

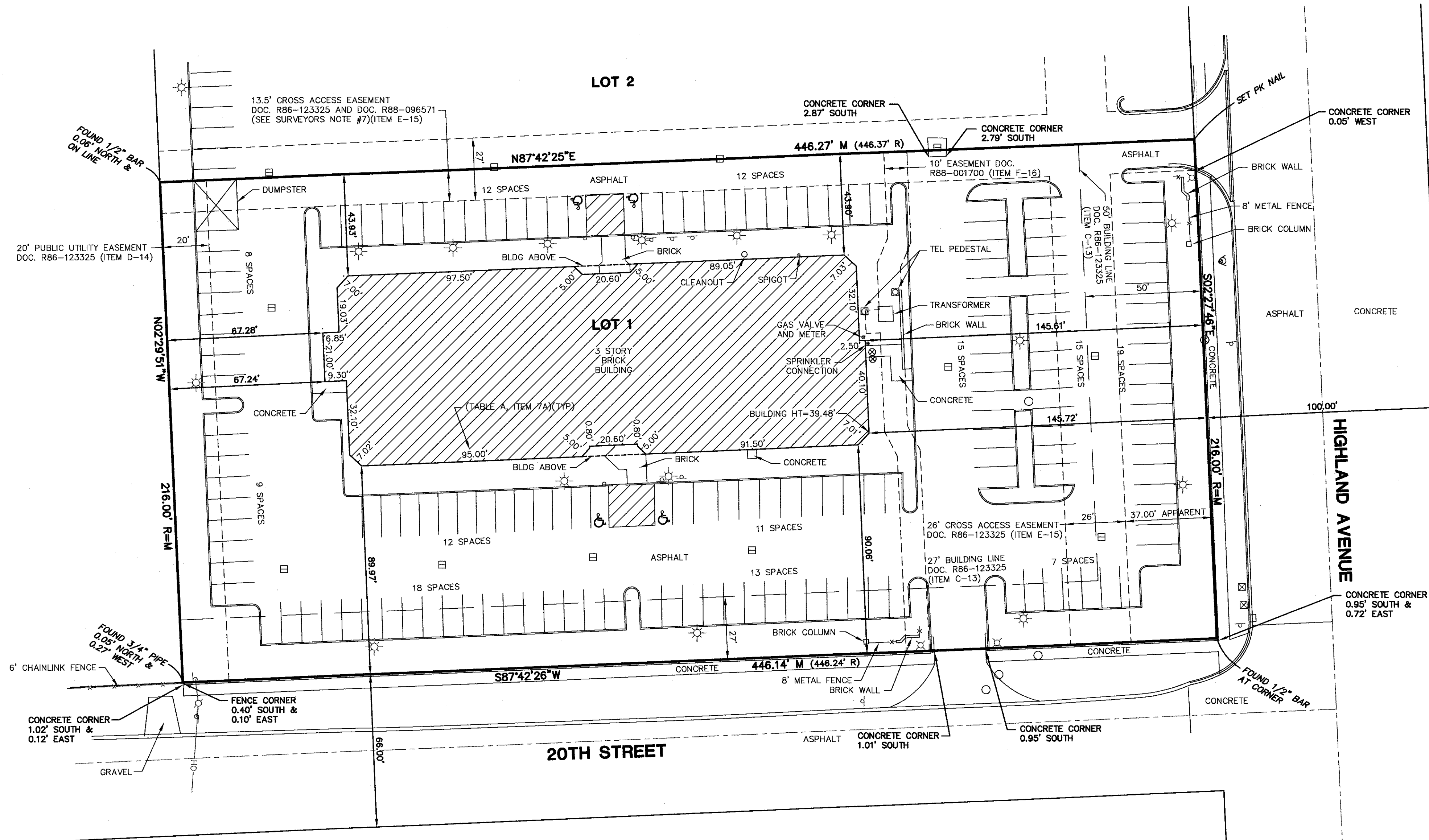
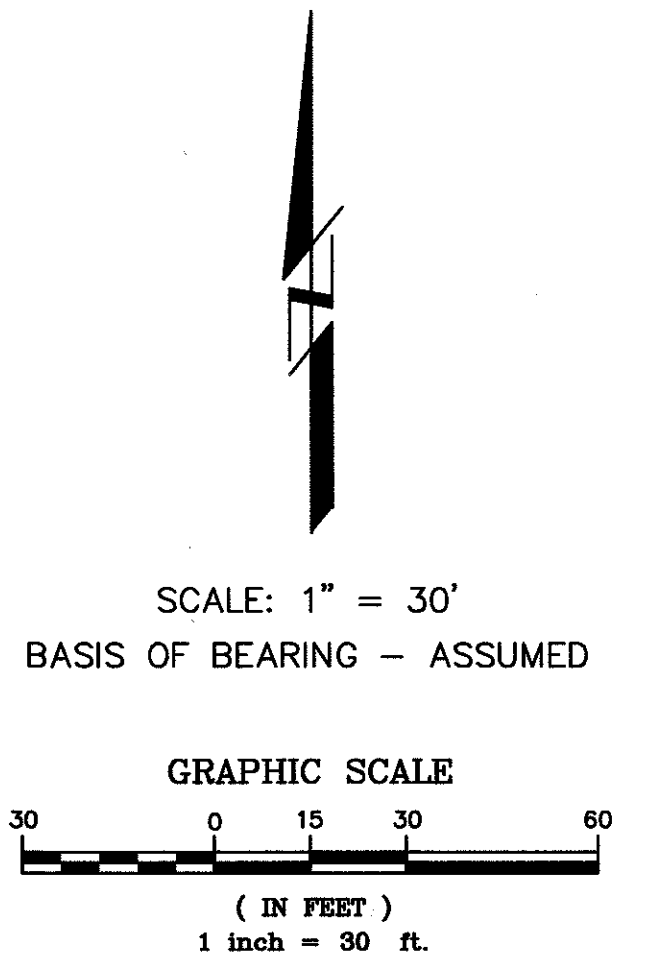
LOCATION MAP  
NOT TO SCALE

# ALTA/NSPS LAND TITLE SURVEY OF

PARCEL 1:

LOT 1 IN ANVIL RESUBDIVISION OF LOTS 9, 10, 11 AND 12 IN FREDERICK H. BARTLETT'S HILLSDALE FARMS, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, AND THE EAST 50.00 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ANVIL RESUBDIVISION RECORDED OCTOBER 7, 1986 AS DOCUMENT R86-123325 IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1920 S. HIGHLAND AVENUE, LOMBARD, ILLINOIS  
(TABLE A, ITEM 2)



LEGEND	
EXISTING	
— OH —	OVERHEAD WIRES
— X —	FENCE
⊙	FIRE HYDRANT
⊗	VALVE IN VAULT
⊞	INLET
⊕	MANHOLE WITH CLOSED LID
⊙	LIGHT POLE
⊗	YARD LIGHT
⊞	POWER POLE
⊕	GUY WIRE
⊙	PEDESTAL
⊗	SIGN
⊞	CURB & GUTTER

SITE AREA: 96,381 S.F. = 2.2126 ACRES  
(TABLE A, ITEM 4)

## MARKED PARKING SPACES:

151 REGULAR STRIPED SPACES  
4 HANDICAP STRIPED SPACES  
155 TOTAL STRIPED PARKING SPACES  
(TABLE A, ITEM 9)

## SURVEYOR NOTES:

- THIS SURVEY IS BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 18000315NC, EFFECTIVE DATE APRIL 27, 2018. ANY EASEMENT OR ENCUMBRANCES ON THE PROPERTY SHOWN ARE LIMITED TO THOSE NAMED IN THE COMMITMENT.
- UPON INVESTIGATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 17043C0604H, EFFECTIVE DATE DECEMBER 16, 2004, THIS PROPERTY FALLS IN FLOOD ZONE X UNSHADED, BEING DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." (TABLE A, ITEM 3)
- UTILITIES SHOWN ARE BASED ON VISUAL INSPECTION ONLY. ALL BURIED UTILITY LINES ARE CONSIDERED APPROXIMATE IN LOCATION. FOR EXACT LOCATION CONTACT J.U.L.I.E. AT 1-800-892-0123, PRIOR TO ANY DESIGN OR CONSTRUCTION.
- THERE IS NO EVIDENCE OF RECENT EARTHMOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. (TABLE A, ITEM 16)
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, THERE IS EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. (TABLE A, ITEM 17)
- THERE WAS NO EVIDENCE OF WETLAND DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. (TABLE A, ITEM 18)
- DOCUMENT R88-096571 IS NOT NAMED IN THE COMMITMENT. IT IS SHOWN ON THIS SURVEY FOR INFORMATION. (SCH. B, PART II, ITEM E-15)

## NOTES FROM SCHEDULE B, PART II OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 18000315NC, DATED APRIL 27, 2018

- C 13. REFERENCE IS MADE TO A BUILDING LINE AS SHOWN ON PLAT OF ANVIL RESUBDIVISION RECORDED AS DOCUMENT NUMBER R86-123325, AS FOLLOWS: 50 FEET ALONG THE EAST LINE OF LOT 1 AND 2 AND 27 FEET ALONG THE SOUTH LINE OF LOT 1. (PLOTTED)
- D 14. REFERENCE IS MADE TO A PUBLIC UTILITIES EASEMENT AS SHOWN ON PLAT OF AND AS CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF ANVIL RESUBDIVISION, AFORESAID, AS FOLLOWS: 20 FEET ALONG THE WEST LINE OF LOT 1 AND 2. (PLOTTED)
- E 15. REFERENCE IS MADE TO A CROSS ACCESS EASEMENT AS SHOWN ON PLAT OF ANVIL RESUBDIVISION, AFORESAID. REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION. (PLOTTED)
- F 16. REFERENCE IS MADE TO A 10 FOOT EASEMENT IN, UPON, UNDER, OVER ALONG PART OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, RECORDED JANUARY 5, 1988 AS DOCUMENT R88-001700, AND THE PROVISIONS RELATING THERETO. (PLOTTED)

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE)

TO: IHP-HIGHLAND LLC, AN ILLINOIS LIMITED LIABILITY COMPANY  
FIFTH THIRD BANK, ITS SUCCESSORS AND ASSIGNS  
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 16, 17 AND 18 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 17, 2018.

DATE OF PLAT OR MAP: MAY 17, 2018

BY: *Mark D. Starnice*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2587  
MY LICENSE EXPIRES/RENEWES 11-30-2018

**INTECH CONSULTANTS, INC.**  
1989 UNIVERSITY LANE, SUITE D  
LISLE, ILLINOIS 60532  
PHONE: 630-964-5656  
ENGINEERS - SURVEYORS  
ILLINOIS REGISTRATION No. 184-001040

PREPARED: 5-17-18

SHEET No. 1 of 1 JOB No.: 6917

# 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

ARCHITECT

FRAGMENT architecture

6514 RODGERS DR.  
WILLOWBROOK, IL 60527  
PHONE: (630) 684 - 2346  
CONTACT: ENIS ALDALLAL

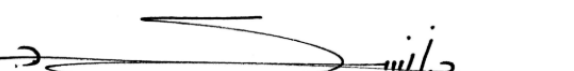
ILLINOIS REGISTRATION NO:  
184.007732-0001 / 001.024019  
LICENSE EXPIRES: 2024.11.30  
ILLINOIS ARCHITECTURAL  
PRACTICE ACT  
PART 1150 REGISTERED UNDER  
DESIGN FIRM NAME OF  
FRAGMENT architecture

PROJECT DESCRIPTION

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

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

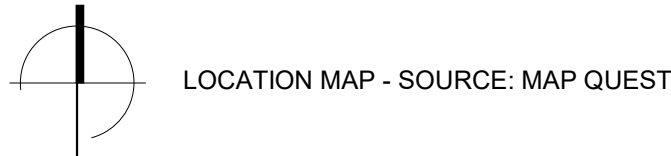
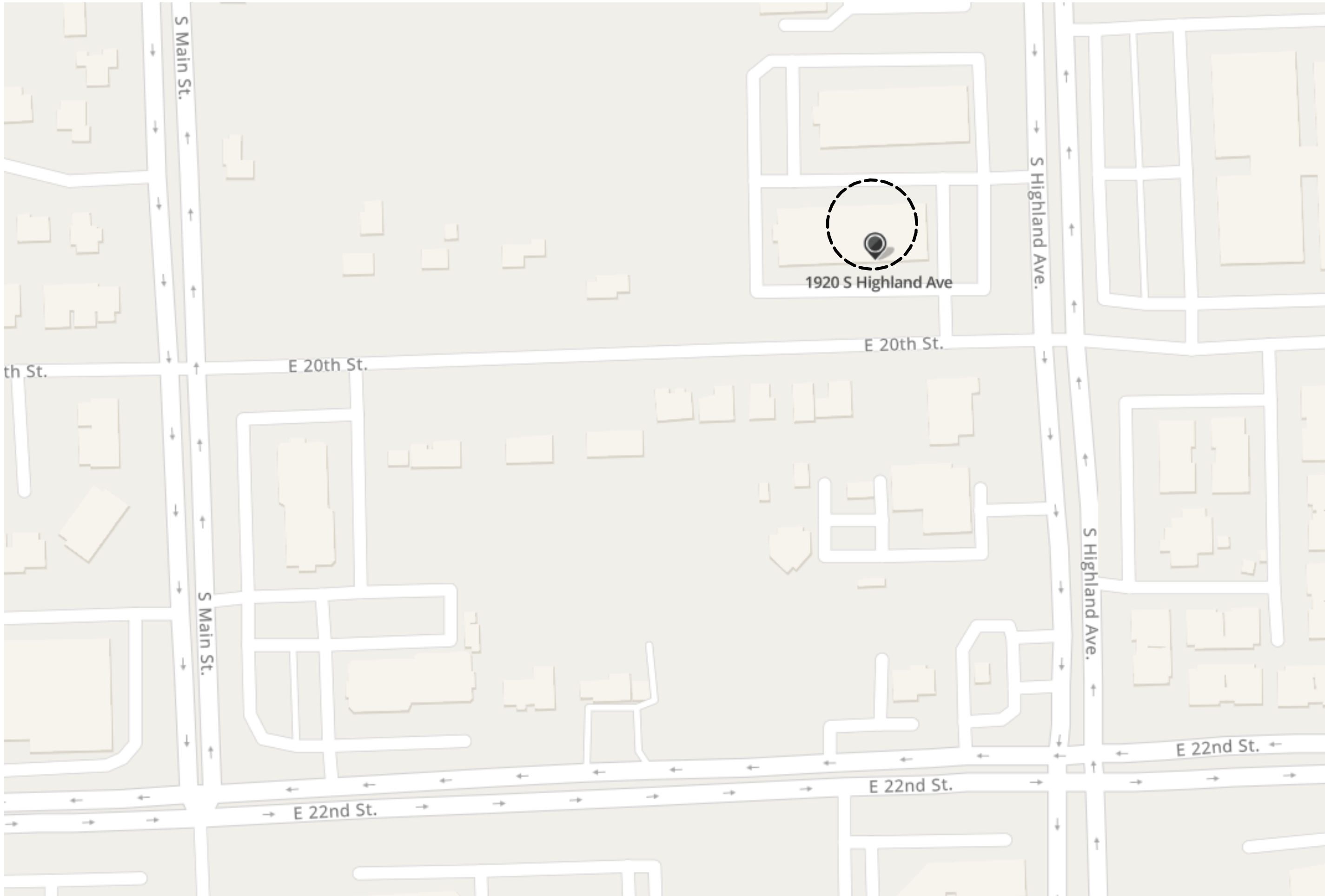
DRAWING INDEX

No.	TITLE		ISS	ISS
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

## VILLAGE OF LOMBARD CODE ANALYSIS

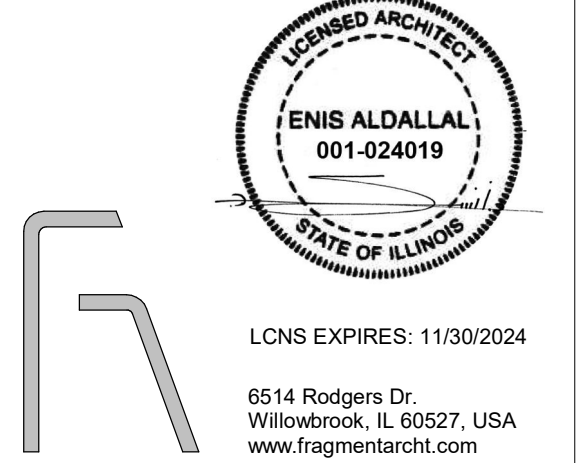
VILLAGE OF LOMBARD BUILDING & ZONING DEPARTMENT - CODE ANALYSIS					
VILLAGE OF LOMBARD ZONING ORDINANCES (ZO) & 2018 INTERNATIOANL BUILDING CODE (IBC)					
ITEM	CHAPTER/ARTICLE	REQUIREMENT	PROVIDED		REMARKS
PART 1 - ZONING REQUIREMENTS					
ZONING DISTRICT	-	O	O		OFFICE DISTRICT
LOT AREA	-	97,138.8 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 + LNDSCP. 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
PART 2 - BUILDING REQUIREMENTS					

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

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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

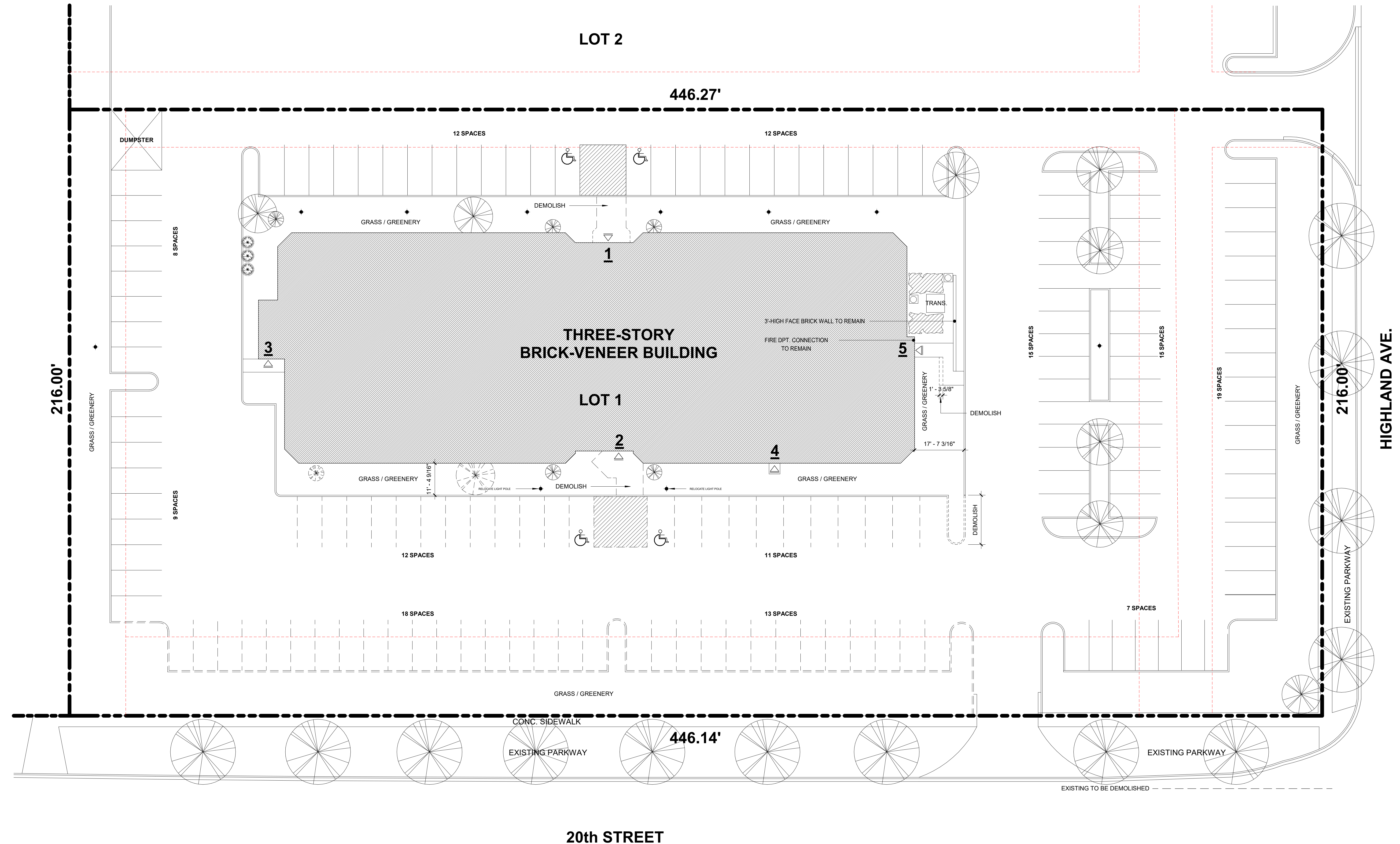
Project No: 2212 Drawn by: EA Checked by: EA

SHEET NO

**G000**

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ENIS ALDALLAL  
001-024019  
STATE OF ILLINOIS  
LICENSED ARCHITECT

LCNS EXPIRES: 11/30/2024  
6514 Rodgers Dr.  
Willowbrook, IL 60527, USA  
www.fragmentarch.com

Key Plan		
3	PLAN COMMISSION REV3	2024.01.23
2	PLAN COMMISSION REV2	2024.01.16
1	PLAN COMMISSION REV1	2023.11.15
No	ISSUED FOR	DATE
ISSUANCE		

**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

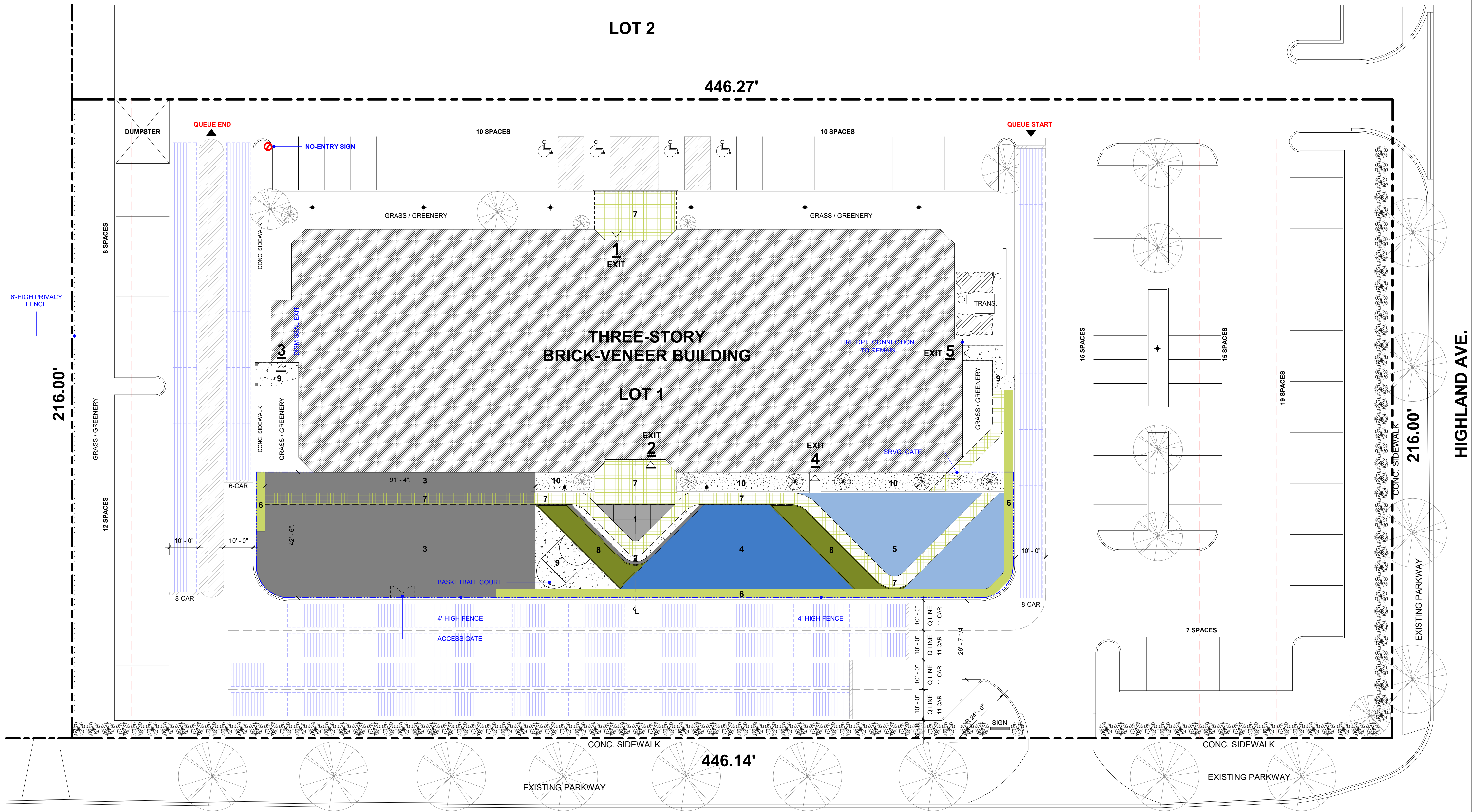
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OPEN SPACE DATA:	
ITEM	AREA AND DESCRIPTION
LOT	97,138.8 SF
BUILDING FOOTPRINT	18,346 SF
ASPHALT PAVING	47,915 SF PROPOSED / 53,196 SF EXIST.
CONCRETE PAVING	1,350 SF
PRMBL. STONE PAVER	2,165 SF
RUBBER PLAYCOURTS	2,900 SF
NATURAL GRASS PLAYFIELD	3,509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

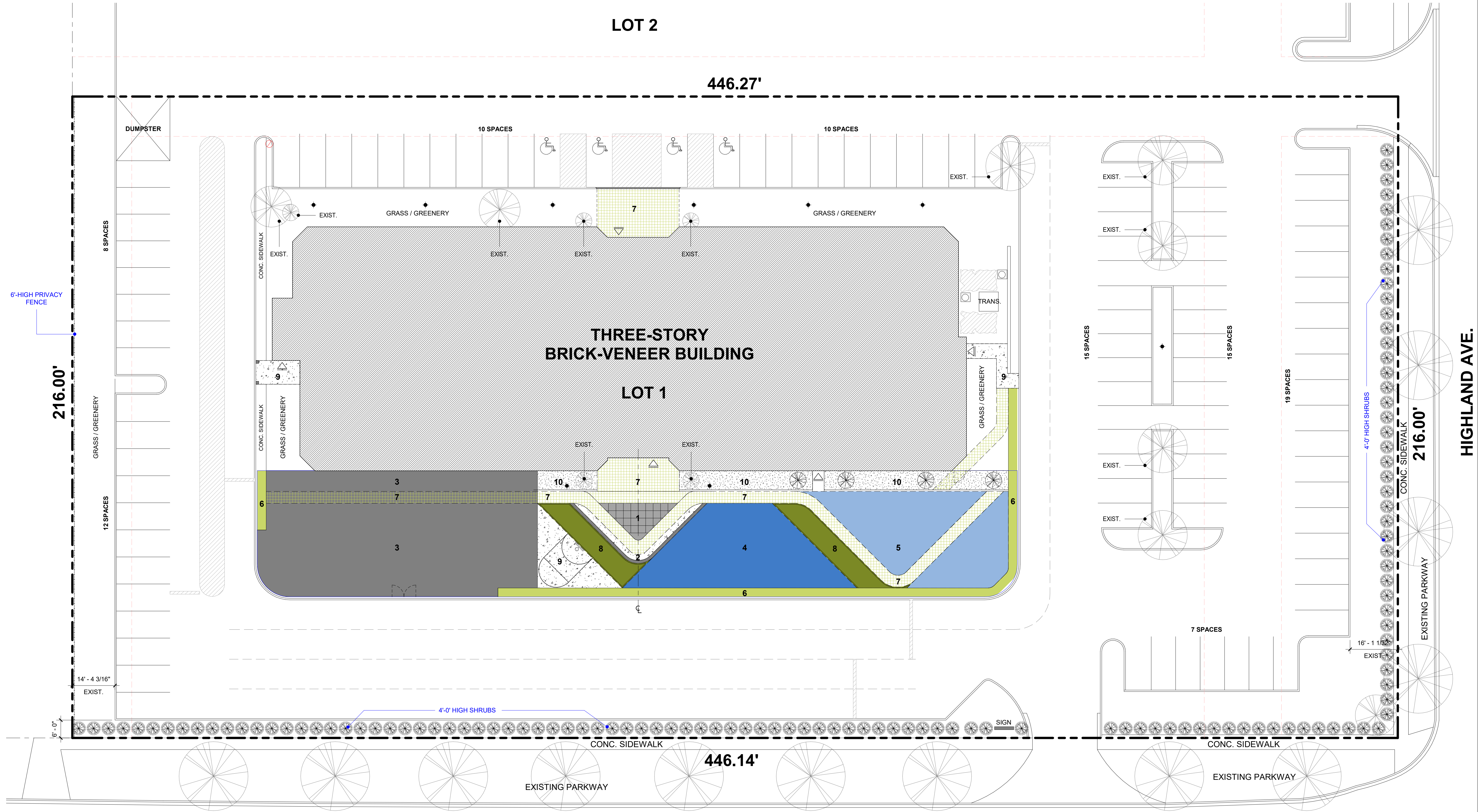
SITE PLAN LEGEND:	
SYMBOL	DESCRIPTION
1	OUTDOOR SEATING / FLOOR 30PPL / RUBBER GRND
2	OUTDOOR SEATING / RAISED 30PPL / CONCRETE
3	GRASS PLAYFIELD 3,509 SF / FENCED
4	PLAYGROUND 6-12 YEARS 1,440 SF / FENCED // RUBBER GRND
5	PLAYGROUND 2-5 YEARS 1,460 SF / FENCED / RUBBER GRND
6	3' PALTING STRIP / PRAIRIE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





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
LANDSCAPING LEGEND	
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
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	9 CONC. PAVING
	10 SEASONAL GARDEN



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LCNS EXPIRES: 11/30/2024  
6514 Rodgers Dr.  
Willowbrook, IL 60527, USA  
www.fragmentarcht.com

Key Plan

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

No	ISSUED FOR	DATE
	ISSUANCE	

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

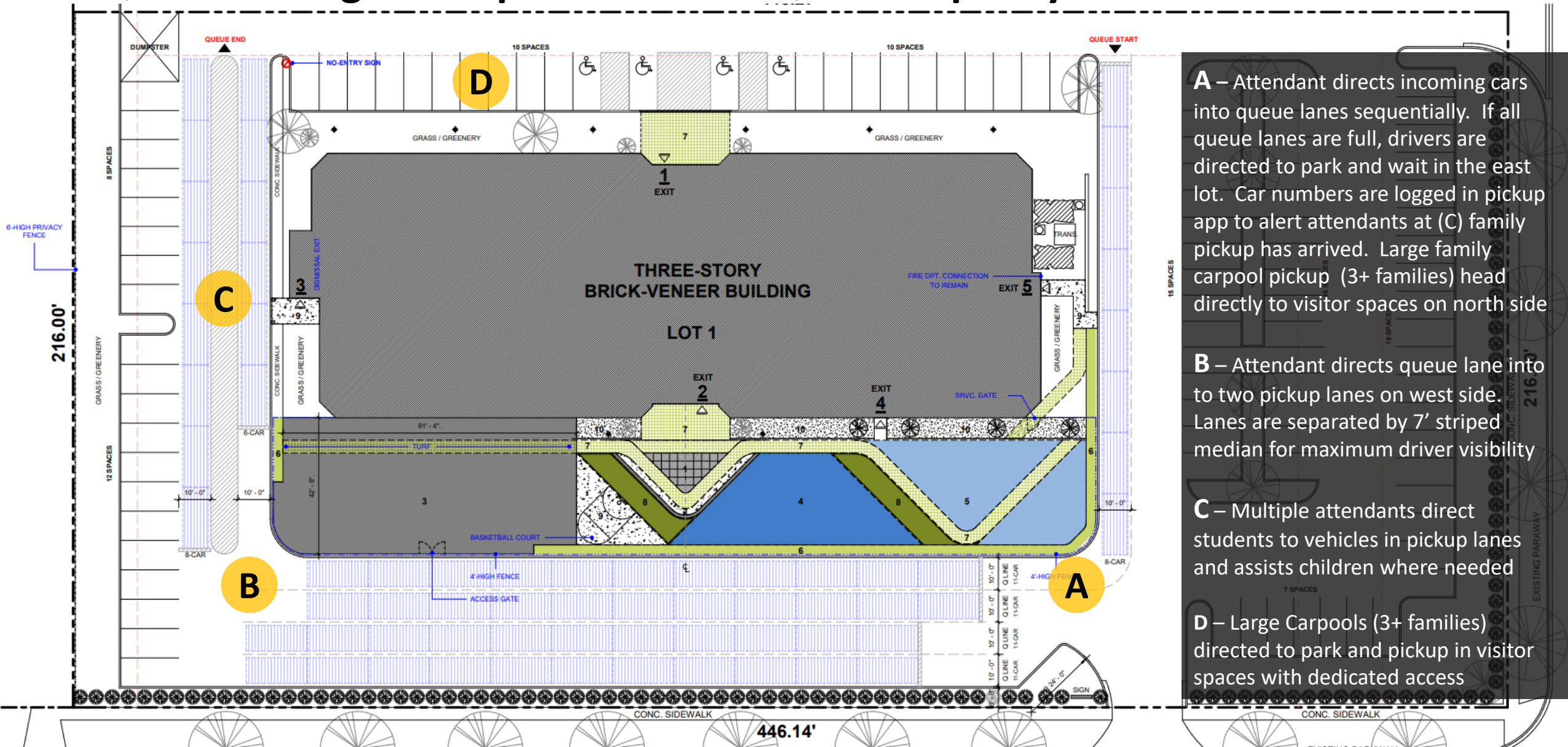
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# Carriers of Light

Proposed Queue Management Plan and Demand Model



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



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



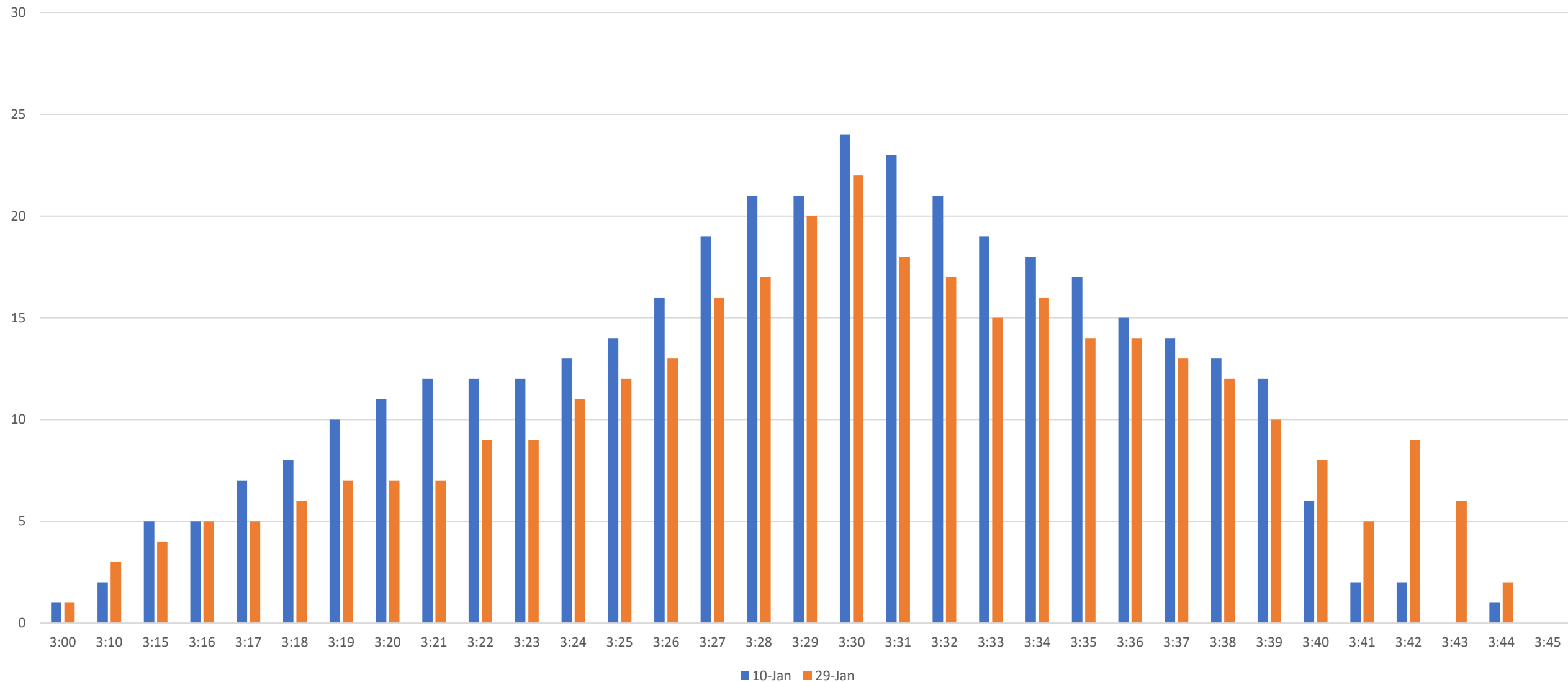
# Pickup Queue Size by Time

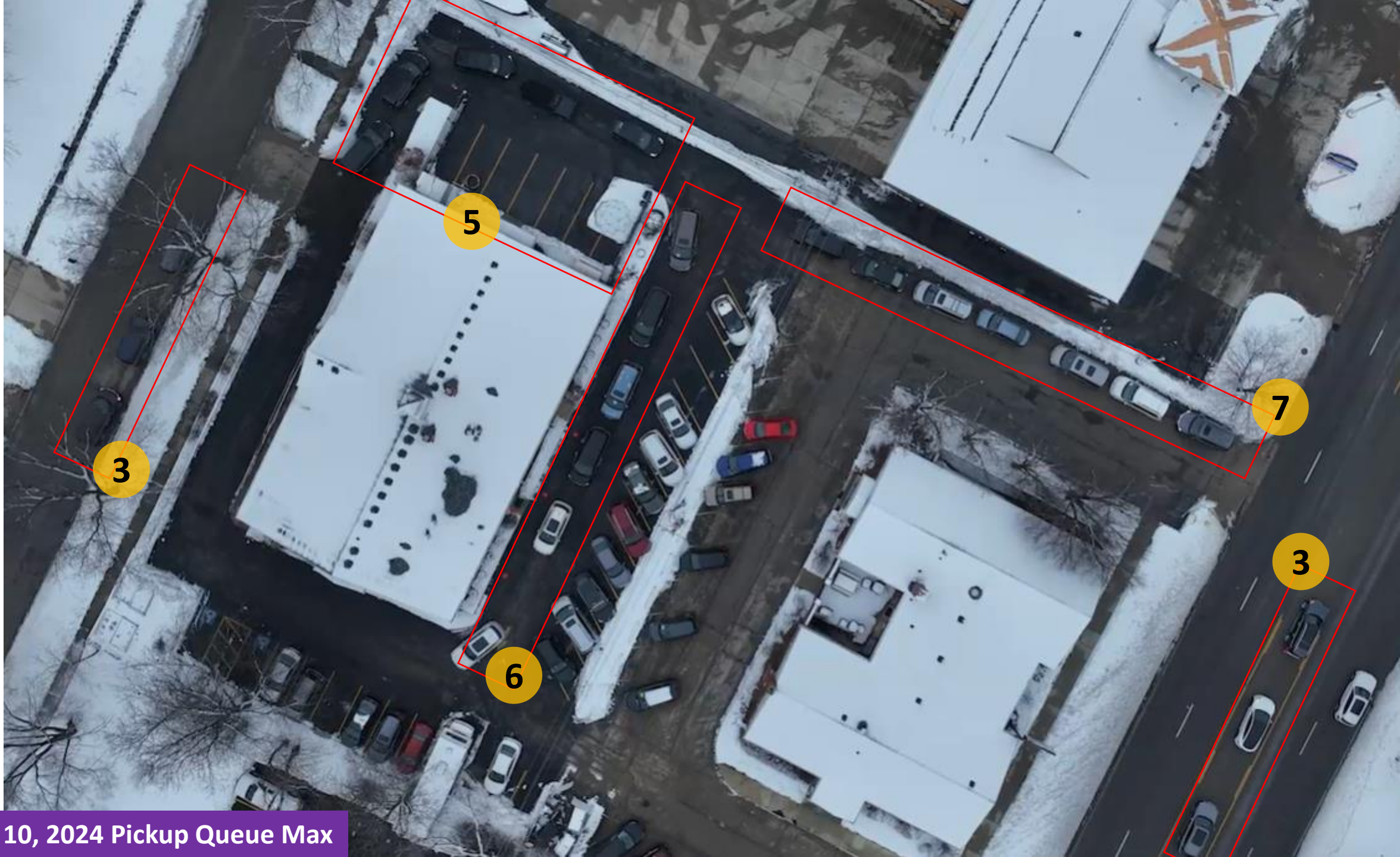
## Supporting Files

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

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

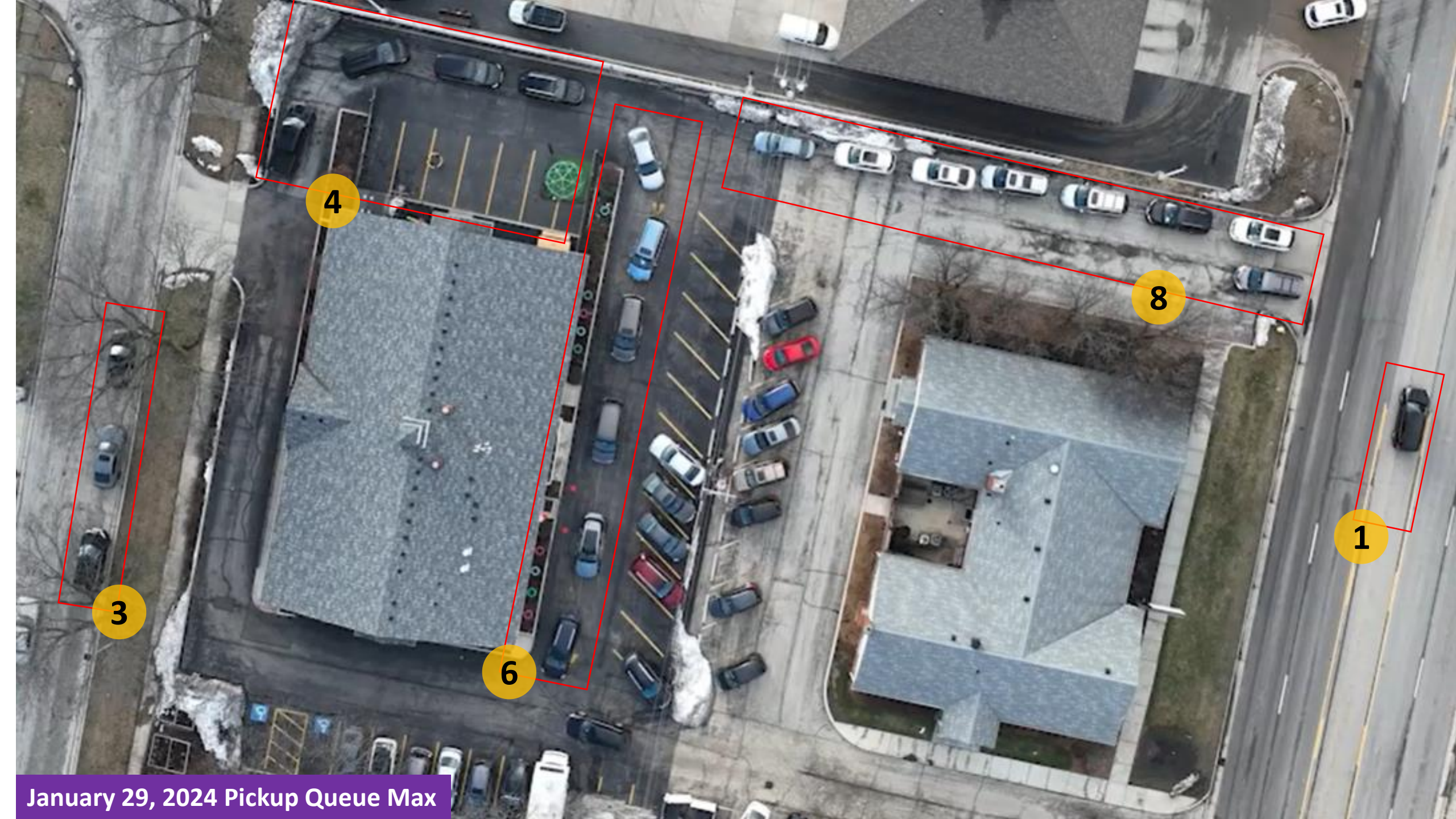
Raw Video – 1/29: [24-01-29 Pickup Video.mp4](#)





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)</b> (estimated) <sup>2, 3</sup>			
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