



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION**

**February 15, 2018 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the February 1, 2018 Regular Meeting

Item #1

SITE PLAN AND MINOR DEVIATION APPROVAL

Consider approval of Site Plan and Minor Deviation in the Maple Grove Planned Unit Development, an amendment of the Brementowne PUD.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



**MINUTES OF THE REGULAR MEETING OF THE
PLAN COMMISSION, VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

FEBRUARY 1, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on February 1, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Tim Stanton, Acting Chairman
Garrett Gray
Chuck Augustyniak
Peter Kroner
John Curran
Angela Gatto

Absent Plan Commissioner(s): Ken Shaw
Eduardo Mani
Lucas Engel

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Barbara Bennett, Commission Secretary

Guest(s): Antonio Halek, Environmental Enhancement Commission, Chairman
Jeff Mech, Environmental Enhancement Commission

CALL TO ORDER

PLAN COMMISSION ACTING CHAIRMAN STANTON called to order the Regular Meeting of the Plan Commission for February 1, 2018 at 7:00 p.m.

COMMUNICATIONS

None at this time.

APPROVAL OF MINUTES

Minutes of the January 18, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER AUGUSTYNIK, seconded by COMMISSIONER GRAY, to approve the Minutes as presented. The Motion was approved by voice call. ACTING CHAIRMAN STANTON declared the Motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE FEBRUARY 1, 2018 REGULAR MEETING

ITEM #1 OFFICIAL 2017 ZONING MAP

PUBLIC HEARING: Consider recommending approval of the Village's Official Zoning Map reflecting map amendments through December 31, 2017.

Present were the following:

Plan Commissioners: Tim Stanton, Acting Chairman
Garrett Gray
Chuck Augustyniak
Peter Kroner
John Curran
Angela Gatto

Absent Plan Commissioner(s): Ken Shaw
Eduardo Mani
Lucas Engel

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Barbara Bennett, Commission Secretary

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER CURRAN, to open the Public Hearing to consider recommending approval of the Village's Official Zoning Map reflecting map amendments through December 31, 2017. The Motion was approved unanimously by voice call. ACTING CHAIRMAN STANTON declared the Motion approved.

CHAIRMAN SHAW noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN SHAW requested anyone present in the audience, who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

PAULA WALLRICH, Interim Community Development Director explained that **no properties are being rezoned** as part of the adoption of the official zoning map. Statutorily the Village is required to do this once a year. Staff has worked with the Village's GIS Consultant, MGP, Inc., to review the Village's Zoning Map and identify all updates and corrections through December 31, 2017. Per the Illinois Municipal Code, municipalities must adopt an Official Zoning Map by March 31st of each year.

In 2017 the following map amendments were approved and are reflected in the proposed 2017 Official Zoning Map:

- Per Ordinance 2017-O-037: the property at 17800 Highland Avenue was rezoned from R-1 to R-2 (Tuleja rezoning)
- Per Ordinance 2017-O-041: two parcels at 7025 179th Avenue were annexed as R-1 (First Baptist Church)
- Per Ordinance 2017-O-020: as a consequence of Ordinance 2016-O-025 which rescinded Ordinance 2015-O-045 (An ordinance making certain text amendments to Section XII (Legacy Code) of the Tinley Park Zoning Ordinance, and Rezoning property relative to the Legacy Code Zoning Districts), there were certain scrivener and mapping errors that needed to be corrected. There were 14 changes that were approved as part of this ordinance and are outlined in the table below:

	PIN	Address	Current Zoning (Based on Legal Description)	Correction to Zoning Map (by Legal Description)	Requires Visual Change to Figures in Legacy Code	Notes
1	28-31-200-013-0000	17533 Oak Park Avenue	DG & B-4	DC	YES	Struck out of DG; Full parcel added to DC
2	28-31-200-014-0000	17514 Oak Park Avenue	DG	DC	NO	Struck out of DG; Added to DC
3	28-30-308-007-0000	6822 173 rd Place	R-4	DF	YES	Previously R-4; Added to DF
4	28-30-308-006-0000	6824 173 rd Place	R-4	DF	NO	Previously R-4; Added to DF
5	28-30-308-005-0000	6832 173 rd Place	R-4	DF	NO	Previously R-4; Added to DF
6	28-30-405-035-0000	17234 66 th Court	R-5	DG	YES	Previously R-5; Added to DG
7	28-30-405-036-0000	17232 66 th Court	R-5	DG	YES	Previously R-5; Added to DG
8	28-30-405-016-0000	17224 66 th Court	R-5	DG	YES	Previously R-5; Added to DG
9	28-30-115-037-0000	17048 Oak Park Avenue	B-1	NG	NO	Previously B-1; Added to NG
10	28-30-302-055-0000	6853 172 nd Street	NF	R-4	NO	Excepted out of NF; Reverts back to R-4
11	28-30-302-056-0000	6847 172 nd Street	NF	R-4	NO	Excepted out of NF; Reverts back to R-4
12	28-30-302-057-0000	6841 172 nd Street	NF	R-4	NO	Excepted out of NF; Reverts back to R-4
13	28-30-301-049-0000	17201 68 th Court	NF	R-4	NO	Excepted out of NF; Reverts back to R-4
14	28-30-301-050-0000	17205 68 th Court	NF	R-4	NO	Excepted out of NF; Reverts back to R-4

Staff has also identified various corrections to the Official Zoning Map for 2017, including:

- The following properties were incorrectly noted on prior zoning maps and are now correctly labeled as R-6 PD per Ordinance 90-O-009 in conjunction with Resolution 90-R-002 (MS. Wallrich referenced the map in the Staff Report) :
 - PIN 19-09-11-200-015-0000 (A)
 - PIN 19-09-11-200-013-0000 (B)
 - PIN 19-09-11-200-011-0000 (C)
 - Brookside Place Phase 1 & 2 (D)
 - Brookside Place Phase 3 (E)

COMMISSIONER KRONER noted that these changes should have been made prior to getting the Brookside Place plans a second time. This would have taken a lot of confusion out of what was going on with the neighbors. He stated he was not sure who makes the decision on when these changes are made each year. He expressed concern about potential errors in zoning, and recommended we address the zoning issues before we see the plans for the development so that we can better explain it to the residents. MS. WALLRICH replied statutorily every community looks at its zoning map at the end of the year. She noted that any changes that were made to the zoning map (rezonings) throughout the year or any corrections are included in the adoption of the Official Map, but only those changes for the year and in this case those changes for 2017. A formal adoption has to be done by March 31st. When projects come through throughout the year and corrections or errors are discovered like they were, those are noted during that the review process, which was the case in the Residences of Brookside Glen. She stated these were noted several times throughout the Residence review. She agreed the situation was frustrating and disappointing on everyone's behalf that we could not find certain documents. We requested a legal determination from the attorney and he gave one based on the documentations of the annexation agreement that noted these properties were zoned R6 as part of that adoption of the annexation agreement. There was no subsequent rezoning of those properties to R5 as noted on the Zoning Map at that time. There are several theories as to why this happened. We went over all of this in the Public Hearing. This error was not realized until we were working on the Brookside Glen project. She noted that you often do not know there is a mistake on the map until you are actually working in that area.

MS. WALLRICH stated that due to our sophisticated GIS system we keep our maps up to date throughout the year, but this is not considered the official map until the end of the year when you wrap everything up and the Plan Commission approves it and it goes to the Village Board for approval.

Motion was made by COMMISSIONER CURRAN, seconded by COMMISSIONER AUGUSTYNIK to close the Public Hearing. Vote by voice. ACTING CHAIRMAN STANTON declared the Motion approved.

ACTION CHARMAN STANTION asked for a Motion to recommend the Zoning Map Amendments.

Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER AUGUSTYNIK to recommend to the Village Board the approval of the 2017 Official Zoning Map as represented in Exhibit A.

AYES: PLAN COMMISSIONERS KRONER, CURRAN, GATTO, GRAY, AUGUSTYNIK AND ACTING CHAIRMAN STANTON

NAYS: NONE

ACTING CHAIRMAN STANTON declared the Motion approved.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE FEBRUARY 1, 2018 REGULAR MEETING

Item #2 ENVIRONMENTAL ENHANCEMENT COMMISSION

PRESENTATION AND DISCUSSION: Jeff Mech and Antonio Halek to discuss coordination efforts between the two Commissions.

Plan Commissioners: Tim Stanton. Acting Chairman
Garrett Gray
Chuck Augustyniak
Peter Kroner
John Curran
Angela Gatto

Absent Plan Commissioner(s): Ken Shaw
Eduardo Mani
Lucas Engel

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Barbara Bennett, Commission Secretary

Guest(s): Antonio Halek, Environmental Enhancement Commission, Chairman
Jeff Mech, Environmental Enhancement Commission

Antonio Halek and Jeff Mech, of the Tinley Park Environmental Enhancement Commission (EEC) gave a presentation to the PLAN COMMISSION regarding:

1. Coordination efforts between the two Commissions.
2. LEED (Leadership in Energy and Environmental Design)
3. Car Charging stations being added to the Village for residents and visitors.
4. Solar panels for residents in the Village. (Put together a packet for residents explaining the process)
5. Solar Farms being installed at the Tinley Park Mental Health Center (100 acre Solar Farm can power 3000 homes)
6. Bike paths
7. Trees and Indiginous landscaping
8. No Idle Zones in District 140 School zones.

ACTING CHAIR STANTON thanked them for their presentation and expressed his desire to work cooperatively with the EEC. MS. WALLRICH stated that there were no current encumbrances to providing solar panels on roof tops but it does require a permit. She noted there were various ways that zoning regulations could assist with their environmental initiatives including sustainable land planning and specific regulations concerning wind turbines or solar panels.

GOOD OF THE ORDER

PAULA WALLRICH, Interim Community Development Director noted:

1. Staff working on hiring for 3 positions, a Building Official, Senior Planner and Community Development Director or Planning Manager
2. Staff is working on a Software upgrade. Staff in the process of doing site visits.
3. Residences of Brookside Glen Meeting with Eamon (Property Owner)
4. Primal Cut planning on an outdoor seating area
5. Southwest Christian Bus Barn and EEC presentation possibly at the next meeting.
6. Bank of America Fence Variance coming up.
7. Staff is working on a new Website Launch

COMMENTS FROM THE PUBLIC

None at this time.

ADJOURNMENT

There being no further business, a Motion was made by PLAN COMMISSIONER Gray, seconded by PLAN COMMISSIONER AUGUSTYNIAK, to adjourn the Regular Meeting of the Plan Commission of February 1, 2018 at 7:44 p.m. The Motion was unanimously approved by voice call. ACTING PLAN COMMISSION CHAIRMAN STANTON declared the meeting adjourned.

PLAN COMMISSION STAFF REPORT

February 15, 2018

Bank of America

16301 Harlem Avenue

Petitioner

Lin R. Rogers, Lin R
Rogers Electrical
Contractor on behalf of
Bank of America

Property Location

16301 Harlem Avenue

PIN

28-19-300-091-0000

Zoning

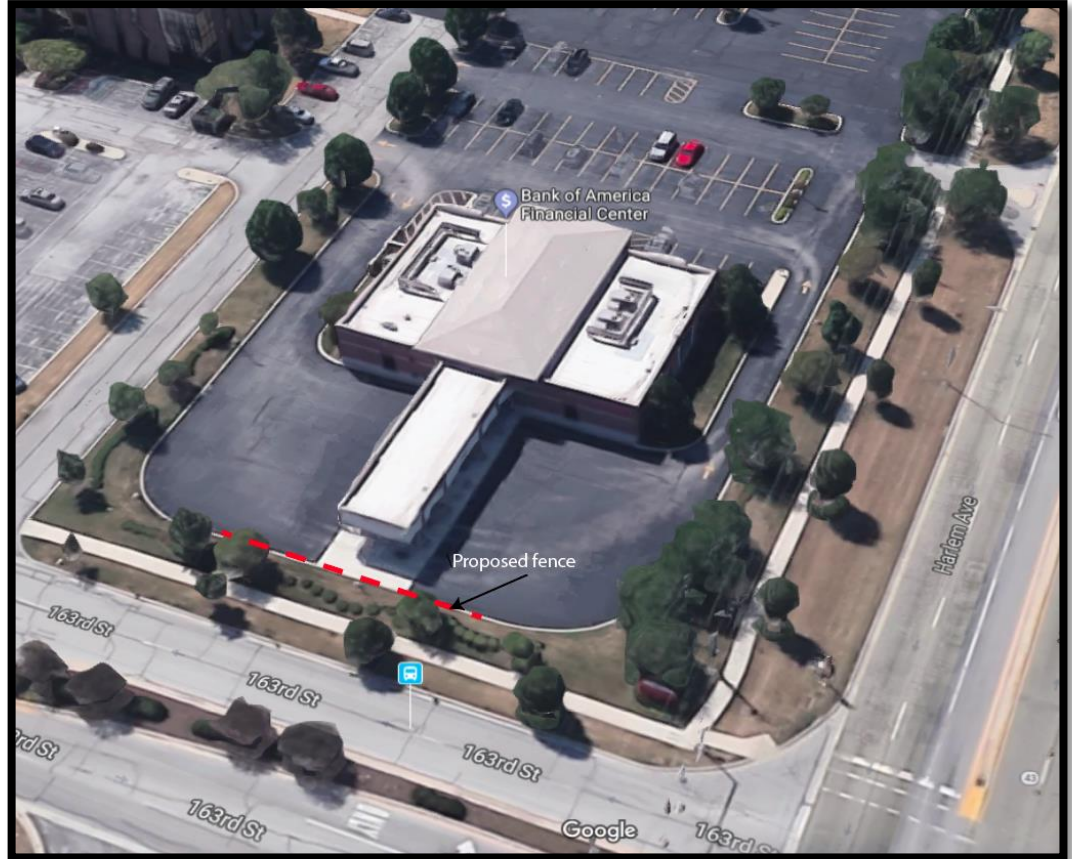
B-4 PD
Maple Grove Center
PUD,
Amendment to the
Bremontowne PUD

Approvals Sought

Site Plan Approval,
Minor Deviation with an
exception

Project Planner

Paula J. Wallrich, AICP
Community Development
Director



EXECUTIVE SUMMARY

The Petitioner, Lin R. Rogers, Lin R Rogers Electrical Contractor on behalf of Bank of America seeks Site Plan Approval and Exceptions to the Maple Grove Center PUD for the construction of a fence in the front yard of the Bank of America property located at 16301 Harlem Avenue. As a consequence of the *Automated Teller Machine Security Act*, (Illinois State Statute (205 ILCS 695/1)) which regulates lighting for ATM's, the bank is required to increase lighting levels at their ATM sites for the protection of their patrons. Compliance with the State Regulations would result in excessive light spillage onto adjacent right-of-ways for Harlem Avenue and 163rd Street and the removal of existing vegetation north and west of the ATM area. In effort to minimize these undesirable results, the bank has elected to erect an open style fence along the north boundary of the ATM stations. However, fences are not allowed in a front yard of commercially zoned property, therefore an Exception to the Village Zoning Ordinance is required. Staff considers this a minor deviation of the PUD, therefore it only requires Plan Commission review. The Commission has the discretion to review this in one meeting; no public hearing is required.

EXISTING SITE & HISTORY



A Substantial Deviation was approved for the subject property in 1989 which amended the Brementowne PUD (89-O-036) and allowed for the construction of this commercial building and a three (3) story office building. The bank building was subsequently developed and has been occupied by various financial institutions. In 1996 the *Illinois Automated Teller Machine Security Act* was adopted to improve customer security associated with the use of ATMS and to regulate such things as lighting levels at state and federally chartered banks, savings and loan associations, savings banks or credit unions. Implementation of these regulations is on-going.

In an effort to comply with these statutes the bank upgraded their exterior lighting in the ATM area under a previous building permit. The statutes require a minimum of 2 foot candles for an unobstructed 50' distance in all directions. In order to meet this requirement the bank would have had to remove all landscaping over 36" in height within the 50' perimeter to comply with the regulations. Not only would this be in conflict with the Village's Landscape Ordinance, but it would have resulted in excess light spillage off property limits. Working with their Compliance Consultant, Brian Estes, GMR- a Engineering and Security firm, the bank is proposing to erect a 6' open style fence along the north curb of the ATM area. For security purposes the fence is considered a physical barrier and a deterrent or encumbrance for 'would be' thieves. The construction of a 6 foot 'barrier', in this case a fence, eliminates the need to remove landscaping or extend the light levels to the public right-of-way.



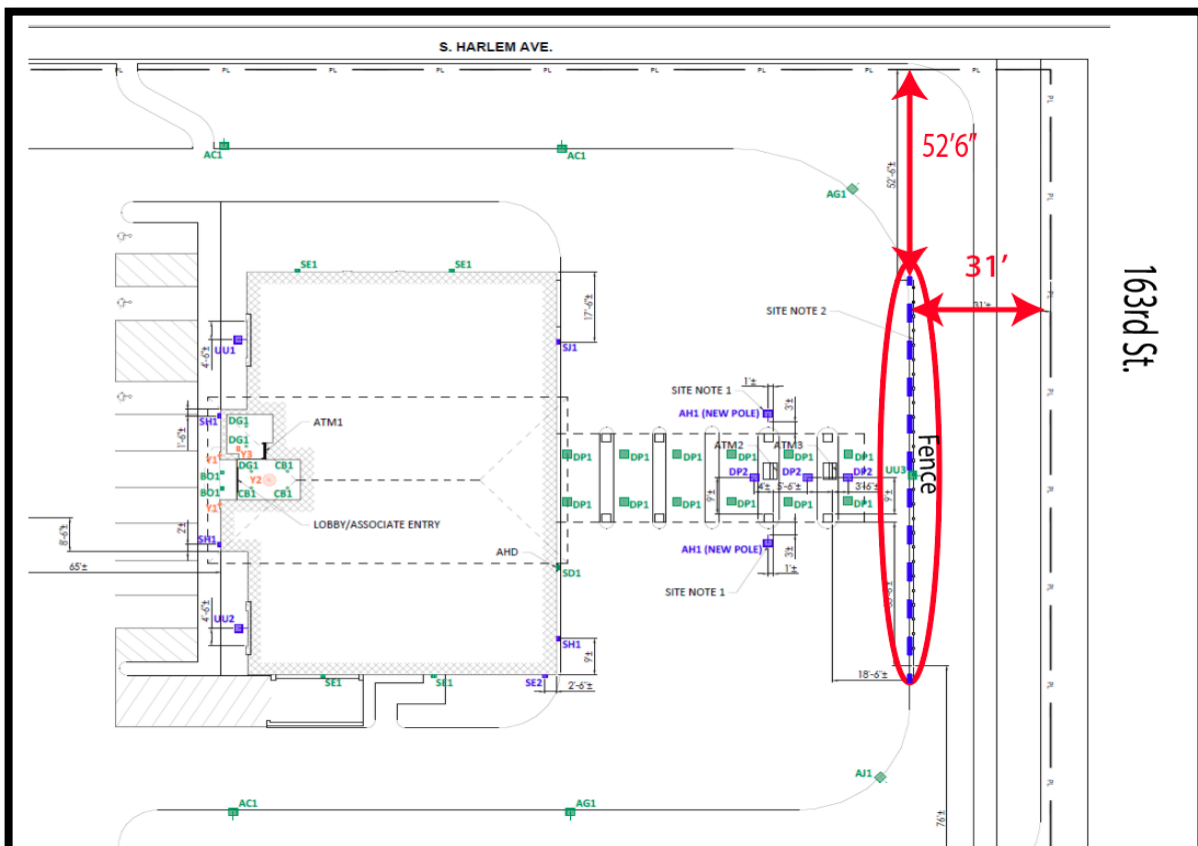
ZONING & NEARBY LAND USES

The subject property (highlighted in yellow) is zoned B-4 PUD (Office and Service Business District, Maple Grove Center PUD, amended Brementowne PUD). The nearby zoning includes R-6 to the east, B-4 to the north and south and B-3 to the west.

The Applicant is proposing to construct a 6' fence in the front yard approximately 31' from their north property line. Fences are not allowed in the front yard (or secondary front yard) in Commercial Districts; they must meet the 50' front yard setback. In the context of a Planned Unit Development, any variance from code is considered an

Open Item #1: The Plan Commission may consider a Minor Deviation to allow a 6' fence in the front yard of a commercially zoned property in the Maple Grove Center PUD.

The Petitioner seeks Site Plan Approval for the construction of a 6' fence to be located along the north curb line of the drive up area. There is also some minor landscaping that will be installed in this area. The fence will be located 31' from the north property line and 52'6" from its west property line. The Compliance Consultant has stated that the fence must be 6' in height to meet the intent of the statutes.

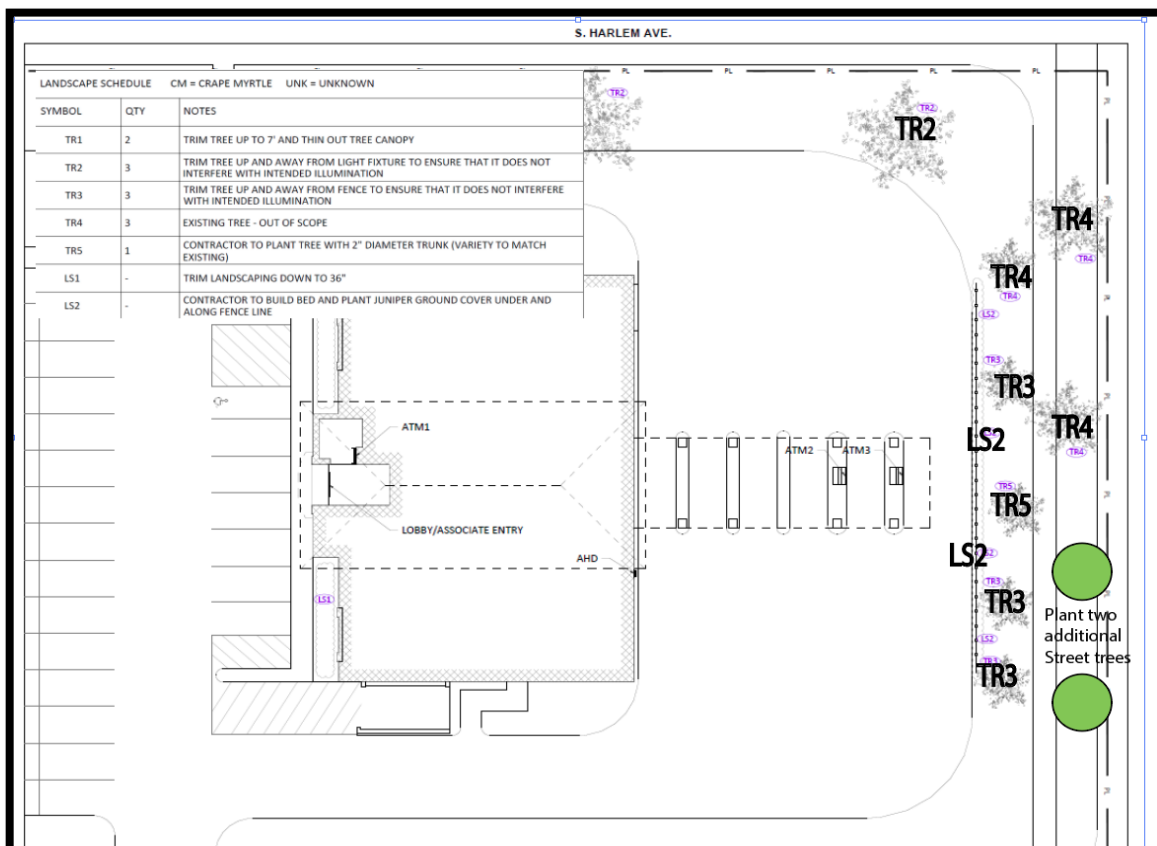


The Applicant has selected a 6', open style black aluminum fence (Echelon Majestic, by Ameristar). Although the code does not allow fences in the front yard, fences are allowed to be 6' in Commercial Districts. If the Commission supports the exception for a fence of this height in the front yard Staff recommends it be conditioned upon specifying this type of fence.



Open Item #2: Condition approval on erecting a 6" Echelon Majestic, by Ameristar black aluminum fence.

LANDSCAPE



As part of the security upgrades the Bank will be trimming up some of the existing vegetation around the ATM area to allow for better views on and off the site. TR2 and TR3 are existing trees that will be trimmed. TR5 is a new tree to match the existing trees in size and cultivar. The existing planting beds will remain and additional low growing evergreens will be planted under and along the fence line (LS2).

Street trees are required to be planted every 25' along public right-of-ways; two (2) additional trees will need to be planted to meet code requirements. Due to the visibility concerns staff considers the remaining existing landscape to meet the integrity of the Landscape Ordinance bufferyard requirements.

Open Item #3: Plant two additional street trees along 163rd Street, 25' apart.

LIGHTING

Additional lighting has been installed per a previous permit. With the construction of a 6' fence in the proposed location, they do not need to extend the required light levels beyond the fence (to the north). Therefore the lighting levels on the public Right-of-Way meet Village performance standards.

SUMMARY OF OPEN ITEMS

Staff identified the following open items:

Open Item #1: The Plan Commission may consider a Minor Deviation to allow a 6' fence in the front yard of a commercially zoned property in the Maple Grove Center PUD.

Open Item #2: Condition approval on erecting a 6" Echelon Majestic, by Ameristar black aluminum fence.

Open Item #3: Plant two additional street trees along 163rd Street, 25' apart

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff has prepare draft responses for these conditions for the Commission's consideration. They maybe accepted as written or amended as part of the Commission's approval.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
The proposed use is a Permitted Use in the District
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
The proposal is for a 6' open style fence which does not impact adjacent land uses and complies with the intent of lighting and landscaping standards
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
The proposed fence does not alter existing vehicular circulation patterns and provides increased security for bank patrons.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.

The proposed site improvements are intended to increase the safety of the patrons using the ATMS

- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.

Existing landscaping will remain but will be trimmed to maximize visibility, additional landscaping will be installed to soften the lines of the fence; additional street trees will be planted to meet code requirements.

- f. That all outdoor trash storage areas are adequately screened.

The existing trash is adequately screened

MOTION TO CONSIDER

If the Plan Commission wishes to take action, the following motion is in the appropriate form:

"... make a motion to grant the Petitioner, Lin R. Rogers, Lin R Rogers Electrical Contractor on behalf of Bank of America, Site Plan approval, in accordance with plans as noted in the List of Submitted Plans within the Staff Report and attached to the Plan Commission Meeting Packet, for site improvements for the Bank of America located at 16301 Harlem Avenue. These improvements are considered a minor deviation from the approved Maple Grove PUD, an amendment to the Brementowne PUD, and have met the Site Plan Standards as outlined in Section III.T.2. of the Zoning Ordinance. This approval includes the following exception:

- to allow for a 6' open style fence in the front yard with related landscaping improvements

with the following conditions:

- erect a 6" Echelon Majestic, by Ameristar black aluminum fence.
- Installation of two (2) additional street trees along 163rd Street.

LIST OF REVIEWED PLANS

Bank of America – 16301 S. Harlem Av. LIST OF SUBMITTED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
2017 - Exterior Lighting Program Cover	GMR	02-05-2018
LU-1 – General Notes	GMR	02-05-2018
LU-2 – Luminaire Schedule	GMR	02-05-2018
LU-3 – Overall Site Plan	GMR	02-05-2018
LU-3a – Site Plan Enlargement	GMR	02-05-2018
LU-4 – Full Site Photometrics Plan	GMR	02-05-2018
LU-5 – Fixture Removal Plan	GMR	02-05-2018
LU-6 – Dimensioning Plan	GMR	02-05-2018
LU-7 – Landscaping Plan	GMR	02-05-2018
LU-8 – ATM Compliance Area Photometrics Plan	GMR	02-05-2018

GMR – Facility Data and Design

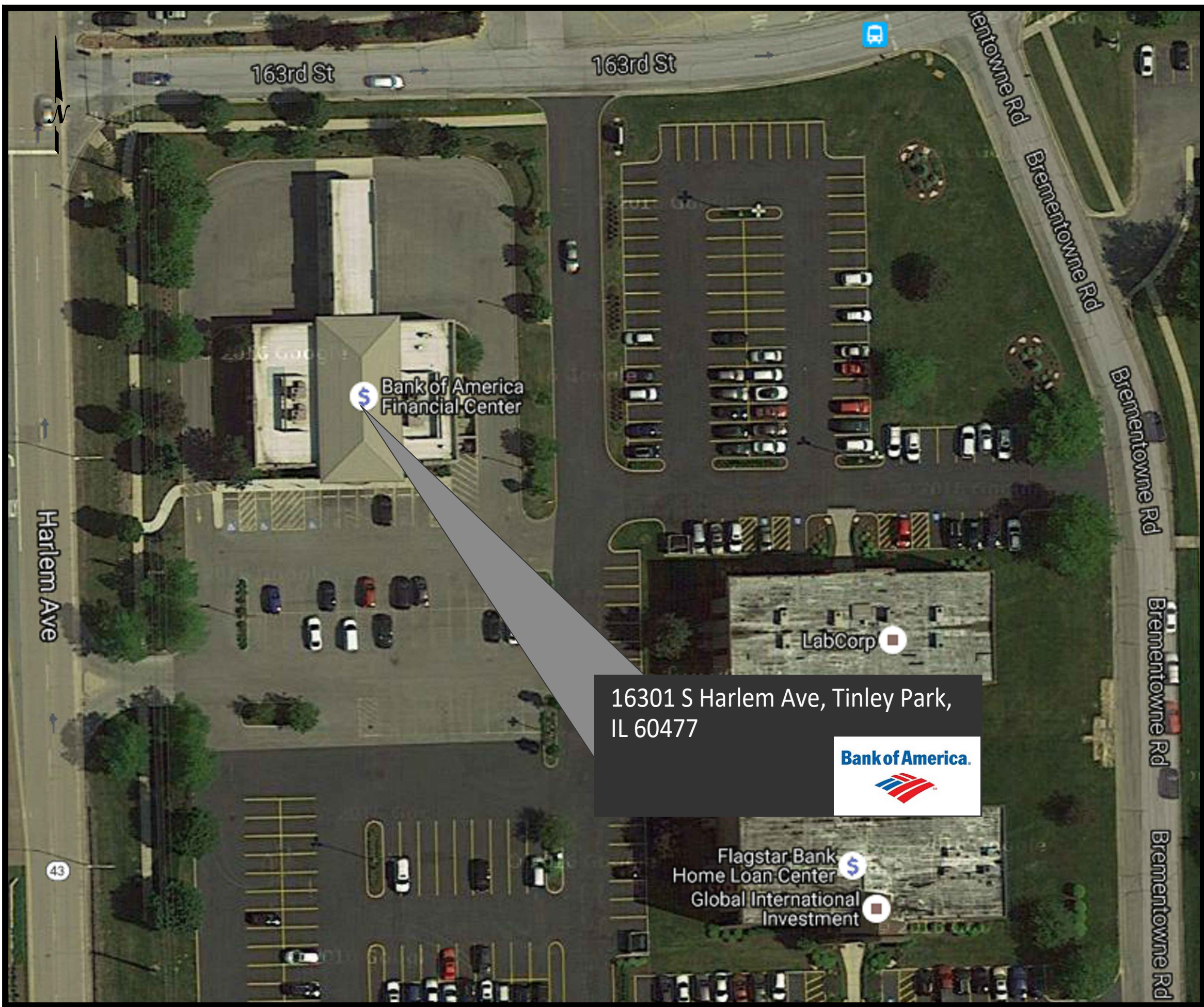


2017 EXTERIOR LIGHTING PROGRAM

IL4-009
16301 S. Harlem Ave.
Tinley Park, IL

DRAWING INDEX:

- COVER SHEET
- LU-1 GENERAL NOTES
- LU-2 LUMINAIRE SCHEDULE
- LU-3 OVERALL SITE PLAN
- LU-4 FULL SITE PHOTOMETRICS PLAN AT GRADE
- LU-5 FIXTURE REMOVAL PLAN
- LU-6 DIMENSIONING PLAN
- LU-7 LANDSCAPING PLAN
- LU-8 ATM COMPLIANCE AREA PHOTOMETRICS PLAN - FOR BANK USE ONLY



VICINITY MAP

v3 180205



Facility Data and Design. Optimized.

P.O. Box 645, Rockwall, Texas 75087
www.gmr1.com
Office: (972) 771-6038 FAX: (972) 722-2762

CONTRACTOR RESPONSIBILITY NOTES:

1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING, INCLUDING COORDINATION WITH THE LOCAL JURISDICTION AND ANY ASSOCIATED PERMIT FEES OR PROCESSING. CONTRACTOR SHALL NOTIFY GMR UPON RECEIPT OF PERMIT.
2.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING DOCUMENTS THAT ARE NOT INCLUDED IN THE LIGHTING DESIGN PACKAGE. THESE INCLUDE, BUT ARE NOT LIMITED TO, STAMPED ELECTRICAL DRAWINGS, STAMPED POLE BASE DRAWINGS, AND PROFESSIONAL SURVEYS.
3.
- SHOULD STAMPED PHOTOMETRIC DRAWINGS BE REQUIRED, CONTRACTOR SHALL ENGAGE LOCAL ENGINEER OR LIGHTING DESIGNER AS REQUIRED TO PROVIDE STAMP ON GMR PHOTOMETRIC DESIGN DOCUMENTS.
4.
- CONTRACTOR SHALL PROVIDE THE BANKING CENTER NOTIFICATION AT LEAST ONE WEEK IN ADVANCE OF VISITING SITES OR STARTING WORK.
5.
- CONTRACTOR SHALL VERIFY VOLTAGE REQUIREMENTS FOR FIXTURES PRIOR TO PLACEMENT OF FIXTURE ORDERS.
6.
- CONTRACTOR TO VERIFY LIGHTING CONTROLS PRIOR TO BEGINNING CONSTRUCTION. SEE LIGHTING CONTROL NOTES.
7.
- CONTRACTOR SHALL RECEIVE FORMAL APPROVAL FROM GMR ON ANY FIXTURE MODIFICATIONS OR VARIATIONS FROM THE LUMINAIRE SCHEDULE.
8.
- CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED FIXTURE MOUNTING CONDITIONS IN FIELD. ANY SPECIAL MOUNTING HARDWARE NEEDED FOR PROPOSED FIXTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9.
- CONTRACTOR SHALL SUPPLY ALL NEW LIGHT POLES. NEW LIGHT POLES SHALL MATCH EXISTING CONDITIONS ON SITE FOR POLE TYPE AND PAINT COLOR.
10.
- CONTRACTOR SHALL ORDER ALL FIXTURES FROM SHEALY ELECTRICAL WHOLESALERS IN ACCORDANCE WITH BANK OF AMERICA NATIONAL ACCOUNT.
11.
- CONTRACTOR SHALL PERFORM ALL NECESSARY PATCHING OR REPAINTING FOR ADDED, REMOVED, OR REPLACED FIXTURES.
12.
- CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS BACK TO EXISTING CONDITION INCLUDING PAVED AREAS, LANDSCAPED AREAS, ETC.
13.
- CONTRACTOR SHALL VERIFY AND DOCUMENT COMPLETED WORK DURING NIGHT HOURS. ALL FIXTURES MUST BE FUNCTIONAL DURING NIGHT HOURS PRIOR TO SCHEDULING A FINAL SURVEY WITH GMR.
14.
- CONTRACTOR SHALL PROVIDE BEFORE AND AFTER NIGHT TIME PHOTOS OF THE SITE.
15.
- CONTRACTOR SHALL UTILIZE THE “BOA ELP INCENTIVE SITE SURVEY FORM” TO DOCUMENT THE EXACT DETAILS OF EACH FIXTURE BEING REMOVED FOR REBATE AND ENERGY SAVINGS CALCULATION PURPOSES.
16.
- CONTRACTOR SHALL RECEIVE A PUNCHLIST FROM GMR UPON FINAL SURVEY FOR ANY REMAINING ITEMS TO BE COMPLETED.

CONTROLS & ADDITIONAL NOTES:

LIGHTING CONTROL NOTES:

THE CONTRACTOR SHALL VERIFY THE CONTROLS FOR ALL EXTERIOR LIGHTING ON THE SITE (EXCLUDING SIGNAGE) AND ADJUST ACCORDING TO THE FOLLOWING:

- IC3 CONTROL
- CONTRACTOR SHALL VERIFY THAT EXTERIOR LIGHTING CIRCUITS ARE CONTROLLED BY THE CORRECT IC3 CIRCUIT. WHERE EXTERIOR LIGHTING IS INCLUDED ON CONTROL CIRCUITS FOR INTERIOR SYSTEMS, INTERIOR LIGHTING, OR EXTERIOR SIGNAGE, CONTRACTOR SHALL ADJUST EXTERIOR LIGHTING TO THE CORRECT CONTROL CIRCUIT AS REQUIRED.
- PHOTOCELL CONTROL:
- CONTRACTOR SHALL REPLACE EXISTING PHOTOCELLS WITH NEW AND INSTALL IN A LOCATION BEST SUITED TO PROVIDE APPROPRIATE LIGHT EXPOSURE SUCH THAT EXTERIOR LIGHTS ARE ON DURING DARKNESS.
- TIME CLOCK CONTROL:
- CONTRACTOR SHALL VERIFY LOCATION OF TIME CLOCK. IF TIME CLOCK IS IN ELECTRICAL ROOM ALONG WITH IC3 CONTROLS, CONTRACTOR SHALL ADJUST CIRCUIT TO BE CONTROLLED BY IC3 EXTERIOR LIGHTING CONTROLS. IF TIME CLOCK IS IN A REMOTE LOCATION NOT IN CLOSE PROXIMITY TO THE IC3 CONTROLS, CONTRACTOR SHALL VERIFY TIME CLOCK IS SET PROPERLY AND LEAVE CIRCUIT ON TIME CLOCK CONTROL.
- MANUAL CONTROL:
- CONTRACTOR SHALL VERIFY THAT NO EXTERIOR LIGHTING IS CONTROLLED MANUALLY. IF ANY EXTERIOR LIGHTING IS ON A MANUALLY CONTROLLED CIRCUIT, CONTRACTOR SHALL ADJUST TO BE CONTROLLED BY PHOTOCELL OR IC3, WHICHEVER IS MOST ECONOMICALLY ACCOMPLISHED.

ADDITIONAL CONTRACTOR NOTES:

CONSTRUCTION COMPLETION VERIFICATION

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE VERIFICATION IN WRITING TO THE BANK OF AMERICA PJM THAT ALL WORK IS COMPLETE ACCORDING TO THE CONSTRUCTION DOCUMENTS, AND THAT ALL EXTERIOR LIGHTING IS FUNCTIONING DURING NIGHTTIME HOURS. COMPLETION PHOTOS, TAKEN AT NIGHT, SHALL BE PROVIDED IN THE FOLLOWING FORMAT:

PROVIDE A SINGLE DOCUMENT CONTAINING THE FOLLOWING:

- SITE PHOTOS FROM ALL SIDES OF BUILDING
- MINIMUM OF 3 PHOTOS OF EACH COMPLIANCE AREA (ATM(S), NIGHT DROP, ASSOCIATE ENTRY) FROM DIFFERENT ANGLES
- MINIMUM OF 2 PHOTOS OF ALL NON-COMPLIANCE AREAS FROM DIFFERENT ANGLES

FIXTURE CLARIFICATION NOTES:

1.
- OUT OF SCOPE - EXISTING FIXTURES TO REMAIN ON SITE WITHOUT MODIFICATION. NO ACTION REQUIRED UNLESS NOTED OTHERWISE.
2.
- REMOVE AND PATCH - EXISTING FIXTURES TO BE FULLY REMOVED AND ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY GC.
3.
- REPLACE EXISTING FIXTURE - EXISTING FIXTURE TO BE FULLY REMOVED AND REPLACED IN THE SAME LOCATION WITH A NEW FIXTURE. GC TO VERIFY IF POLE AND/OR POLE BASE IS SUFFICIENT FOR THE NEW FIXTURES. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY GC.
4.
- ADD NEW FIXTURE - NEW FIXTURES TO BE ADDED. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED TO BE ASSESSED AND PERFORMED BY GC.
5.
- ADD NEW POLE & FIXTURE - A NEW POLE AND FIXTURE TO BE ADDED. GC TO SPECIFY POLE TO MATCH EXISTING STYLE AND COLOR AND, IF NOT PROVIDED, POLE BASE DATA FOR NEW POLE LOCATIONS. GC TO VERIFY IF POLE AND POLE BASE IS SUFFICIENT FOR THE HEIGHT, LOCATION AND FIXTURE SPECIFIED.
6.
- GMR DOES NOT SPECIFY MOUNTING HARDWARE FOR ANY SPECIFIED FIXTURES. GC IS TO WORK WITH DISTRIBUTOR AND/OR MANUFACTURER ON A CASE BY CASE BASIS TO IDENTIFY AND ORDER REQUIRED MOUNTING HARDWARE.
7.
- GC TO VERIFY WHETHER EXISTING WIRING LOCATIONS OR THE ADDITION OF WIRING FOR NEW FIXTURE LOCATIONS IS SUFFICIENT FOR THE DESIGNATED FIXTURE LOCATION.
8.
- GC TO SPECIFY POLE COLOR AND TYPE PRIOR TO ORDERING.
9.
- ALL FIXTURES ARE ASSUMED BRONZE IN COLOR UNLESS NOTED OTHERWISE IN THE LUMINAIRE SCHEDULE. GC TO CONFIRM PRIOR TO ORDERING.

GENERAL NOTES:

1.
- EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED ON A LIMITED AMOUNT OF INFORMATION AVAILABLE TO THE ENGINEER. ALL SUCH CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING THE BID AND ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION SHALL BE GRANTED AFTER AWARDING A BID FOR ANY EQUIPMENT, MATERIAL OR LABOR REQUIRED TO REWORK OR OTHERWISE MODIFY EXISTING CONDITIONS.
2.
- THIS LIGHTING DESIGN IS BASED ON A COMBINATION OF STATE STANDARDS, THE BANK'S CURRENT SECURITY POLICY FOR EXTERIOR ATM AND AFTER-HOUR/NIGHT DEPOSITORIES AND BANK GUIDELINES FOR NON-SECURITY COMPLIANCE ZONES.
3.
- TRIM ALL TREES/LANDSCAPING TO MINIMIZE IMPEDING LIGHT FROM ANY LIGHT FIXTURES THAT IMPACT THE 60' RADIUS AROUND ALL ATMS AND A RADIUS OF 50' AROUND ALL AFTER-HOUR/NIGHT DEPOSITORIES. CONSIDERATION MUST BE GIVEN TO TREES/LANDSCAPING IN A STATE OF FULL FOLIAGE/BLOOM AND FUTURE GROWTH. ALL LANDSCAPING WORK WILL BE PERFORMED BY OTHERS WITH A SEPARATE PERMIT (IF REQUIRED).
4.
- ALL MOUNTING HEIGHTS ARE INTENDED TO THE BOTTOM OF THE FIXTURE.
5.
- CONTRACTOR TO FIELD VERIFY FIXTURE PLACEMENT DIMENSIONS PRIOR TO CONSTRUCTION.
6.
- DIMENSIONING PROVIDED IS FOR PROPOSED FIXTURE LOCATIONS ONLY, UNLESS OTHERWISE NOTED ON THE DRAWING.
7.
- THE CONTRACTOR SHALL ATTEMPT TO ELIMINATE THE USE OF EXPOSED CONDUIT WHERE POSSIBLE. IF EXPOSED CONDUIT IS NECESSARY, THE CONTRACTOR SHALL VERIFY USE WITH PROJECT MANAGER.
8.
- ALL EXISTING LIGHTS WILL BE REPLACED WITH LED LIGHTS AND ALL PROPOSED LIGHTS WILL ALSO BE LED, UNLESS OTHERWISE NOTED.
9.
- ALL FIXTURES ARE TO BE MOUNTED ABOVE FINISH GRADE.
10.
- UNLESS OTHERWISE NOTED, MATCH EXISTING POLE BASES.

Bank of America®



v3 180205

	REVISED XX	KFB

REVISION NO.	DESCRIPTION	REVISED BY
--------------	-------------	------------



Facility Data and Design. Optimized.
























Tinley Park
IL4-009
16301 S. Harlem Ave.
Tinley Park, IL

GENERAL NOTES

DESIGN BY:	JSR	DRAWN BY:	TLS
REVIEWED BY:	LMB	APPROVED BY:	KFB

SHEET NO.	LU-1
-----------	------

NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINARIES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.




LUMINAIRE SCHEDULE			**SEE FIXTURE CLARIFICATION NOTE #9			(NP) = NEW POLE (CBO) CONTROLLED BY OTHERS				
SYMBOL	QTY	LABEL	FIXTURE ARRANGEMENT	TOTAL FIXTURE COUNT	NEW POLE COUNT	FIXTURE TYPE / MOUNTING / MANUFACTURER	MOUNTING HEIGHT	MOUNTING ACCESSORIES	NOTES	
	3	AC1	SINGLE	3	-	(AC) ARE-EDG-4M-DA-04-E-UL-BZ-700-40K / POLE MOUNT / CREE	MATCH EXISTING	-	REPLACE EXISTING FIXTURE	
	2	AG1	SINGLE	2	-	(AG) ARE-EDG-4M-DA-10-E-UL-BZ-525-40K / POLE MOUNT / CREE	MATCH EXISTING	-	REPLACE EXISTING FIXTURE	
	1	AG2	DOUBLE (2@90°)	2	-	(AG) ARE-EDG-4M-DA-10-E-UL-BZ-525-40K / POLE MOUNT / CREE	MATCH EXISTING	-	REPLACE EXISTING FIXTURE	
	2	AH1 (NP)	SINGLE	2	2	(AH) ARE-EDG-4M-DA-12-E-UL-BZ-525-40K / POLE MOUNT / CREE	20' AFG	-	ADD NEW POLE AND FIXTURE	
	1	AJ1	SINGLE	1	-	(AJ) ARE-EDG-4M-DA-14-E-UL-BZ-525-40K / POLE MOUNT / CREE	MATCH EXISTING	-	REPLACE EXISTING FIXTURE	
	1	AR1 (NP)	TRIPLE (3@90°)	3	1	(AR) ARE-EDG-5M-DA-10-E-UL-BZ-525-40K / POLE MOUNT / CREE	20' AFG	-	ADD NEW POLE AND FIXTURE	
	2	BO1	SINGLE	2	-	(BO) CPY250-A-DM-F-20W-UL-WH-40K / CANOPY MOUNT / CREE	MATCH EXISTING	XA-BXCCBPB16W (OPTIONAL - CONTRACTOR TO VERIFY)	REPLACE EXISTING FIXTURE	
	3	CB1	SINGLE	3	-	(CB) LR6-10L-40K-120V-DR / CANOPY MOUNT / CREE	MATCH EXISTING	GR8 TRIM RING	REPLACE EXISTING FIXTURE	
	3	DG1	SINGLE	3	-	(DG) LR6-18L-40K-120V-A-DR / CANOPY MOUNT / CREE	MATCH EXISTING	GR8 TRIM RING	REPLACE EXISTING FIXTURE	
	12	DP1	SINGLE	12	-	(DP) ZR22-32L-40K-10V (LED 2x2) / CANOPY MOUNT / CREE	MATCH EXISTING	DGA22-WHT	REPLACE EXISTING FIXTURE	
	3	DP2	SINGLE	3	-	(DP) ZR22-32L-40K-10V (LED 2x2) / CANOPY MOUNT / CREE	10'-9" AFG	DGA22-WHT	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT	
	1	SD1	SINGLE	1	-	(SD) SEC-EDG-2S-WM-04-E-UL-BZ-525-40K / WALL MOUNT / CREE	MATCH EXISTING	-	REPLACE EXISTING FIXTURE	
	4	SE1	SINGLE	4	-	(SE) SEC-EDG-3M-WM-02-E-UL-BZ-350-40K / WALL MOUNT / CREE	MATCH EXISTING	-	REPLACE EXISTING FIXTURE	
	1	SE2	SINGLE	1	-	(SE) SEC-EDG-3M-WM-02-E-UL-BZ-350-40K / WALL MOUNT / CREE	12' AFG	-	ADD NEW FIXTURE	
	3	SH1	SINGLE	3	-	(SH) SEC-EDG-4M-WM-02-E-UL-BZ-350-40K / WALL MOUNT / CREE	12' AFG	-	ADD NEW FIXTURE	
	1	SJ1	SINGLE	1	-	(SJ) SEC-EDG-4M-WM-02-E-UL-BZ-700-40K / WALL MOUNT / CREE	12' AFG	-	ADD NEW FIXTURE	
	1	UU1	SINGLE	1	-	ARE-EDG-4M-AA-06-E-UL-BZ-525-40K / WALL MOUNT / CREE	18' AFG	WM-2(1/2)	ADD NEW FIXTURE	
	1	UU2	SINGLE	1	-	ARE-EDG-4M-AA-06-E-UL-BZ-700-40K / WALL MOUNT / CREE	18' AFG	WM-2(1/2)	ADD NEW FIXTURE	
	1	UU3	SINGLE	1	-	ARE-EDG-3M-DA-08-E-UL-BZ-525-40K / POLE MOUNT / CREE	MATCH EXISTING	-	REPLACE EXISTING FIXTURE	
	2	R1	SINGLE	2	-	EXISTING WALL LIGHT	-	-	REMOVE AND PATCH	
	2	Y1	SINGLE	2	-	EXISTING WALL LIGHT	-	-	OUT OF SCOPE	
	1	Y2	SINGLE	1	-	EXISTING CANOPY LIGHT	-	-	OUT OF SCOPE	
	1	Y3	SINGLE	1	-	EXISTING SECURITY LIGHT	-	-	OUT OF SCOPE	

Bank of America®



BLUE = NEW FIXTURE
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
ORANGE = EXISTING FIXTURE TO REMAIN
TURQUOISE = FIXTURE TO BE REMOVED

v3 180205

		
		
	REVISED XX	KFB

REVISION NO.	DESCRIPTION	REVISED BY
--------------	-------------	------------



Facility Data and Design. Optimized.

Tinley Park
IL4-009
16301 S. Harlem Ave.
Tinley Park, IL

LUMINAIRE SCHEDULE

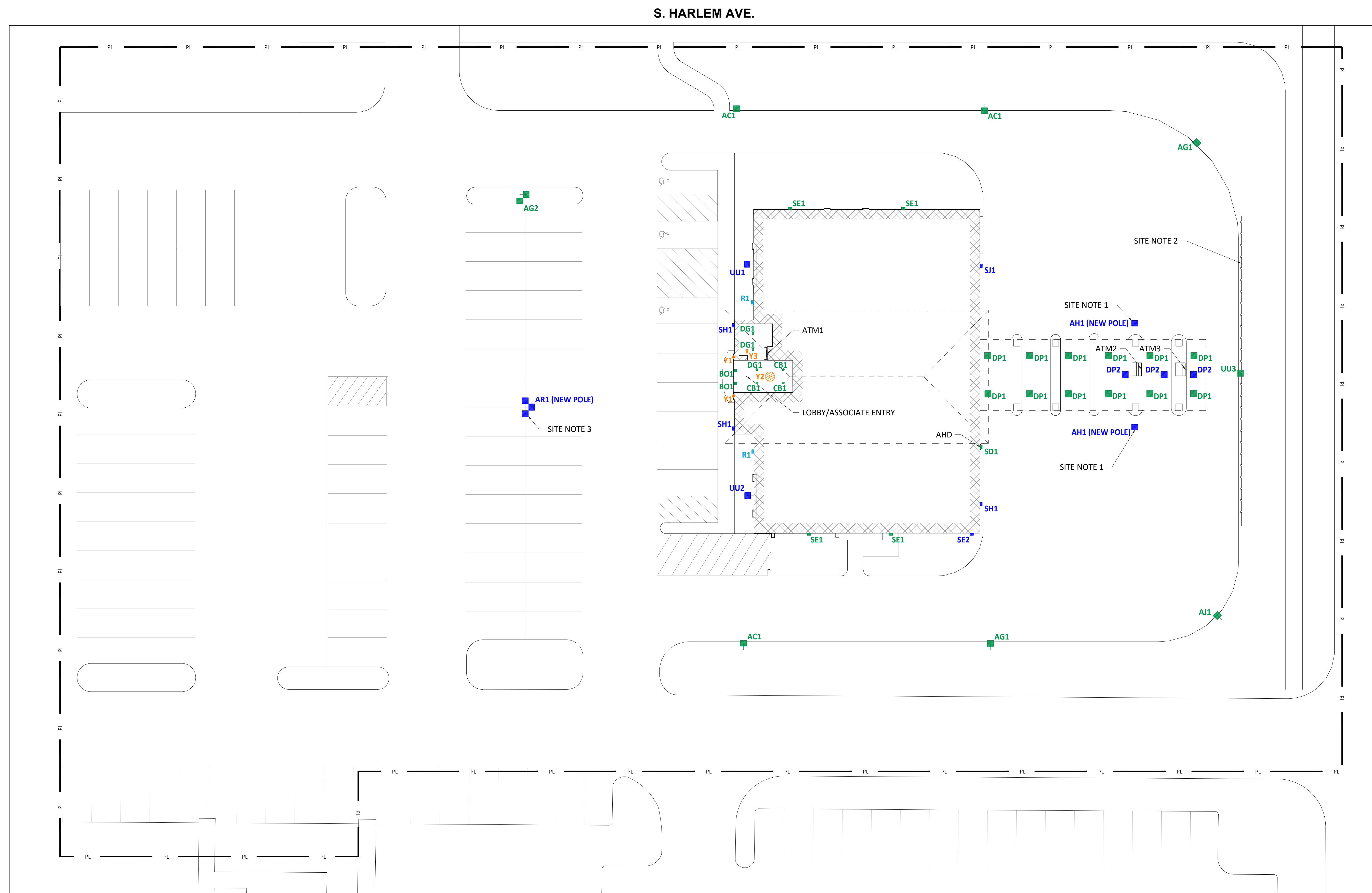
DESIGN BY:	JSR	DRAWN BY:	TLS
REVIEWED BY:	LMB	APPROVED BY:	KFB

SHEET NO.

LU-2

NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINARIES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

BLUE = NEW FIXTURE
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
ORANGE = EXISTING FIXTURE TO REMAIN
TURQUOISE = FIXTURE TO BE REMOVED



163rd ST.

N. T. S.

v3 180205

3		
2		
1	REVISED XX	KFB
REVISION NO.	DESCRIPTION	REVISION BY

Facility Data and Design. *Optimized.*

**Tinley Park
IL4-009
16301 S. Harlem Ave.
Tinley Park, IL**

OVERALL SITE PLAN

	DESIGN BY: JSR	DRAWN BY: TLS
M	REVIEWED BY: LMB	APPROVED BY: KFB

SHEET NO.

LU-3

EXISTING CONDITIONS:

1. EXISTING POLES - SQUARE - STEEL
2. EXISTING POLE BASES - 1'-6"
3. EXISTING DRIVE THRU CEILING - HARD

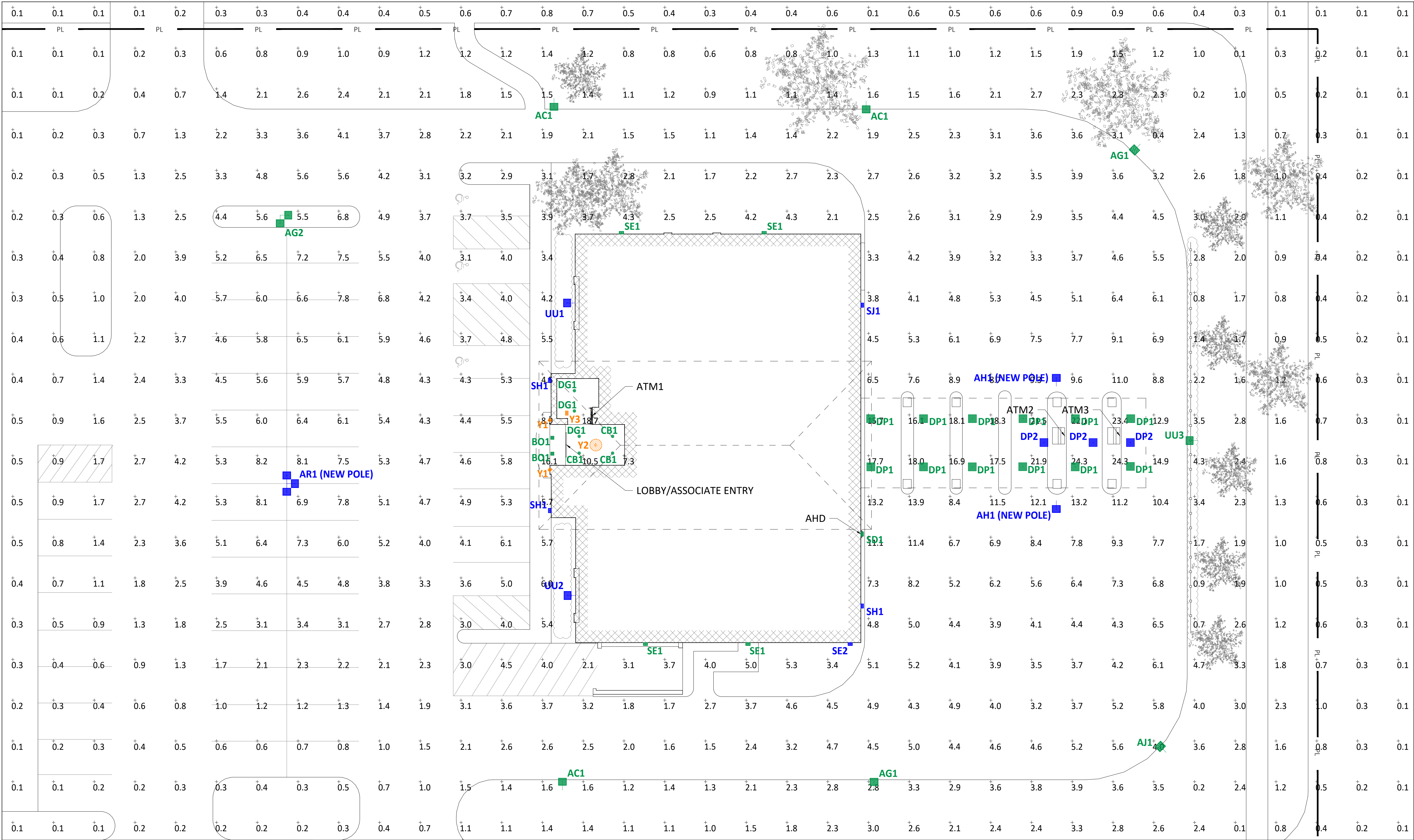
SITE NOTES:

1. GC TO INSTALL POLE WITH A 3' BASE PAINTED YELLOW TO PROTECT POLE.
2. SECURITY FENCE TO BE 96±" LONG AND A MINIMUM OF 6' HIGH WITH MATERIAL TO BE PER LOCAL JURISDICTION REQUIREMENTS.
3. INSTALL POLE AT THE FRONT OF AND BETWEEN PARKING SPACES. ENSURE THAT THE POLE BASE IS TALL ENOUGH TO PREVENT DAMAGE TO POLE.



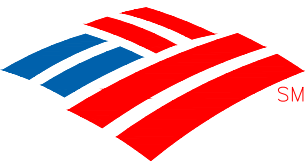
NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

S. HARLEM AVE.

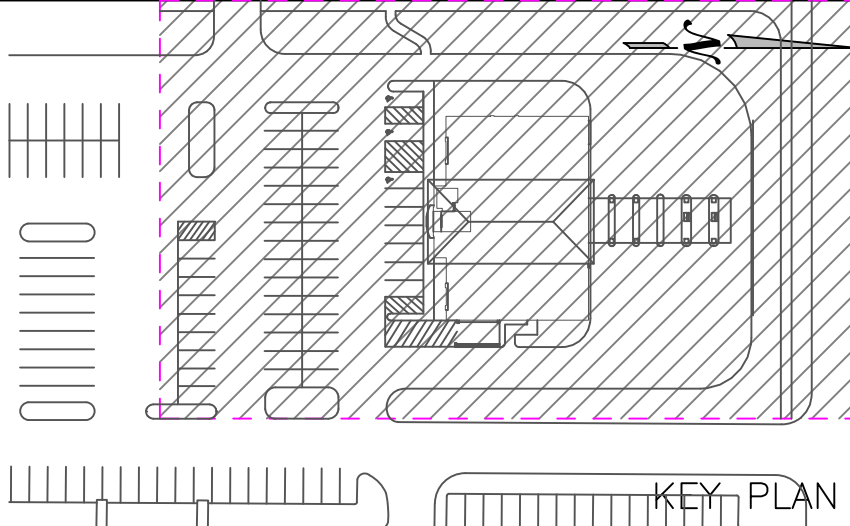


163rd ST.

Bank of America®



BLUE = NEW FIXTURE
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
ORANGE = EXISTING FIXTURE TO REMAIN
TURQUOISE = FIXTURE TO BE REMOVED



KEY PLAN

N. T. S.

v3 180205

3		
2		
1	REVISED XX	KFB
REVISION NO.	DESCRIPTION	REVISED BY



Facility Data and Design. Optimized.

Tinley Park
IL4-009
16301 S. Harlem Ave.
Tinley Park, IL

FULL SITE
PHOTOMETRICS PLAN

DESIGN BY:	JSR	DRAWN BY:	TLS
REVIEWED BY:	LMB	APPROVED BY:	KFB
SHEET NO.			

LU-4

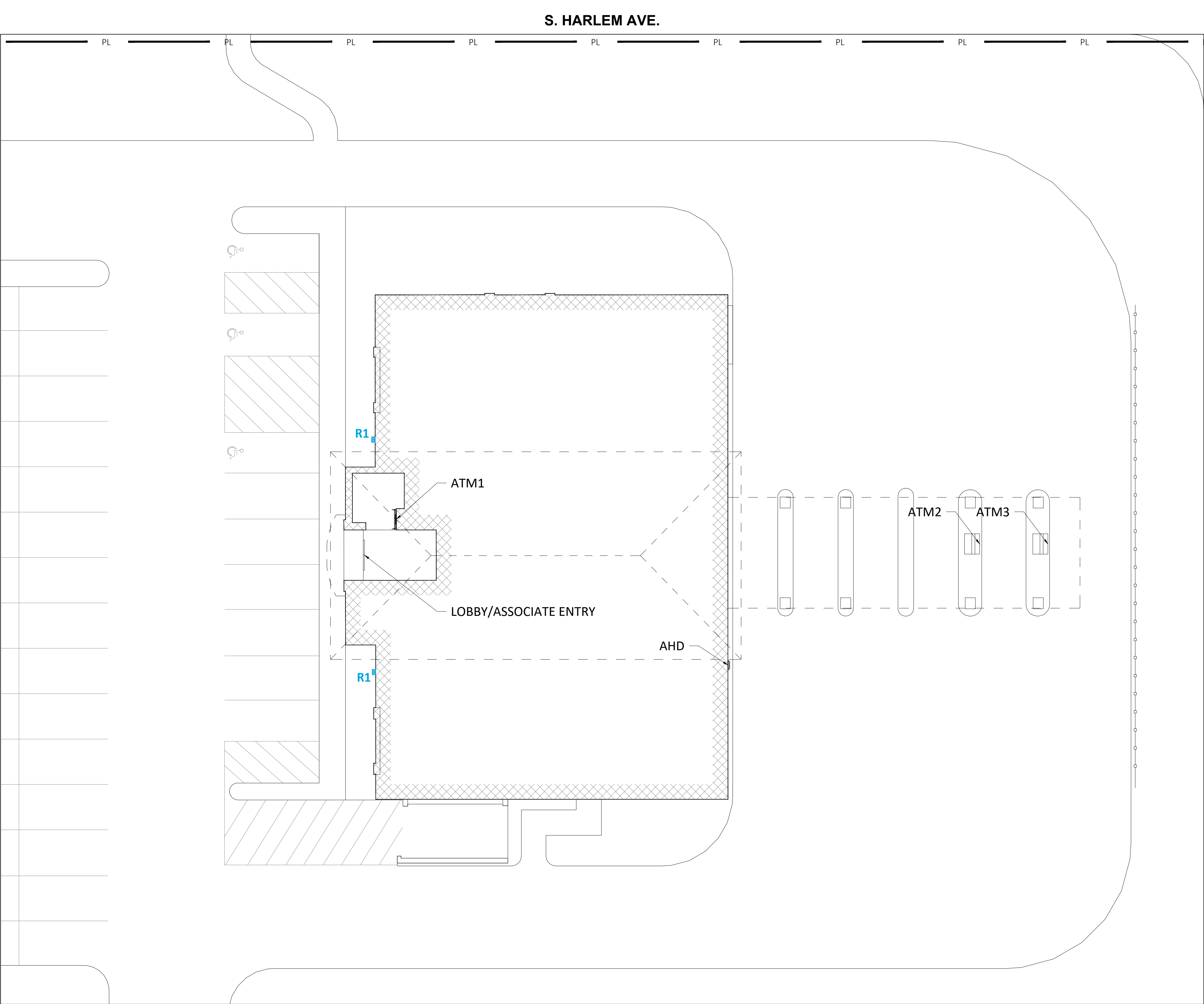
NOTES:

- THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.
- ALL PROPOSED LIGHTS WILL BE FULL CUTOFF LED LIGHT FIXTURES.
- ALL EXISTING LIGHTS WILL BE REPLACED WITH FULL CUT OFF LED LIGHT FIXTURES.
- REFERENCE THE LUMINAIRE SCHEDULE (SHEET LU-2) FOR ADDITIONAL LIGHT FIXTURE INFORMATION.

CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FULL SITE @ GRADE	Illuminance	Fc	3.18	24.3	0.1	31.80	243.00

NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINARIES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

QTY	LABEL	NOTES	MOUNTING HEIGHT
3	AC1	REPLACE EXISTING FIXTURE	MATCH EXISTING
2	AG1	REPLACE EXISTING FIXTURE	MATCH EXISTING
1	AG2	REPLACE EXISTING FIXTURE	MATCH EXISTING
2	AH1 (NP)	ADD NEW POLE AND FIXTURE	20' AFG
1	AJ1	REPLACE EXISTING FIXTURE	MATCH EXISTING
1	AR1 (NP)	ADD NEW POLE AND FIXTURE	20' AFG
2	BO1	REPLACE EXISTING FIXTURE	MATCH EXISTING
3	CB1	REPLACE EXISTING FIXTURE	MATCH EXISTING
3	DG1	REPLACE EXISTING FIXTURE	MATCH EXISTING
12	DP1	REPLACE EXISTING FIXTURE	MATCH EXISTING
3	DP2	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT	10'-9" AFG
1	SD1	REPLACE EXISTING FIXTURE	MATCH EXISTING
4	SE1	REPLACE EXISTING FIXTURE	MATCH EXISTING
1	SE2	ADD NEW FIXTURE	12' AFG
3	SH1	ADD NEW FIXTURE	12' AFG
1	SI1	ADD NEW FIXTURE	12' AFG
1	UU1	ADD NEW FIXTURE	18' AFG
1	UU2	ADD NEW FIXTURE	18' AFG
1	UU3	REPLACE EXISTING FIXTURE	MATCH EXISTING
2	R1	REMOVE AND PATCH	-
2	Y1	OUT OF SCOPE	-
1	Y2	OUT OF SCOPE	-
1	Y3	OUT OF SCOPE	-



BLUE = NEW FIXTURE
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
ORANGE = EXISTING FIXTURE TO REMAIN
TURQUOISE = FIXTURE TO BE REMOVED

N. T. S.

v3 180205

3		
2		
1	REVISED XX	KFB
REVISION NO.	DESCRIPTION	REVISED BY

Facility Data and Design. Optimized.

Tinley Park
IL4-009
16301 S. Harlem Ave.
Tinley Park, IL

FIXTURE REMOVAL PLAN

DESIGN BY:	JSR	DRAWN BY:	TLS
REVIEWED BY:	LMB	APPROVED BY:	KFB

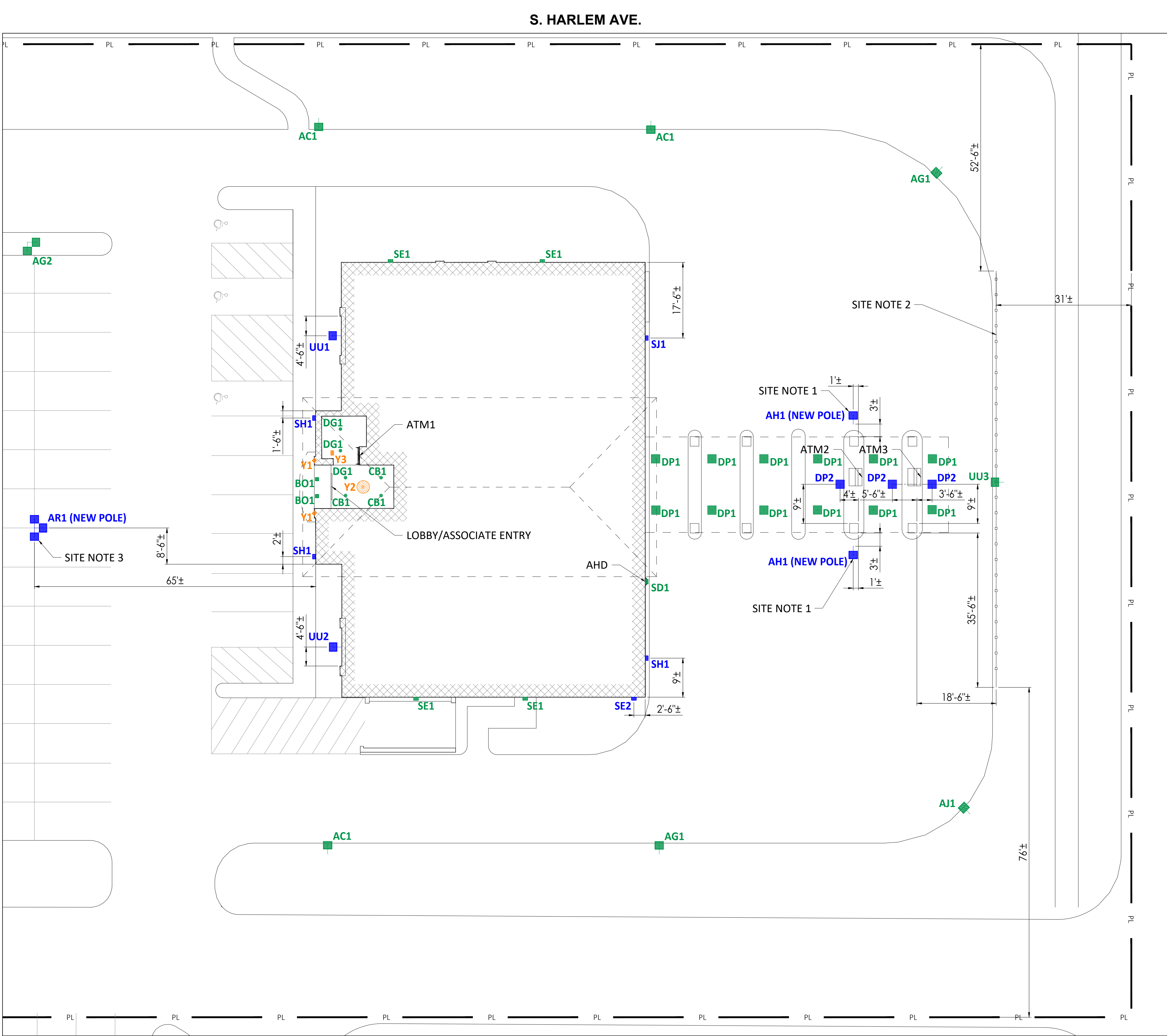
SHEET NO.

LU-5

NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINARIES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

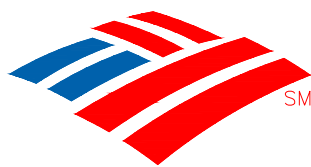
QTY	LABEL	NOTES	MOUNTING HEIGHT
3	AC1	REPLACE EXISTING FIXTURE	MATCH EXISTING
2	AG1	REPLACE EXISTING FIXTURE	MATCH EXISTING
1	AG2	REPLACE EXISTING FIXTURE	MATCH EXISTING
2	AH1 (NP)	ADD NEW POLE AND FIXTURE	20' AFG
1	AJ1	REPLACE EXISTING FIXTURE	MATCH EXISTING
1	AR1 (NP)	ADD NEW POLE AND FIXTURE	20' AFG
2	BO1	REPLACE EXISTING FIXTURE	MATCH EXISTING
3	CB1	REPLACE EXISTING FIXTURE	MATCH EXISTING
3	DG1	REPLACE EXISTING FIXTURE	MATCH EXISTING
12	DP1	REPLACE EXISTING FIXTURE	MATCH EXISTING
3	DP2	ADD NEW FIXTURE - MATCH EXISTING CANOPY HEIGHT	10'-9" AFG
1	SD1	REPLACE EXISTING FIXTURE	MATCH EXISTING
4	SE1	REPLACE EXISTING FIXTURE	MATCH EXISTING
1	SE2	ADD NEW FIXTURE	12' AFG
3	SH1	ADD NEW FIXTURE	12' AFG
1	SI1	ADD NEW FIXTURE	12' AFG
1	UU1	ADD NEW FIXTURE	18' AFG
1	UU2	ADD NEW FIXTURE	18' AFG
1	UU3	REPLACE EXISTING FIXTURE	MATCH EXISTING
2	R1	REMOVE AND PATCH	-
2	Y1	OUT OF SCOPE	-
1	Y2	OUT OF SCOPE	-
1	Y3	OUT OF SCOPE	-

EXISTING CONDITIONS:	
1.	EXISTING POLES - SQUARE - STEEL
2.	EXISTING POLE BASES - 1'-6"
3.	EXISTING DRIVE THRU CEILING - HARD
SITE NOTES:	
1.	GC TO INSTALL POLE WITH A 3' BASE PAINTED YELLOW TO PROTECT POLE.
2.	SECURITY FENCE TO BE 96'± LONG AND A MINIMUM OF 6' HIGH WITH MATERIAL TO BE PER LOCAL JURISDICTION REQUIREMENTS.
3.	INSTALL POLE AT THE FRONT OF AND BETWEEN PARKING SPACES. ENSURE THAT THE POLE BASE IS TALL ENOUGH TO PREVENT DAMAGE TO POLE.

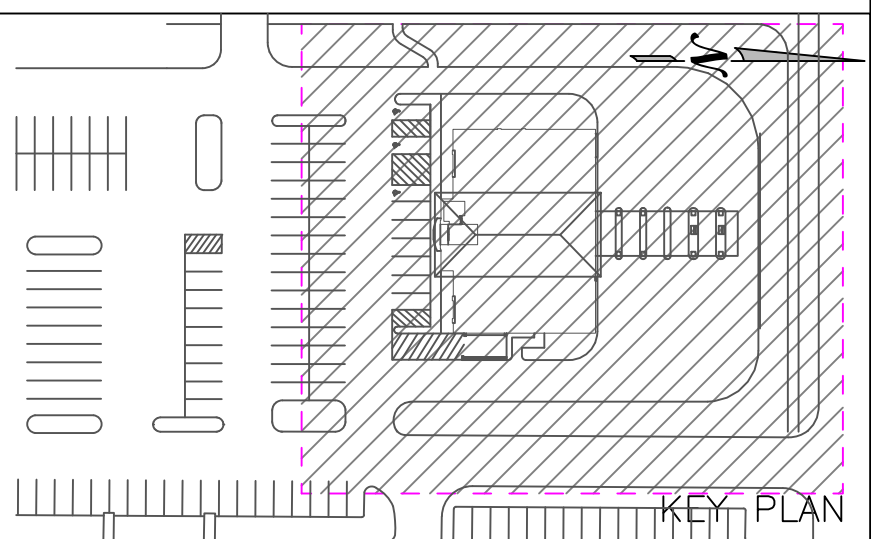


NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINARIES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

Bank of America®



BLUE = NEW FIXTURE
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
ORANGE = EXISTING FIXTURE TO REMAIN
TURQUOISE = FIXTURE TO BE REMOVED



N. T. S.

v3 180205

3		
2		
1	REVISED XX	KFB
REVISION NO.	DESCRIPTION	REVISED BY



Facility Data and Design. Optimized.

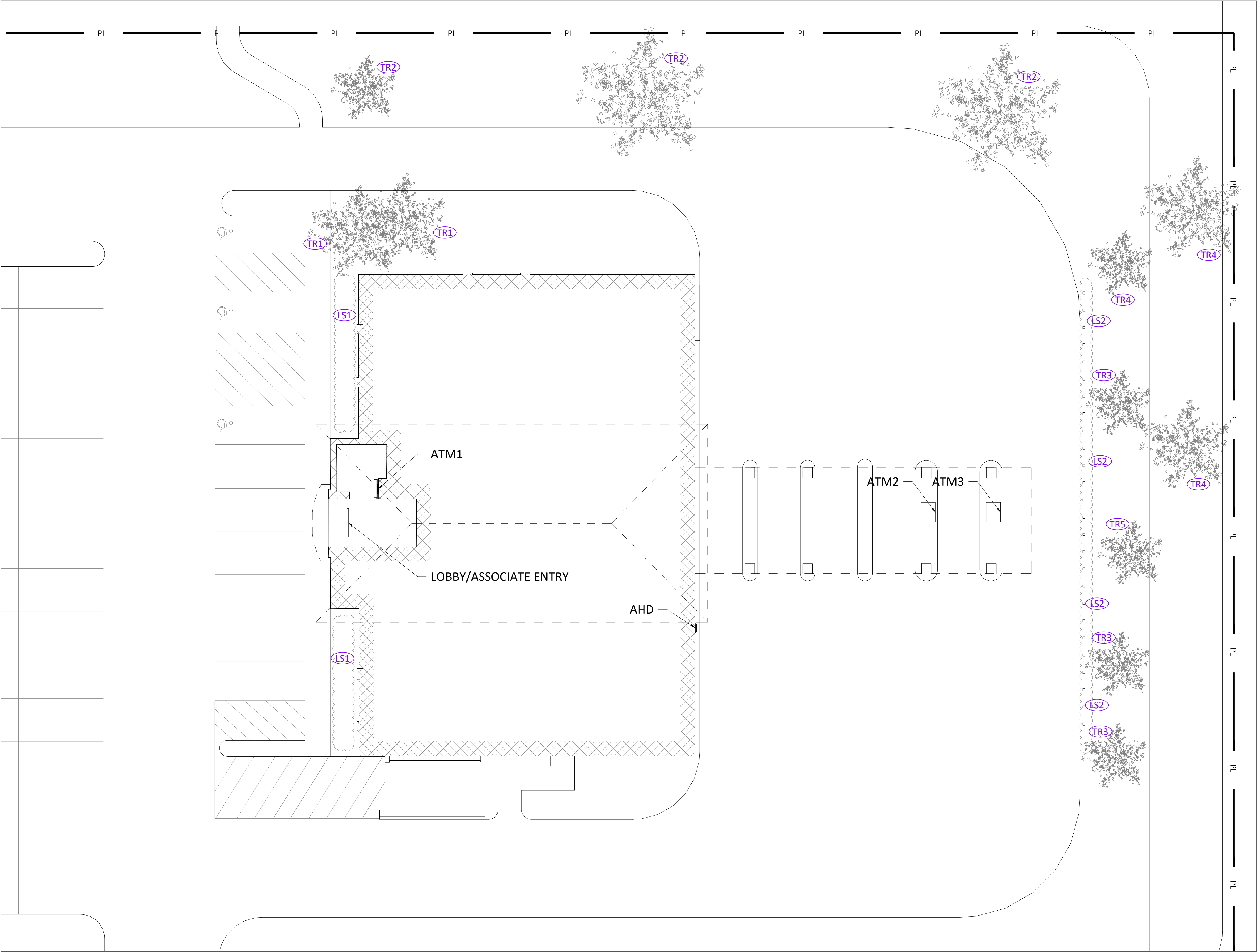
Tinley Park
IL4-009
16301 S. Harlem Ave.
Tinley Park, IL

DIMENSIONING PLAN

DESIGN BY:	JSR	DRAWN BY:	TLS
REVIEWED BY:	LMB	APPROVED BY:	KFB

SHEET NO. LU-6

S. HARLEM AVE.



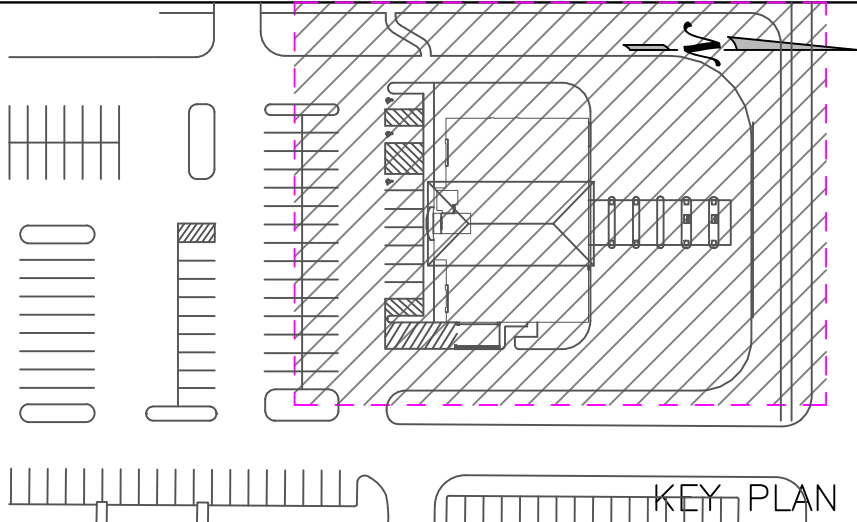
LANDSCAPE SCHEDULE CM = CRAPE MYRTLE UNK = UNKNOWN		
SYMBOL	QTY	NOTES
TR1	2	TRIM TREE UP TO 7' AND THIN OUT TREE CANOPY
TR2	3	TRIM TREE UP AND AWAY FROM LIGHT FIXTURE TO ENSURE THAT IT DOES NOT INTERFERE WITH INTENDED ILLUMINATION
TR3	3	TRIM TREE UP AND AWAY FROM FENCE TO ENSURE THAT IT DOES NOT INTERFERE WITH INTENDED ILLUMINATION
TR4	3	EXISTING TREE - OUT OF SCOPE
TR5	1	CONTRACTOR TO PLANT TREE WITH 2" DIAMETER TRUNK (VARIETY TO MATCH EXISTING)
LS1	-	TRIM LANDSCAPING DOWN TO 36"
LS2	-	CONTRACTOR TO BUILD BED AND PLANT JUNIPER GROUND COVER UNDER AND ALONG FENCE LINE

GC TO VERIFY WITH LOCAL AUTHORITY HAVING JURISDICTION
ON TREE TRIMMING AND/OR REMOVAL PRIOR TO
COMMENCING WORK



NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINARIES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

Bank of America®



N. T. S.

v3 180205

3		
2		
1	REVISED XX	KFB
REVISION NO.	DESCRIPTION	REVISED BY



Facility Data and Design. Optimized.

Tinley Park
IL4-009
16301 S. Harlem Ave.
Tinley Park, IL

LANDSCAPING PLAN

DESIGN BY:	JSR	DRAWN BY:	TLS
REVIEWED BY:	LMB	APPROVED BY:	KFB

SHEET NO. **LU-7**

1. READINGS ARE MEASURED AT 36" (3') ABOVE GRADE.

This site plan illustrates the layout of a building complex, including a central building, a parking lot, and surrounding areas. The plan is marked with various labels and dimensions.

Building and Entry Labels:

- ATM1
- LOBBY/ASSOCIATE ENTRY
- AHD

Area Labels and Dimensions:

- AC1 (multiple locations)
- AG1 (multiple locations)
- AG2
- AG3
- AR1 (NEW POLE)
- ATM2
- ATM3
- CB1
- CB2
- CB3
- CB4
- CB5
- CB6
- CB7
- CB8
- CB9
- CB10
- CB11
- CB12
- CB13
- CB14
- CB15
- CB16
- CB17
- CB18
- CB19
- CB20
- CB21
- CB22
- CB23
- CB24
- CB25
- CB26
- CB27
- CB28
- CB29
- CB30
- CB31
- CB32
- CB33
- CB34
- CB35
- CB36
- CB37
- CB38
- CB39
- CB40
- CB41
- CB42
- CB43
- CB44
- CB45
- CB46
- CB47
- CB48
- CB49
- CB50
- CB51
- CB52
- CB53
- CB54
- CB55
- CB56
- CB57
- CB58
- CB59
- CB60
- CB61
- CB62
- CB63
- CB64
- CB65
- CB66
- CB67
- CB68
- CB69
- CB70
- CB71
- CB72
- CB73
- CB74
- CB75
- CB76
- CB77
- CB78
- CB79
- CB80
- CB81
- CB82
- CB83
- CB84
- CB85
- CB86
- CB87
- CB88
- CB89
- CB90
- CB91
- CB92
- CB93
- CB94
- CB95
- CB96
- CB97
- CB98
- CB99
- CB100
- CB101
- CB102
- CB103
- CB104
- CB105
- CB106
- CB107
- CB108
- CB109
- CB110
- CB111
- CB112
- CB113
- CB114
- CB115
- CB116
- CB117
- CB118
- CB119
- CB120
- CB121
- CB122
- CB123
- CB124
- CB125
- CB126
- CB127
- CB128
- CB129
- CB130
- CB131
- CB132
- CB133
- CB134
- CB135
- CB136
- CB137
- CB138
- CB139
- CB140
- CB141
- CB142
- CB143
- CB144
- CB145
- CB146
- CB147
- CB148
- CB149
- CB150
- CB151
- CB152
- CB153
- CB154
- CB155
- CB156
- CB157
- CB158
- CB159
- CB160
- CB161
- CB162
- CB163
- CB164
- CB165
- CB166
- CB167
- CB168
- CB169
- CB170
- CB171
- CB172
- CB173
- CB174
- CB175
- CB176
- CB177
- CB178
- CB179
- CB180
- CB181
- CB182
- CB183
- CB184
- CB185
- CB186
- CB187
- CB188
- CB189
- CB190
- CB191
- CB192
- CB193
- CB194
- CB195
- CB196
- CB197
- CB198
- CB199
- CB200
- CB201
- CB202
- CB203
- CB204
- CB205
- CB206
- CB207
- CB208
- CB209
- CB210
- CB211
- CB212
- CB213
- CB214
- CB215
- CB216
- CB217
- CB218
- CB219
- CB220
- CB221
- CB222
- CB223
- CB224
- CB225
- CB226
- CB227
- CB228
- CB229
- CB230
- CB231
- CB232
- CB233
- CB234
- CB235
- CB236
- CB237
- CB238
- CB239
- CB240
- CB241
- CB242
- CB243
- CB244
- CB245
- CB246
- CB247
- CB248
- CB249
- CB250
- CB251
- CB252
- CB253
- CB254
- CB255
- CB256
- CB257
- CB258
- CB259
- CB260
- CB261
- CB262
- CB263
- CB264
- CB265
- CB266
- CB267
- CB268
- CB269
- CB270
- CB271
- CB272
- CB273
- CB274
- CB275
- CB276
- CB277
- CB278
- CB279
- CB280
- CB281
- CB282
- CB283
- CB284
- CB285
- CB286
- CB287
- CB288
- CB289
- CB290
- CB291
- CB292
- CB293
- CB294
- CB295
- CB296
- CB297
- CB298
- CB299
- CB300
- CB301
- CB302
- CB303
- CB304
- CB305
- CB306
- CB307
- CB308
- CB309
- CB310
- CB311
- CB312
- CB313
- CB314
- CB315
- CB316
- CB317
- CB318
- CB319
- CB320
- CB321
- CB322
- CB323
- CB324
- CB325
- CB326
- CB327
- CB328
- CB329
- CB330
- CB331
- CB332
- CB333
- CB334
- CB335
- CB336
- CB337
- CB338
- CB339
- CB340
- CB341
- CB342
- CB343
- CB344
- CB345
- CB346
- CB347
- CB348
- CB349
- CB350
- CB351
- CB352
- CB353
- CB354
- CB355
- CB356
- CB357
- CB358
- CB359
- CB360
- CB361
- CB362
- CB363
- CB364
- CB365
- CB366
- CB367
- CB368
- CB369
- CB370
- CB371
- CB372
- CB373
- CB374
- CB375
- CB376
- CB377
- CB378
- CB379
- CB380
- CB381
- CB382
- CB383
- CB384
- CB385
- CB386
- CB387
- CB388
- CB389
- CB390
- CB391
- CB392
- CB393
- CB394
- CB395
- CB396
- CB397
- CB398
- CB399
- CB400
- CB401
-

LU-8

CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ATM1 @ 36"	Illuminance	Fc	5.16	29.4	2.6	1.98	11.31
EXPOSURES @ 36"	Illuminance	Fc	9.37	31.4	2.9	3.23	10.83