



# ALTERATION OF EXISTING OFFICE BUILDING INTO K-8th SCHOOL

1920 S. HIGHLAND AVE. LOMBARD, ILLINOIS 60148

**OWNER**

**CARRIERS OF LIGHT SCHOOL**

1920 S. HIGHLAND AVE.  
LOMBARD, IL 60148

**PROJECT DESCRIPTION**

ALTERATION OF EXISTING 3-STORY OFFICE BUILDING INTO K-8th GRADE SCHOOL IN ADDITION TO TWO DAYCARE CLASSROOMS. PROVISION OF RECREATIONAL OUTDOOR SPACE ON SOUTH SIDE OF LOT IN LIEU OF PARKING AREA.

**ARCHITECT**

**FRAGMENT architecture**

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CONTACT: ENIS ALDALLAL

ILLINOIS REGISTRATION NO:  
184.007732-0001 / 001.024019  
LICENSE EXPIRES: 2024.11.30  
ILLINOIS ARCHITECTURAL  
PRACTICE ACT  
PART 1150 REGISTERED UNDER  
DESIGN FIRM NAME OF  
FRAGMENT architecture

**ARCHITECT OF RECORD CERTIFICATION STATEMENT**

I CERTIFY THAT ATTACHED DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION;  
AND TO THE BEST OF PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF  
LOMBARD ZONING ORDINANCE AND BUILDING CODE.

SIGNED:   
ARCHITECT

2024.01.16  
DATE

DRAWING INDEX		
No.	TITLE	
ISSUED FOR PLAN COMMISSION REVIEW 2, 2024.01.16		
ISSUED FOR PLAN COMMISSION REVIEW 3, 2024.01.23		
GENERAL		
G000	TITLE SHEET & CODE MATRIX	X X
ARCHITECTURAL		
A100	SITE PLAN - EXISTING & DEMOLITION	X X
A101	SITE PLAN - PROPOSED	X X
A102	PROPOSED LANDSCAPE PLAN	X X

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ENIS ALDALLAL  
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STATE OF ILLINOIS

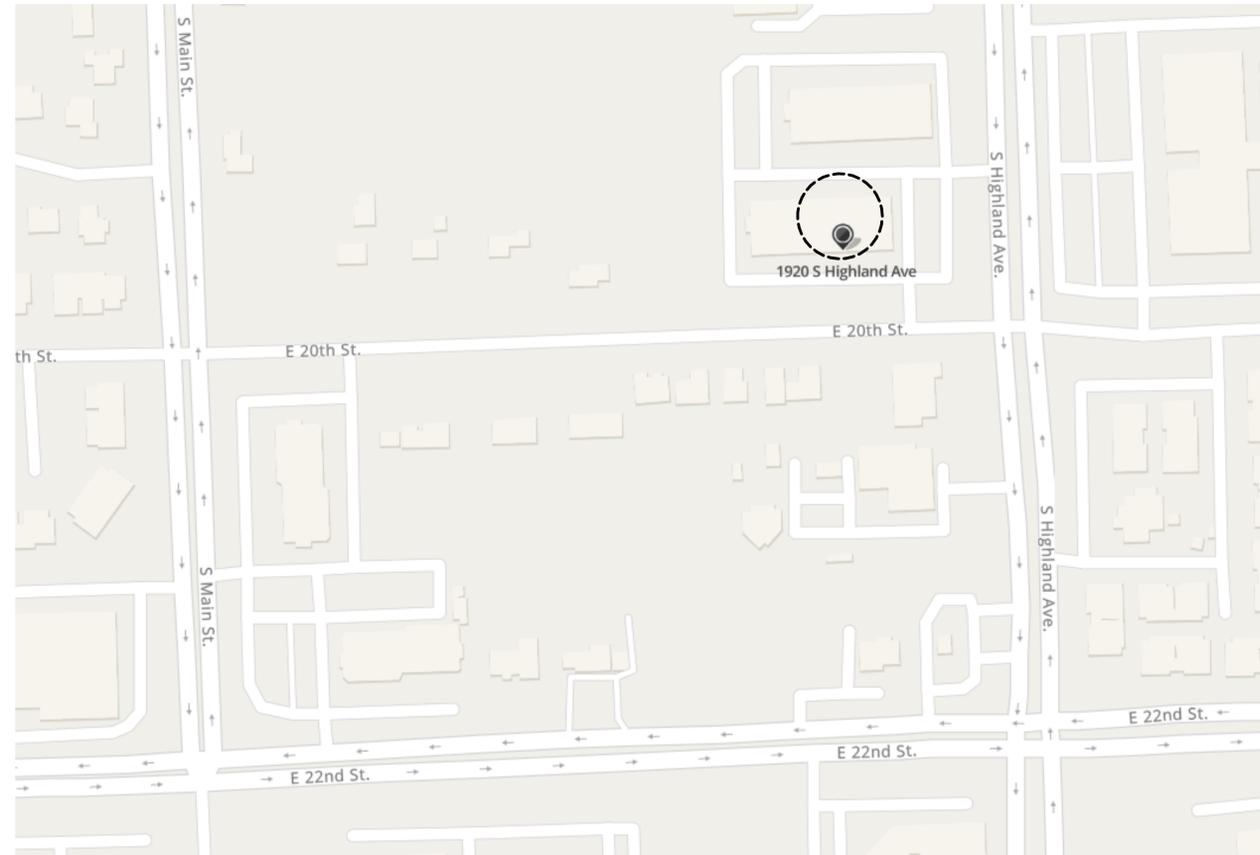
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**VILLAGE OF LOMBARD CODE ANALYSIS**

VILLAGE OF LOMBARD BUILDING & ZONING DEPARTMENT - CODE ANALYSIS					
VILLAGE OF LOMBARD ZONING ORDINANCES (ZO) & 2018 INTERNATIONAL BUILDING CODE (IBC)					
ITEM	CHAPTER/ARTICLE	REQUIREMENT	PROVIDED		REMARKS
<b>PART 1 - ZONING REQUIREMENTS</b>					
ZONING DISTRICT	-	O	O		OFFICE DISTRICT
LOT AREA	-	97,138.8 SF	97,138.8 SF		LOT 1 ON PROVIDED ALTA SURVEY
BUILDING AREA	-	53,665 SF	53,665 SF		
F.A.R	-	0.35	EXISTING		NO ADDITIONAL AREA PROVIDED
OPEN SPACE	-	35% - 33,999 SF	30.4% - 29,527 SF		GRASS PLAYFIELD + RUBBER GROUNDS + LANDSC. BEDS + PRMBL PAVERS
PARKING STALLS / SPACES	-	52 PK	100 PK (96 STD + 4 ACCBL)		40 EMPLOYEES (48 PK) + 2,000 DAYCARE (4 PK)
REAR SETBACK	-	EXISTING	EXISTING		
SIDE SETBACK	-	EXISTING	EXISTING		
LANDSCAPE SCREENING	-	4'-HIGH	4'-HIGH SHRUBS		SHRUBS OR EARTH BERM ON MAIN STREETS
LANDSCAPING BUFFER	-	5'-0" WIDE	6' - 0" WIDE		PROVISION AT SOUTH SIDE / 16' - 1" WIDE EXIST. ON EAST SIDE
<b>PART 2 - BUILDING REQUIREMENTS</b>					

**OPEN SPACE NOTE:** CALCULATIONS OF OPEN SPACE ABOVE INCLUDES SITE COMPONENTS UNDER REMARK COLUMN; CONCRETE PAVERS & ASPHALT PAVING NOT INCLUDED



LOCATION MAP - SOURCE: MAP QUEST

Key Plan

3	PLAN COMMISSION REV3	2024.01.23
2	PLAN COMMISSION REV2	2024.01.16

No.	ISSUED FOR	DATE
	ISSUANCE	

**CARRIERS of LIGHT SCHOOL  
SITE STUDY**

1920 S.HIGHLAND AVE.  
LOMBARD, ILLINOIS 60148

SHEET NAME  
**TITLE SHEET & CODE MATRIX**

Project No: 2212 Drawn by: EA Checked by: EA

SHEET NO  
**G000**

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LOT 2

446.27'

THREE-STORY BRICK-VENEER BUILDING

LOT 1

446.14'

20th STREET

HIGHLAND AVE.

216.00'

216.00'

DUMPSTER

8 SPACES

9 SPACES

12 SPACES

12 SPACES

GRASS / GREENERY

GRASS / GREENERY

3'-HIGH FACE BRICK WALL TO REMAIN

FIRE DPT. CONNECTION TO REMAIN

TRANS.

15 SPACES

15 SPACES

19 SPACES

GRASS / GREENERY

EXISTING PARKWAY

GRASS / GREENERY

GRASS / GREENERY

12 SPACES

11 SPACES

18 SPACES

13 SPACES

GRASS / GREENERY

CONC. SIDEWALK

EXISTING PARKWAY

EXISTING PARKWAY

EXISTING TO BE DEMOLISHED

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Key Plan

3	PLAN COMMISSION REV3	2024.01.23
2	PLAN COMMISSION REV2	2024.01.16
1	PLAN COMMISSION REV1	2023.11.15

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CARRIERS of LIGHT SCHOOL SITE STUDY

1920 S.HIGHLAND AVE. LOMBARD, ILLINOIS 60148

SHEET NAME  
SITE PLAN - EXISTING & DEMOLITION

Project No: 2212 Drawn by: EA Checked by: EA

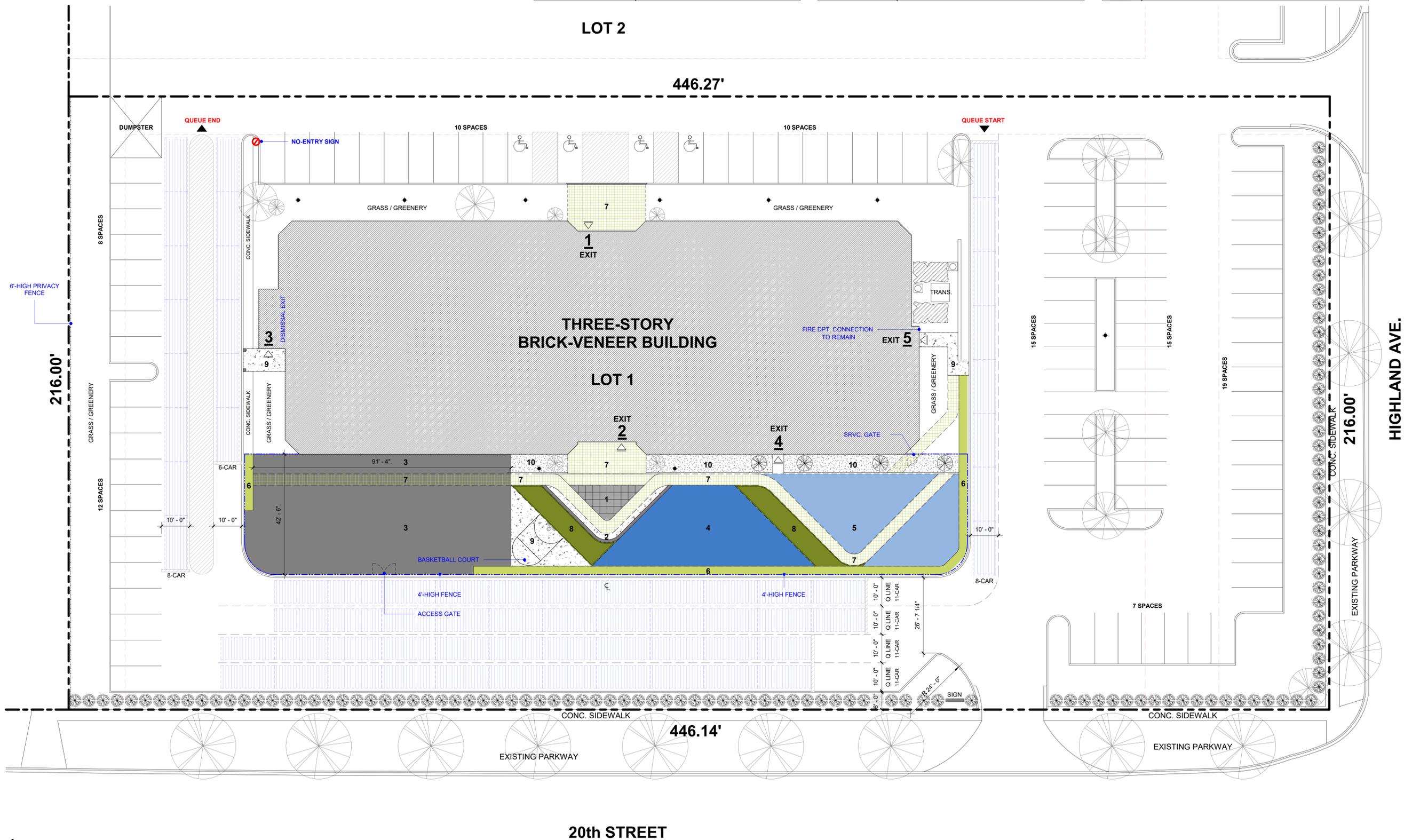
SHEET NO  
**A100**

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OPEN SPACE DATA:	
ITEM	AREA AND DESCRIPTION
LOT	97,138.8 SF
BUILDING FOOTPRINT	18,346 SF
ASPHALT PAVING	47,915 SF PROPOSED / 53,196 SF EXIST.
CONCRETE PAVING	1,350 SF
PRMBL. STONE PAVER	2,165 SF
RUBBER PLAYCOURTS	2,900 SF
NATURAL GRASS PLAYFIELD	3,509 SF PROPOSED
TOTAL NATURAL LNDSKP.	24,462 SF PROPOSED / 23,134 SF EXIST.

SITE PLAN DATA:	
PARKINGS # / REQD.	52 PK - DAYCARE 2,000 SF (2PK) / K-8th 40 EMPLOYEE - TBL 6.3
PARKINGS # / EXIST.	151 PK
PARKINGS # / PROPSD.	100 PK (96 STRD + 4 ACCBL) / 2018 IAC: 76-100 CARS
EXIT 1	MAIN ENTRANCE / STAFF, STUDENTS, VISITORS
EXIT 2	SECONDARY ENTRANCE / STAFF, STUDENTS
EXIT 3	DISMISSAL EXIT AT GROUND LEVEL
EXIT 4	EXIT AT GROUND LEVEL
EXIT 5	EXIT / STAIR TOWER EAST

SITE PLAN LEGEND:	
SYMBOL	DESCRIPTION
1	OUTDOOR SEATING / FLOOR 30PPL / RUBBER GRND
2	OUTDOOR SEATING / RAISED 30PPL / CONCRETE
3	GRASS PLAYFIELD 3,509 SF / FENCED
4	PLAYGROUND 6-12 YEARS 1,440 SF / FENCED // RUBBER GRND
5	PLAYGROUND 2-5 YEARS 1,460 SF / FENCED / RUBBER GRND
6	3' PALTING STRIP / PRAIRIE DECORATIVE GRASS (3.5'-HIGH)
7	STUDENT PICKUP SPOT 66 COUNT
8	OPEN-JOINT PERMEABLE PAVER
9	2' - 4' HIGH GRASS-COVERED BERM
10	CONC. PAVING
10	SEASONAL GARDEN



LOT 2

446.27'

THREE-STORY BRICK-VENEER BUILDING

LOT 1

20th STREET

HIGHLAND AVE.

1 PROPOSED SITE PLAN  
1/16" = 1'-0"

QUEUE LINE SIDENOTE: TOTAL CAPACITY OF QUEUE LANES 66-CARS

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1	PLAN COMMISSION REV1	2023.11.15

Key Plan

ISSUANCE

**CARRIERS of LIGHT SCHOOL SITE STUDY**

1920 S.HIGHLAND AVE.  
LOMBARD, ILLINOIS 60148

SHEET NAME  
SITE PLAN - PROPOSED

Project No: 2212 Drawn by: EA Checked by: EA

SHEET NO  
**A101**

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**LANDSCAPING DATA:**

EXISTING LANDSCAPE sf	23,134 SF NATURAL LANDSC. BEDS / LOT AREA 97,138 SF
PROPSD. LANDSCAPE sf	24,462 SF NATURAL LANDSC. BEDS / LOT AREA 97,138 SF
PERIMETER LANDSCAPE	SOUTH / 6'-0" WIDE W/ 4'-0" HIGH SHRUBS
PERIMETER LANDSCAPE	EAST / 14'-7" WIDE EXISTING W/ 4'-0" HIGH SHRUBS
<b>LANDSCAPING LEGEND</b>	
SYMBOL	COMMON / BOTANICAL NAME
	AMUR MAPLE / ACER TATARICUM
	WESTERN CEDAR HEDGE / THUJA PLICATA or EQUAL
	FEATHER REED GRASS / KARL FOERSTER
	KENTUCKY BLUEGRASS / POA PRATENSIS

**SITE PLAN LEGEND:**

SYMBOL	DESCRIPTION
	1 OUTDOOR SEATING / FLOOR 30PPL / RUBBER GRND
	2 OUTDOOR SEATING / RAISED 30PPL / CONCRETE
	3 GRASS PLAYFIELD 3,509 SF / FENCED
	4 PLAYGROUND 6-12 YEARS 1,440 SF / FENCED // RUBBER GRND
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	10 SEASONAL GARDEN

LOT 2

446.27'

THREE-STORY BRICK-VENEER BUILDING

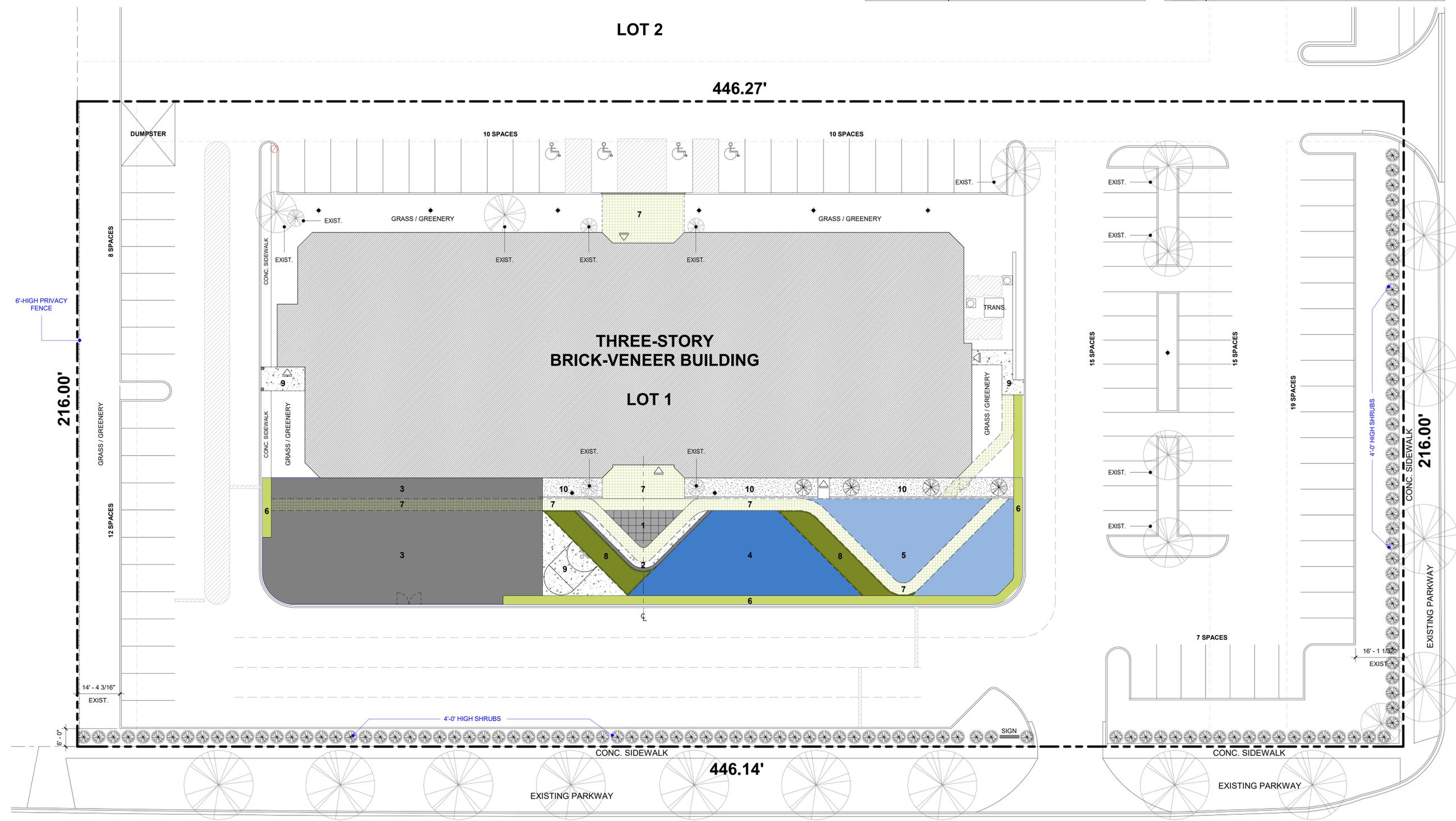
LOT 1

446.14'

20th STREET

HIGHLAND AVE.

216.00'



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**CARRIERS of LIGHT SCHOOL SITE STUDY**

1920 S.HIGHLAND AVE.  
LOMBARD, ILLINOIS 60148

SHEET NAME  
**PROPOSED LANDSCAPE PLAN**

Project No: 2212 Drawn by: EA Checked by: EA

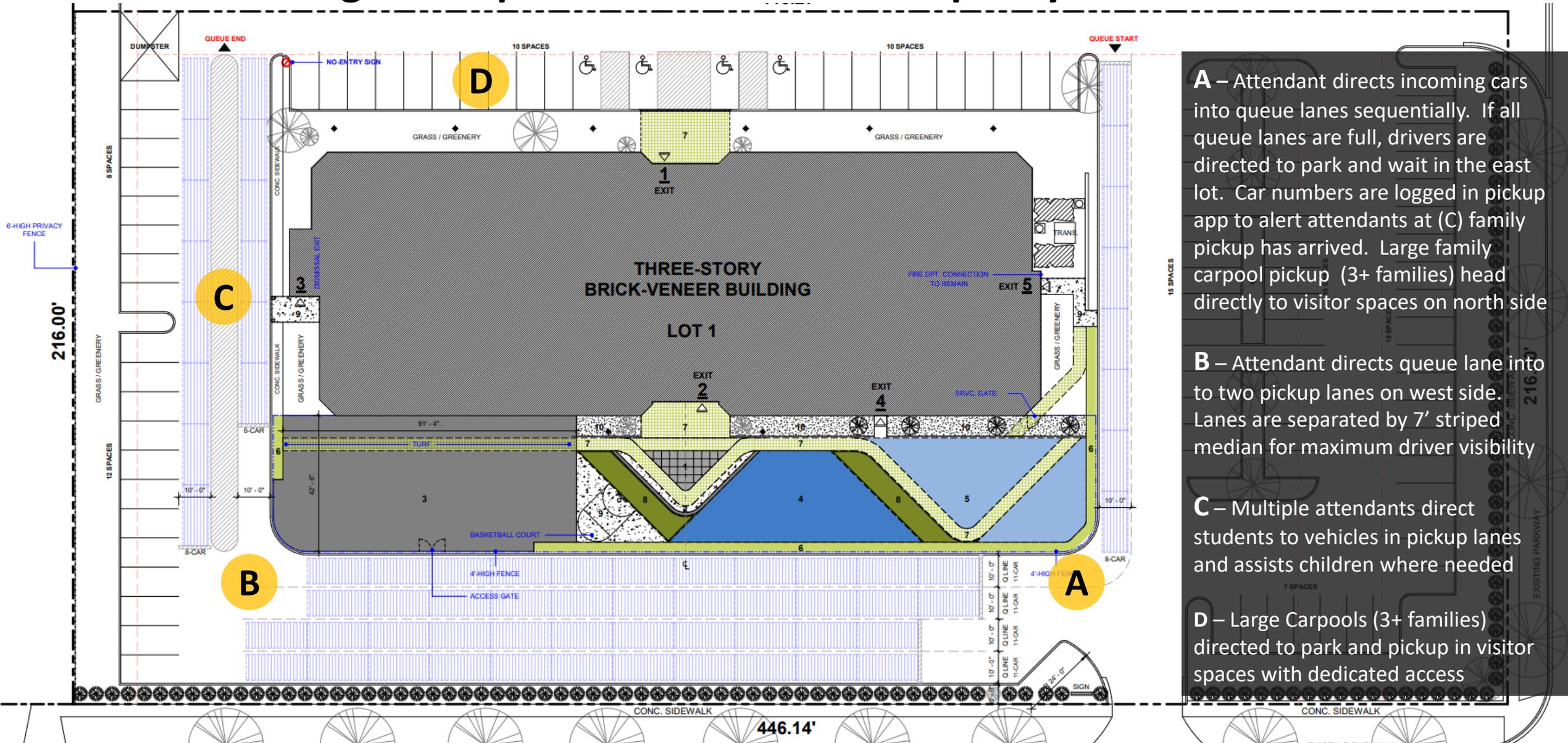
SHEET NO  
**A102**

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# Carriers of Light

Proposed Queue Management Plan and Demand Model

# Queue management plan - On-Site Queue Capacity – 66 cars



**A** – Attendant directs incoming cars into queue lanes sequentially. If all queue lanes are full, drivers are directed to park and wait in the east lot. Car numbers are logged in pickup app to alert attendants at (C) family pickup has arrived. Large family carpool pickup (3+ families) head directly to visitor spaces on north side

**B** – Attendant directs queue lane into two pickup lanes on west side. Lanes are separated by 7' striped median for maximum driver visibility

**C** – Multiple attendants direct students to vehicles in pickup lanes and assists children where needed

**D** – Large Carpools (3+ families) directed to park and pickup in visitor spaces with dedicated access

# Queue Observations

# Current Situation

- With the exception of Pre-K with 6 students and 4 students in PT programs, All grades dismiss at 3:30pm
- There are no after school extra curricular activities in place currently.
- 20 families carpool into 8 vehicles

# Queue Observations

- Contracted Arugs Drone Services to record pickup queues on 1/10 and 1/29 at current school facility (1607 Taft Ave. Wheaton)
  - No after school activities either day
  - No unusual absence patterns
  - Weather was poor days prior to 1/10 pickup leading to slower pickup throughput and earlier stacking
  - Maximum observed queue size:
    - 24 vehicles 1/10
    - 22 vehicles 1/29

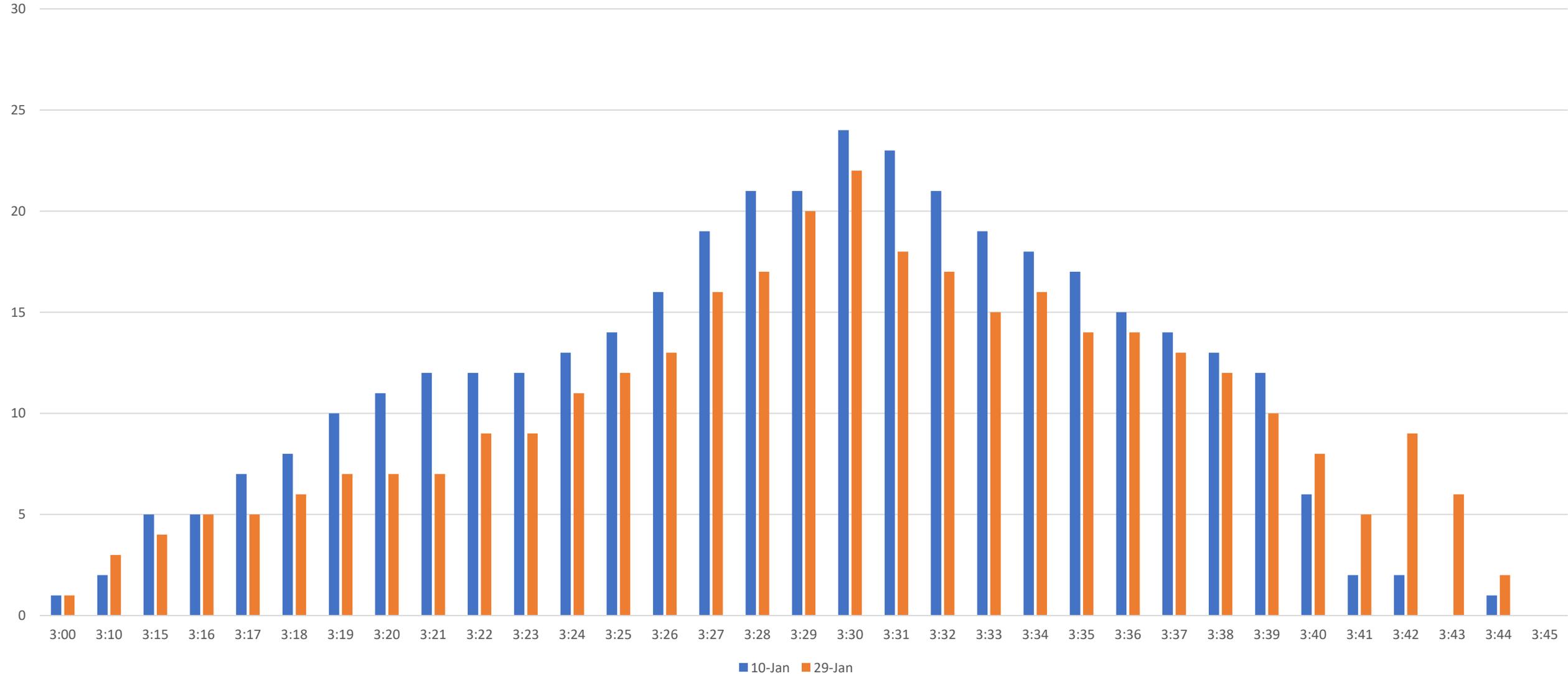
# Pickup Queue Size by Time

## Supporting Files

Vehicle Counts: [queue sizing.xlsx](#)

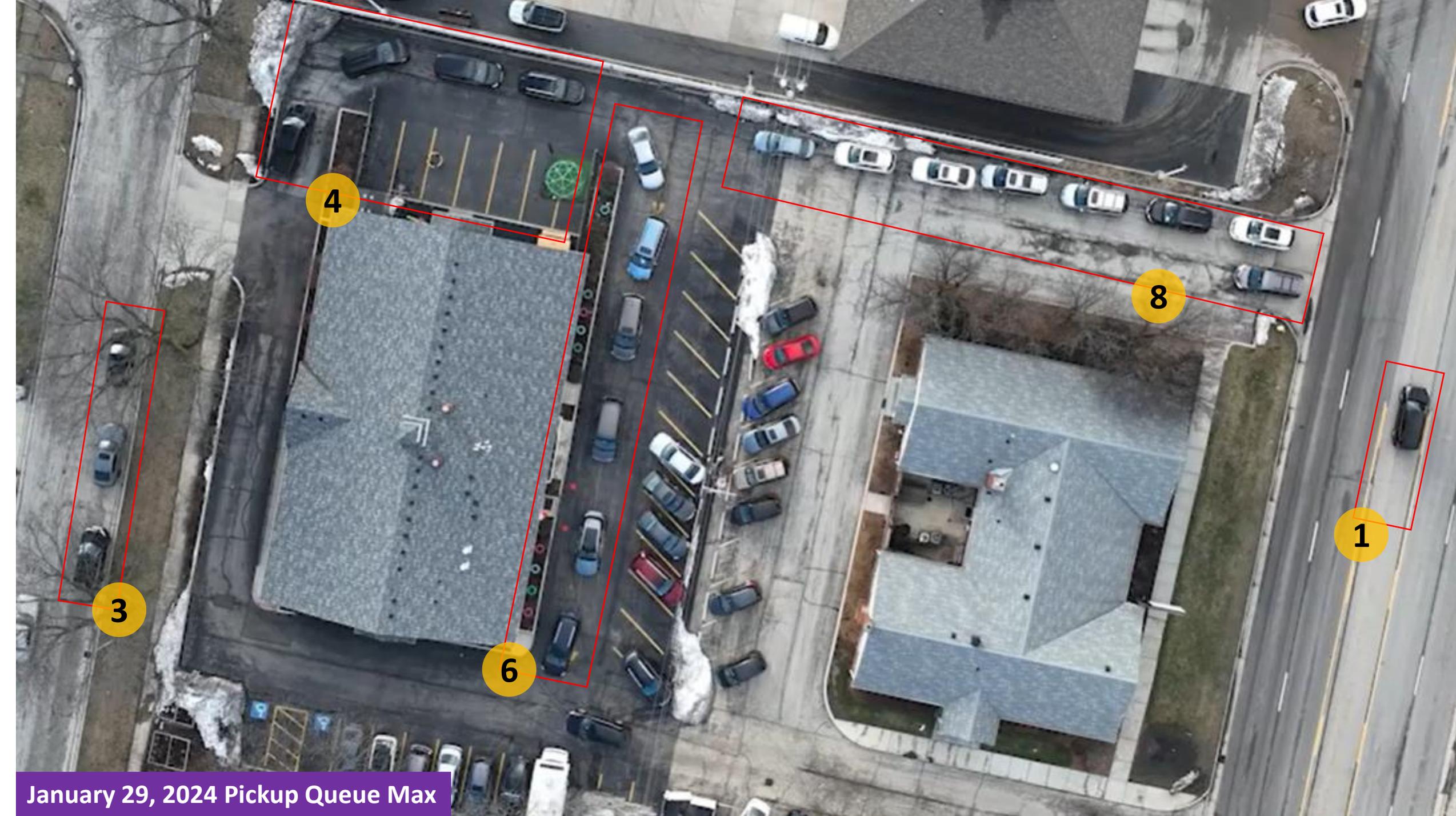
Raw Video – 1/10: [24-01-10 Pickup Video.mp4](#)

Raw Video – 1/29: [24-01-29 Pickup Video.mp4](#)





January 10, 2024 Pickup Queue Max



January 29, 2024 Pickup Queue Max

# Pickup Demand Forecast

	Current				2x Current Enrollment				Max Design Capacity <sup>4</sup>			
Total Enrollment (students)	130				260				414			
Enrolled Families	82 (1.6 students/family)				164 (1.6 students/family)				259 (1.6 students/family)			
<b>Vehicles by Dismissal<sup>5</sup></b> Non 3:30: PK Only, QT part-time, Instructor families 3:30 Pickup - KG-6	6	4	5	<b>57</b>	12	8	10	<b>114</b>	19	13	16	<b>182</b>
Peak Pick-Up Queue Size (Observed)	24 / 22 (observed 1/10 and 1/29)				<b>48 (estimated)</b>				<b>77 (single dismissal) / 46 (dual dismissal) (estimated)<sup>2, 3</sup></b>			
Percentage of 3:30 vehicles at peak pick-up <sup>1</sup>	42%											
Peak pickup duration	6 minutes											

1 – (Peak pickup)/(3:30 dismissal group size)

2 – (Extrapolated 3:30 Pickup group size) x (42% in peak pickup group)

3 – Breaking KG-6 pickup into KG-3 and 4-6 will reduce Peak Pick-Up Waiting by 40% to 46

4 – Max design capacity based on 21 classrooms x 18 students maximum each

5 – ‘Vehicles’ unit accounts for families that carpool together