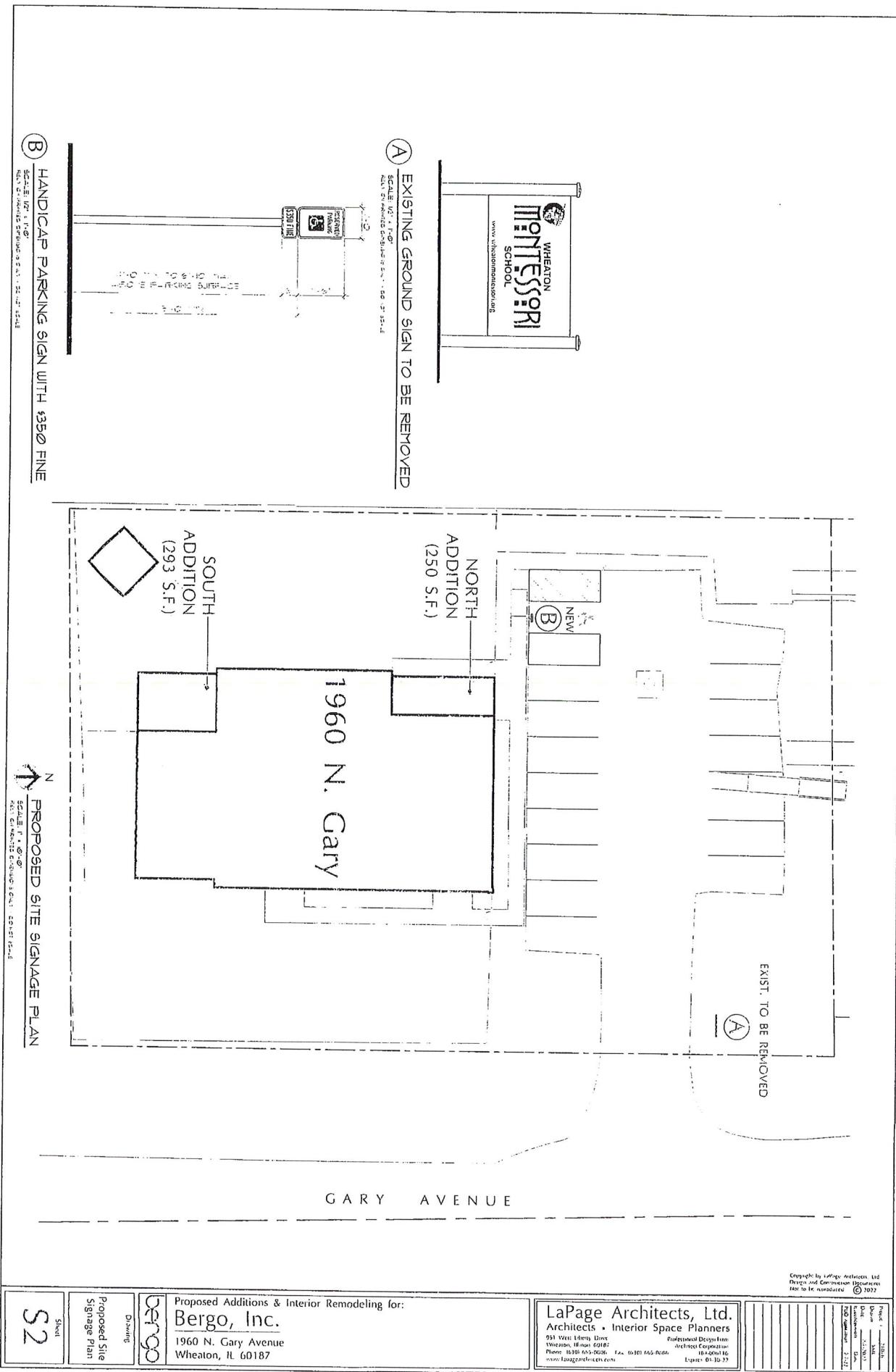
Sheet  
Drawing  
Proposed  
Architectural  
Site Plan

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

**LaPage Architects, Ltd.**  
Architects • Interior Space Planners  
911 West Liberty Drive  
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Phone: (630) 665-0000 Fax: (630) 665-0886  
www.lapagearchitects.com

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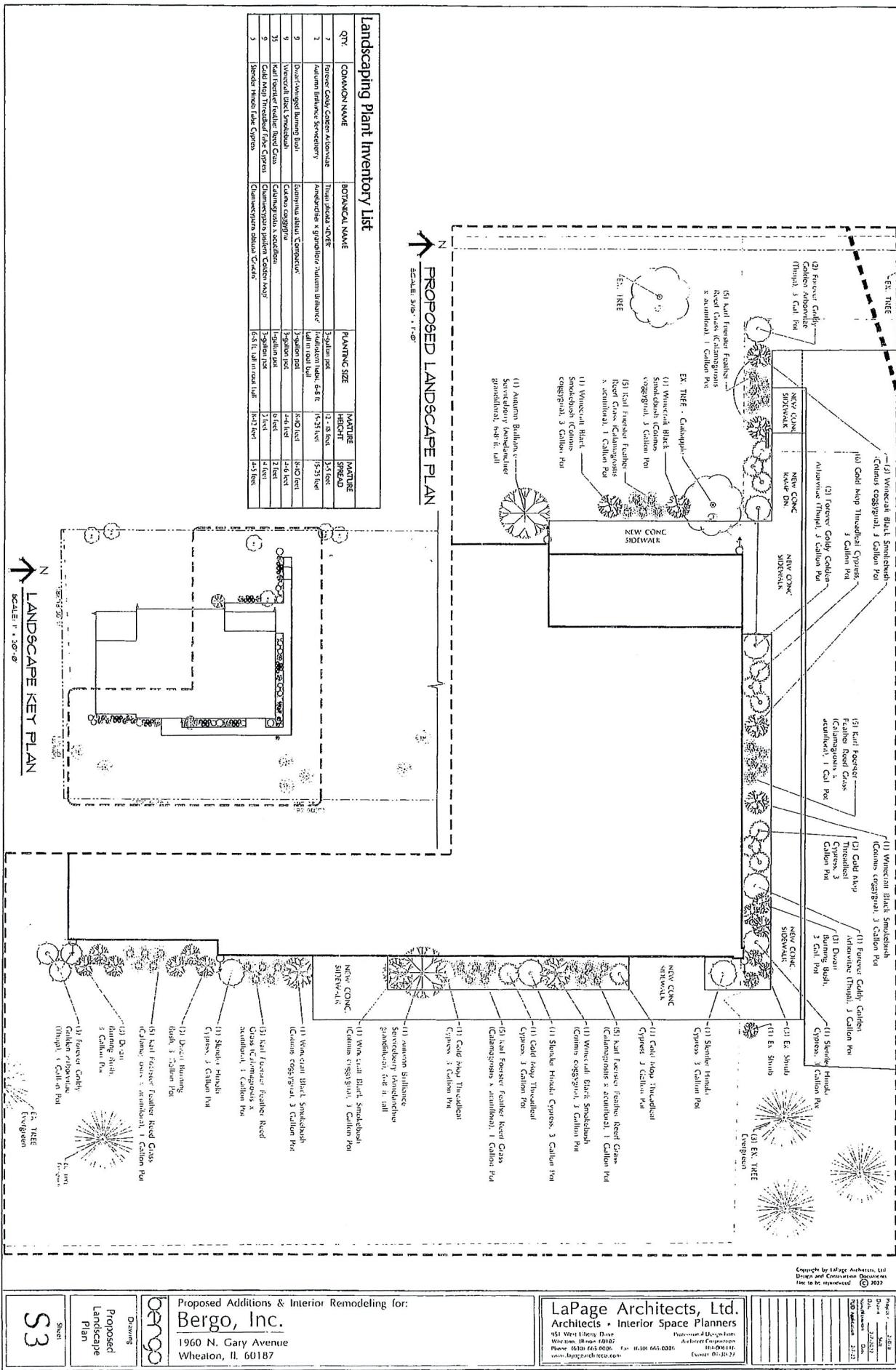
GARY AVENUE

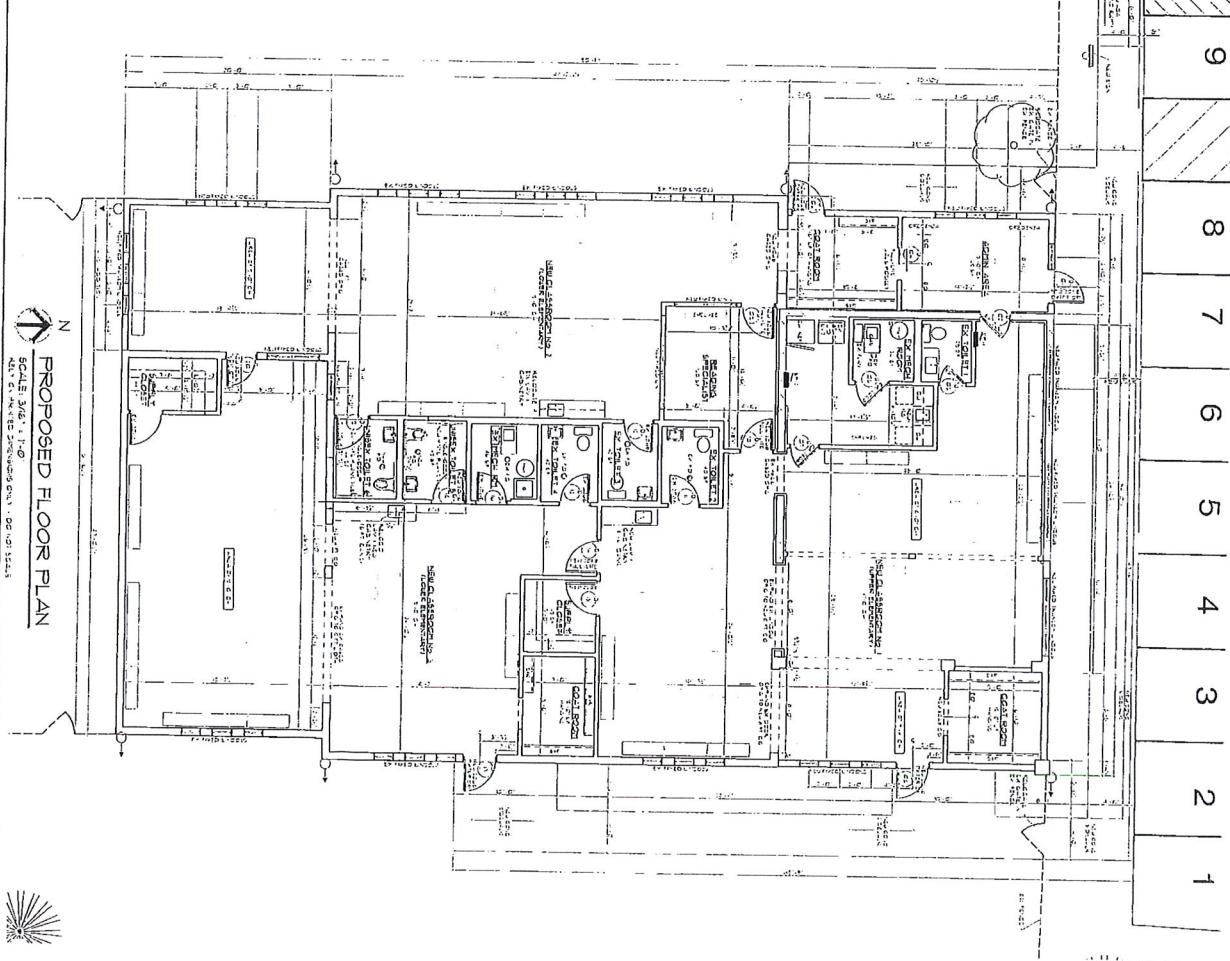
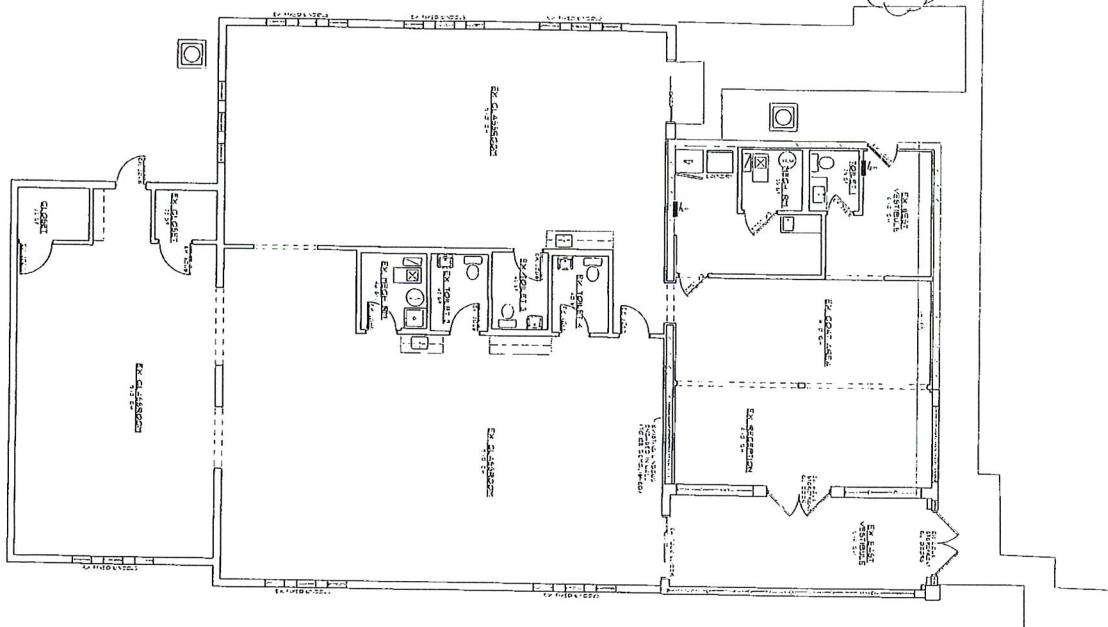


**LaPage Architects, Ltd.**  
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www.lapagearchitects.com  
Professional Designers  
Architect Corporation  
104-460116  
Exhibit 01-30-22

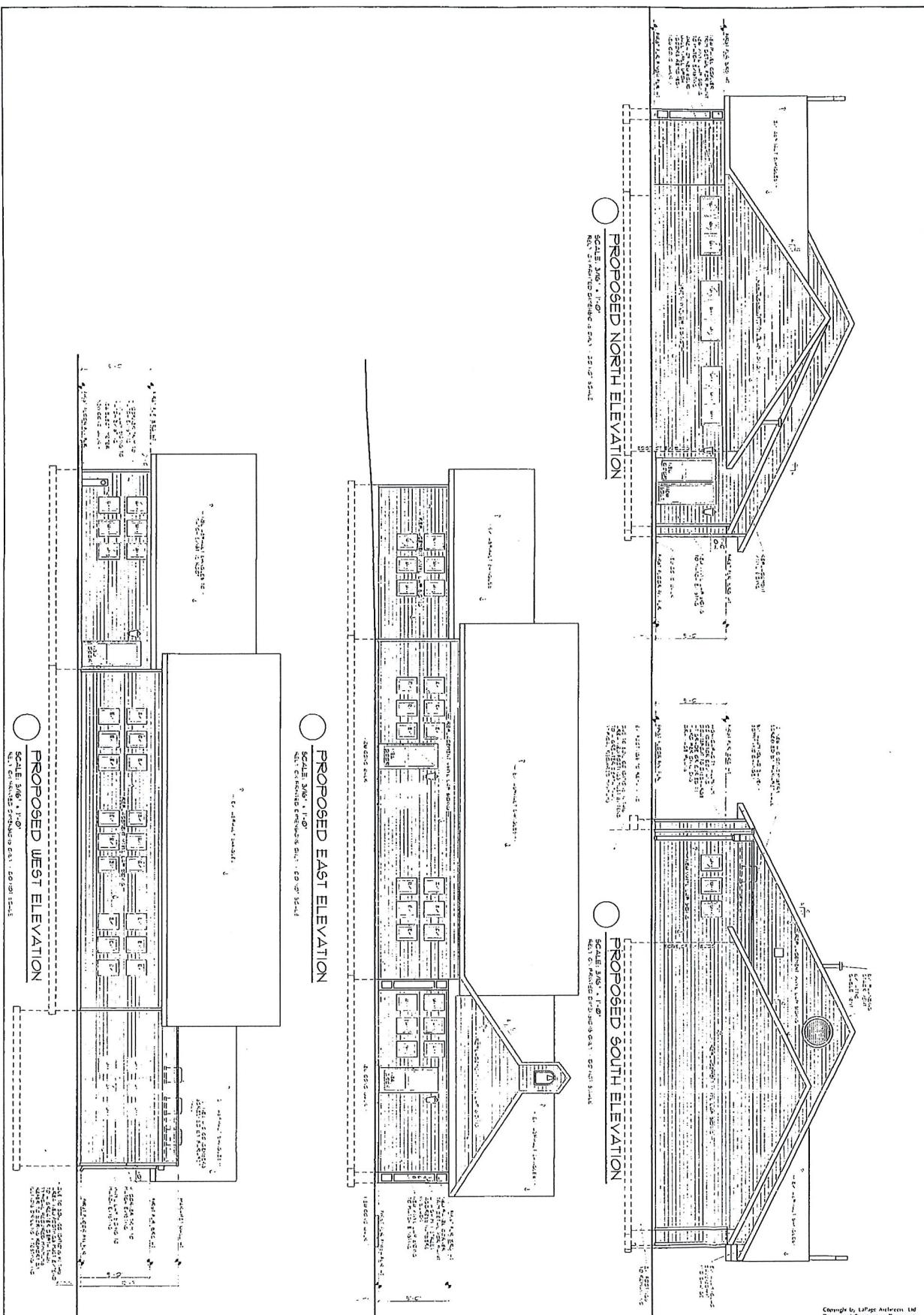
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Project:	104-460116
Design:	Architect
Date:	10/22/12
Architect:	LaPage Architects, Ltd.
Comments:	2/22/13





<p><b>Bergo, Inc.</b> Proposed Additions &amp; Interior Remodeling for: 1960 N. Gary Avenue Wheaton, IL 60187</p>	<p><b>LaPage Architects, Ltd.</b> Architects • Interior Space Planners 931 West Liberty Drive Wheaton, Illinois 60187 Phone (630) 663-0006 Fax (630) 663-0046 www.lapagearchitects.com</p>	<p>Printed: 11/13/2012 Date: 11/13/2012 Architect: LaPage Drawing: 2012 Page: 1 of 1</p>
<p><b>A1</b> Sheet Drawing As-Built &amp; Proposed Floor Plans</p>		



<p><b>A2</b></p> <p>Sheet</p> <p><b>Bergo</b></p> <p>Proposed Additions &amp; Interior Remodeling for: <b>Bergo, Inc.</b> 1960 N. Gary Avenue Wheaton, IL 60187</p> <p>Proposed Exterior Elevations</p>	<p>Proposed Additions &amp; Interior Remodeling for: <b>Bergo, Inc.</b> 1960 N. Gary Avenue Wheaton, IL 60187</p> <p>Proposed Exterior Elevations</p>	<p><b>LaPage Architects, Ltd.</b> Architects • Interior Space Planners 531 Volo Library Drive Wheaton, IL 60187 Phone: (630) 663-0006 Fax: (630) 663-0056 www.bergoinc101.com</p> <p>Proposed Additions &amp; Interior Remodeling for: <b>Bergo, Inc.</b> 1960 N. Gary Avenue Wheaton, IL 60187</p> <p>Proposed Exterior Elevations</p>
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