

## *Village of Gilberts*

Village Hall: 87 Galligan Road, Gilberts, Illinois 60136

Ph. 847-428-2861 Fax: 847-428-2955

[www.villageofgilberts.com](http://www.villageofgilberts.com)

### **VILLAGE PLAN COMMISSION / ZBA MEETING AGENDA**

**Wednesday, August 28, 2019 - 7:00 p.m. - Village Hall Board Room**

#### **ORDER OF BUSINESS**

- 1. CALL TO ORDER**
- 2. ROLL CALL / ESTABLISH QUORUM**
- 3. PUBLIC COMMENT\***

Intended for public comment on issues not otherwise on this agenda, those comments offered when individual issues are discussed

#### **4. ITEMS FOR APPROVAL**

A. A Motion to approve Minutes from the August 14, 2019 Plan Commission Meeting.

#### **5. RECOMMENDATION TO THE VILLAGE BOARD REGARDING A REQUEST FOR A SPECIAL USE PERMIT – PUB 72, CONTINUED FROM AUGUST 14, 2019**

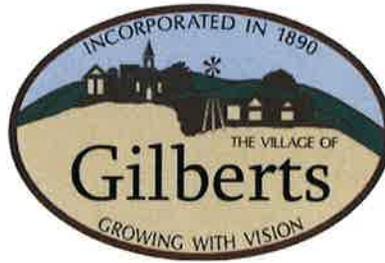
#### **6. NEW BUSINESS**

#### **7. OTHER BUSINESS**

#### **8. ADJOURNMENT**

#### **\*Public Comment Policy**

Anyone indicating a desire to speak during Public Comments portion of the Plan Commission Meeting will be acknowledged by the Commission Chairman. All remarks are to be addressed to the Commission Chairman and Board of Commissioners as a whole, not to any specific person(s). To ensure that everyone who wishes to speak has the opportunity to do so, please limit your comments to five minutes. Additional time may be granted at the discretion of the Commission Chairman. If you have written comments, please provide a copy to the Commission Chairman. If there are a number of individuals present to speak on the same topic, please designate a spokesperson that can summarize the issue. During Public Comments, the Commission Chairman, Commissioners and Staff will listen to comments and will not engage in discussion. The Commission Chairman or Commissioners may ask questions to better understand your concern, suggestion or request. Please direct any personnel concerns to the Village Administrator before or after the meeting. The Village of Gilberts complies with the Americans Disabilities Act (ADA). For accessibility Assistance, please contact the Village Clerk at the Village Hall, telephone number is 847-428-2861". Assistive services will be provided upon request.



**MINUTES FOR VILLAGE OF GILBERTS  
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING  
Village Hall: 87 Galligan Road, Gilberts, IL 60136  
Meeting Minutes  
Wednesday, August 14, 2019**

**1. CALL TO ORDER**

Chairman Mills called the meeting to order at 7:00 p.m.

**2. ROLL CALL / ESTABLISH QUORUM**

Village Clerk Courtney Baker called the roll. Roll call: Members present: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills. Commissioner Lateer was absent. Others present: Village Administrator Brian Bourdeau, Village Attorney Kurt Asprooth, and Public Works Coordinator John Swedberg.

**3. PUBLIC COMMENT**

There were no public comments at this time.

**4. ITEMS FOR APPROVAL**

A. A Motion to approve Minutes from the June 12, 2019 Plan Commission Meeting.

**A Motion was made by Commissioner Borgardt and seconded by Commissioner McHone to Approve the Minutes from the June 12, 2019 Plan Commission Meeting.** Roll call vote: Commissioners Borgardt, McHone, Page, Sullivan, and Chairman Mills voted Aye. Commissioner Del Vecchio Abstained. 0-nays. Motion carried.

**5. PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT – PUB 72**

**A Motion was made by Commissioner Borgardt and seconded by Commissioner Page to open the public hearing.** Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

Administrator Bourdeau provided an overview of the applicant's proposal: Pub 72, a restaurant establishment located at 38 E. Higgins Road, has requested to install a sand volleyball court on the parcel at IL Route 72 and Railroad St. This type of use is not permitted by right in the C-1 zoning district and is considered as an outdoor use, which requires a special use permit. The application before the Plan Commission is therefore a special use permit request to allow the installation and operation of a sand volleyball court. As proposed, the court would be fully enclosed by anchored netting. The netting would be approximately 20 feet high and anchored to six (6) poles equally

spaced around the court. Additionally, the applicant is also proposing to light the court with two LED lights. The lights would be located, one each on the north and south side of the court. Furthermore, the applicant has indicated that no additional structures, including spectator seating, are being requested as part of the application. There are several points the Plan Commission may wish to consider when evaluating the Special Use Permit request: The proposed court is located within 50 feet of a heavily trafficked state highway, the proposed court is located immediately adjacent to and across from residential homes to the north and west, enhanced landscaping may help contribute to patron and motorist safety by providing a visual barrier between the court and IL Route 72, no additional parking is proposed as part of this Special Use Permit request. The applicant has indicated that no alcohol will be consumed on the court. The Plan Commission may wish to consider making no alcohol consumption on the court a condition of the Special Use Permit to ensure there is clarification regarding where alcohol may be consumed.

Tom Trier of Pub 72 approached the Commission and asked if there were any questions from the commissioners. Commissioner Del Vecchio asked if IDOT had requested any type of signage on Route 72 indicating that there was a volleyball court ahead. Brian Zirlin of Pub 72 stated that IDOT did not indicate any signage would be necessary when they sent in their plans. Commissioner Del Vecchio asked if they had a plan for over flow parking and if there would be any seating near to court for spectators to which Mr. Trier advised that there is not.

Commissioner McHone raised concerns regarding the matured trees and other landscaping that would be torn down if the court is constructed. Mr. Trier advised that he plans to put landscaping around the court but they do not have a current landscaping proposal.

Commissioner Page suggested moving the court to another side of the building so the court isn't off of Route 72. Mr. Trier and Mr. Zirlin stated that they weren't interested in moving the court to another location.

Chairman Mills and Commissioner Borgardt suggested that secured fencing around the court be included in the proposal for public safety. Mr. Trier advised that his sons live behind the property and would look after the court and its surrounding property.

Chairman Mills asked if there were any questions or comments from the Public.

Rollyn Anderson of 113 Railroad Street approached the Commission and stated that his property is only 100 feet from where the proposed volleyball court would be placed. Mr. Anderson stated that his daughter lives in this property and goes to bed early for work. Mr. Anderson stated that the volleyball games should not go until 10pm at night because that is too late. Commissioner Del Vecchio advised that the addition of landscaping around the court might help buffer some of the noise.

Barb Davis of 6 Turner Street approached the Commission and stated that she has a concern with the possibility of landscaping blocking the view when attempting to turn onto Route 72. Ms. Davis also stated that she is concerned with the potential noise level from the volleyball games and the lights from the court reflecting into neighboring houses.

Penny Bauer of 28 Galligan Road approached the Commission and stated that she is concerned with the potential traffic and parking that may make getting in and out of her driveway very difficult.

Robert Hitchler of 19 Railroad Street approached the Commission and stated that he is concerned with the noise disrupting his family if they have the windows open.

Kay Kummerow approached the Commission and stated that the one officer she had spoken to about this project told her that he had not been advised about it and expressed public safety concerns that he had about the court. Ms. Kummerow stated that she would not want to see the current trees and other landscaping removed from this lot. Ms. Kummerow asked for clarification on the hours to which the volleyball court would be open.

Michael Trier of 18 Galligan Road approached the Commission and stated that he is a part-owner of Pub 72 and wanted to address some of the concerns that have been raised so far. Mr. Trier stated that since he lives next to the property, he would be sure address any noise concerns that may arise. Mr. Trier stated that he has many ideas for different landscaping around the court to make it look presentable and that he would like to put a gate around the court with a lock.

Mr. Zirlin clarified that the days for the volleyball games would be Monday through Thursday unless families wanted to sign waivers on the weekends to play together on the court. Mr. Zirlin stated that he would like to be able to not have any new games start after 9pm and have lights out on the court at 10pm.

**A Motion was made by Commissioner Borgardt and seconded by Commissioner Page to close the public hearing.** Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

#### **6. RECOMMENDATION TO THE VILLAGE BOARD REGARDING A REQUEST FOR A SPECIAL USE PERMIT – PUB 72**

After some deliberation between the commissioners, it was decided that a final recommendation could not be made without obtaining more information from the applicant as far as the landscaping plans, fencing plans and confirmation of hours that the volleyball court will be open.

**A Motion was made by Commissioner Borgardt and seconded by Commissioner Page to Continue the Recommendation to the Village Board Regarding a Request for a Special Use Permit for Pub 72 to August 28, 2019.** Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

#### **7. PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT AND VARIANCES TO THE VILLAGE OF GILBERTS UNIFIED DEVELOPMENT ORDINANCE – COMMUNITY SELF STORAGE**

**A Motion was made by Commissioner Sullivan and seconded by Commissioner Del Vecchio to open the public hearing.** Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

Administrator Bourdeau provided an overview of the applicant's proposal: Community Self Storage is seeking a special use permit for the purposes of expanding their existing self-storage business located off of West End Drive. Under the current Unified Development Ordinance, mini-warehouses (self storage) are allowed as a special use within the I-1 zoning district. The special use request for mini-warehouses also requests consideration for outdoor vehicle storage. In addition to the special use permit to operate a mini-warehouse, Community Self Storage is also seeking several variances from the UDO that relate to the exterior façades of the building.

Commissioner Borgardt asked if block could be placed in between the garage doors instead of all metal. The owner of the Community Self Storage, Kyle Zange, advised that they would like to keep that entire façade metal to keep the costs down. Commissioner Sullivan asked how tall the fencing would be around the building that faces Center Drive to which Mr. Zange replied that it would be a

six foot high chain link fence with plastic slat screening and set far back. Commissioner Del Vecchio asked what kind of taxes the Village would receive from this type of establishment compared to another business that may build on that property. Administrator Bourdeau advised that the Village would not receive sales tax but would receive property tax.

Chairman Mills asked if there were any additional comments from the public and there were not.

**A Motion was made by Commissioner Borgardt and seconded by Commissioner McHone to close the public hearing.** Roll call vote: Commissioners Borgardt, McHone, Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

**8. RECOMMENDATION TO THE VILLAGE BOARD REGARDING A REQUEST FOR A SPECIAL USE PERMIT AND VARIANCES TO THE VILLAGE OF GILBERTS UNIFIED DEVELOPMENT ORDINANCE – COMMUNITY SELF STORAGE**

**A Motion was made by Commissioner Borgardt and seconded by Commissioner Page to Recommend the Approval of the Requested Special Use Permit and Variances to the Village of Gilberts Unified Development Ordinance Conditional on the Approval of the Final Engineering Plans.** Roll call vote: Commissioners Borgardt, Page, Sullivan, and Chairman Mills voted Aye. 0-nays, 0-abstained. Motion carried.

**9. NEW BUSINESS**

There were no items to discuss at this time.

**10. OTHER BUSINESS**

There were no items to discuss at this time.

**11. ADJOURNMENT**

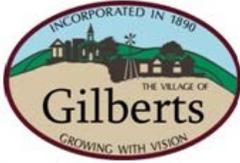
There being no further public business to discuss, **a Motion was made by Commissioner Borgardt and seconded by Commissioner Page to adjourn from the public meeting at 8:18 p.m.** Voice vote of Aye carried unanimously. Motion carried.

Respectfully submitted,



Courtney Baker  
Village Clerk





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**To:** Plan Commissioners

**From:** Brian Bourdeau, Village Administrator

**Date:** August 28, 2019 Plan Commission

**Subject:** Item 5: Continuation of the August 14, 2019 Recommendation to the Village Board Regarding a Request for a Special Use Permit – Pub 72

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On Wednesday, August 14, 2019, the Plan Commission held a Public Hearing on a request from Pub 72 (the “*applicant*”) for a special use permit to install a sand volleyball court on the parcel at IL Route 72 and Railroad St. Prior to making a recommendation, the Plan Commission requested additional information of the applicant with regard to a landscaping plan around the proposed court and continued the item to August 28, 2019 for further consideration.

The applicant has provided a revised landscaping plan that incorporates a series of Boxwood evergreen (border shrubs) along the perimeter of the parcel bordering Railroad St. and IL Route 72. Three Flame Armur Maple trees are also proposed to be planted between the location of the court and IL Route 72. The applicant has also noted on the landscape plan two areas that may be utilized for additional shrubs if desired. The Plan Commission may wish to consider if the revised landscape plans provide the necessary clarifications.

Additionally, the applicant provided clarification on the hours of operations and is agreeable to a “lights out” at 10:00 p.m. schedule with the final match of the evening beginning at 9:00 p.m.

The applicant will be present to discuss the landscaping plans in more depth and answer any questions or concerns the Commission may have.

### **Attachments**

1. Proposed Landscape Plan Provided by the Applicant
2. Information Sheet on Green Mountain Boxwood
3. Information Sheet on Flame Armur Maple Tree
4. Pub 72 – Special Permit Request Memorandum and Attachments from the August 14, 2019 Plan Commission Meeting Packet





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## Plant Finder



### **Green Mountain Boxwood**

*Buxus 'Green Mountain'*

Height: 5 feet

Spread: 3 feet

Sunlight:

Hardiness Zone: 4

#### **Description:**

A compact hybrid broadleaf evergreen with a pyramidal shape, makes a great accent hedge or garden detail plant, very popular and one of the hardier varieties

#### **Ornamental Features**

Green Mountain Boxwood has green foliage. The small round leaves remain green throughout the winter. Neither the flowers nor the fruit are ornamentally significant.

#### **Landscape Attributes**

Green Mountain Boxwood is a dense multi-stemmed evergreen shrub with a more or less rounded form. It lends an extremely fine and delicate texture to the landscape composition which can make it a great accent feature on this basis alone.

This is a relatively low maintenance shrub, and can be pruned at anytime. It is a good choice for attracting bees to your yard, but is not particularly attractive to deer who tend to leave it alone in favor of tastier treats. It has no significant negative characteristics.

Green Mountain Boxwood is recommended for the following landscape applications;

- Mass Planting
- Hedges/Screening
- General Garden Use
- Topiary
- Container Planting



*Green Mountain Boxwood  
Photo courtesy of NetPS Plant Finder*



*Green Mountain Boxwood  
Photo courtesy of NetPS Plant Finder*



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## **Plant Finder**

### **Planting & Growing**

Green Mountain Boxwood will grow to be about 5 feet tall at maturity, with a spread of 3 feet. It tends to fill out right to the ground and therefore doesn't necessarily require facer plants in front, and is suitable for planting under power lines. It grows at a slow rate, and under ideal conditions can be expected to live for approximately 30 years.

This shrub does best in full sun to partial shade. It prefers to grow in average to moist conditions, and shouldn't be allowed to dry out. It is not particular as to soil type or pH. It is highly tolerant of urban pollution and will even thrive in inner city environments, and will benefit from being planted in a relatively sheltered location. This particular variety is an interspecific hybrid.

Green Mountain Boxwood makes a fine choice for the outdoor landscape, but it is also well-suited for use in outdoor pots and containers. Because of its height, it is often used as a 'thriller' in the 'spiller-thriller-filler' container combination; plant it near the center of the pot, surrounded by smaller plants and those that spill over the edges. Note that when grown in a container, it may not perform exactly as indicated on the tag - this is to be expected. Also note that when growing plants in outdoor containers and baskets, they may require more frequent waterings than they would in the yard or garden.



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## Plant Finder



### Flame Amur Maple

*Acer ginnala 'Flame'*

Height: 20 feet

Spread: 20 feet

Sunlight: ○ ●

Hardiness Zone: 3

#### Description:

A spectacular choice for its reliable blazing red fall color and bright red fruits in summer, this is a shapely small tree; very hardy and adaptable, great as a fall accent in smaller home landscapes

#### Ornamental Features

Flame Amur Maple is primarily grown for its highly ornamental fruit. It features abundant showy scarlet samaras in late summer. It has dark green foliage throughout the season. The lobed leaves turn outstanding shades of scarlet and in the fall. The flowers are not ornamentally significant.

#### Landscape Attributes

Flame Amur Maple is a multi-stemmed deciduous tree with a more or less rounded form. Its relatively fine texture sets it apart from other landscape plants with less refined foliage.

This is a relatively low maintenance tree, and should only be pruned in summer after the leaves have fully developed, as it may 'bleed' sap if pruned in late winter or early spring. It has no significant negative characteristics.

Flame Amur Maple is recommended for the following landscape applications;

- Accent
- Mass Planting
- Hedges/Screening



*Flame Amur Maple in fall*  
*Photo courtesy of NetPS Plant Finder*



*Flame Amur Maple fruit*  
*Photo courtesy of NetPS Plant Finder*



**WASCO**  
**NURSERY**  
& GARDEN CENTER

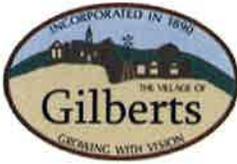
*"Meeting your growing  
needs since 1925"*

## Plant Finder

### Planting & Growing

Flame Amur Maple will grow to be about 20 feet tall at maturity, with a spread of 20 feet. It has a low canopy with a typical clearance of 4 feet from the ground, and is suitable for planting under power lines. It grows at a medium rate, and under ideal conditions can be expected to live for 60 years or more.

This tree does best in full sun to partial shade. It is very adaptable to both dry and moist locations, and should do just fine under average home landscape conditions. It is not particular as to soil type or pH. It is highly tolerant of urban pollution and will even thrive in inner city environments. This is a selected variety of a species not originally from North America.



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**To:** Plan Commissioners  
**From:** Brian Bourdeau, Village Administrator  
**Date:** August 14, 2019 Plan Commission  
**Subject:** Item 5 & 6: Public Hearing and Recommendation to the Village Board Regarding a Request for a Special Use Permit – Pub 72

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**General Application Background**

Pub 72 is a restaurant establishment located at 38 E. Higgins Road (corner of IL Route 72 and Galligan Road, PIN 02-24-154-010). The business currently owns the parcel at 38 E. Higgins Road as well as the parcel immediately to the west (PIN 02-24-154-012). Pub 72 recently acquired the lot at the corner of IL Route 72 and Railroad St. (PIN 02-24-054-004), forming 3 contiguous parcels fronting IL Route 72.

All three parcels are currently zoned C-1 Commercial. The surrounding zoning is currently, Old Town Zoning District to the north, C-1 Commercial to the east, I-1 Industrial to the south and Old Town Zoning District to the west. Those parcels zoned as Old Town currently have residential homes on the property as the primary use.



The applicant has requested to install a sand volleyball court on the parcel at IL Route 72 and Railroad St. as generally indicated on the illustration above by the opaque box. This type of use is not permitted by right in the C-1 zoning district and is considered as an outdoor use, which requires a special use permit. The application before the Plan Commission is therefore a special use permit request to allow the installation and operation of a sand volleyball court.

**Special Use Permit Request**

The applicant is requesting a Special Use Permit to install and operate a 60 foot x 30 foot sand volleyball court on the parcel at the corner of IL Route 72 and Railroad St. As proposed the court would be fully enclosed by anchored netting. The netting would be approximately 20 feet high and anchored to six (6) poles equally spaced around the court. Each pole would be approximately 24 feet in height. Included below are photographs provided by Pub 72 of the proposed netting as installed at one of the owner’s other establishments.

Additionally, the applicant is also proposing to light the court with two LED lights. The lights would be located, one each on the north and south side of the court.

Furthermore, the applicant has indicated that no additional



structures, including spectator seating, are being requested as part of the application.

As proposed, the sand volleyball court would be utilized for league play Monday – Thursday between the hours of 6:30 p.m. and 10:00 p.m. The court lights would be turned off at the conclusion of play at 10:00 p.m.

The court is fully pervious and therefore engineering was not a significant factor with the proposed Special Use Permit request.

The owner of Pub 72 has utilized sand volleyball courts at other locations and proposes the use here as an effort to increase exposure for establishments along the IL Route 72 corridor, increase revenue for Pub 72 and create a more inviting establishment to families and new visitors. While the use is complimentary to the operations of Pub 72, there are several points the Plan Commission may wish to consider when evaluating the Special Use Permit request:

- **Public Safety**

The proposed court is located within 50 feet of a heavily trafficked state highway. As noted above, the applicant has proposed enclosing the court with netting to minimize the possibility of errant volleyballs from effecting passing traffic on IL Route 72 or Railroad St. However, the Plan Commission may wish to consider if the netting is of sufficient height to provide adequate safety to passing motorists and surrounding properties. Should

the Plan Commission feel additional steps are necessary, the Commission could request a top netting enclosure to ensure volleyballs could not be hit over the vertical netting.

The Plan Commission may wish to consider patron safety with respect to court accessibility and if additional safety measures might be warranted. Patron access to the proposed court would be through the parking lot of Pub 72. Please note, there is no sidewalk along IL Route 72.

- Surrounding Zoning / Land Uses

The proposed sand volleyball court is located immediately adjacent to and across from residential homes to the north and west. As proposed, the court would meet all required setbacks. The court would be setback approximately 12 feet from the neighboring residential parcel and 10 feet from Railroad Street at the northern most point.

Currently, the parcel on which the court would be located is undeveloped; therefore, the court does represent a more intense use and has the potential to generate additional noise and light, particularly in to the evening hours. Should the Plan Commission deem it appropriate, the Commission may recommend additional conditions, such as enhanced landscaping to assist in creating a transitional zone between the court and the surrounding residential area. Enhanced landscaping may also help contribute to patron and motorist safety by providing a visual barrier between the court and IL Route 72. It may also serve to discourage patrons from gathering to watch game play so near to the highway.

The proposed sand volleyball court is also located near the western edge of a corridor designated on the Village's zoning map as a significant commercial corridor. The Plan Commission may wish to consider whether a sand volleyball court is appropriate along a major thoroughfare and commercial corridor entrance.

- Parking

As submitted, no additional parking is proposed as part of this Special Use Permit request. Pub 72 does meet all current requirements for minimum parking and in preliminary plan meetings with Village staff the applicant did not feel the proposed court would generate a significant amount of additional vehicular traffic. While on-street parking is available on Village roads near Pub 72, the Plan Commission may wish to consider whether this increased use would be complimented by additional parking onsite.

- Lighting

Pub 72 as requested to light the court. Exterior lighting is guided by section 10-9-5 of the UDO, which provides:

*Spillage from Exterior Lights. All exterior lighting used in any district shall be shaded, shielded or directed to limit spillage of light onto adjacent properties. Maximum horizontal foot-candles as given off by lighting on the neighboring property as measured at the property line of residential districts shall not exceed 2 foot candles.*

*Prevention of Direct Glare. All exterior lighting shall be arranged to prevent direct glare of beams onto any residential or institutional property by the use of luminaire cutoffs.*

Pub 72 has submitted a lighting layout and photometric study. Based on the photometric consultant's calculations, the foot candles at the property line bordering the residential home will be between 0.2 and 0.7. The Plan Commission may wish to consider making it a condition of the Special Use Permit that the lighting fixture and installation as contemplated in the application is installed.

### **Summary of Items for Consideration**

Included below is a summary of the primary matter upon which the Plan Commission may wish to deliberate and provide a recommendation to the Village Board:

- Does the Plan Commission feel that the applicants Special Use Permit request meets the General Standards as outlined in section 10-11-11(E)(1) of the UDO:
  - a. *The proposed special use complies with all provisions of the applicable district regulations.*
  - b. *The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.*
  - c. *The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:
    - i. *The location, nature and height of buildings, structures, walls and fences on the site; and*
    - ii. *The nature and extent of proposed landscaping and screening on the proposed site.**
  - d. *Adequate utility, drainage and other such necessary facilities have been or will be provided.*
  - e. *The proposed special use, where such developments and uses are deemed consistent with good planning practice, can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the Village of Gilberts.*
- Does the Plan Commission feel the hours of court operation are acceptable?

- Are there any enhancements to landscaping or screening that the Plan Commission feels appropriate to ensure the volleyball court is in harmony with the IL Route 72 corridor and surrounding neighborhood?
- Does the Plan Commission feel that the parking is adequate at the facility to accommodate this Special Use request?
- At the time of application, Pub 72 has a Class A and Class OS liquor license. The applicant has indicated that no alcohol will be consumed on the court. The Plan Commission may wish to consider making no alcohol consumption on the court a condition of the Special Use Permit to ensure there is clarification regarding where alcohol may be consumed.
- Are there any additional conditions the Plan Commissions deems appropriate?

### **Attachments**

1. Application for Special Use – Pub 72
2. Petition to the Village Board to Grant a Special Use and Applicant's Responses
3. Plat of Survey for Subject Parcel
4. Applicant's Revised Site Plan – As of August 6, 2019
5. Applicant's Preliminary Site Plan
6. Proposed Netting Material Data
7. Lighting and Photometric Data
8. Acknowledgement Letter from Property Owners/Resident at 11 Railroad Street

# **VILLAGE OF GILBERTS**

## **APPLICATION FOR SPECIAL USE**

**Last Revised: October 31, 2002**

APPLICATION FOR  
SPECIAL USE

CASE# \_\_\_\_\_  
Revision #1: \_\_\_\_\_  
Revision #2: \_\_\_\_\_  
Revision #3: \_\_\_\_\_  
For office use only

Development Name: PUB 72 VOLLEYBALL CT. Date of Submission: 4/11/19

I. APPLICANT:

PUB 72 DBA PUB 72 INC PUB 72, INC.  
Name Corporation  
38. E HIGGINS RD.  
Street  
GILBERTS IL 60174  
City State Zip Code  
TOM TRIER 773-742-7975  
Contact Person Telephone Number Fax Number  
OWNER  
Relationship of Applicant to subject Property (e.g. Owner, Developer, Contract Purchaser, etc.)

II. ACTION REQUESTED (Check applicable boxes):

- Rezoning from \_\_\_\_\_ to \_\_\_\_\_
- Special Use for VOLLEY BALL COURT

Any additional requests, which are being processed with the Special Use (i.e. variances subdivision, etc.):

WE ARE LOOKING TO PLACE A 30 x 60'  
HALL SAND VOLLEYBALL COURT

Is this development within the Village limits?

- Yes.
- No, requesting annexation.
- Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.

III. DEVELOPERS STAFF:

Attorney: N/A Telephone Number: \_\_\_\_\_ Fax Number \_\_\_\_\_  
 Builder: N/A Telephone Number: \_\_\_\_\_ Fax Number \_\_\_\_\_  
 Developer: N/A Telephone Number: \_\_\_\_\_ Fax Number \_\_\_\_\_  
 Engineer: N/A Telephone Number: \_\_\_\_\_ Fax Number \_\_\_\_\_

IV. PROJECT DATA:

1. General Location: CORNER LOT OF 72 AND RAILROAD ST.

a. County: ILANE

b. Township: RUTLAND

c. PIN#(s): 02-24-154-004

2. General description of the site: SMALL LOT / FALLOW

3. Existing zoning on the site: C1

4. Acreage of the site: LESS THAN 1 = .11 ACRE

5. Character of surrounding area:

	Zoning	Jurisdiction	Existing Land Use	Adopted Village Plan
North	<u>OT</u>	<u>GILBERTS</u>	<u>RESIDENTIAL</u>	
South	<u>I1</u>	<u>"</u>	<u>"</u>	<u>GILBERTS/SIDENHILL</u>
East	<u>C1</u>	<u>"</u>	<u>"</u>	<u>PUB 72</u>
West	<u>OT</u>	<u>"</u>	<u>"</u>	<u>RAILROAD ST.</u>

6. List Controlling Ordinances (annexation agreement, development agreement, site plans, any ordinances annexing or zoning the property etc.): N/A

7. Detailed description of the Special Use requested including type of use, square footage or building or space to be occupied, by the Special Use, hours of operation, and number of parking spaces to be provided:

SPECIAL USE FOR A VOLLEYBALL COURT 30' x 60'. HOURS WILL BE M-S 11am - 9pm. NO PARKING IS NEEDED

IV. APPLICATION SIGNATURE

I hereby affirm and agree I have full legal capacity to authorize the aforesaid application/petition and that all information here-with listed and any attached exhibits are true and correct to the best of my knowledge. The authorized signer invites the Village of Gilberts representatives to make all reasonable inspections, investigations and pictures of the subject property during the processing period of the Petition. We further agree to pay all fees related to this application as per Village policy, including engineering, legal, plan review or any other ancillary fee as per policy that may arise during the entitlement process. I further understand that these fees include publication expenses.

I further acknowledge that it is the applicant's responsibility to notify property owners within 250 feet of the subject property via certified mail with return receipt of the time, place, and date of any Planning and Zoning Commission public hearing regarding this petition. I further realize the date of the meeting will be established by Village Staff and will be notified of this date once a full application has been received by the Community Development Department.

[Handwritten Signature]  
Applicant Signature

4 22 19  
Date:

Print Name: \_\_\_\_\_

NOTARY:

On this 22nd day of April, 2019, before me a Notary Public in the State of Illinois personally appeared the above named person, who did sign the foregoing instrument and that the same is a voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal.

[Handwritten Signature]  
Notary Public  
(Signature, Seal).



DISCLOSURE OF BENEFICIARIES

Tom Triker ; ~~Conor Triker~~  
Name

Address

2) Nature of Benefit sought: N/A

3) Nature of Applicant: (please check one)

- a. Natural Person
- b. Corporation
- c. Land Trust/Trustee
- d. Trust/Trustee
- e. Partnership
- f. Joint Venture

4) If applicant is an entity other than described above, briefly state the nature and characteristics of applicant:

5) If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of C3Se of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

	Name	Address	Interest
a.			
b.	<u>N/A</u>		
c.			
d.			

6) Name, address and capacity of person making this disclosure on behalf of the applicant:

**IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.**

VERIFICATION

I, TOM TRIKER being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

[Signature]

Subscribed and Sworn to before me this 22 day of April, 2019

Claudia Russell  
Notary Public



STATE OF Illinois )  
 )  
COUNTY OF Kane )  
 )  
Village of Gilberts )

**PETITION TO THE GILBERTS VILLAGE BOARD  
TO GRANT A SPECIAL USE**

THE UNDERSIGNED PETITIONER, the *[name or names of owner(s), include business entity any]* being owner of record, respectfully petitions the Village of Gilberts to grant a Special Use of the property, commonly known as *[address]* and legally described on Exhibit "A," and depicted on Exhibit "B," which are both attached hereto and incorporated herein by reference (the "Subject Property") to permit the following uses in accordance with Gilberts Municipal Code:

**[List all requested Special Uses]**

- 1.
- 2.

IN SUPPORT OF THIS PETITION, the Petitioner represents that:

- 1) The Subject Property is currently zoned, pursuant to *[cite applicable Zoning authority (i.e. Village or County);* VILLAGE
- 2) The Subject Property consists of approximately .11 acres, and the property is currently used for \_\_\_\_\_ *[list any structures on the property]*
- 3) *The existing land uses surrounding the Subject Property include:*
  - (a) to the North;
  - (b) to the East;
  - (c) to the South; and
  - (d) to the West.

4) The Special Use will allow the property to be utilized in the following manner:  
**[provide a detailed description of the square footage by type(s) of uses proposed for any existing or proposed buildings, additions, accessory structures including height of buildings, seating capacity (if applicable), number of parking spaces, etc.)**

5) The proposed Special Use meets the requirements for granting a Special Use in the Zoning Ordinance because:

- (a) The establishment, maintenance or operation of the Special Use will not be detrimental to, or endanger the public health, safety, comfort, convenience and general welfare because [or "by"]: *[insert explanation]*; and
- (b) The Special Use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted nor substantially diminish and impair property values within the neighborhood because [or "by"]: *[insert explanation]*; and
- (c) The establishment of the Special Use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district because [or "by"]: *[insert explanation]*.

*K/A* 6) In conjunction with the Special Use, the petitioner is seeking the following variances to the Gilberts Municipal Code (Zoning Regulations Code):

*[Cite the relevant sections of the Municipal Code to which the variances are being requested]*

7) The requested variance(s) comply(ies) with the standards for granting a variance as outlined in Section 6-3-5:2 <<<< **VERIFY** of the Zoning Code in the following Manner:

- (a) The variance is in harmony with the general purpose and intent of this Title because (or "by"): *[insert explanation]*; and
- (b) Strict enforcement of this Title would result in practical difficulties or impose exceptional "hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district because (or "by"): *[insert explanation]*; and
- (c) The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by this Title; and
- (d) The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

8) Granting the Special Use to permit the construction described above is appropriate because:

*[List factors that demonstrate why the Special Use is appropriate]*

**WHEREFORE**, the Petitioner requests that with respect to the Subject Property, the Village Board and the Planning Commission take action in accordance with the Gilberts Municipal Code to approve an ordinance granting a Special Use in accordance with Exhibit "-" to:

*[repeat the list of requested uses from the Recital Section]*

Respectfully Submitted,

By:

[Type in name of signatory under signature block]

[Type in title or nature of individual (i.e. applicant)]

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_ )

The foregoing petition was acknowledged before me by Tom TRIED  
on the 22<sup>nd</sup> day of April, 2019 A.D.

By: Claudine Russell

[Type in name of signatory under signature block]  
[Type in title of person notarizing] and Notary Public



**Applicant's responses to  
Petition to the Gilberts Village Board  
To Grant a Special Use**

Requested Special Uses:

1. Sand Volleyball Court
  - 1) Village
  - 2) .11 Acres; Property is fallow
  - 3) (a) North-Private residence (owned by petitioners)  
(b) East-Pub 72  
(c) South-Sidewalk/72  
(d) West-Railroad St
  - 4) 30'x60' sand volleyball court. There are no additional parking spaces needed or additional structures.
  - 5) (a) The court will not be a detriment to the health, safety or comfort because it is for the Betterment of the community.  
(b) There will be no diminishment to the surrounding property as it will not infringe on any Property not owned by the petitioner.  
(c) There will be no impediment, for any reason, of any of the adjacent properties as they are Owned and maintained by the petitioner.
  - 6) N/A
  - 7) (a) There are no true structures and it will be in accordance with neighborhood standards  
(b) As this is commercial property, Pub 72 will like to improve the business and increase revenue from this area.  
(c) We do need this special use to improve the property  
(d) This will only improve the property and neighborhood, increasing exposure.
  - 8) --Community Benefits:
    - a. This will increase the exposure for all dining/retail establishments along the Gilberts/Higgins corridor
    - b. With our experience at our other location, we do anticipate a 30% increase in revenue, year-over-year, at our location, thus increasing tax revenue for the Village of Gilberts.
    - c. This will make the establishment and community more inviting to families and new visitors, as we plan on having open play and leagues for all ages.
    - d. Ever since we established Pub 72 in March of 2014, we feel we have been a bonus to the community through our great family oriented business, consistent improvements to the property and business, and increase in the exposure of our location as a dining establishment that caters to families and the surrounding community. We are not just business owners, but residents of the village and want to see and be a part of continued growth.

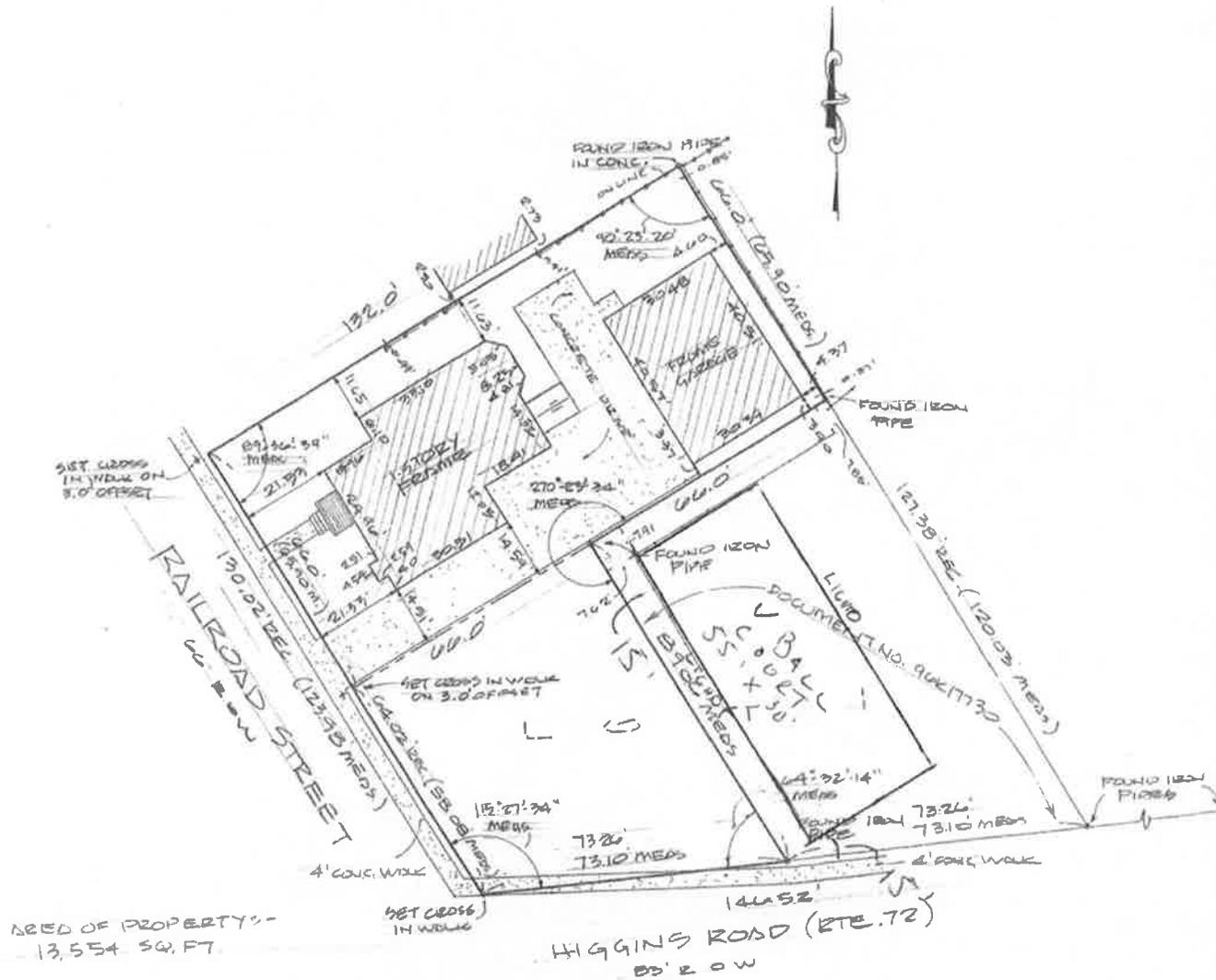
**ALAN J. COULSON, P.C.**

PROFESSIONAL LAND SURVEYORS

*Plat of Survey*

OF PROPERTY DESCRIBED AS FOLLOWS:

The West 1/4 of Lot 1 in Block 2 of the Village of Rutlandville, (now Gilberts), (except any part lying in the tract described in Deed Document 96K17730 recorded March 12, 1996), and also all of Lot 5 in said Block 2, in the Village of Gilberts, Kane County, Illinois.



NEED OF PROPERTY -  
13,554 SQ. FT.

FIELD WORK COMPLETED:  
MARCH 05 2019

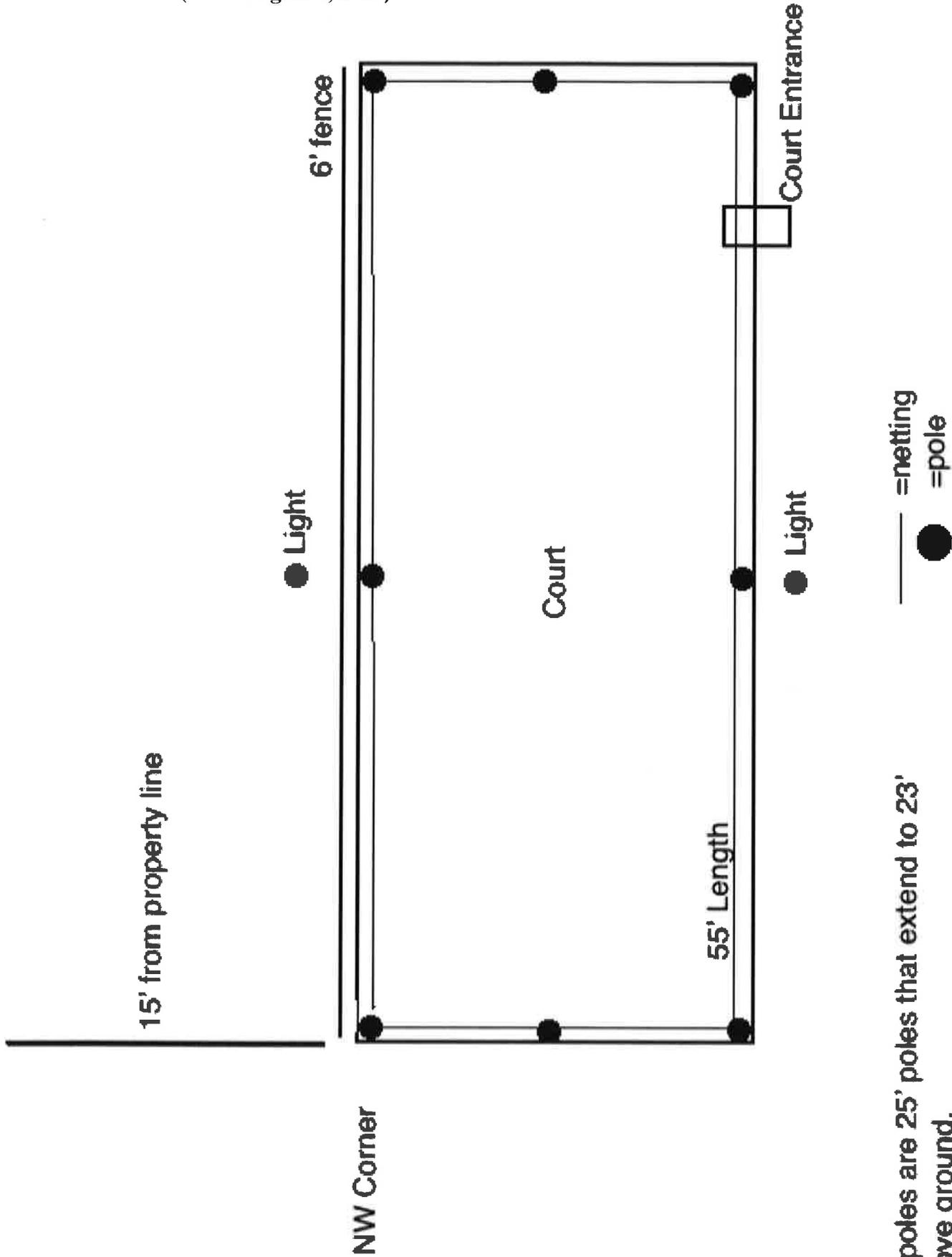
Scale: 1" = 20'  
 Ordered: LTR182  
 Owner: -  
 Page: 02 of 14  
 Drawn: SA  
 Job: 1359, 8614  
 City: GILBERTS

STATE OF ILLINOIS  
 COUNTY OF KANE ss MARCH 7 2019  
 This is to certify that the plat herein drawn correctly  
 indicates the above described property.  
 Charles J. Hill, PLS 2700 My license expires 11/30/2020  
 Any discrepancy in measurements should be promptly  
 reported to surveyor for explanation or correction.  
 WE DO NOT CERTIFY AS TO LOCATION OF UNDER-

**THIS SURVEY IS VALID ONLY  
 WITH EMBOSSED SEAL**  
 This professional service conforms to the current  
 Illinois minimum standards for a boundary survey.  
 Professional Design Firm Land Surveying  
 Corporation License No. 184-002863  
**ALAN J. COULSON, P.C.**  
 PROFESSIONAL LAND SURVEYORS  
 645 S. 8th St., (Rte. 31) West Dundee, IL 60118  
 Phone: (847)-428-2911 Fax: (847)-428-5074  
 E-Mail: SURVAYR@ALANCOULSON.COM  
 This professional service conforms to the current  
 Illinois minimum standards for a boundary survey.

# Applicant's Revised Site Plan

(As of August 6, 2019)



All poles are 25' poles that extend to 23' above ground.

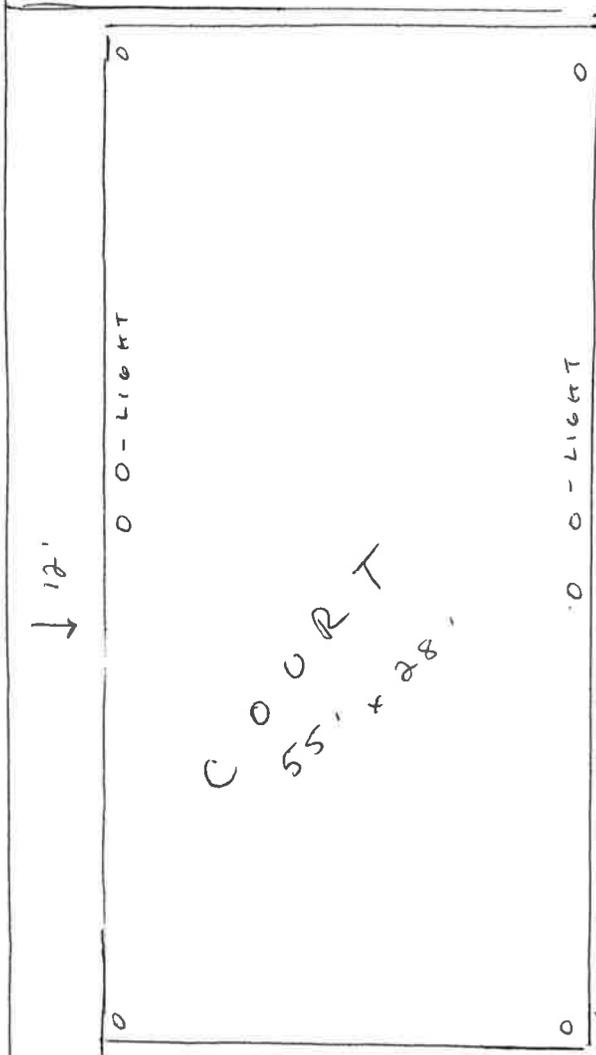
The netting will completely surround the court and attach to the crest of each pole.

Pub 72  
Preliminary Site Plan



DRIVEWAY " RAILROAD ST.

FENCE PUB 72



NET BOUNDARY 60' x 30'  
6 x 24' POLES FOR NETTING  
2 x 24' POLES FOR LIGHTING

RAILROAD ST.

H1661NS

# Applicant's Proposed Netting Material

**\$60 gift card** upon approval

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Sie haben diesen Artikel am May 23, 2019 gekauft.

Bestellung anzeigen



## 30 X 25 Fish Net, Fishing Net, Netting for Golf Backstop, Hockey, Barrier, Cage

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- GREAT BACKSTOP FOR Hockey, Golf, La crosse
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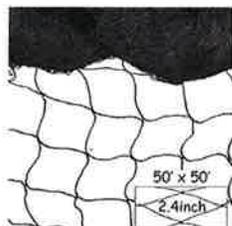
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Page 1 of 41



Lacrosse Scoop Sports Barrier Net 20x10 Feet

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KingSports Large Golf Practice Training Net - Portable Golf Net for Indoor and Outd...

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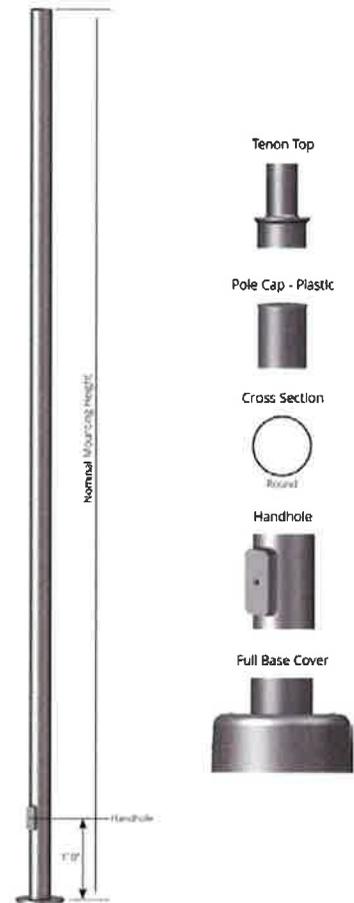




## Round Straight Steel Light Poles, Anchor Base

### Product Overview

- **Pole Shaft** - The pole shaft is fabricated from hot rolled welded steel tubing of one-piece construction with a minimum yield strength of 42 KSI.
- **Pole Top** - A removable top cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. Other pole top options include Tenon Top, Top Cap Only or Open Top which is typical when the pole top diameter matches the necessary slip-fit dimensions.
- **Hand Hole** - A reinforced hand hole with grounding provision is provided at 1' from the base end of the pole assembly. Each hand hole includes a cover and cover attachment hardware. All pole assemblies are provided with a 2.5" x 5" rectangular hand hole (dimensions are nominal).
- **Base Cover** - A two-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Additional base cover options, including a cast aluminum and fabricated steel cover, are available upon request.
- **Anchor Bolts** - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.
- **Hardware** - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.
- **Finish** - Standard finishes are either Galvanized or Finish Painted. Additional finish options including Finish Paint over Galvanizing are available upon request.
- **Design Criteria** - Standard EPA (Effective Projected Area) and weight values are based on Standard Commercial Criteria (with 1.3 gust factor) for side mounted fixtures only. Consult the factory on loading criteria for pole top mounted luminaires and/or brackets. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.



## EPA Load Information

BASE MODEL	80 MPH w/1.3 GUST		90 MPH w/1.3 GUST		100 MPH w/1.3 GUST	
	MAX EPA (SQFT)	MAX WEIGHT (LBS)	MAX EPA (SQFT)	MAX WEIGHT (LBS)	MAX EPA (SQFT)	MAX WEIGHT (LBS)
VS-RSSA-10-3030-11-AB-FP	10	250	7.7	190	6	175
VS-RSSA-10-4040-11-AB-FP	19.1	480	15	375	12.2	305
VS-RSSA-10-4545-11-AB-FP	24.5	615	19.5	490	15.8	395
VS-RSSA-12-3030-11-AB-FP	7.7	195	5.8	145	4.4	130
VS-RSSA-12-4040-11-AB-FP	15	390	11.8	300	9.5	240
VS-RSSA-12-4545-11-AB-FP	19.8	495	15.7	395	12.7	320
VS-RSSA-14-3030-11-AB-FP	6	175	4.4	130	3.3	90
VS-RSSA-14-4040-11-AB-FP	12.2	305	9.4	250	7.6	195
VS-RSSA-14-4545-11-AB-FP	16.2	405	12.8	320	10.3	260
VS-RSSA-15-4040-11-AB-FP	9.6	250	7.4	185	5.9	150
VS-RSSA-15-4545-11-AB-FP	13.1	330	10.2	265	8.2	205
VS-RSSA-16-3030-11-AB-FP	4.6	125	3.2	100	2.3	60
VS-RSSA-16-4040-11-AB-FP	9.6	250	7.4	185	5.9	150
VS-RSSA-16-4545-11-AB-FP	13.1	330	10.2	265	8.2	205
VS-RSSA-18-3030-11-AB-FP	3.4	90	2.3	60	1.4	70
VS-RSSA-18-4040-11-AB-FP	7.6	190	5.7	180	4.5	130
VS-RSSA-18-4545-11-AB-FP	10.5	265	8.2	210	6.5	165
VS-RSSA-20-3030-11-AB-FP	2.4	100	1.4	75	N/A	N/A
VS-RSSA-20-4040-11-AB-FP	6	150	4.4	150	3.4	125
VS-RSSA-20-4545-11-AB-FP	8.5	215	6.6	165	5.2	130
VS-RSSA-20-5050-11-AB-FP	11.7	300	9.1	230	7.2	180
VS-RSSA-25-4040-11-AB-FP	2.8	100	1.9	75	1.3	75
VS-RSSA-25-4545-11-AB-FP	4.8	130	3.6	90	2.7	90
VS-RSSA-25-5050-11-AB-FP	7.2	180	5.5	150	4.2	150
VS-RSSA-25-5050-07-AB-FP	12.1	300	9.4	250	7.4	200
VS-RSSA-30-4545-11-AB-FP	2.3	80	1.5	75	1	60
VS-RSSA-30-5050-11-AB-FP	4.2	150	3	125	2.2	100
VS-RSSA-30-5050-07-AB-FP	8	200	6.5	160	4.7	125

1. The total combined EPA and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole.
2. Standard EPA (Effective Projected Area) and weight values are based on Standard Commercial Criteria (with 1.3 gust factor) for side mounted fixtures only. Consult the factory on loading criteria for pole top mounted luminaires and/or brackets.
3. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.

Note: Additional sizes and configurations are available upon request.

\*+ Indicates a vibration dampener is standard

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Rev. V07312019

This specification brochure is intended to serve as a general guide. Our products are continually being engineered and improved, and specifications are subject to change without notice.

## Designation & Dimensional Information

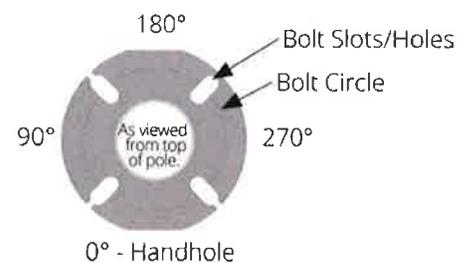
BASE MODEL	NOMINAL MOUNTING HEIGHT	POLE DIMENSIONS			STRUCTURE WEIGHT (LBS)	BASE PLATE		ANCHOR BOLTS	
		TOP OD (IN)	BASE OD (IN)	WALL THK (GA)		BOLTCIRCLE DIA (IN)	DIA (IN) x THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)
VS-RSSA-10-3030-11-AB-FP	10'-0"	3	3	11	55	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-10-4040-11-AB-FP	10'-0"	4	4	11	70	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-10-4545-11-AB-FP	10'-0"	4.5	4.5	11	75	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-12-3030-11-AB-FP	12'-0"	3	3	11	60	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-12-4040-11-AB-FP	12'-0"	4	4	11	80	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-12-4545-11-AB-FP	12'-0"	4.5	4.5	11	85	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-14-3030-11-AB-FP	14'-0"	3	3	11	70	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-14-4040-11-AB-FP	14'-0"	4	4	11	90	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-14-4545-11-AB-FP	14'-0"	4.5	4.5	11	95	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-15-4040-11-AB-FP	15'-0"	4	4	11	95	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-15-4545-11-AB-FP	15'-0"	4.5	4.5	11	100	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-16-3030-11-AB-FP	16'-0"	3	3	11	80	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-16-4040-11-AB-FP	16'-0"	4	4	11	100	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-16-4545-11-AB-FP	16'-0"	4.5	4.5	11	105	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-18-3030-11-AB-FP	18'-0"	3	3	11	90	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-18-4040-11-AB-FP	18'-0"	4	4	11	110	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-18-4545-11-AB-FP	18'-0"	4.5	4.5	11	115	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-20-3030-11-AB-FP	20'-0"	3	3	11	100	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-20-4040-11-AB-FP	20'-0"	4	4	11	120	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-20-4545-11-AB-FP	20'-0"	4.5	4.5	11	130	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-20-5050-11-AB-FP	20'-0"	5	5	11	145	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-25-4040-11-AB-FP	25'-0"	4	4	11	145	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-25-4545-11-AB-FP	25'-0"	4.5	4.5	11	155	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-25-5050-11-AB-FP	25'-0"	5	5	11	180	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-25-5050-07-AB-FP	25'-0"	5	5	7	260	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-30-4545-11-AB-FP	30'-0"	4.5	4.5	11	185	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-30-5050-11-AB-FP	30'-0"	5	5	11	210	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-RSSA-30-5050-07-AB-FP	30'-0"	5	5	7	305	7.0 - 9.0	10.5 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75

- The total combined EPA and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole.
- Standard EPA (Effective Projected Area) and weight values are based on Standard Commercial Criteria (with 1.3 gust factor) for side mounted fixtures only. Consult the factory on loading criteria for pole top mounted luminaires and/or brackets.
- Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.

Note: Additional sizes and configurations are available upon request.

\*+ Indicates a vibration dampener is standard

### Anchor Base Detail



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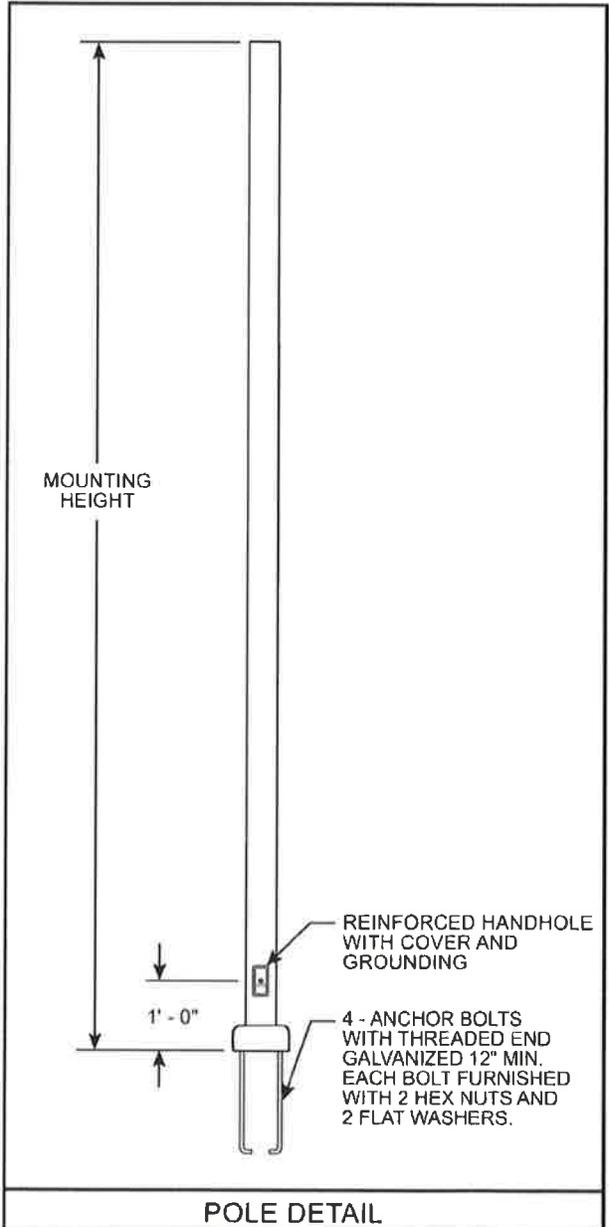
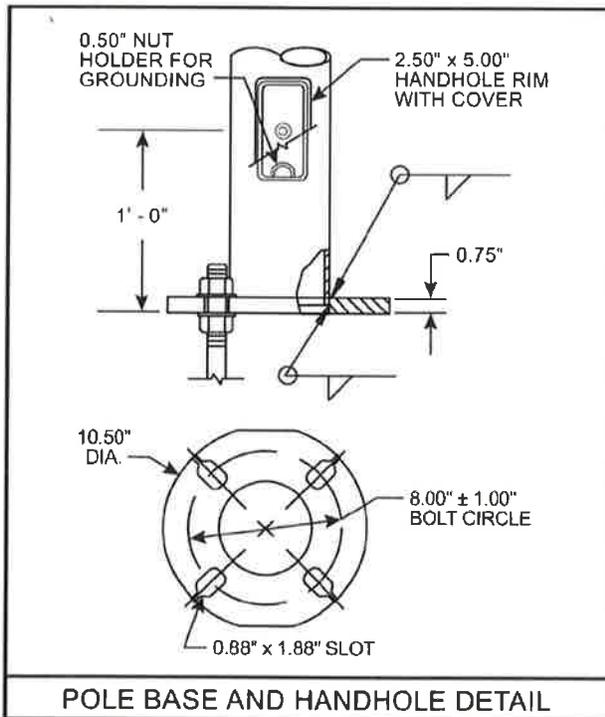
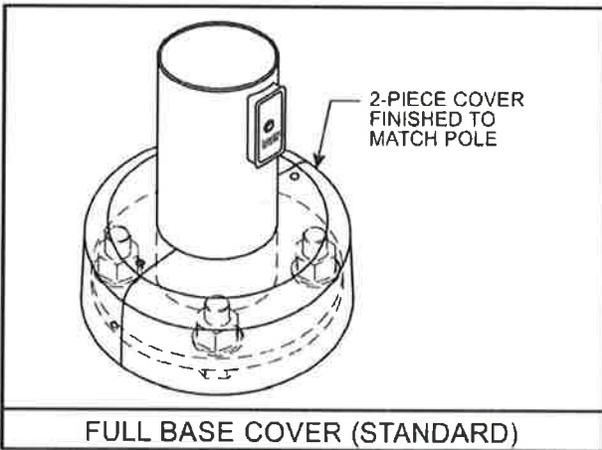
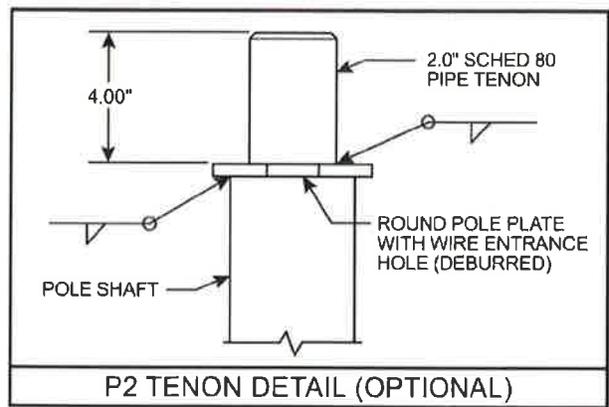
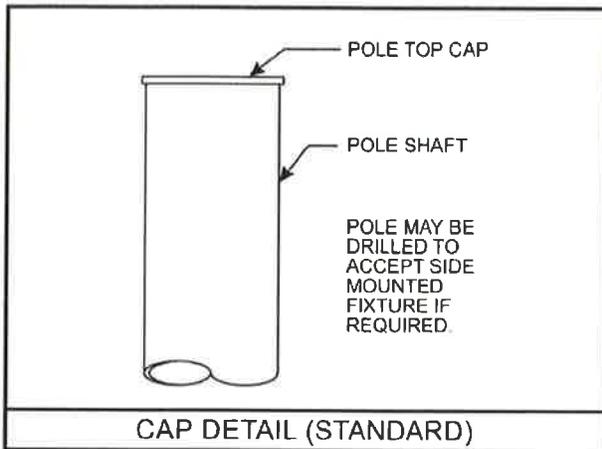


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## Ordering Information

Ex. VS-RSSA-10-3030-11-AB-FP-DB-D1-EHH

Designation
Round Straight Steel Anchor Base
VS-RSSA =

Length*
10 to 30

Base OD*	Top OD*
30 = 3"	30 = 3"
40 = 4"	40 = 4"
45 = 4.5"	45 = 4.5"
50 = 5"	50 = 5"

Thickness*
07 = 7ga
11 = 11ga

Anchor Bolts
Includes AB = Anchor Bolts Less LAB = Anchor Bolts

Finish Type
GV = Galvanized Only (No Paint)
FP = Finish Painted
FPGV = Finish Paint over Galvanizing

Painted Color
DB = Dark Bronze
MB = Medium Bronze
LG = Light Gray
DG = Dark Green
SG = Slate Gray
BK = Black
WH = White
SL = Silver
SC = Custom

Fixture Mounting
Drill Mounting (includes cap)
D1 = Single
D2 = 2@180 deg
D3 = 3@120 deg
D4 = 4@90 deg.
D5 = 2@90 deg.
D6 = 3@90 deg.
<b>Tenon Mounting</b>
P1 = 4" OD x 5" Long Tenon
P2 = 2.38" OD x 4" Long Tenon
P3 = 3.50" OD x 6" Long Tenon
P4 = 4" OD x 6" Long Tenon
P5 = 2.88" OD x 4" Long Tenon
P6 = 2.88" OD x 5" Long Tenon
P7 = 2.38" OD x 5" Long Tenon
PQ = 2.38" OD x 12" Long Tenon
PD = 3" OD x 3" Long Tenon
P9 = Custom Size Tenon
<b>Other Options</b>
PC = Cap Only, No Side Drilling
PL = Open Top, No Cap or Side Drilling

\* See previous pages for base model configurations.  
Consult factory or your sales rep for deviations from base models.  
Additional sizes and configurations available upon request.

## Options & Accessories

Description
SPL = Special Cut Length (Please Specify)
BCSPCL = Special Base Plate to Match Existing Bolt Circle (May Add 2 Weeks to Production Lead Time, May Require Special Base Cover)
VDA = Internal Vibration Dampener, Factory Installed
VDF = Internal Vibration Dampener, Field Installable
FBCS = Steel Full Base Cover
FBCP = ABS Plastic Full Base Cover

Description
ULHH = UL Compliant Hand Hole
NECHH = NEC 410.30 Compliant Hand Hole & Cover
EHH = Additional Hand Hole Opening w/ Cover Assembly (Specify Pole Height & Orientation)
FST = Festoon Provision, Electrical by Others (Specify Pole Height & Orientation)
CPL = NPT Pipe Coupling (Specify Pole Height, Orientation & NPT Size)
PXDX = Side Drill + Tenon w/ Additional Hand Hole (Specify Tenon OD & Length)

Note: Please consult factory or your sales representative to verify options and accessories will work with your light pole part number.

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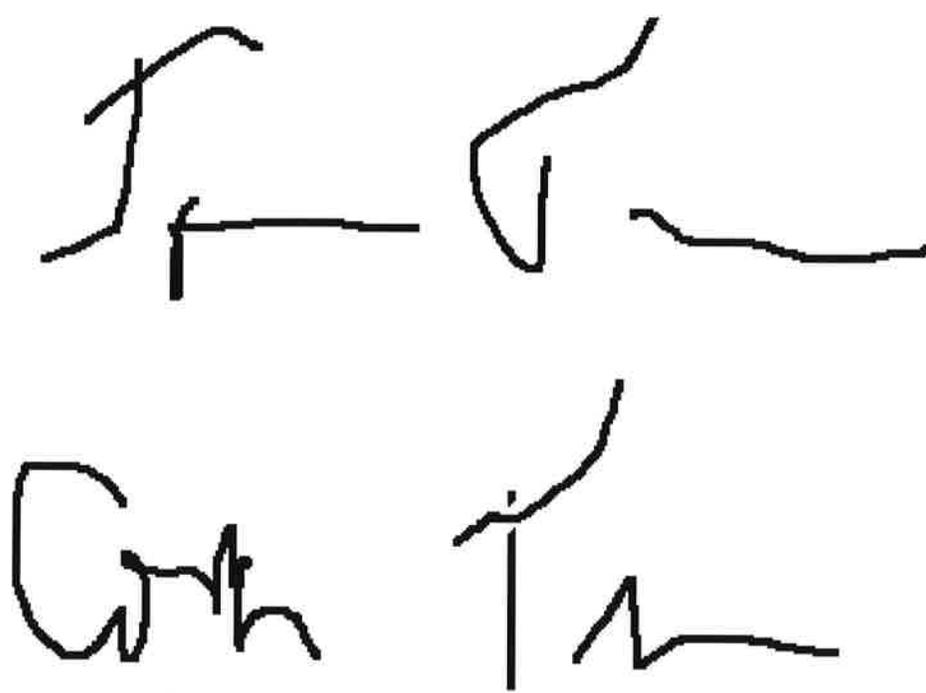
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8/2/19

To whom it may concern:

I am fully aware that Pub 72 will be building a volleyball court adjacent to my property at 11 Railroad Street.

Tom Trier  
Conor Trier



The image contains two handwritten signatures in black ink. The top signature is for Tom Trier, and the bottom signature is for Conor Trier. Both signatures are stylized and cursive.

**Acknowledgement from  
Property Owners/Residents  
Located at:  
11 Railroad Street**