

**ROCHELLE CITY COUNCIL
AGENDA ITEM MEMO
REGULAR MEETING**

SUBJECT: Consideration of a Variance Request for Wheatland Tube LLC, 1600 Ritchie Court

Staff Contact: Geoff Starr

Summary:

Wheatland Tube LLC is requesting a variance related to Section 104.11 of the 2021 International Building Code, as amended and adopted by the City of Rochelle. The request would allow the City Council, rather than the Building Official, to consider approval of the proposed alternative construction method for a fabric-covered hoop structure.

The proposed structure would be approximately 33,000 square feet, 48 feet tall, 110 feet wide, and 291.5 feet long. It would be located at 1600 Ritchie Court on property zoned I-2, General Industry, and used as a drive-through loading area for finished goods. The facility operates 24 hours per day, 7 days per week, with approximately 50 employees working in the area across three shifts.

The petitioner states that strict application of the referenced code provisions would limit the facility's ability to adapt to changing operational needs and would increase construction duration, material lead times, and facility downtime. The petitioner submitted structural design information indicating the structure meets the required 30-pound snow load, anchoring, and other applicable code requirements.

The Planning and Zoning Commission held a duly noticed public hearing on June 1, 2026, and considered the required variance standards under Section 110-29 of the Rochelle Municipal Code. The Planning and Zoning Commission voted 7-0 to recommend approval of the variance with conditions.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:
N/A	\$0.00	\$0.00

Strategic Plan Goal Application: Supports responsible industrial development, business retention and expansion, and continued application of modern building and life-safety standards.

Recommendation: Staff requests that the City Council review the Planning and Zoning Commission's findings and recommendation and consider an ordinance granting the requested variance for Wheatland Tube LLC at 1600 Ritchie Court. The variance applies only to the proposed fabric-covered hoop structure as an alternative construction method. All other applicable building, fire, life-safety, zoning, and municipal code requirements remain in effect.