



Letter of Transmittal

To: City of Rochelle
 Community Development Department
 333 Lincoln Highway
 Rochelle, IL 61068

Date: Friday, March 20, 2026
 Subject: Wheatland Tube LLC
 Fabric Building Site Improvement

We are sending you the following:

Attached
 Via: Hand Delivered

- | | | | |
|---|---|---|---------------------------------------|
| <input type="checkbox"/> Report / Permit / Study | <input type="checkbox"/> Land Survey Drawings | <input type="checkbox"/> Contract / Agreement | <input type="checkbox"/> Change Order |
| <input type="checkbox"/> Plans / Specifications | <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Calculations | <input type="checkbox"/> Check |
| <input checked="" type="checkbox"/> Other: <u>See Below</u> | | | |

| Quantity | Date / No. | Description |
|----------|------------|---|
| 1 | 03/20/26 | Petition for Planning and Zoning Commission |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

These Items are Transmitted as Checked Below:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> For Distribution | <input type="checkbox"/> Reviewed | <input type="checkbox"/> Resubmit | <input type="checkbox"/> Copies / Review |
| <input type="checkbox"/> For Your Use | <input type="checkbox"/> Reviewed / Revised | <input type="checkbox"/> Submit | <input type="checkbox"/> Copies / Distribute |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Returned for Corrections | <input type="checkbox"/> Return | <input type="checkbox"/> Corrected Prints |
| <input type="checkbox"/> For Review & Comment | <input type="checkbox"/> Construction | <input checked="" type="checkbox"/> Examination & Approval | <input type="checkbox"/> Other: |

Remarks:

Enclosed please find the above referenced contract documents which are enclosed for review and approval.

Should you have any questions, please do not hesitate to contact our office.

\\powervault\Shared Client Data\Zekelman Industries\26-406 Fabric Building\PA Final\26-406 Wheatland Tube Trans COR Comm Dev 2026-03-20.docx

Copy to: 26-406

Signed: Mack Llanas
 Project Engineer

This page is for **Reference Only**. Please **do not** include with your submitted Petition.

MEETING TIMES and LOCATION: Meeting Date 1st MONDAY OF THE MONTH

All meetings are held at 420 N. Sixth Street, Rochelle, IL in the City Hall Council Chambers (1st floor).

The Planning & Zoning Commission meets at 6:00 pm on the **1st Monday of each month**. (*Tuesday if that Monday is a Holiday*)

The Board consists of 8 members. Packets are posted on the cities website at <http://www.cityofrochelle.net>. To access the agenda, go to the "government" tab at the top, "Boards & Commissions", "Planning & Zoning Commission", then "agendas & minutes". For questions, please call the **Community Development Office at 815-562-6161 or email mpease@rochelleil.us or mknight@rochelleil.us**

YEARS 2026, 2027 and 2028 Planning and Zoning Commission Meeting Schedule & Submission Deadlines

Packets *MUST* be COMPLETE (including legal description, payment and site plans) to be considered submitted by the deadline.

| YEAR 2026 MEETING DATE | SUBMITTAL DATE |
|------------------------|-----------------------|
| Jan. 5, 2026 | Nov. 20, 2025 |
| Feb. 2, 2026 | Dec. 19, 2025 |
| March 2, 2026 | Jan. 16, 2026 |
| April 6, 2026 | Feb. 20, 2026 |
| May 4, 2026 | March 20, 2026 |
| June 1, 2026 | April 17, 2026 |
| July 6, 2026 | May 22, 2026 |
| Aug. 3, 2026 | June 19, 2026 |
| Sept. 8, 2026 | July 24, 2026 |
| Oct. 5, 2026 | Aug. 21, 2026 |
| Nov. 2, 2026 | Sept. 18, 2026 |
| Dec. 7, 2026 | Oct. 23, 2026 |
| YEAR 2027 MEETING DATE | SUBMITTAL DATE |
| Jan. 4, 2027 | Nov. 20, 2026 |
| Feb. 1, 2027 | Dec. 18, 2026 |
| March 1, 2027 | Jan. 15, 2027 |
| April 5, 2027 | Feb. 19, 2027 |
| May 3, 2027 | March 19, 2027 |
| June 7, 2027 | April 23, 2027 |
| July 6, 2027 | May 21, 2027 |
| Aug. 2, 2027 | June 18, 2027 |
| Sept. 7, 2027 | July 23, 2027 |
| Oct. 4, 2027 | Aug. 20, 2027 |
| Nov. 1, 2027 | Sept. 17, 2027 |
| Dec. 6, 2027 | Oct. 22, 2027 |
| YEAR 2028 MEETING DATE | SUBMITTAL DATE |
| Jan. 4, 2028 | Nov. 19, 2027 |
| Feb. 7, 2028 | Dec. 24, 2027 |
| March 6, 2028 | Jan. 21, 2028 |
| April 3, 2028 | Feb. 18, 2028 |

After the Planning and Zoning Commission act on your petition, their *written recommendation* is then scheduled to be placed on the City Council agenda, provided all requirements have been met.

The Minutes of the meetings are taken by the Community Development Department. The minutes are then approved by the Planning & Zoning Commission at their next scheduled Planning and Zoning Commission meeting, usually the following month. After the Planning & Zoning Commission approve the minutes, they are submitted to the City Council for approval.

After Council approval, minutes are posted on the city website at www.cityofrochelle.net – under Planning and Zoning Minutes.

All Petition & Publication Fees shall be paid at time of Application Submittal

PLANNING & ZONING COMMISSION: (Article I Sec 74-34)

Check Petition (s) Requested:

- Petition to Zone or Rezone
- Map Amendment
- Petition to Amend an Ordinance/Text (Sec 110:30)
- Petition for Subdivision or Re-subdivide (PRELIMINARY PLAT)
- Petition for Subdivision FINAL PLAT
- Petition for Subdivision PLAT of Annexation
- Petition for (Preliminary) Planned Unit Development (PUD) with CONDITIONAL USE
- Petition for Final Planned Unit Development (PUD)
- Petition for SPECIAL USE PERMIT for: Antennas ART XIV Sec 110:456 ROOF SIGNS (Gen Stds Sec 110: 365 (10))
 - Off Premise signs (Sec 110:366 (1) Must be located in same subdivision as the location of business advertised on the off-premise sign in order to apply for a Conditional Use. Signs in Residential Zoning (Sec:110:362) Exemptions)
- Petition to Vacate a Street, R.O.W. or an Alley – **Petition of at least 50% of owners must accompany application. Also fees due at time of application of 5¢ or 10¢ per square foot of proposed area (determined by zoning) + appraisal costs. (See special instructions per City Code Article VIII Vacation of Right-of-Way. Fees established by Council Resolution Sec. 82-242.**

VARIANCES OF CODES OR SETBACKS OR CODE INTERPRETATION(Article I Sec 74-61thru 68) (Follow Requirements of 110-ART II Div. 3) (Fees Sec 22-455)

- Variance of Municipal Code (Sec 22-454)
- Variance of Setback(s) Variance of Height
- Variance of ART. II FLOOD HAZARD AREA DEVELOPMENT Sec 46-41
- Variance of Signs ART XIII
- Variance of Article XIV Pro-Diversity Construction Standards
 - Interpretation of: District Use Classification List (Sec 110:160) Interpretation of Unclassified or Unspecified Uses (Sec. 110:10)

APPLICATION for Appeal of Zoning Administrator or Building Official Decision

FEES MUST BE PAID AT TIME OF SUBMITTAL: EACH Petition is **\$150.00 PLUS COST OF Legal Publication Fee (minimum of \$100.00) determined by the number of pages type written on 8 1/2 x 11, font of 12.**

No. of petitions applied for: 1 X \$150 each petition = \$ 150.00 + # pages legal for ea. petition @ \$100. ea. 100.00 = total \$ 250.00
PLUS WHEN APPLICABLE

Additional Developer Fees per Ord. including Engineering fees, Professional Consultant Fees, Court Reporter Fees, Vacating St., alley or R.O.W. and Preliminary PUD & Subdivision Plat filing fees based on Number of Lots and Courthouse recording fees.

Subdivision Plat Filing Fees and Preliminary PUD Plan fees are:

\$350 for 1-20 lots; for more than 20 lots \$350 + \$20 for each lot in addition to 20 lots.

Total Number of Lots _____
Amount due \$ _____ .

HOW MANY COPIES are needed: Fill out **"1"** ORIGINAL Petition (Pages 1-5) and preferably sign it IN BLUE INK & have it notarized. Make 3-(11x17) copies of your detailed Site plan, and send electronically a copy in PDF format to mpense@rochelleil.us and mknight@rochelleil.us When required, also submit (3) full size sets of Engineering plans and 1 book of stormwater calculations. Additional drawings may be requested as well as a Sealed Plat of Survey.

FOR ALL PETITION SUBMITTALS: The Tax Assessors office in Oregon at 815-732-1150 or (Rochelle location at 303 W. Hwy 38, 815-562-6862) can help you with researching the following information for your packet:

- List of addresses and names of ALL property owners within 250 ft of the outer boundaries of the proposed property.
- Petitioner shall deliver the notices of the public hearing to adjacent property owners (within 250') either personally or via mail, 15 to 30 days before the date of the public hearing.
- A minimum of 7 days prior to the public hearing the applicant shall file a sworn affidavit with a copy of the notice showing the names and addresses of the persons to whom the notices were sent to the Community Development Department.

For your convenience, the WEBSITE for the CITY OF ROCHELLE (www.cityofrochelle.net) contains the MUNICIPAL CODE BOOK, ZONING CODES, COMPREHENSIVE PLAN, MAPS and FORMS.

NOTE: Any desire to amend or withdraw application must be submitted in writing to the Community Development Department. If ownership of any part of or all of the real property subject to the petition shall change during the pendency of the petition, the petitioning owner who has conveyed said parcel of real property shall be required to immediately advise the Community Development Department in writing.

PETITION FOR PLANNING AND ZONING COMMISSION

Please answer all the questions thoroughly. If the question does not apply, please mark NA -Not Applicable.

DATA OF APPLICANT AND OWNER(S):

TODAYS DATE: March / 2026

Petitioner(s): Wheatland Tube LLC Phone: 312.275.1672
Mailing Address: 191 North Wacker Drive, Suite 2100, Chicago, Illinois 60606 FAX:
email: Angela.Miu@Zekelman.com
Petitioner's Representative: Angela Miu Phone: 312.275.1672
Mailing Address: 191 North Wacker Drive, Suite 2100, Chicago, Illinois 60606 FAX:
email: Angela.Miu@Zekelman.com
Property Owner: Wheatland Tube LLC Phone: 312.275.1672
Property Owners Address: 191 North Wacker Drive, Suite 2100, Chicago, Illinois 60606 FAX:

SUBJECT PROPERTY INFORMATION: ADDRESS, USE AND ZONING OF PROPERTY & LOCATION

- 1. The petitioner hereby petitions the City of Rochelle for the following property:
a. Legal Description This is required for the packet to be considered a complete submission & meet the submission deadline. (Attach the FULL legal description in type written format on an 8 1/2 x 11 separate sheet of paper AND EMAIL the Legal Description in Word format to: mpeace@rochelleil.us and mknight@rochelleil.us
Subdivision Name (if applicable): Prologis Park Rochelle - Unit One
Property Identification No. (PIN) including Township, Range, Section and Lot #: 25-32-201-001 Lot 1
Section 32, Township 40 North, Range 2 East
b. Street Address: 1600 Ritchie Court, Rochelle, Illinois 61068

GENERAL CASE INFORMATION

- 2. a. Describe in detail Reason for Request for petition and Specify Section(s) of Ordinance sought:
Request for Petition is being submitted so that Wheatland Western Tube may construct a fabric covered hoop structure to expand and improve facility operations. Petition of variance is being sought for ordinance No. 10-3971, §§ 1, 2(Exh. A), 11-8-2010.
b. Are you requesting a SPECIAL USE PERMIT? YES NO If yes, please indicate which Permitted Special Use is Sought from the District Use Classification List & state the Specific Use Requested. N/A
c. Are you requesting any variances? YES No
If yes, list individually the variance requested and then answer the Variation Criteria below (d,e,f,g)
Variance is requested from Article II Section 22-31 which adopted the International Building Code, 2015 edition by reference as the building code for the City of Rochelle, which was amended by Ordinance No.2025-36 to adopt the 2021 Edition of the IBC. Specifically, within the International Building Code 2021 Edition, variance is requested from Section 602 Construction Classification as provisioned in Section 104.11 Alternative Materials, design and methods of construction and equipment.

VARIATION CRITERIA -The ordinance requires that the conditions set forth in the following questions/statements must be established before your request can be continued.

d. State your reason(s) why the strict application of the above-referenced provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purpose or intent of the Zoning Ordinance of the City of Rochelle. The strict application of the above referenced sections of the International building code and City of Rochelle Code of Ordinances would result in unnecessary hardship inconsistent with the general purpose or intent of the Code of Ordinances because the proposed structure meets all of the needs for the proposed use at the Wheatland Western Tube Facility. If the proposed 33,000 square foot structure adhered to the strict application of the codes referenced, the structure would then significantly hinder the facility's ability to grow, shrink, and adapt to the frequently changing needs of the operation of the facility. A structure conforming to a traditional prescriptive construction type as defined in Section 602 of the IBC would result in an unwise allocation of very limited resources given the intended use of the proposed fabric-covered hoop structure. The fabric-covered hoop building adheres to the requirements set forth by section 104.11 of the IBC for Alternative materials, design, and methods of construction and equipment therefore a hardship is created if the proposed building were required to adhere to strict application of the referenced sections even though the building meets the required design standards. Practical difficulties that would be experienced from strict application of the referenced codes include vastly increased facility downtime due to construction duration and material lead times.

e. Explain the exceptional circumstance(s) or condition(s) applicable to the subject property or to the intended use or development of the subject property that do not apply generally to other properties in the same zoning district or neighborhood. Other properties and industries in the same zoning district have dozens of shipping and receiving docks which allow for trailers to be loaded and unloaded with adequate coverage from the elements, the Wheatland Western Tube Facility has very few docks which results in loading and unloading and the tarping of the materials to be done outside uncovered in the weather. An additional note is that when the property was purchased from the previous owner, an approximately 10,000 square foot fabric style building was present on the site at the west end of the building.

f. Has the alleged difficulty or hardship been created by any person presently having an interest in the property? No.

g. Describe the proposed use; characteristics such as operating hours, number of employees, capacity of facility, etc; The fabric building will be used as a drive-through loading area for finished goods to protect the product from weather-related damage. The operation runs 24 hours a day, 7 days a week. With approximately 50 employees working in this area across 3 shifts

VACATION OF STREET OR ALLEY

3. If this petition is for a vacation of a street or an alley, how many properties abut the property to be vacated? N/A

Attach approving signatures of at least 50% of the property owners whose property abut the right-of-way to be vacated.

PARCEL DIMENSIONS, ACREAGE & JURISDICTION DESIGNATION, STRUCTURE & LAND USE and PROPOSED SUBDIVISION NAME

4. **a.** Parcel Dimensions: Approximately 750' X 2,100' **Acreege:** 34.9

b. Jurisdiction Ogle County Lee County Village of Hillcrest other please specify _____

and designation of existing Zoning District: I2 General Industry

Explain **Present Structure and Land Use** Present structure is approx.. 475,000 SF industrial facility.

c. If applicable, the *proposed* Subdivision name is N/A

d. LIST THE **PROPOSED** STREET NAMES. New street names **cannot be duplicated** of any existing names anywhere in the City.

N/A

e. Is the property on Hwy 251 or Rt 38 or Between Caron Rd. on 38 to Dement or between 15th St & W. Hwy 38. or on Flagg Road. Is the property within 500 ft. of an existing or proposed right of way of a freeway, expressway, interstate, controlled access traffic way, intersection or Railroad, or within 1500 ft. of an existing or proposed interchange or turning lane. If yes to any of these questions review must be made by the highway or county road agency. Yes No. If yes, please explain the proximity of the above: Property is approximately 100' from the nearest portion of Interstate 88 right of way.

FLOODPLAIN INFORMATION

5. Property is in or near a flood plain. Yes No Floodplain Elevation: _____
FLOODPLAIN: Panel Number: _____ Panel Date: _____

VIOLATIONS OR APPEALS

6. Is the purpose of this application to address an **Ordinance Code Violation**? Yes No
If yes, what is the violation(s)? _____

Has a permit been applied for and denied? Yes No
Was a previous appeal made with respect to these premises? Yes No
If yes, please explain: _____

COMPREHENSIVE PLAN, IMPACTS & CONFLICTS

7a. What is the Proposed Comprehensive Plan Zoning and Use? Industrial/Warehousing

b. Is the proposed use in **Conformance with the City's Comprehensive Plan**? Yes No

c. How will the proposed use impact **existing and future** land uses? Proposed use will have little to zero impact on existing and future land uses due to the proposed structures ability to be modified or removed.

d. How will the proposed use impact **adjacent** property values? Proposed use will have little to zero impact on adjacent property values.

8. Current Water Supply and Wastewater Treatment (check applicable items):

WASTEWATER Septic System Sanitary Sewer Other Water: Individual Well Community Water

Describe Proposal for **future** Water Supply: _____

Describe Proposal for **future** Wastewater Treatment - _____

9. TANKS - Are you aware of any Tanks above or below ground on the property? Yes No **If yes, list number of tanks, size of each and location on property.** _____

10. Will any part of proposed structure or project be used to house any of the following? Yes No

*If yes, check **each** that applies:*

| | | |
|---|---|---|
| <input type="checkbox"/> Flammable Liquids | <input type="checkbox"/> Hazardous Chemicals | <input type="checkbox"/> Above ground Tanks |
| <input type="checkbox"/> Flammable or Fume Hazard Gases | <input type="checkbox"/> Highly Flammable Materials | <input type="checkbox"/> Below ground Tanks |
| <input type="checkbox"/> Dust Producing Machines | <input type="checkbox"/> Paint Dipping or Spraying | |
| <input type="checkbox"/> Storage of Corrosive Liquids | <input type="checkbox"/> OTHER | |

Additional Explanation: _____

SIGNATURES

11. Please check one: This property is not in a trust. This property is in a trust. (Have Trustee complete this page).

[Signature] _____ 3/19/2026
Signature Date

Name of Trustee (s) _____

Name of Beneficiaries: _____

The petitioner has read and completed all of the above information and affirms that it is true and correct.

Petitioner's Signature: _____ Date: _____

Petitioner's Signature: _____ Date: _____

Subscribed and sworn to before me this 19th day of March, 20 26

(Seal)



Juliann Therese Egizio
Notary Public

I hereby affirm that I am the legal owner (or authorized agent or representative- *Proof Attached*) of the subject property and authorize the petitioner to pursue this petition as described above.

Owner's Signature: [Signature] Date: 3/19/2026

Owner's Signature: _____ Date: _____

Subscribed and sworn to before me this 19th day of March, 20 26

(Seal)



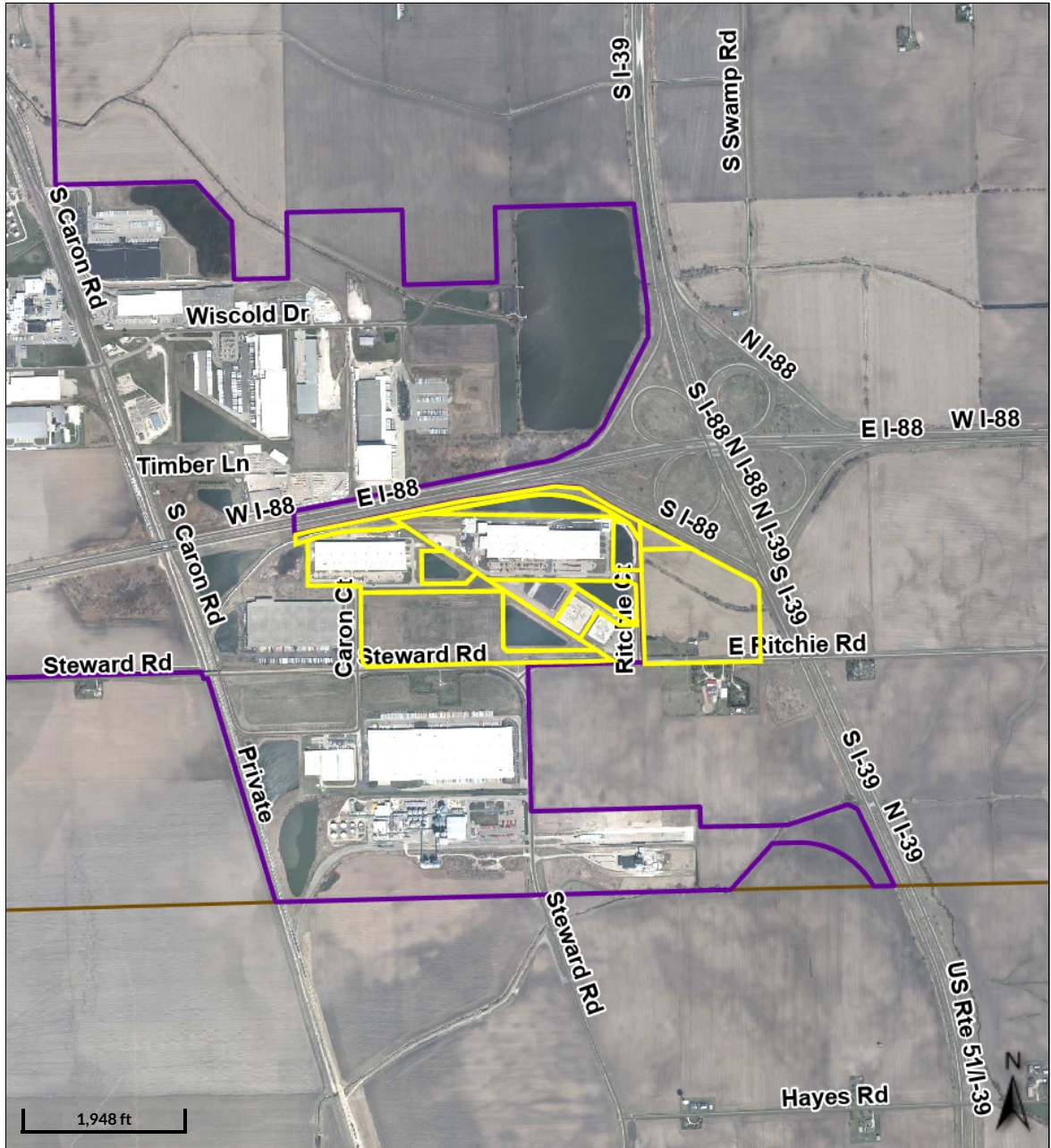
Juliana Therese Ego
Notary Public

DESCRIPTION - PARCEL 1:

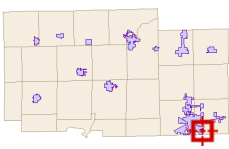
Lot 1 in Prologis Park Rochelle - Unit One, being a subdivision of part of the Northeast Quarter of Section 31, the Northwest Quarter and the Northeast Quarter of Section 32, Recorded in Plat File E on page 1 as document 201101102433 in the Recorder's Office of Ogle County, Illinois. Situated in Dement Township, Ogle County, Illinois.

O:\Zekelman Industries\26-406 Fabric Building\Submittal\Variance Application 03.20.26\2026.03.20 Parcel 1

Description.docx



Overview



Legend

- Municipalities
- Townships
- Roads
- Roads RMU Lee Co
- Parcels

THIS WEBSITE IS NOT A SUBSTITUTE FOR A SURVEY.

The Geographic Information Systems (GIS) data made available was produced or co-produced by Ogle County. The maps and data are made available to the public solely for informational purposes. There may be errors in the maps or data. The maps or data may be outdated, and/or inaccurate. The maps or data may not be suitable for your particular use. The burden for determining fitness of use rests entirely on the end user. Reproduction, modification, or redistribution of digital datasets or products derived therefrom outside of subscriber's organization or entity is expressly forbidden. By using GIS data, you accept these terms and this limitation on Ogle County's liability.

Date created: 3/20/2026
Last Data Uploaded: 3/20/2026 5:29:28 AM

**WHEATLAND WESTERN TUBE
 PROPOSED FABRIC BUILDING, ROCHELLE, IL
 PROPERTY OWNERS WITHIN 250' OF OUTER BOUNDARIES OF 25-32-201-001**

| <u>PARCEL ID</u> | <u>OWNER</u> | <u>ADDRESS 1</u> | <u>ADDRESS 2</u> | <u>CITY, STATE, ZIP</u> |
|------------------|--|----------------------------|---------------------------|-------------------------|
| 25-32-201-005 | PROGRESSIVE PARK ROCHELLE LLC SERIES POND | C/O ERRETT WAREHOUSING LLC | 1108 CLIFTON TERRACE | ROCHELLE IL 61068 |
| 25-32-200-019 | PROGRESSIVE PARK ROCHELLE LLC SERIES POND | C/O ERRETT WAREHOUSING LLC | 1108 CLIFTON TERRACE | ROCHELLE IL 61068 |
| 25-32-201-004 | PROGRESSIVE PARK ROCHELLE LLC SERIES POND | C/O ERRETT WAREHOUSING LLC | 1108 CLIFTON TERRACE | ROCHELLE IL 61068 |
| 25-32-201-003 | PROGRESSIVE PARK ROCHELLE LLC SERIES POND | C/O ERRETT WAREHOUSING LLC | 1108 CLIFTON TERRACE | ROCHELLE IL 61068 |
| 25-32-201-006 | CITY OF ROCHELLE | ATTN: CITY MANAGER | 420 N 6TH ST | ROCHELLE IL 61068 |
| 25-32-200-009 | BOYLE SEAN MICHAEL BOYLE KURT T TRUSTEE | 322 E MCKINLEY AVE | | SUNNYVALE CA 94086 |
| 25-32-200-011 | BOYLE SEAN MICHAEL BOYLE KURT T TRUSTEE | 322 E MCKINLEY AVE | | SUNNYVALE CA 94086 |
| 25-32-200-017 | 1600 RITCHIE COURT II LLC | ATTN ANGELA MIU | 227 W MONROE ST SUITE 260 | ROCHELLE IL 61068 |
| 25-32-200-020 | PROGRESSIVE PARK ROCHELLE LLC SERIES POND | C/O ERRETT WAREHOUSING LLC | 1108 CLIFTON TERRACE | ROCHELLE IL 61068 |
| 25-32-200-016 | 1600 RITCHIE COURT LLC | 227 W MONROE ST STE 2600 | | ROCHELLE IL 61068 |

| | | | | |
|---------------|------------------------|--------------------------|--------------|-------------------|
| 25-32-201-007 | 1600 RITCHIE COURT LLC | 227 W MONROE ST STE 2600 | | ROCHELLE IL 61068 |
| 25-32-201-008 | CITY OF ROCHELLE | ATTN: CITY MANAGER | 420 N 6TH ST | ROCHELLE IL 61068 |

| ParcelId | OwnerName | OwnerAddress1 | OwnerAddress2 | OwnerAddress3 | OwnerCityStZip | Country |
|------------------|---|----------------------------|----------------------------|---------------|--------------------|---------|
| 1 25-32-201-005 | PROGRESSIVE PARK ROCHELLE LLC SERIES POND | C/O ERRETT WAREHOUSING LLC | 1108 CLIFTON TERRACE | | ROCHELLE IL 61068 | |
| 2 25-32-200-019 | PROGRESSIVE PARK ROCHELLE LLC SERIES POND | C/O ERRETT WAREHOUSING LLC | 1108 CLIFTON TERRACE | | ROCHELLE IL 61068 | |
| 3 25-32-201-004 | PROGRESSIVE PARK ROCHELLE LLC SERIES POND | C/O ERRETT WAREHOUSING LLC | 1108 CLIFTON TERRACE | | ROCHELLE IL 61068 | |
| 4 25-32-201-003 | PROGRESSIVE PARK ROCHELLE LLC SERIES POND | C/O ERRETT WAREHOUSING LLC | 1108 CLIFTON TERRACE | | ROCHELLE IL 61068 | |
| 5 25-32-201-006 | CITY OF ROCHELLE | ATTN: CITY MANAGER | PO BOX 601 | | ROCHELLE IL 61068 | |
| 6 25-32-200-009 | BOYLE SEAN MICHAEL, BOYLE KURT T TRUSTEE | 322 E MCKINLEY AVE | | | SUNNYVALE CA 94086 | |
| 7 25-32-200-011 | BOYLE SEAN MICHAEL, BOYLE KURT T TRUSTEE | 322 E MCKINLEY AVE | | | SUNNYVALE CA 94086 | |
| 8 25-32-200-017 | 1600 RITCHIE COURT II LLC | ATTN ANGELA MIU | 227 W MONROE ST SUITE 2600 | | CHICAGO IL 60606 | |
| 9 25-32-200-020 | PROGRESSIVE PARK ROCHELLE LLC SERIES POND | C/O ERRETT WAREHOUSING LLC | 1108 CLIFTON TERRACE | | ROCHELLE IL 61068 | |
| 10 25-32-200-016 | 1600 RITCHIE COURT LLC | 227 W MONROE ST STE 2600 | | | CHICAGO IL 60606 | |
| 11 25-32-201-007 | 1600 RITCHIE COURT LLC | 227 W MONROE ST STE 2600 | | | CHICAGO IL 60606 | |
| 12 25-32-201-008 | CITY OF ROCHELLE | ATTN: CITY MANAGER | 420 N 6TH ST | | ROCHELLE IL 61068 | |



Seaman Corporation

1000 VENTURE BLVD. ▪ WOOSTER, OHIO 44691
PHONE: (330) 262-1111 ▪ FAX: (330) 263-6950 ▪ www.seamancorp.com

1 May 2025

BIG TOP MANUFACTURING
3255 NORTH U.S.19
PERRY FL 32347

FLAME RESISTANCE CERTIFICATE OF CONFORMANCE

PRODUCT: 8028 FRLTC DC6 WHITE TS103 71" | BERRY
COLOR: WHITE FACE AND BACK
SHIP DATE: April 30, 2025
ORDER #: 201260
PO#: BTM-002019
QTY: 8,504 yds.
RUN #: 1-126807

This letter is to certify that the above referenced material was inspected and meets the requirements of our published specification in addition to the following flame resistance standards:

- NFPA 701
- ULC S109
- Title 19 California Code of Regulations
(CA Fire Marshall Registration No. F-10301)
- ASTM D6413 (2 second flameout)
- ASTM E84 (Flame Spread ≤ 25 , Smoke Development ≤ 450)
- ULC S102 (Flame Spread ≤ 25 , Smoke Development ≤ 450)
- GB 8624-2006

In addition, Seaman further certifies that this material meets the requirements of the Berry Amendment (10 USC 2533a).

PATRICK ECKRICH
Quality Manager
Seaman Corporation

PRODUCT: 8028 FRLTC DC6 WHITE TS103 71" | BERRY
COLOR: WHITE FACE AND BACK
SHIP DATE: April 30, 2025
ORDER #: 201260

ROLL NUMBERS:

| | | | | | |
|--------------|--------------|--------------|--------------|--------------|--------------|
| 1-126807-001 | 1-126807-002 | 1-126807-003 | 1-126807-004 | 1-126807-005 | 1-126807-006 |
| 1-126807-007 | 1-126807-008 | 1-126807-009 | 1-126807-010 | 1-126807-011 | 1-126807-012 |
| 1-126807-013 | 1-126807-014 | 1-126807-015 | 1-126807-016 | 1-126807-017 | 1-126807-018 |
| 1-126807-019 | 1-126807-021 | 1-126807-022 | 1-126807-023 | 1-126807-024 | 1-126807-025 |
| 1-126807-026 | 1-126807-027 | 1-126807-028 | 1-126807-029 | 1-126807-030 | 1-126807-031 |
| 1-126807-032 | 1-126807-033 | 1-126807-034 | 1-126807-035 | 1-126807-036 | 1-126807-037 |
| 1-126807-038 | 1-126807-039 | 1-126807-040 | 1-126807-041 | 1-126807-044 | 1-126807-045 |
| 1-126807-046 | 1-126807-047 | 1-126807-048 | 1-126807-049 | 1-126807-050 | 1-126807-051 |
| 1-126807-052 | 1-126807-053 | 1-126807-054 | 1-126807-055 | 1-126807-056 | 1-126807-057 |
| 1-126807-058 | 1-126807-059 | 1-126807-060 | 1-126807-061 | 1-126807-062 | |



1800-277-8677

www.bigtopshelters.com

Description
High Performance Fabric
PVR 8028 (28 oz.)

| 8028 Architectural Fabric | Standard | Metric |
|---|--|--|
| Base-Type Fabric-Weight | Polyester 7.5 oz/yd ₂ | Polyester 254 g/m ₂ |
| Finished Coated Weight ASTM D751 | 28 oz/yd ₂ +2/-1 oz/yd ₂ | 950 g/m ₂ +70/-35 g/m ₂ |
| Tongue Tear ASTM D751 | 8"x10" sample @ 12 in/min. 275/275 lbf | 20.3cm x 25.4cm sample @ 30.5 cm/min. 1223/1223 N |
| Trapezoid Tear ASTM D4533: | 85/85 lbf | 378/378 N |
| Grab Tensile ASTM D751 | 700/700 lbf | 3115/3115 N |
| Strip Tensile ASTM D751 Procedure B | 515/515 lbf/in | 458-458 daN/5 cm |
| Adhesion ASTM D751 Dielectric Weld | 10 lbf/in | 9 daN/5 cm |
| Hydrostatic Resistance ASTM D751 Procedure A | 500 psi | 3.45 MPa |
| Dead Load MIL-T-52983E (modified) Para.4.5.2.19 | 2 in seam, 4 hrs, 1 in strip 266 lbf @ Room temp. 133 lbf @ 160° F | 5 cm seam, 4 hrs, 2.5 cm strip 1183 N @ Room temp. 591 N @71°C |
| Low Temperature ASTM LTC D21361/8" mandrel, 4 hrs. LTA | Pass -40° F Pass -67° F | Pass -40° C Pass -55° C |
| Flame Resistance | Meets California fire marshal requirements, UL214, NFPA 701 and FTMS 191 method 5903 – 2 second flameout ASTM E84 – flame spread index <25, smoke development rating <450 | |

A. GENERAL REQUIREMENT:

1. Furnish all labor, materials, and equipment necessary to complete the work shown or inferred by these drawings.
2. Where construction details are not shown or noted for any part of the work, such details shall be the same as for similar work shown on the drawings.
3. Notes and details on the drawings take precedence over the general notes and typical details in case of conflict.
4. Locate and protect underground or concealed conduit, plumbing or other utilities where new work is being performed.
5. The contract drawings and specifications represent the finished structure and do not indicate methods, procedures or sequence of construction. The contractor shall take necessary precautions to maintain and insure the integrity of the new and any existing structures during construction. The design stresses shall not be exceeded during construction based on the age of each element. Neither the owner nor Architect/Engineer will enforce safety measure regulations. Installation Contractor shall design, construct and maintain all safety devices, including shoring and bracing for the new and any existing structures and shall be solely responsible for conforming to all local, state and federal safety and health standards, laws and regulations.
6. Obtain prior written approval for any changes to the drawings.
7. The contractor shall review and compare the structural drawings with all other Construction Documents, such as Architectural, Mechanical and Electrical drawings, specifications, etc. Do not scale drawings. The contractor shall verify dimensions, elevations and all information. Report, in writing, any inconsistencies, errors, or omissions to the Architect/Engineer of record before proceeding with the work.
8. All existing constructions are shown schematic only. Installation Contractor is responsible to verify actual conditions and allow for them in his bid. Notify the Architect/Engineer, in writing, in case of any discrepancy between actual conditions and what is shown on the structural drawings before proceeding with the work.
9. See Architectural, Mechanical, Electrical and other drawings for embedded items.
10. All communication shall be in writing. No verbal communications, decisions, instructions or approvals shall be valid.
11. Adequate drainage path must be provided to drain water away from the perimeter of the building.

B. CODE AND LOADS:

1. All materials, design, and construction work for this project shall strictly adhere to the 2021 International Building Code (IBC 2021) along with any amendments Issued by the Local Authority Having Jurisdiction. The International Building Code Parameters are:
 - a. Roof Dead Load = 5 PSF
 - b. Ground Snow Load = 20 PSF
 - c. Roof Snow Load = 13.4 PSF (FLAT)
 - d. Roof Live Load = 5 PSF
 - e. Seismic Occupancy Category = I
 - f. R, Response Modification Coefficient = 3.0
 - g. Ultimate Wind Speed, V3g = 110 mph, Exposure = C, Category I


C. HOT-ROLLED STEEL:

1. Tube Frames shall be manufactured from A500 in-line galvanized steel with the following properties:
 - a. Yield strength: 50,000 psi (rectangular); 55,000 psi (round)
 - b. Tensile Strength: 55,000 psi (rectangular); 60,000 psi (round)
 - c. The in-line galvanized steel tube meet the ASTM A-1057A & ASTM A1057M - 08 Standard Specification for in-line galvanized coating.

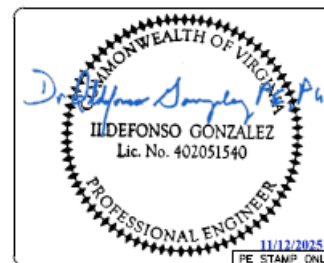
D. FOUNDATION DESIGN:

1. Concrete pad/foundation design/check to support the truss reactions/loads was not included in the scope of services.
2. Any foundations shown on the drawings, are approximate and need to be verified/checked based on the local site conditions and local soil properties by a licensed Engineer hired by the Contractor/Builder or Owner of this shelter.

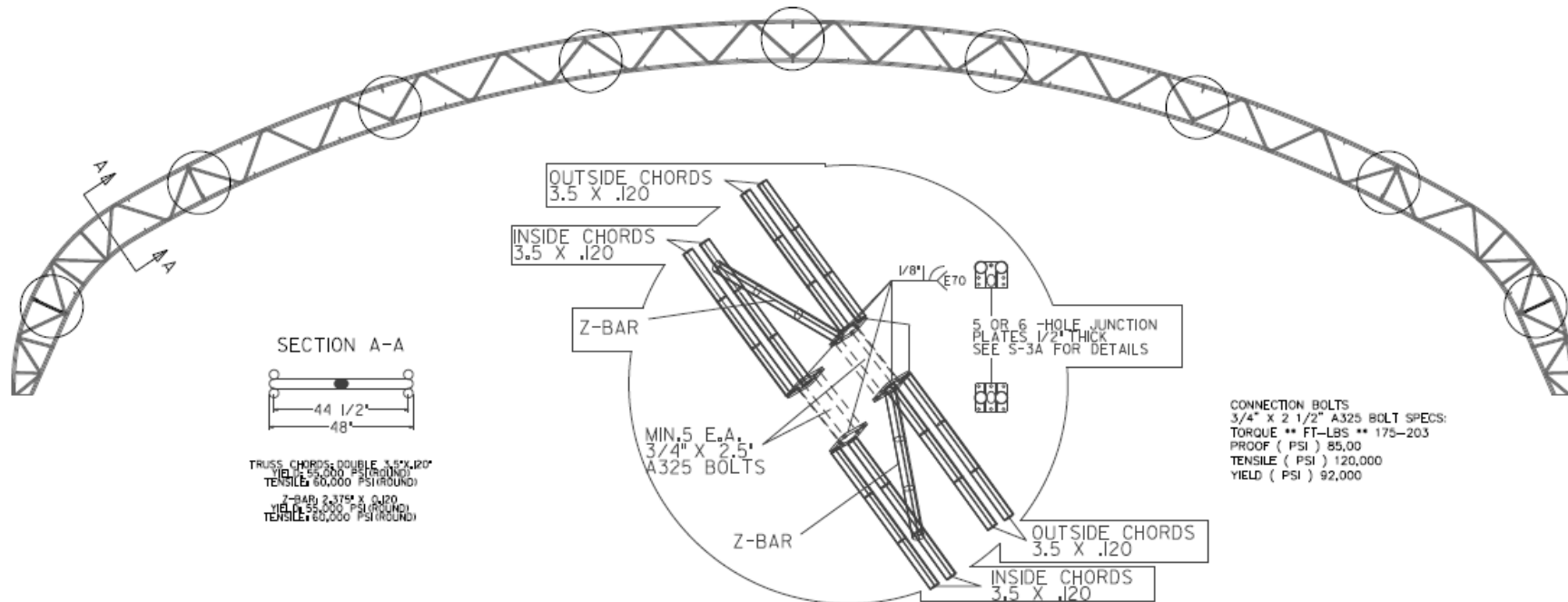
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| | | | |
|---|-------------------|-------------------|-------------|
|  BIG TOP MANUFACTURING LLC 3255 US HWY 19 NORTH PERRY, FL 32347 PH: (850) 584 - 7786 | CUSTOMER: | | |
| | SIZE: | 150 X 197.33 X 36 | |
| | LOCATION: | | |
| | CUSTOMER CONTACT: | SALES: BRANDON F. | |
| | DRAWN BY: | HUNTER A. | DATE DRAWN: |
| APPROVED BY: | ***** | | |

| NOTES: | |
|-----------|----------------|
| PROJECT # | 225-063 |
| PROJ TYPE | 48' FOUR-CHORD |
| HEIGHT | 9 FT 10.375 IN |
| TITLE | |
| TITLE | |
| TITLE | |
| TITLE | |



| |
|---------------------|
| DRAWING TYPE |
| ENGINEERING |
| S-0 |
| *ALL INFORMATION IS |
| PROPERTY OF |
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| MANUFACTURING LLC |




SECTION A-A
 44 1/2"
 48"

TRUSS CHORDS: DOUBLE 3.5 X .120"
 YIELD (PSI) 85,000
 TENSILE (PSI) 120,000
 Z-BAR: 2.375 X 0.120"
 YIELD (PSI) 85,000
 TENSILE (PSI) 120,000

CONNECTION BOLTS
 3/4" X 2 1/2" A325 BOLT SPECS:
 TORQUE ** FT-LBS ** 175-203
 PROOF (PSI) 85,000
 TENSILE (PSI) 120,000
 YIELD (PSI) 92,000

FRAME SECTION CONNECTION DETAILS

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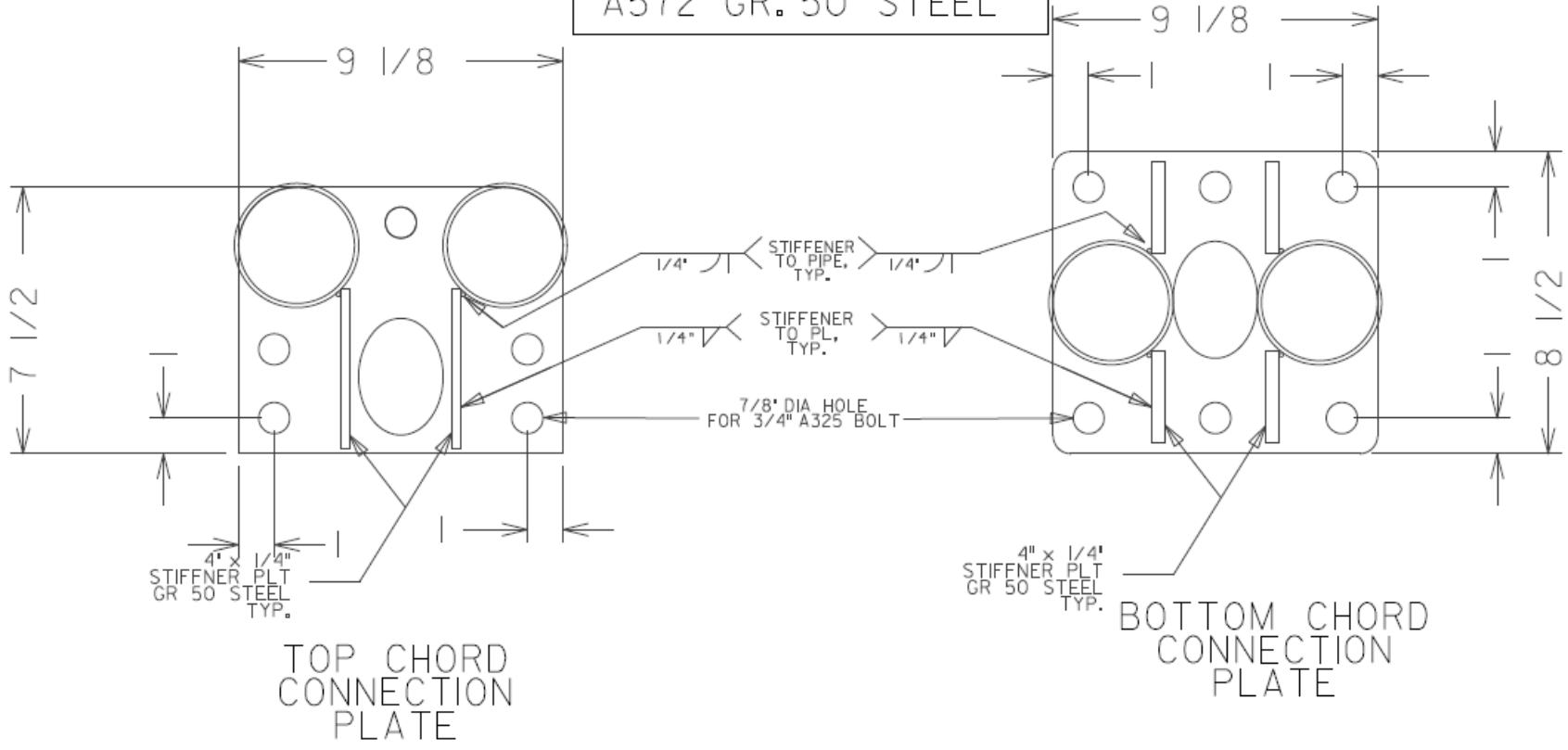
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|  BIG TOP MANUFACTURING LLC 3255 US HWY 19 NORTH PERRY, FL 32347 PH: (850) 584 - 7786 | CUSTOMER: [REDACTED] | SALES: BRANDON F. |
| | SIZE: 150 X 197.33 X 36 | DATE DRAWN: 06/24/2025 |
| | LOCATION: [REDACTED] | APPROVED BY: ***** |
| | DRAWN BY: HUNTER A. | |
| | CUSTOMER CONTACT: [REDACTED] | |

| NOTES: | |
|------------|----------------|
| PROJECT # | 225-063 |
| TRUSS TYPE | 48' FOUR-CHORD |
| SPANS | 9 FT 10.375 IN |
| TITLE | |
| TITLE | |
| TITLE | |
| TITLE | |

COMMONWEALTH OF VIRGINIA
Dr. Defonso Gonzalez
DEFONSO GONZALEZ
 Lic. No. 402051540
 PROFESSIONAL ENGINEER
 11/12/2025
 (PE STAMP ONLY)

| | |
|---|-------------|
| DRAWING TYPE: | ENGINEERING |
| FILE: | S-3 |
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NOTE:
1/2" PLATE THICKNESS
A572 GR. 50 STEEL



FRAME SECTION CONNECTION DETAILS

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PH: (850) 584 - 7786

| | |
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| CUSTOMER: [REDACTED] | |
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| CUSTOMER CONTACT: | SALES: BRANDON F. |
| DRAWN BY: HUNTER A. | DATE DRAWN: 06/24/2025 |
| APPROVED BY: | ***** |

| | |
|------------|----------------|
| NOTES: | |
| PROJECT # | 225-063 |
| TRUSS TYPE | 48' FOUR-CHORD |
| CHORDS | 9 FT 10.375 IN |
| TITLE | |
| TITLE | |
| TITLE | |
| TITLE | |

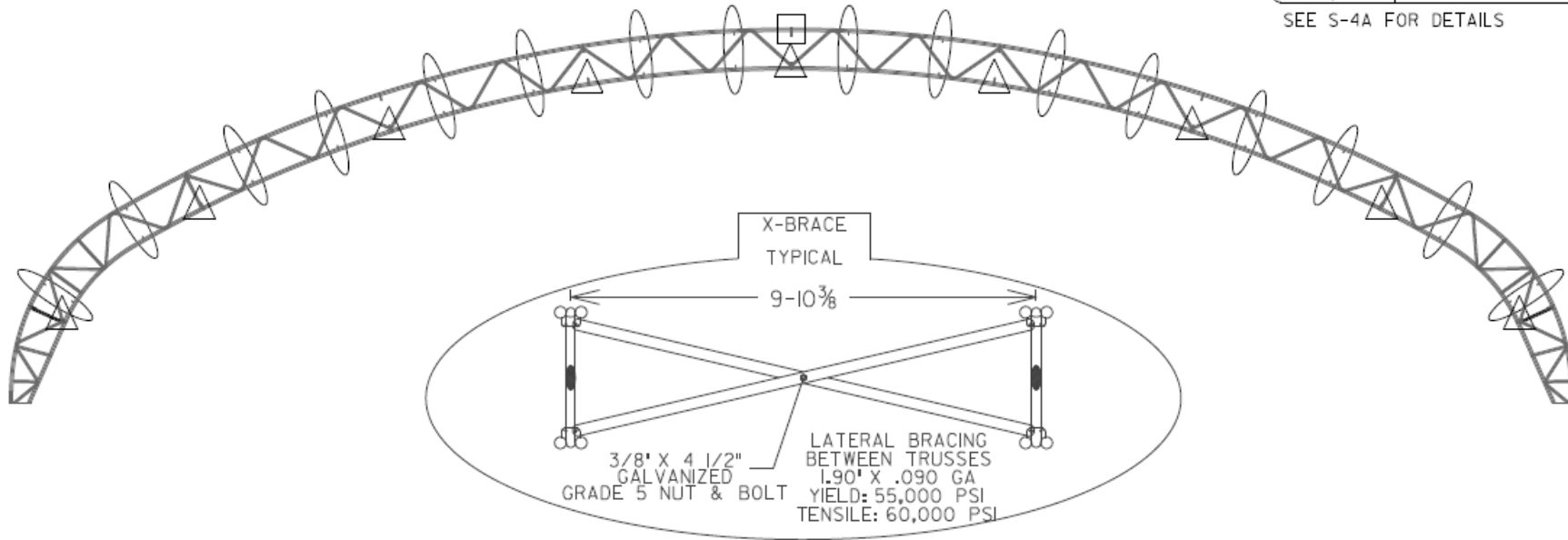
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ILDEFONSO GONZALEZ
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|---|-------------|
| DRAWING TYPE | ENGINEERING |
| DATE | S-3A |
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NOTE: PURLINS INSTALLED ONLY WHERE SECONDARY CABLE BRACING EXISTS.


| LEGENDS | |
|---------|------------|
| □ | RIDGE POLE |
| △ | PURLIN |
| ○ | X-BRACE |

SEE S-4A FOR DETAILS




LATERAL BRACING LOCATIONS

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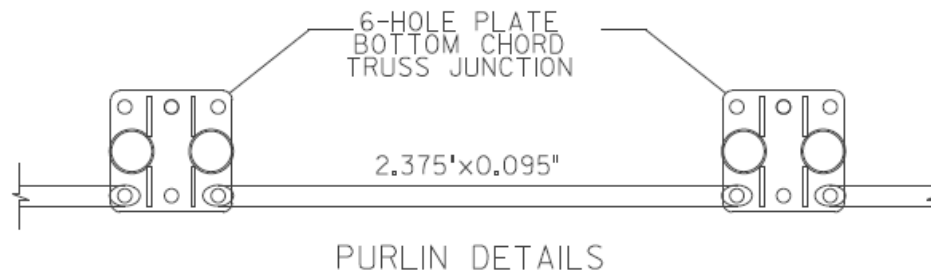
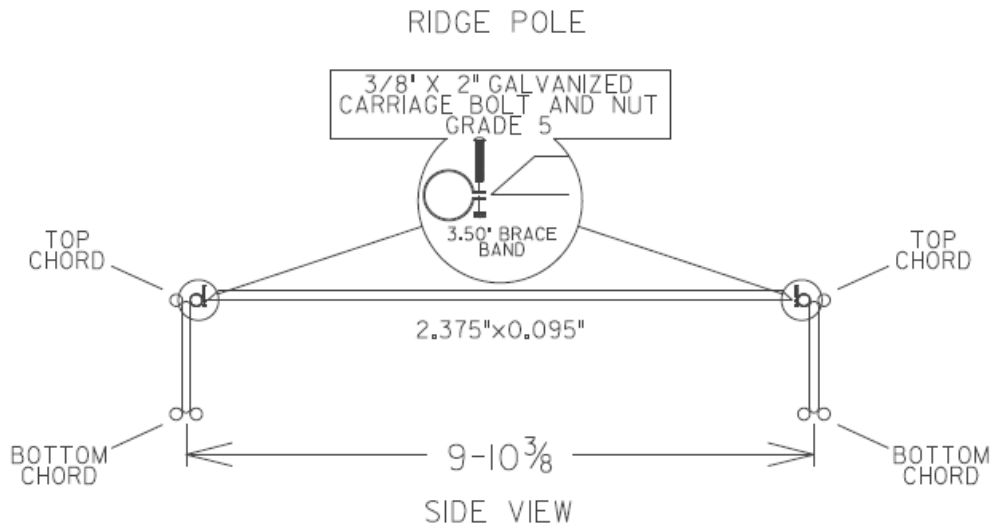
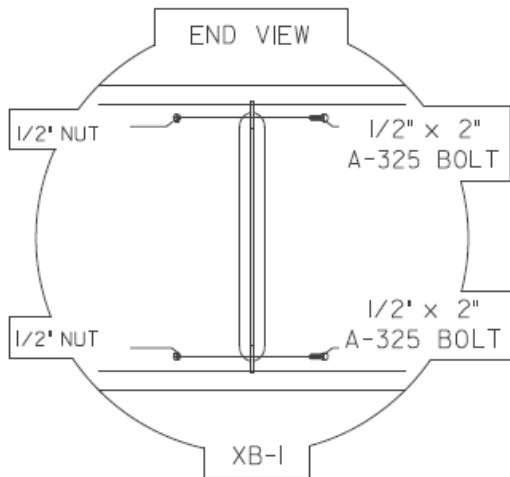
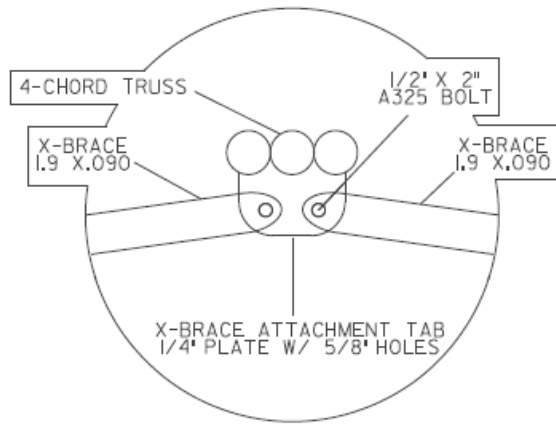
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|--|---|
|  <p>BIG TOP MANUFACTURING</p> <p>BIG TOP MANUFACTURING LLC 3255 US HWY 19 NORTH PERRY, FL 32347 PH: (850) 584 - 7786</p> | <p>DATE: [REDACTED]</p> <p>SIZE: 150 X 197.33 X 36</p> <p>LOCATION: [REDACTED]</p> <p>CUSTOMER CONTACT: SALES: BRANDON F.</p> <p>DRAWN BY: HUNTER A. DATE DRAWN: 06/24/2025</p> <p>APPROVED BY: *****</p> |
|--|---|

| NOTES: |
|---------------------------|
| PROJECT # 225-063 |
| TRUSS TYPE 48' FOUR-CHORD |
| SYSTEMS 9 FT 10.375 IN |
| TITLE |
| TITLE |
| TITLE |
| TITLE |




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| DRAWING TYPE: ENGINEERING |
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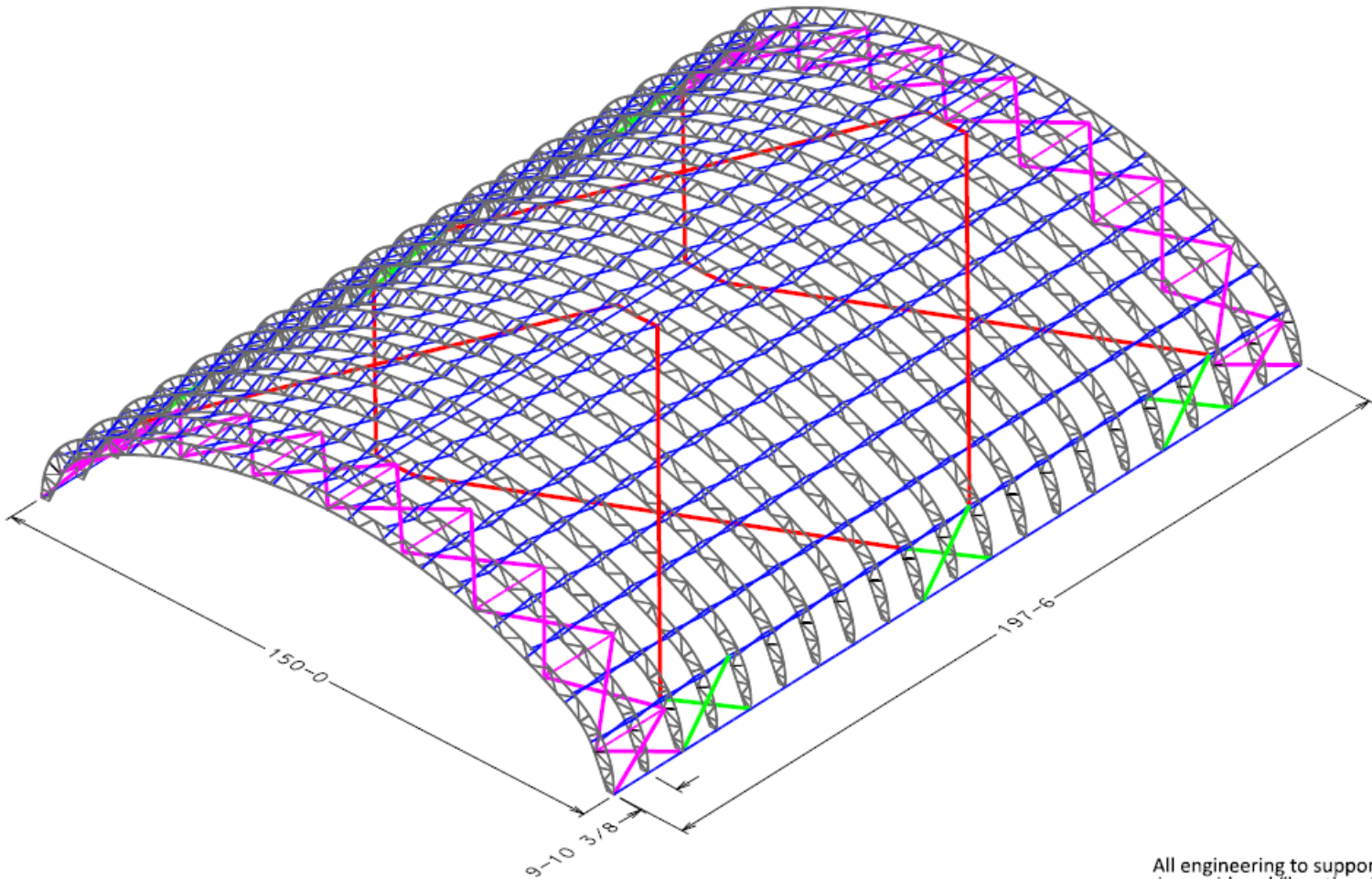
LATERAL BRACING CONNECTION DETAILS

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| | | |
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| | DRAWN BY: | HUNTER A. |
| APPROVED BY: | ***** | |

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|-------------------------------|
| NOTES: |
| PROJECT # 225-063 |
| TRUSS TYPE: 48' FOUR-CHORD |
| CUSTOMER: 9 FT 10.375 IN |
| TITLE: |
| TITLE: |
| TITLE: |
| TITLE: |

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| DRAWING TYPE: | ENGINEERING |
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CABLE BRACING ISOMETRIC VIEW

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|-------------------------|------------------------|
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| DRAWN BY: HUNTER A. | DATE DRAWN: 06/24/2025 |
| APPROVED BY: ***** | |

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| NOTES: | |
| PROJECT # | 225-063 |
| DRAWN TYPE | 48' FOUR-CHORD |
| CUSTOMER | 9 FT 10.375 IN |
| TITLE | |
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| TITLE | |

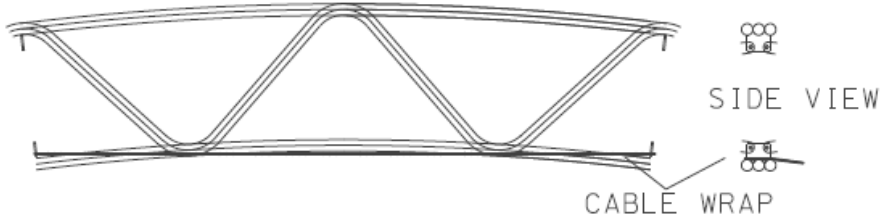


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ILDEFONSO GONZALEZ
Lic. No. 402051540
PROFESSIONAL ENGINEER
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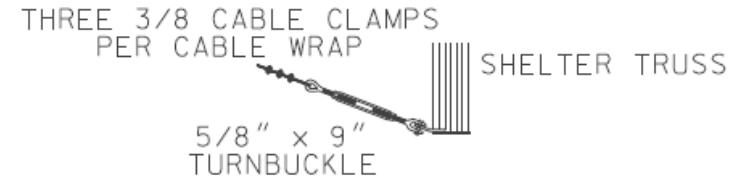
CW-1



3/8" - 7x19 GAC CABLE
7.2 TONS BREAKING STRENGTH



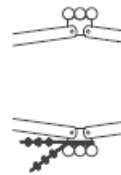
TB-1



5/8" x 9" EYE/JAW TURNBUCKLE
3,500 LBS. WORKING LOAD LIMIT



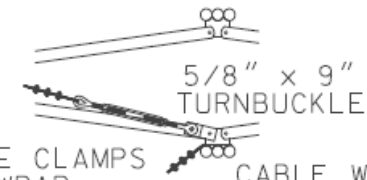
CW-2



THREE 3/8 CABLE CLAMPS
PER CABLE WRAP




TB-2



THREE 3/8 CABLE CLAMPS
PER CABLE WRAP

CABLE BRACING CONNECTION DETAILS

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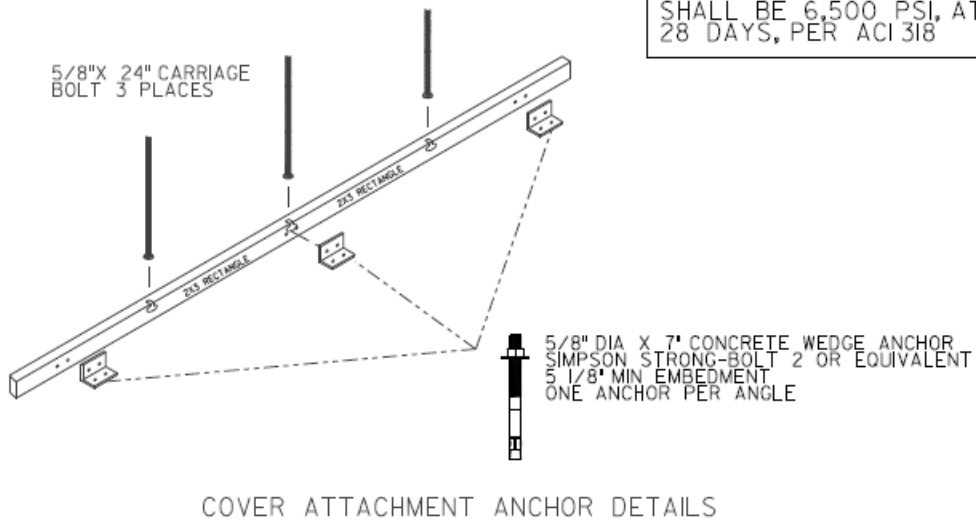
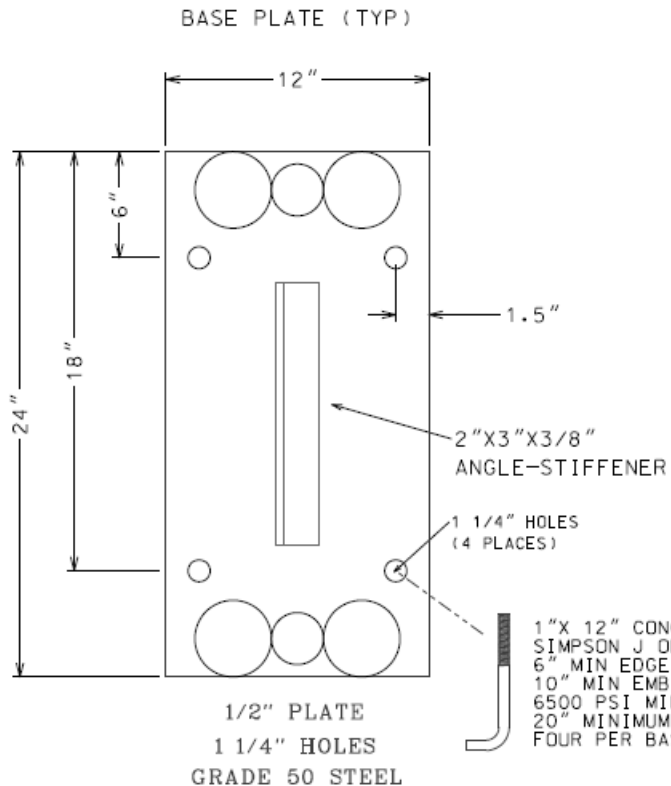
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|-------------------------|------------------------|
| CUSTOMER: [REDACTED] | |
| SIZE: 150 X 197.33 X 36 | |
| LOCATION: [REDACTED] | |
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| DRAWN BY: HUNTER A. | DATE DRAWN: 06/24/2025 |
| APPROVED BY: ***** | |

| | |
|------------|----------------|
| NOTES: | |
| PROJECT # | 225-063 |
| TRUSS TYPE | 48' FOUR-CHORD |
| SPANS | 9 FT 10.375 IN |
| FILE | |
| FILE | |
| FILE | |
| FILE | |

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Ildefonso Gonzalez
Lic. No. 402051540
PROFESSIONAL ENGINEER
11/12/2025
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| ENGINEERING | |
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MINIMUM CONCRETE STRENGTH
SHALL BE 6,500 PSI, AT
28 DAYS, PER ACI 318



*SPECIFICATIONS ABOVE ARE FOR
PROPER ANCHOR INSTALLATION,
THEY ARE NOT AN INDICATION
OF FOUNDATION DESIGN*

BASE ANCHOR DETAILS

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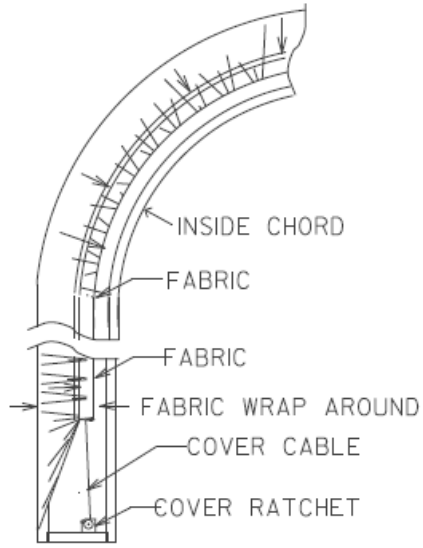
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|-------------------------|------------------------|
| CUSTOMER: [REDACTED] | |
| SIZE: 150 X 197.33 X 36 | |
| LOCATION: [REDACTED] | |
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| NOTES: | |
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| SPANS | 9 FT 10.375 IN |
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| FILE | |

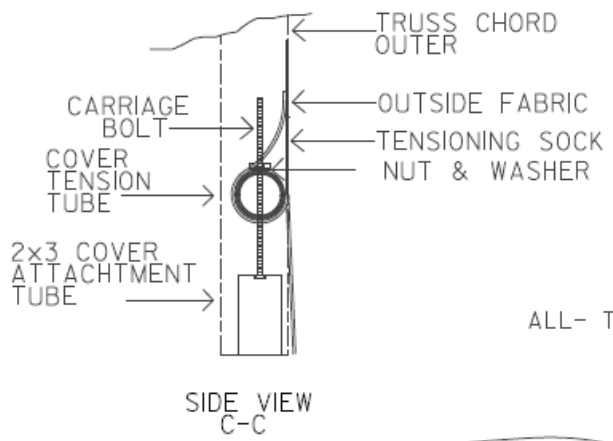
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48" FOUR-CHORD

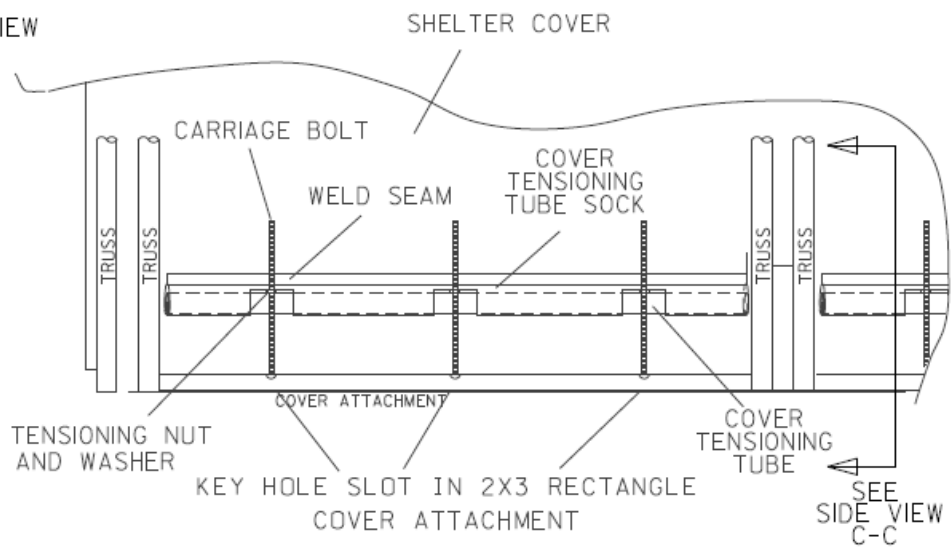


COVER TENSIONING FRAME END (LOOKING OUTSIDE IN)



| FABRIC | |
|--------|------------|
| COLOR | 8028 WHITE |
| WEIGHT | 28 OZ |

ALL- THREAD COVER TENSIONING ALONG SIDE (INSIDE LOOKING OUT)



FABRIC ATTACHMENT DETAILS

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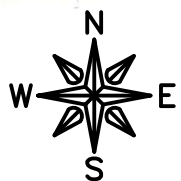
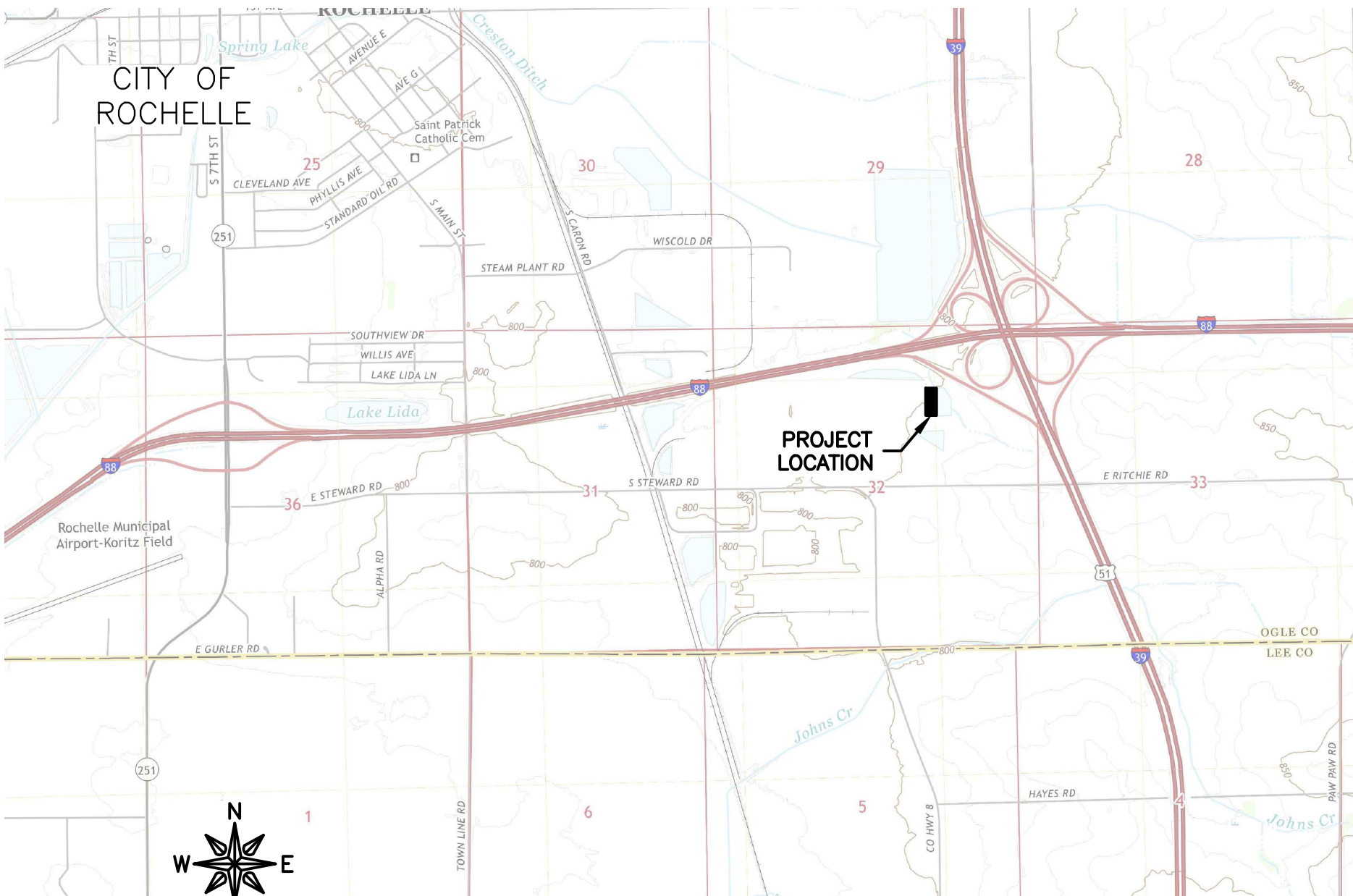
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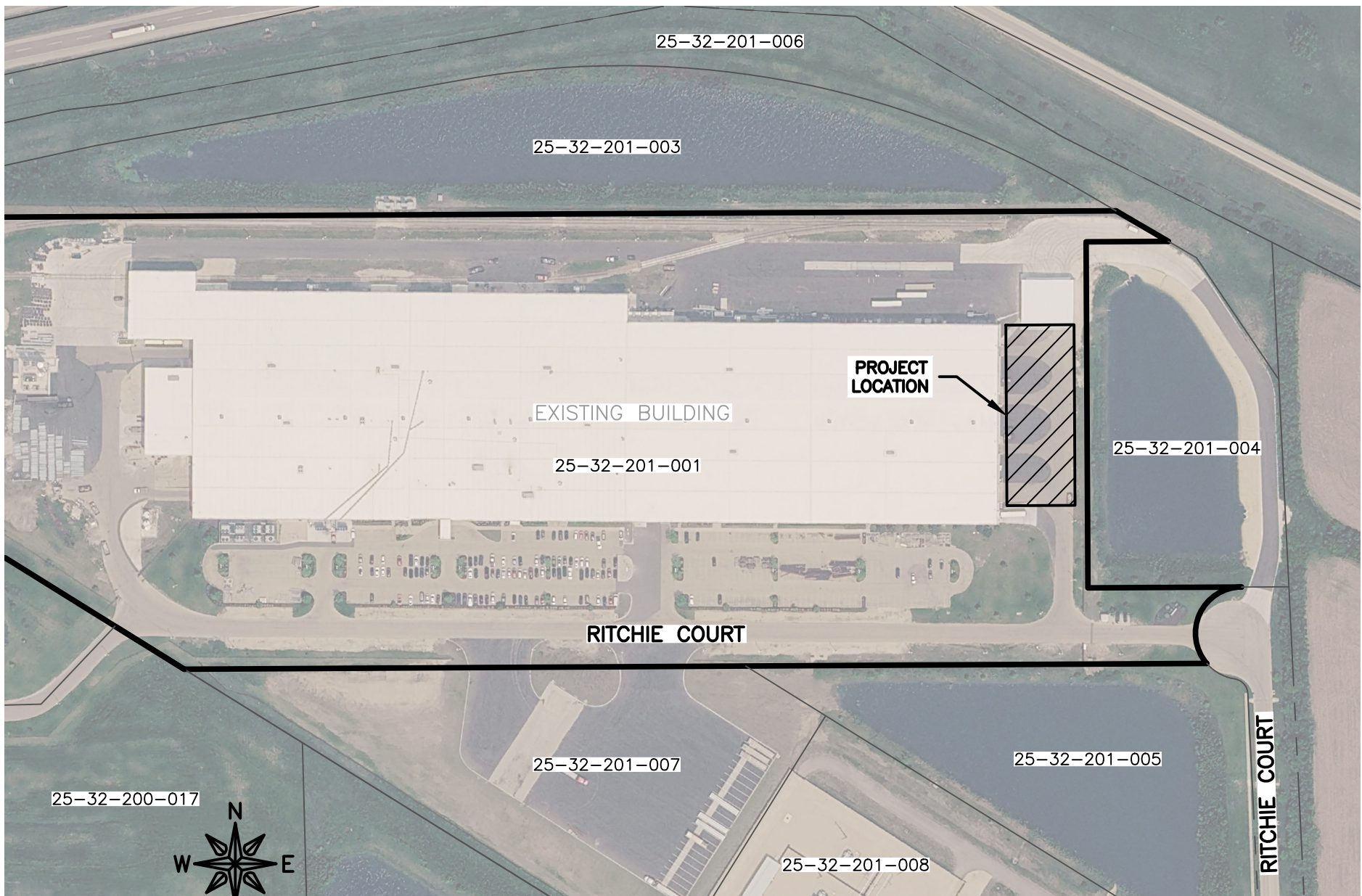


SCALE: NTS

03/18/26

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 ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
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03/18/26

SCALE: NTS

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20 0 20 40 60 FEET



LEGEND:

- EXISTING HOT-MIX ASPHALT PAVEMENT TO REMAIN.
- EXISTING CONCRETE PAVEMENT TO REMAIN.