

**Village of Deer Park
Building Review Board Agenda
April 17, 2025 – 10:00 a.m.
Vehe Barn
23570 W. Cuba Road, Deer Park, Illinois 60010**

- 1) Pledge of Allegiance
- 2) Roll Call and Determination of Quorum
- 3) Approval and Release of Building Review Board Minutes from June 6, 2023. **Pages 3-14**
- 4) Request to Grant Minor Deviations to Allow Exterior Wall Construction Material Changes for Self-Storage (X-Site) at 20350 Rand Road (Lot 1). **Pages 15-32**
- 5) Adjournment

**Village of Deer Park
Building Review Board Minutes
June 6, 2023 – 9:00 a.m.
Vehe Barn
23570 W. Cuba Road, Deer Park, Illinois 60010**

1) **Pledge of Allegiance** A meeting of the Building Review Board of the Village of Deer Park was held on June 6, 2023 at 7:00 p.m. at Vehe Barn, 23570 W. Cuba Road, in the Village of Deer Park, in the Counties of Lake and Cook, Illinois. President Rusteberg called the meeting to order at 9:00 a.m.

2) **Roll Call and Determination of Quorum**

Upon roll call, the following were present: Board of Trustees President Rusteberg, Planning and Zoning Member Wohl, Planning and Zoning Chairman Heidtke and Board Trustee Lemme were present. Planning and Zoning Member Pinchot was absent.

Other Village Officials present included Administrator McAndrews, Building, Zoning and Development Coordinator Doniec, Building and Zoning Official Garrett and Clerk Kelly were present.

3) **Motion to approval agenda**

Motion: Planning and Zoning Chairmen Heidtke moved and Board of Trustee Member Lemme seconded to approve agenda for June 6, 2023.

Upon Voice Call:

Ayes: Rusteberg, Lemme, Wohl, Heidtke

(4) Ayes / (0) Nays/ (1) Absent

Motion Carried 4/0

4) **Approval of Building Review Board Minutes of January 31, 2022**

Motion: Planning and Zoning Chairmen Heidtke moved and Board of Trustee Member Lemme seconded to approve Building Review Board Minutes from January 31, 2022.

Upon Roll Call:

Ayes: Rusteberg, Lemme, Wohl, Heidtke

(4) Ayes / (0) Nays/ (1) Absent

Motion Carried 4/0

5) **Request to grant minor deviations to allow installation of outdoor patio seating for 16 at Sweetgreen 20530 N Rand Road, unit 437/438, Deer Park, IL 60010**

David Behrens VP of Development of JSD provided an overview of the proposed outdoor patio of Sweetgreen. He stated Starbucks was in the location previously and had outdoor seating. Outdoor seating is important to the brand. Discussion of updated plans to place outdoor wood picnic tables, accessibility seating, trash receptacle and flower planters. Discussion of materials for the picnic tables as wood. Suggested the picnic

tables be a poly product. It was stated the materials on the wood tables is more of a commercial paint and are working well in many locations hot and cold. Discussion of the umbrella to be left outside in season with weighted bases. Discussion of the placement of tables in the winter. David Behrens stated the tables and umbrellas would be removed from the property and stored offsite, there will be no brackets left on the patio for people to trip over during the winter months.

Motion: Planning and Zoning Chairmen Heidtke moved and Planning and Zoning Member Wohl seconded to approve as stated in drawings dated today June 6, 2023.

Upon Roll Call:

*Ayes: Rusteberg, Lemme, Wohl, Heidtke
(4) Ayes / (0) Nays/ (1) Absent*

Motion Carried 4/0

6) Adjournment

Motion: Board of Trustee Member Lemme moved and Planning and Zoning Member Wohl seconded to adjourn the meeting 9:13 a.m.

Upon Voice Call:

*Ayes: Rusteberg, Lemme, Wohl, Heidtke
(4) Ayes / (0) Nays/ (1) Absent*

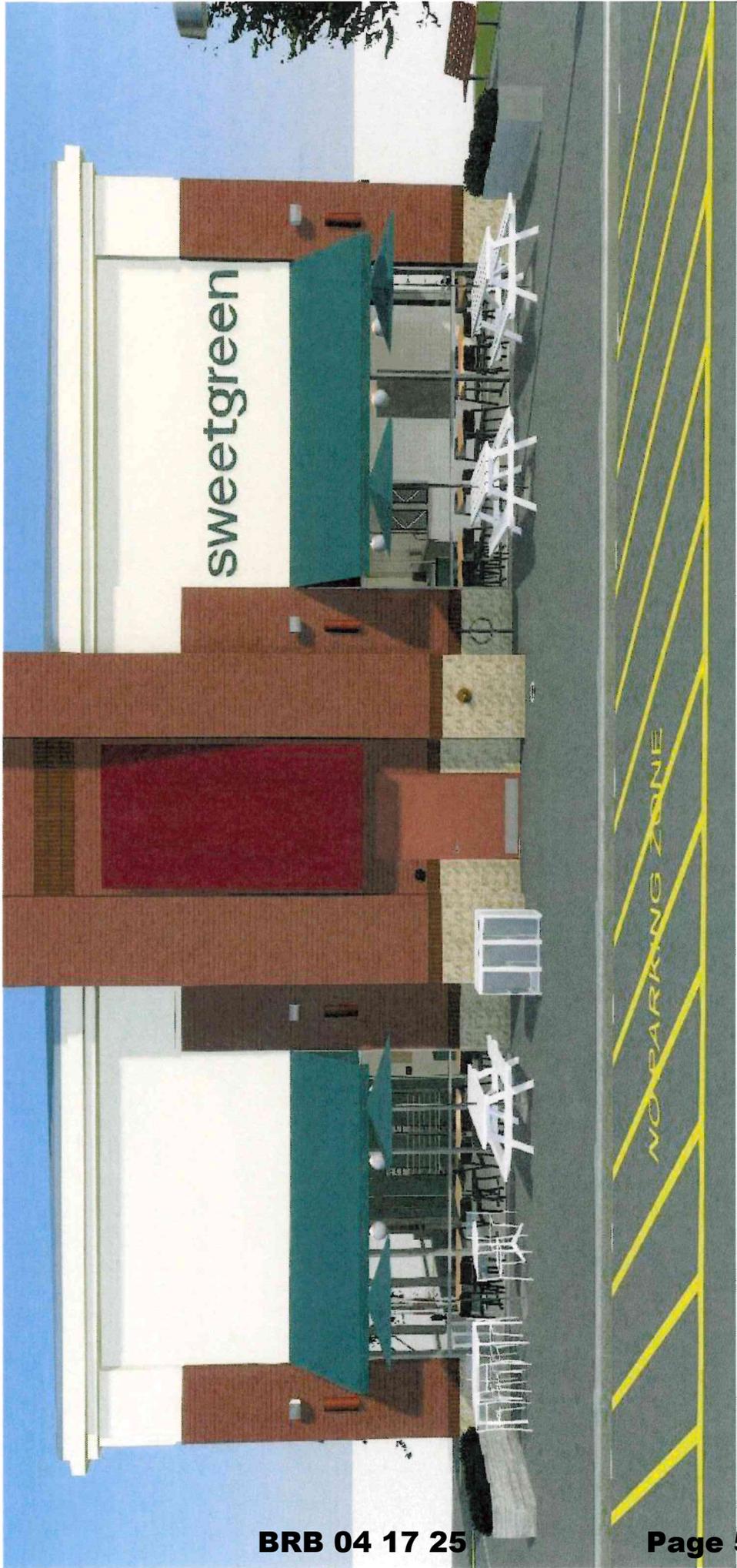
Motion Carried 4/0

Respectfully Submitted,

*Kimberly Kelly
Village Clerk*

*Greg Rusteberg
Village President*

Approved June 6, 2023
BRB.



10660

Treated Pine Picnic Table w/ Attached Benches



6' Picnic Table Shown Unstained with 11" wide seats, 32" wide table top and decorative trim ends.

Prices: \$489 - \$849



Price Chart

Options	Item#	Price
4' Table w/ Benches	[FT48SAE]	\$489
6' Table w/ Benches	[FT72SAE]	\$599
7' Table w/ Benches	[FT84SAE]	\$649
8' Table w/ Benches	[FT96SAE]	\$749
10' Table w/ Benches	[FT120SAE]	\$849

Leaves Warehouse in 7-10 Business Days

Options and Upgrades

Optional Stain:

- Cedar Stain/Sealer [25% Fee]
- Black Stain [25% Fee]
- White Stain [25% Fee]

Add Stainless Steel Hardware [+ \$79]
Add 2" Umbrella Hole [Free]

3 Optional Stains Available



In the Good Old Wintertime

Our Treated Pine Picnic Table with Attached Benches is a classic. Its convenience, durability, and attractive design make it a perennial favorite. In fact, with year-round barbecuing becoming so popular during the past decade, our tables are commonly used on porches patios and yards throughout the seasons. So make your own summertime any time with this beautiful, sturdy treated pine table.

Specifications

- Treated Pine
- Galvanized Bolts, Washers, and Nuts
- 5"W x 30"H
- 32"W
- 11"W
- 140 lbs, 198 lbs, 224 lbs, 250 lbs or 300 lbs
- 750 lbs (each bench)
- Cedar Tone, White, or Black Staining Available
- Rounded & Sanded Edges
- Made in the U.S.A.

Shipping & Assembly

- Ships Partially Assembled
- Approx. Assembly Time: 45 Minutes

2010

Stain/Sealer

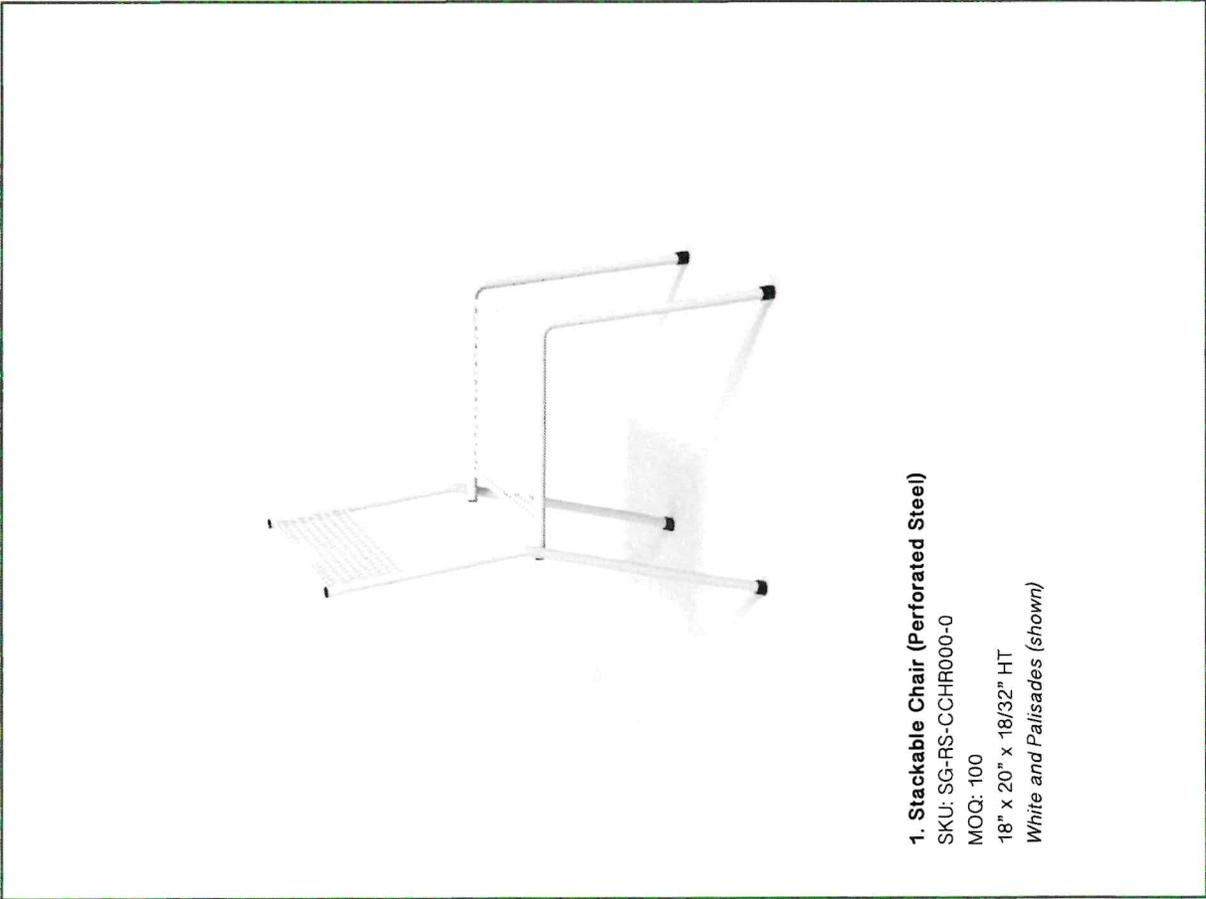
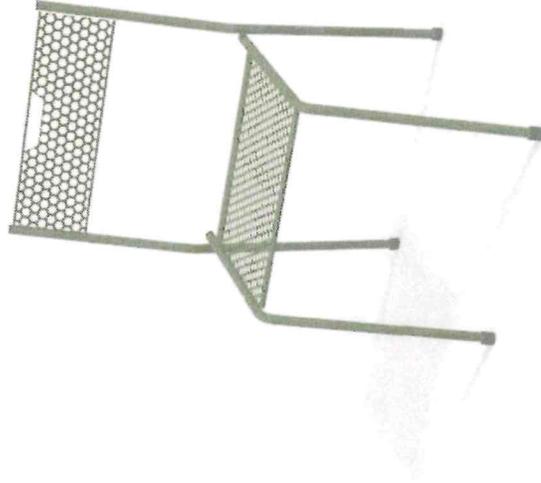
Purpose: Use to protect brand-new or weathered wood from premature graying, mildew growth and cracking, swelling and warping caused by water absorption. Provides sheer color tints in natural wood tones and custom shades.

*Note - May add 4-6 Days for Cedar Tone Stain/Sealer and up to 7 - 10 Days for White Stain/Sealer.

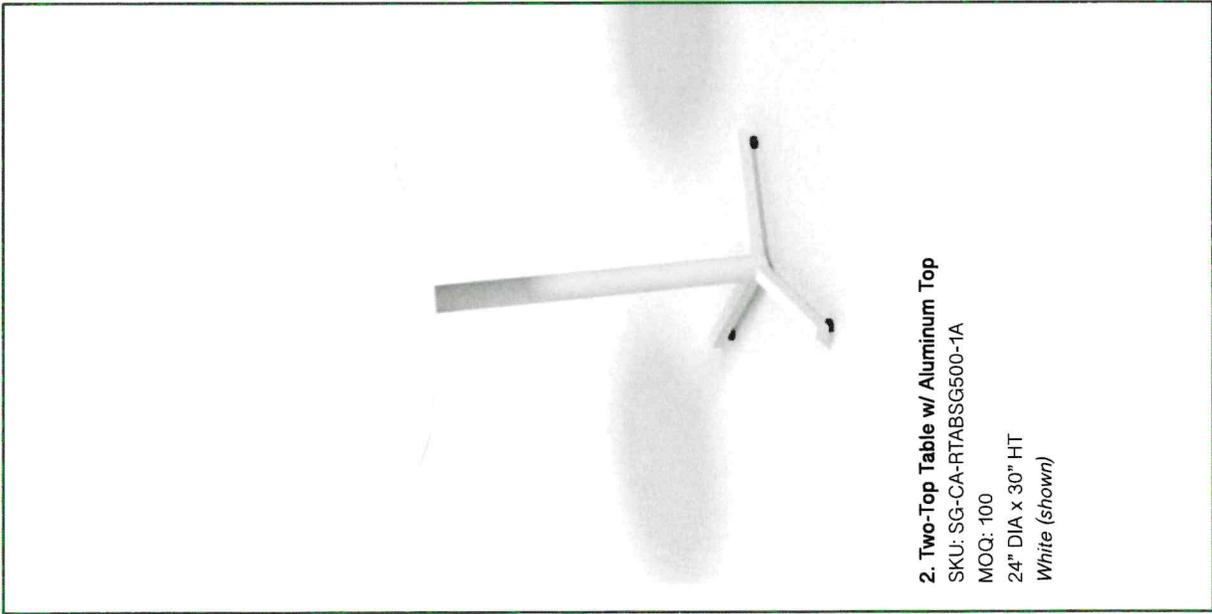
Stain/Sealer Features:

- We apply 2 coats of Stain/Sealer.
- Guaranteed to repel water for 1 year.
- Provides long-lasting mildew resistance on the coating film.
- Contains UV blocking pigment to resist premature wood graying.
- Sheer toner colors allow natural wood grain to show through.
- Contains tung and linseed oils to optimize adhesion and color fastness.
- After weathering, can be easily removed without harsh strippers or sanding.
- Formulated for high-traffic and high durability
- Mildew-Resistant finish

Please Note: For the best protection, we recommend that, no matter which stain/sealer you choose, you inspect your stained product annually. Different climates may require more frequent application.



1. Stackable Chair (Perforated Steel)
SKU: SG-RS-CCHR000-0
MOQ: 100
18" x 20" x 18/32" HT
White and Palisades (shown)



2. Two-Top Table w/ Aluminum Top

SKU: SG-CA-RTABSG500-1A

MOQ: 100

24" DIA x 30" HT

White (shown)



3. Two-Top Table w/ Kebony Slats

SKU: SG-CA-RTABSG500-6

MOQ: 50

24" DIA x 30" HT

White (shown)

4. Two-Top Table w/ Kebony Slats

SKU: SG-CA-CTABSG500-6

MOQ: 25

20" W x 24" L x 30" HT

White (shown)

52610



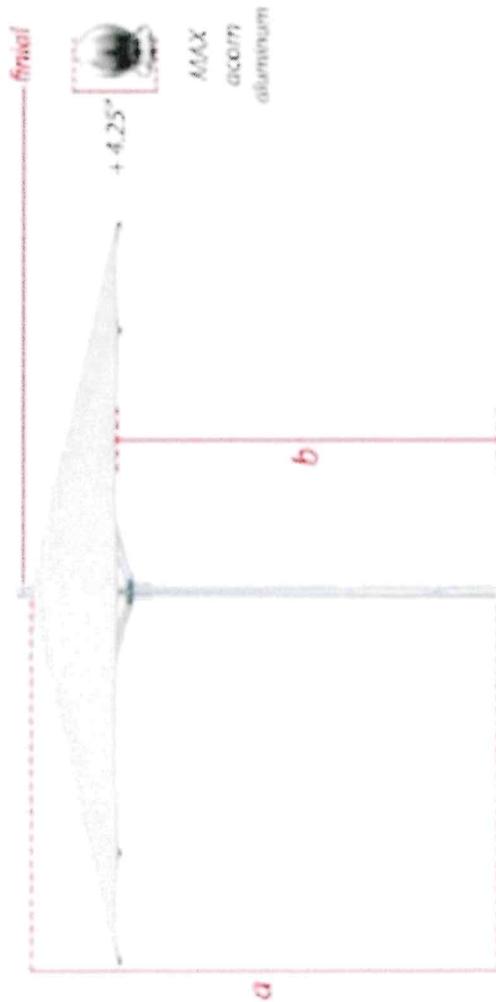
6. ADA/4-Top Table w/ Aluminum Top
SKU: SG-CA-CTABSGT600-1A
MOQ: 25
24" x 48" x 30" HT
White (shown)



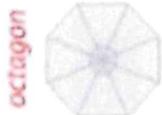
5. ADA/4-Top Table w/ Kebony Slats
SKU: SG-CA-CTABSGT600-6
MOQ: 50
24" x 48" x 30" HT
White (shown)

62610

Tucci Parasol



sizes (ft/m)	Pole Diameter	mast height (open position) a (in/cm)	canopy clearance b (in/cm)
9.0' / 2.75m	2 3/8	97 / 246	84 / 213
11.0' / 3.4m	2 3/8	104 / 264	84 / 213



7 2610



CONCRETE BOX SERIES

Patio Plan Tag Quantity
PF 715 2

Description Manufacturer
48" Lx18" Dx24" H FORM & FIBER
Concrete Planter Box



WALL THICKNESS & SIZE LIMITATIONS

1. The standard wall thickness for Form & Fiber's box planters is 4.5 inches.

2. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

3. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

4. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

5. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

6. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

7. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

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11. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

12. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

13. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

14. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

15. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

16. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

17. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

18. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

19. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

20. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

21. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

22. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

23. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

24. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

25. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

26. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

27. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

28. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

29. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

30. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

31. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

32. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

33. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

34. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

35. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

36. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

37. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

38. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

39. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

40. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

41. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

42. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

43. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

44. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

45. Maximum wall thickness for planters up to 48" L x 30" W is 4.5 inches.

CONCRETE BOX SERIES STANDARD SIZES

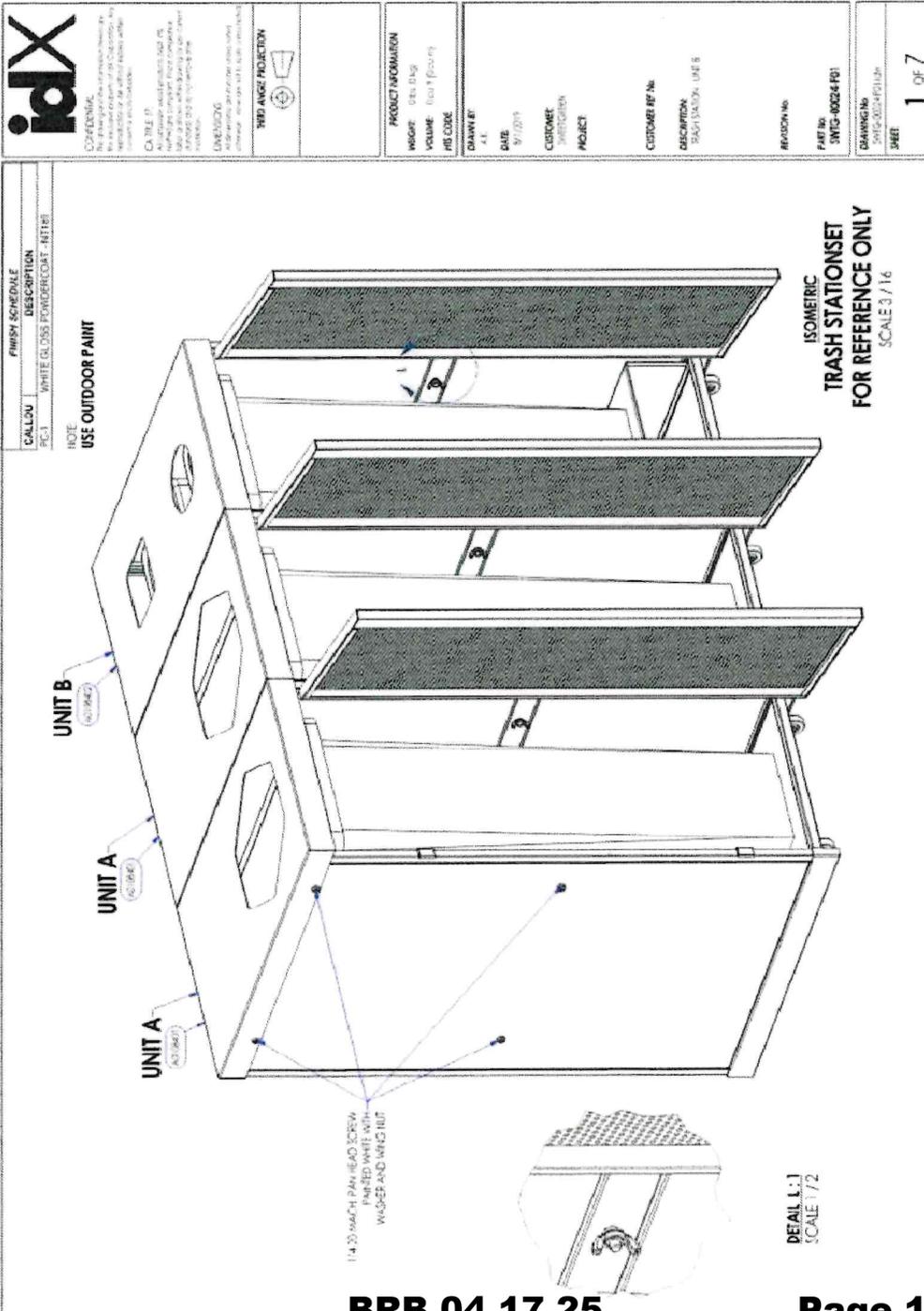
PRODUCT ID	LENGTH	WIDTH	HEIGHT	MATERIAL	THICKNESS	AVG. WT.
8X_CON_20X16	20"	16"	18"	concrete	3/4"	385 lbs.
8X_CON_24X16	24"	16"	18"	concrete	3/4"	580 lbs.
8X_CON_30X16	30"	16"	18"	concrete	3/4"	770 lbs.
8X_CON_48X18	48"	18"	24"	concrete	3/4"	1070 lbs.
8X_CON_60X18	60"	18"	24"	concrete	3/4"	1270 lbs.
8X_CON_72X18	72"	18"	24"	concrete	3/4"	1470 lbs.
8X_CON_84X18	84"	18"	24"	concrete	3/4"	1670 lbs.
8X_CON_96X18	96"	18"	24"	concrete	3/4"	1870 lbs.
8X_CON_108X18	108"	18"	24"	concrete	3/4"	2070 lbs.
8X_CON_120X18	120"	18"	24"	concrete	3/4"	2270 lbs.
8X_CON_132X18	132"	18"	24"	concrete	3/4"	2470 lbs.
8X_CON_144X18	144"	18"	24"	concrete	3/4"	2670 lbs.
8X_CON_156X18	156"	18"	24"	concrete	3/4"	2870 lbs.
8X_CON_168X18	168"	18"	24"	concrete	3/4"	3070 lbs.
8X_CON_180X18	180"	18"	24"	concrete	3/4"	3270 lbs.
8X_CON_192X18	192"	18"	24"	concrete	3/4"	3470 lbs.
8X_CON_204X18	204"	18"	24"	concrete	3/4"	3670 lbs.
8X_CON_216X18	216"	18"	24"	concrete	3/4"	3870 lbs.
8X_CON_228X18	228"	18"	24"	concrete	3/4"	4070 lbs.
8X_CON_240X18	240"	18"	24"	concrete	3/4"	4270 lbs.
8X_CON_252X18	252"	18"	24"	concrete	3/4"	4470 lbs.
8X_CON_264X18	264"	18"	24"	concrete	3/4"	4670 lbs.
8X_CON_276X18	276"	18"	24"	concrete	3/4"	4870 lbs.
8X_CON_288X18	288"	18"	24"	concrete	3/4"	5070 lbs.
8X_CON_300X18	300"	18"	24"	concrete	3/4"	5270 lbs.

8'-0" MAXIMUM LENGTH with a MAXIMUM WIDTH of 4'-0" or less

*NOTE: FORMS, BOX PLANTERS, ARE SOLD UNFINISHED AND CAN BE FABRICATED TO CUSTOMER'S SPECIFICATIONS WITHIN MANUFACTURER'S LIMITATIONS FROM STANDARD SIZES ONLY. BEYOND A LIKE THIS, MORE FEASIBLE.

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80610



CONFORMANCE
This information is provided for your reference only. It is not intended to be a contract document. The manufacturer of the product is responsible for the product's performance.

CABLE ID
This information is provided for your reference only. It is not intended to be a contract document. The manufacturer of the product is responsible for the product's performance.

LINEWORK
This information is provided for your reference only. It is not intended to be a contract document. The manufacturer of the product is responsible for the product's performance.

THIRD ANGLE PROJECTION

PRODUCT INFORMATION
WEIGHT: 0.00 LBS
VOLUME: 0.00 CU FT

DRAWING
DATE: 07/20/19
CUSTOMER: INTERGREEN
PROJECT:

CUSTOMER REF. NO.
DESCRIPTION: PATIO TRASH STATION, UNIT B

REVISION

PART NO.
PART: 40024-F01

DESCRIPTION
PART: 40024-F01

SHEET
1 OF 7

Patio Plan Tag Quantity
PF 435 1

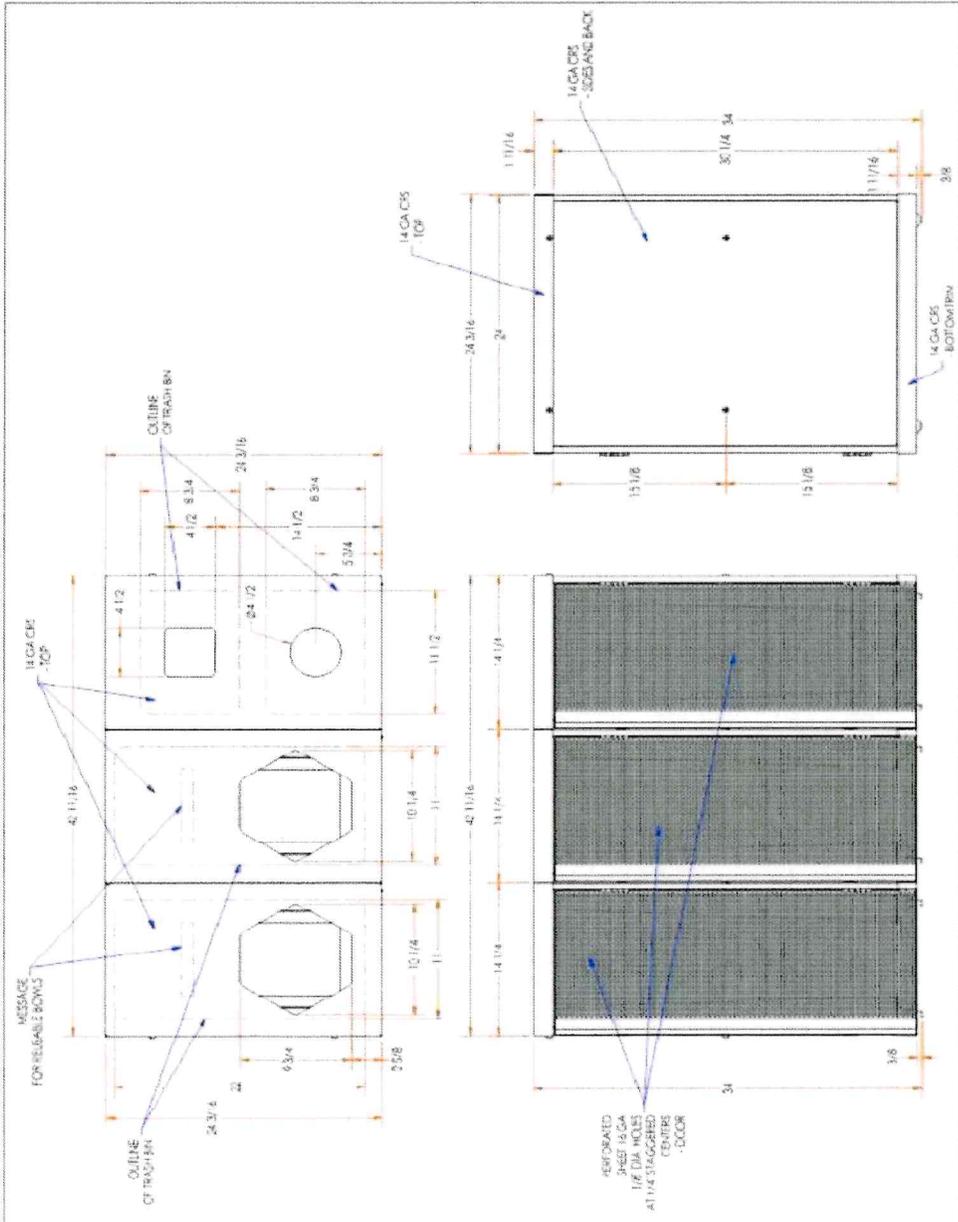
Description Manufacturer
Patio Trash Station IDX

90610

Patio Plan Tag **Quantity**
PF 435 **1**

Description **Manufacturer**
Patio Trash Station **IDX**

 <p>CONFIDENTIAL This drawing is the property of IDX. It is to be used for the project only and is not to be reproduced or used without written permission from IDX.</p> <p>CALL IT ALWAYS assume that the dimensions are correct unless otherwise noted. If you have any questions, please call 800-333-3333 or visit our website at www.idx.com.</p> <p>DATE 08/20/11</p> <p>THIRD ANGLE PROJECTION</p> 	<p>PRODUCT INFORMATION WEIGHT: 0 lbs 0.00 g VOLUME: 0 cu ft 0.00 cu ft HS CODE:</p>
	<p>DESIGN BY: [Blank] DATE: 08/20/11 CUSTOMER: HOME GREEN PROJECT: [Blank]</p>
<p>CUSTOMER RTN#: [Blank]</p> <p>DESCRIPTION: PATIO TRASH STATION</p>	<p>REVISIONS: [Blank]</p> <p>PART No.: SWTC-00024-F01</p> <p>DRAWING No.: SWTC-00024-F01</p> <p>SHEET: 2 of 7</p>



60 0660



Date: February 17, 2025
 To: Beth McAndrews
 Village of Deer Park
 23680 West Cuba Road
 Deer Park, IL 60010-2490
 (847) 726-1648 / bmccandrews@vodp.net
 Regarding: Exterior Wall Construction Change BRB Review
 Cc: Robert Curbelo, via email Robert.Curbelo@hernandez-group.com

We are transmitting:	The following items:	As checked below:	Sent via:
<input type="checkbox"/> Herewith	<input type="checkbox"/> Prints	<input type="checkbox"/> For Approval	<input type="checkbox"/> Messenger
<input type="checkbox"/> Under Separate Cover	<input checked="" type="checkbox"/> Specifications	<input type="checkbox"/> For Your Use	<input type="checkbox"/> Mail
<input checked="" type="checkbox"/> Enclosed	<input type="checkbox"/> Shop Drawings	<input checked="" type="checkbox"/> As Requested	<input type="checkbox"/> Fax
	<input checked="" type="checkbox"/> Samples	<input type="checkbox"/> For Review	<input type="checkbox"/> Pick-up
	<input type="checkbox"/> Other	<input type="checkbox"/> For Your Records	<input checked="" type="checkbox"/> Fed-Ex
		<input type="checkbox"/> Approved as Noted	
		<input type="checkbox"/> Returned for Corrections	
		<input type="checkbox"/> For Bid Due	

Copies	Date	Description
1	-	3.5" x 3.5" sample of pre-cast concrete already approved by PUD.
1		8"x8" sample of Kingspan KS Granitestone Insulated Metal Panel –material we are asking BRB approval.
6 pages		KS Granitestone Data Sheets including portion of Installation Guide stating Panel Cleaning and Maintenance
2 pages		Elevations stating the location of Insulated Metal Panels replacing Pre-Cast Concrete Panels

Beth,

For the self-storage project at 20350 Rand Rd (a part of the Rand Rd Shoppes project), please find product samples of the PUD approved Pre-Cast Concrete Panel which we are changing from and the larger sample of the Insulated Metal Panel which features a stucco embossed exterior which we are proposing. Also included are the Insulated Metal Panel specifications and maintenance instructions as requested. Please continue to work with Robert Curbelo for the fee requested and any further information you may need for the BRB meeting. Thank you for your consideration of this material change request to the PUD.

Thank you,
 Ryan Risse
 Project Architect

Number of pages (including this cover sheet): 9 Sheets
Please call if you do not receive all of the pages.

Signed

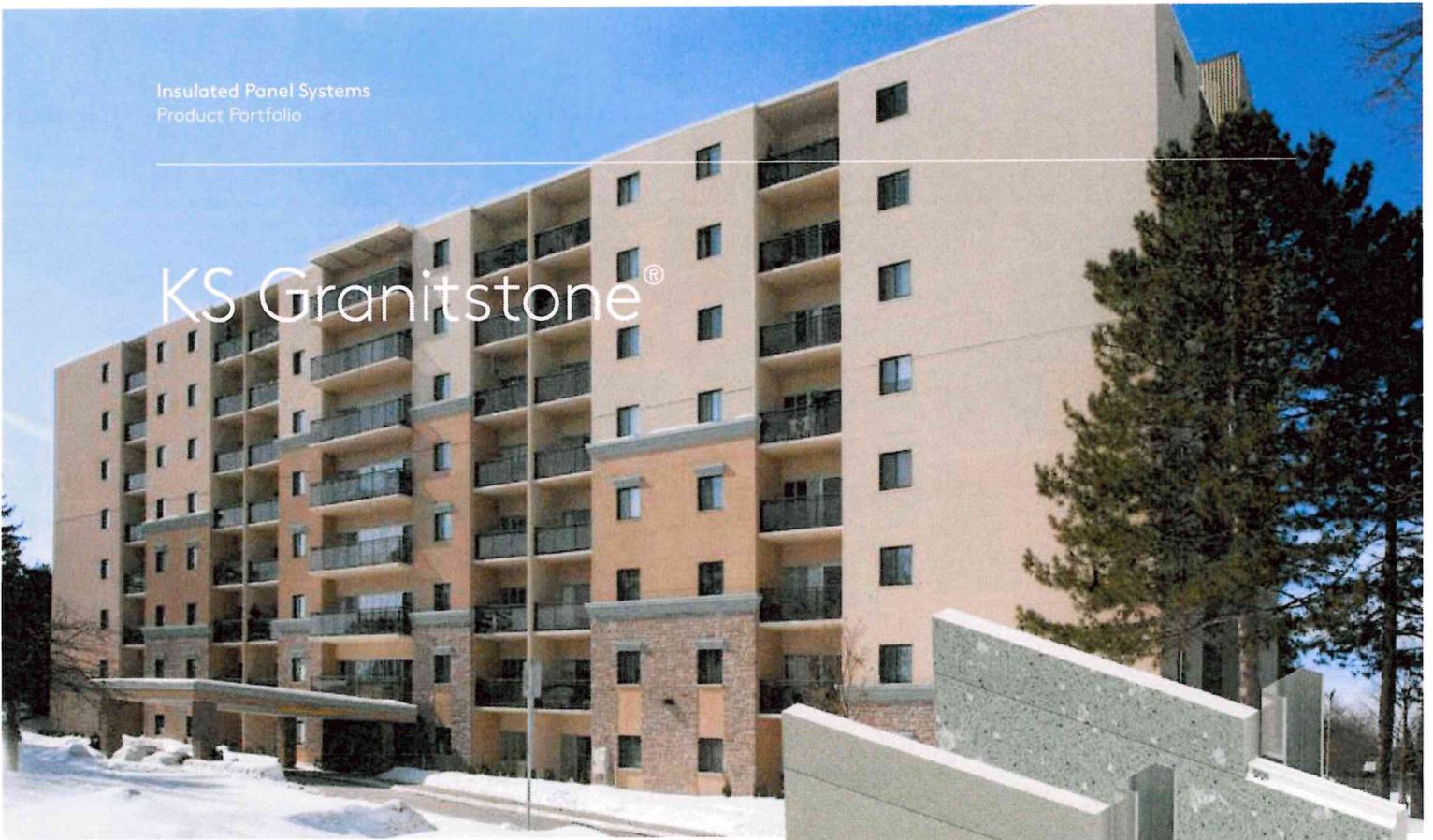
Ryan Risse

444 N Michigan Avenue, Suite 1850, Chicago, IL 60611

SGWarch.com

2 of 2

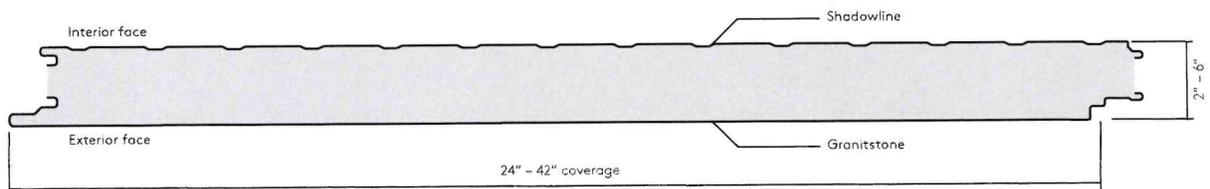
KS Granitstone®



The KS Granitstone® finish provides the appearance of stucco or natural stone, with an acrylic aggregate finish factory applied over primed steel, this product is also available in Granitstone Quartz.

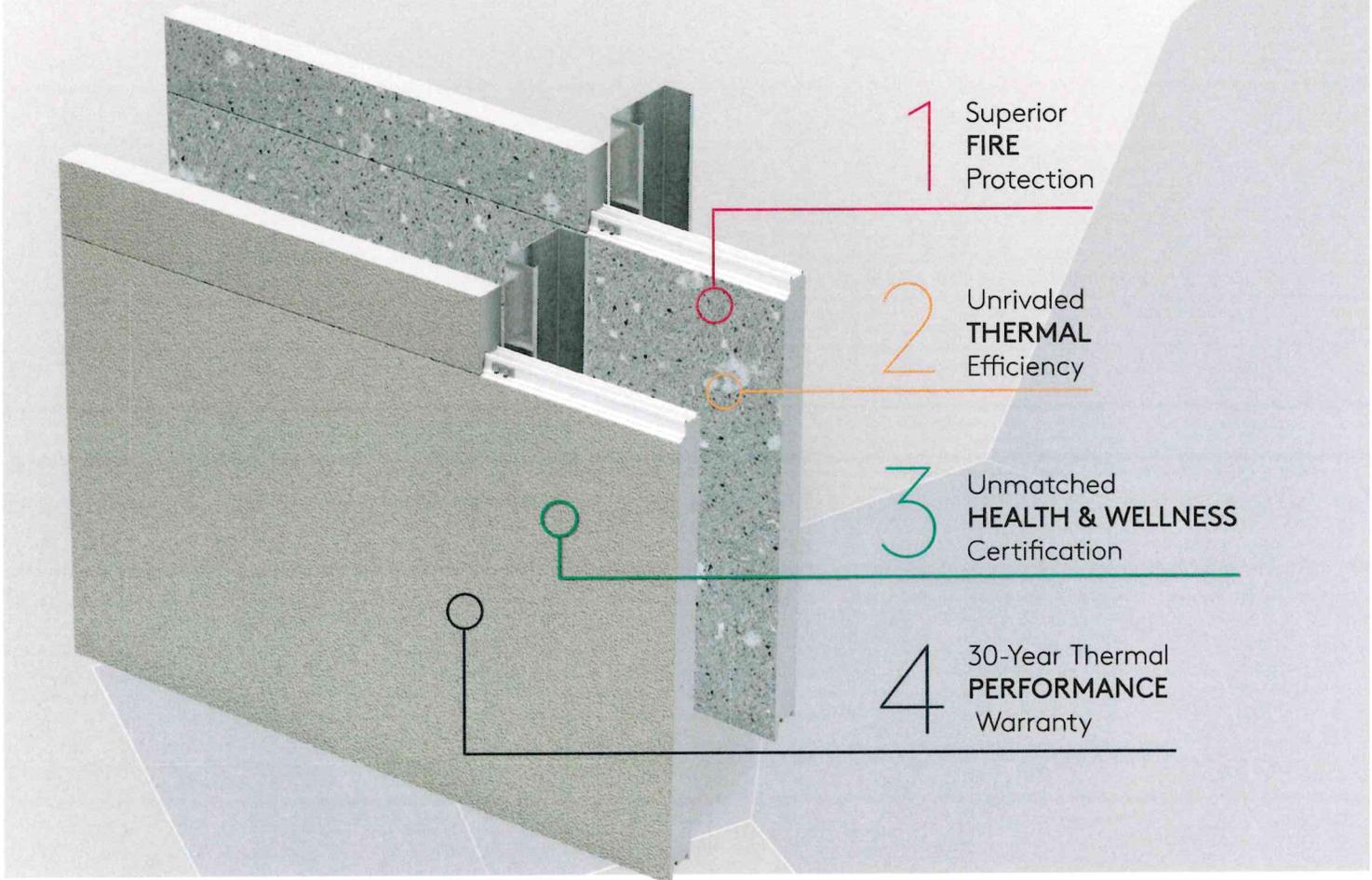
KS Granitstone panels provide design flexibility and can be used in multiple applications.

Insulation Core:	QuadCore® Technology
Profile:	Exterior: Flat with Granitstone or Granitstone Quartz finish / Interior: Shadowline
Embossing:	Exterior: Stucco / Interior: Stucco or non-embossed
Gauge:	Exterior: 24, 22 ga / Interior: 26, 24, 22 ga
Width:	24", 30", 36", 42"
Thickness:	2", 2.5", 3", 4", 5", 6"
Length:	8' - 30'
Reveal options:	1/8" or 3/16"
Orientation:	Vertical or horizontal
Post fabrication (optional):	Transverse bends (Manufacturing limitations apply. Please contact us for detailed information.)
R-value:	≈ 8 per inch per ASTM C518 @ 75°F mean temperature / ≈ 9 per inch per ASTM C518 @ 35°F mean temperature





QuadCore[®] KS Granitstone[®] Wall Series Data Sheet



1 Superior
FIRE
Protection

2 Unrivaled
THERMAL
Efficiency

3 Unmatched
HEALTH & WELLNESS
Certification

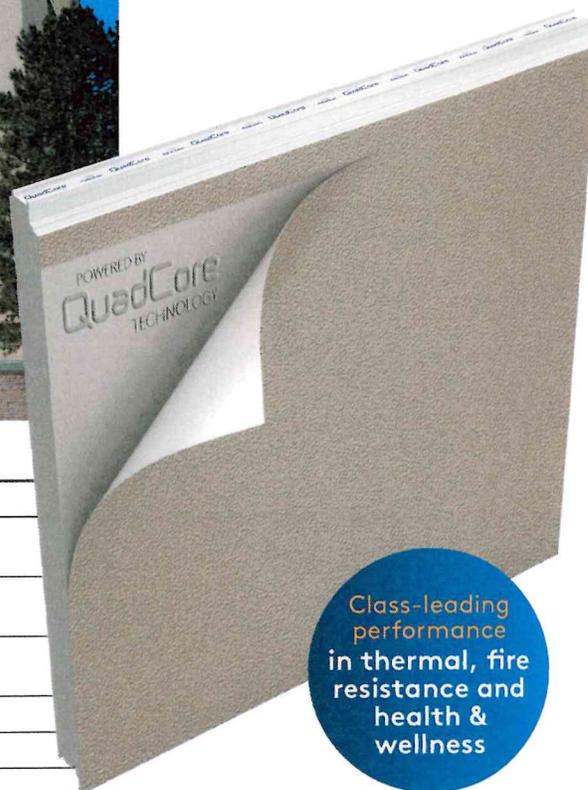
4 30-Year Thermal
PERFORMANCE
Warranty

POWERED BY
QuadCore[®]
TECHNOLOGY



QuadCore® KS Granitstone® Data Sheet

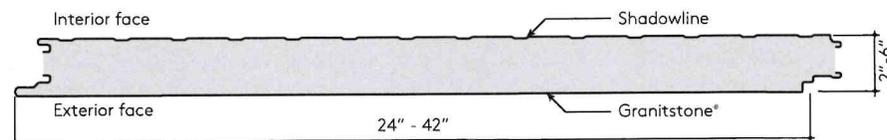
Insulated Wall Panel System



Class-leading performance in thermal, fire resistance and health & wellness

Product Specification

Insulation core:	QuadCore® Technology
Profile:	Exterior: Flat with Granitstone® Interior: Shadowline
Embossing:	Exterior: Stucco Interior: Stucco or non-embossed
Gauge:	Exterior: 24, 22 ga Interior: 26, 24, 22 ga
Width:	24", 30", 36", 42"
Thickness:	2", 2.5", 3", 4", 5", 6"
Length:	8' - 30'
Standard reveal option:	Vertical: 1/8" or 3/8" Horizontal: 3/8"
Orientation:	Vertical or horizontal
Post fabrication (optional):	Transverse bends (Manufacturing limitations apply. Please contact us for detailed information)
R-value:	8 per inch per ASTM C518 @ 75°F mean temperature 9 per inch per ASTM C518 @ 35°F mean temperature



Applications

Granitstone® with QuadCore® high performance wall systems deliver an attractive and affordable panel choice. Granitstone® with QuadCore® panels, horizontally or vertically applied, use a patented double seal integrated joint. Standard reveals are 1/8" for vertical applications, and 3/8" for horizontal applications.

Granitstone® with QuadCore® panels are suitable for new and retrofit applications across the cold storage, commercial and industrial market sectors.

Design Features

The foamed-in-place manufacturing process produces superior panels of consistent high quality that arrive to site ready for quick and easy installation, saving up to 50% in on-site construction time.

Panels are available with optional factory-caulked side joints to save erection labor (not available for cold storage applications).

Customer Options

Kingspan offers a full spectrum of vibrant colors for every color scheme. The high performance coatings provide long-life protection, color and gloss retention. Custom color matching is available to meet individual building designs and creative freedom.

QuadCore® KS Granitstone® Data Sheet

Insulated Wall Panel System

Performance Testing and Approvals

Kingspan insulated panels featuring QuadCore® Technology meet specific building envelope performance criteria and requirements stipulated by US and Canadian building codes.

Test	Procedure	Results			
Fire	FM 4880	Passed: Class 1 Fire Rating of Building Panels or Interior Finish Materials*			
	FM 4882	Passed: Smoke Sensitive Occupancies Interior and Exterior Use*			
	ASTM E84	Flame Spread: 25 or Less / Smoke Developed: 90 or Less			
	CAN/ULC-S101	Fire Endurance Tests: 10 min (Fastener conditions vary depending on product thickness. Please contact technical.NA@kingspanpanels.com for detailed information.)			
	CAN/ULC-S102	Flame Spread: 20, Smoke Developed: 45 for panel insulation core			
	CAN/ULC-S138	Passed: Fire growth of foamed plastic insulated building panels in a full scale room configuration			
	NFPA 259	Tested for potential heat of building materials			
	NFPA 285	Passed: Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components			
Structural	FM 4881	Passed. For complete wind pressure ratings please contact Kingspan Technical Services or refer to ApprovalGuide.com*			
	ASTM E72	Vacuum chamber tested. Panel load /span and deflection tables are available			
Thermal Transmission	ASTM C518	Thermal Performance at 35°F mean temperature		Thermal Performance at 75°F mean temperature	
		Thickness	R-Value	Thickness	R-Value
		2	18	2	16
		2.5	22.5	2.5	20
		3	27	3	24
		4	36	4	32
		5	45	5	40
6	54	6	48		
Air Infiltration	ASTM E283	0.003 CFM/ft ² of Panel Area at 6.24 psf			
Water	ASTM E331	No uncontrolled water penetration at 20 psf differential pressure			
	AAMA 501.1	Dynamic water pressure testing – no sign of water leakage at 15 psf			
Bond Strength	ASTM D1623	Panels tested for tensile bond strength of metal to foam			
		Sample placed in an autoclave device and pressurized to 2 PSI at 218°F for 2½ hours			
Skin Delamination		No skin delamination with direct pull off pressure up to 1188 psf			

*Thickness: 2"-6", Width: 24"-42", Min. panel length: 8', Min. gauge: Exterior 26 ga, Interior 26 ga.
 For FM compliance, systems must be installed in accordance with FM installation specifications as detailed on ApprovalGuide.com.
 Please contact technical.NA@kingspanpanels.com for detailed information or refer to ApprovalGuide.com.



Contact Details

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Modesto, CA: 800-377-5110

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www.kingspanpanels.us



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For the most up to date version of this document,
please scan the QR codes above or click the link.

For the product offering in other markets please contact your local sales representative or visit our website.

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11 Panel Touch-up Paint

11.1

The panel erector is to touch up all exposed field cut edges with touch up paint. Contact Kingspan Customer Service for information on appropriate touch up paint.

12 Panel Cleaning and Maintenance

12.1

Proper installation and maintenance are extremely important in obtaining the very best service and appearance from pre-painted metal insulated panels.

12.2

All dirt, oil, grease, fingerprints, metal filings or other contaminants should be removed to assure proper service life of the paint system. The installer should wipe-down the panels as they are erected.

12.3

Dirt pickup may cause apparent discoloration of the paint after prolonged exposure. Slight chalking from strong sunlight exposure may also cause a change in appearance. A thorough cleaning will usually restore the original appearance of the panels.

12.4

In many cases, a simple low pressure wash of the building with plain water will be adequate. In areas of heavy dirt deposits, a solution of water and detergent (1/3 cup liquid Tide per gallon of water) may be used. Use a rag, sponge, or soft bristle brush to clean. A clean water rinse should follow.

12.5

Mildew may occur in areas subjected to high humidity. To remove mildew, use the following solution followed with a clear water rinse: 1/3 cup of detergent (Tide), 2/3 cup of tri-sodium phosphate (Soilex), 1 quart sodium hypo chlorite 5% solution (Clorox), 3 quarts water.

12.6

Caulking compounds, oil, grease, tars, wax and similar substances can be removed by wiping with a cloth soaked with WD-40 lubricant or Oil-flo 141. Test on an inconspicuous area first. Do not rub excessively or damage to the finish may result. Wipe only contaminated areas and follow with detergent cleaning and thorough rinsing.

12.7

To remove oxidation and tough stains, use a household cleaner recommended for use on porcelain skins and bathtubs. This should be followed with a thorough rinsing. Wire brushing or any abrasive material may damage the painted surface and should not be used.

12.8

Special cleaning and maintenance procedures are necessary for Granitstone® panels. Please consult a Project Coordinator or Regional Sales Manager for instructions.

CAUTION
Strong solvents and
abrasive cleaners
should be avoided.

12.9

Contact Kingspan Customer Service to receive a copy of the complete Kingspan Panel Maintenance Manual.

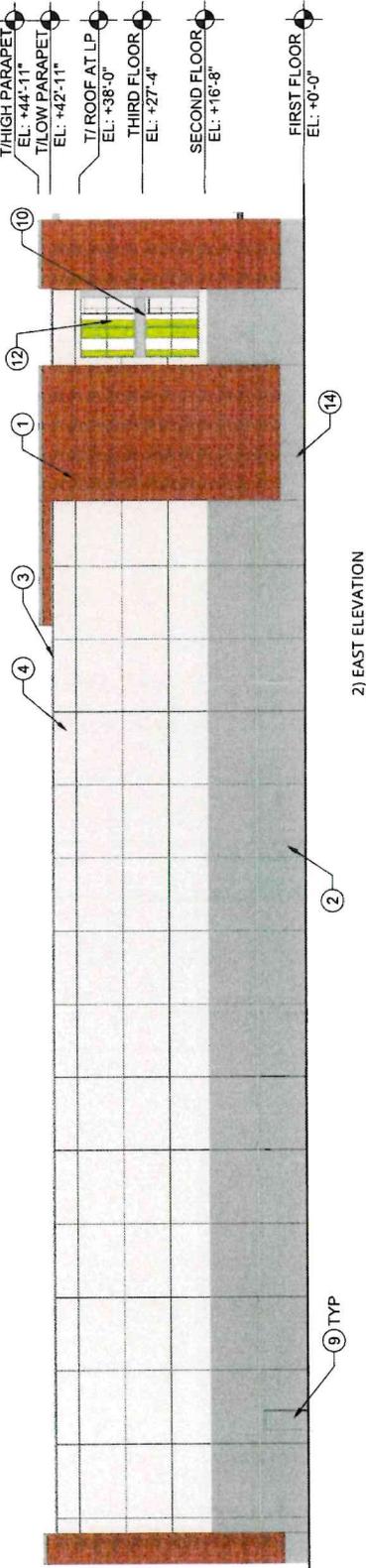
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NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET

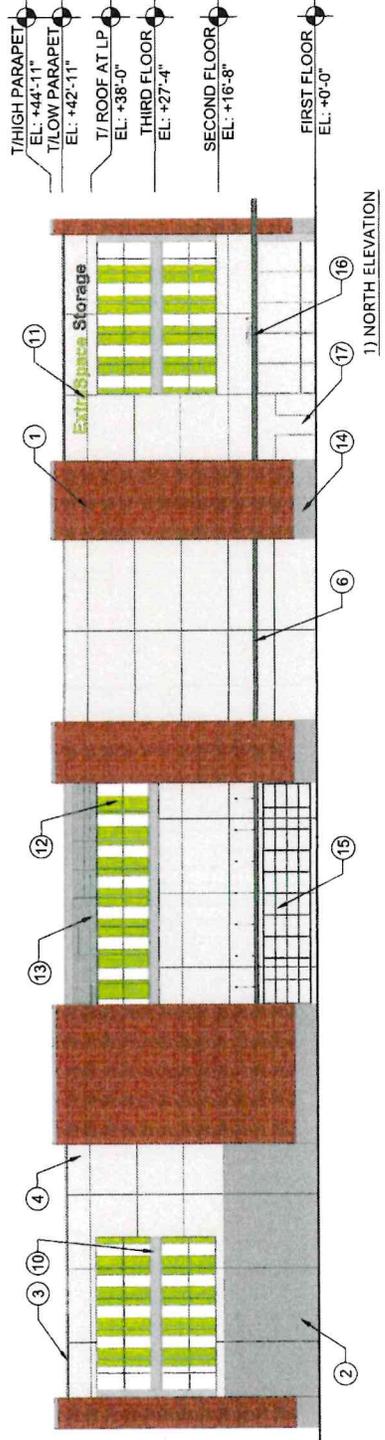
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COLOR LEGEND

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SHERWIN WILLIAMS 7065
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SHERWIN WILLIAMS 7067
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2) EAST ELEVATION



1) NORTH ELEVATION



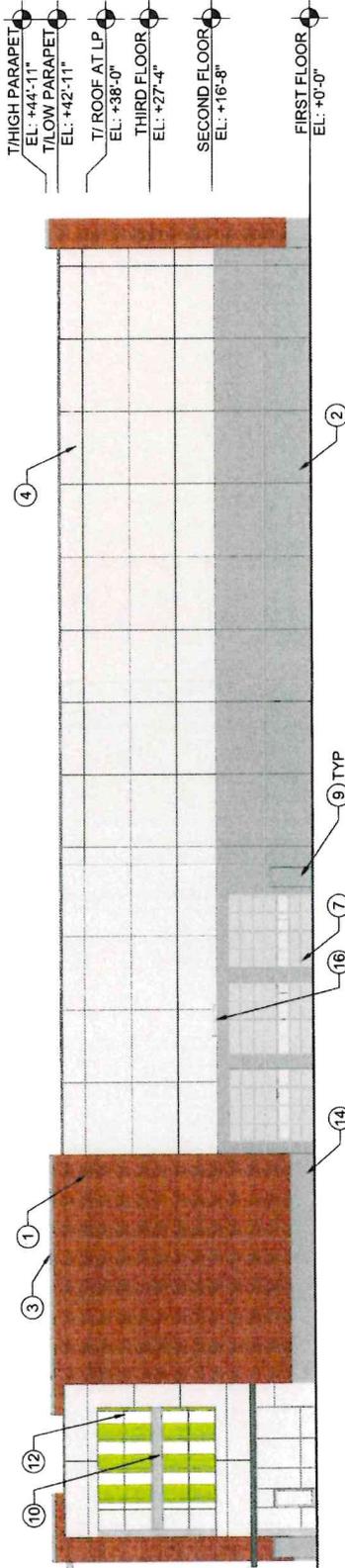
ELEVATIONS

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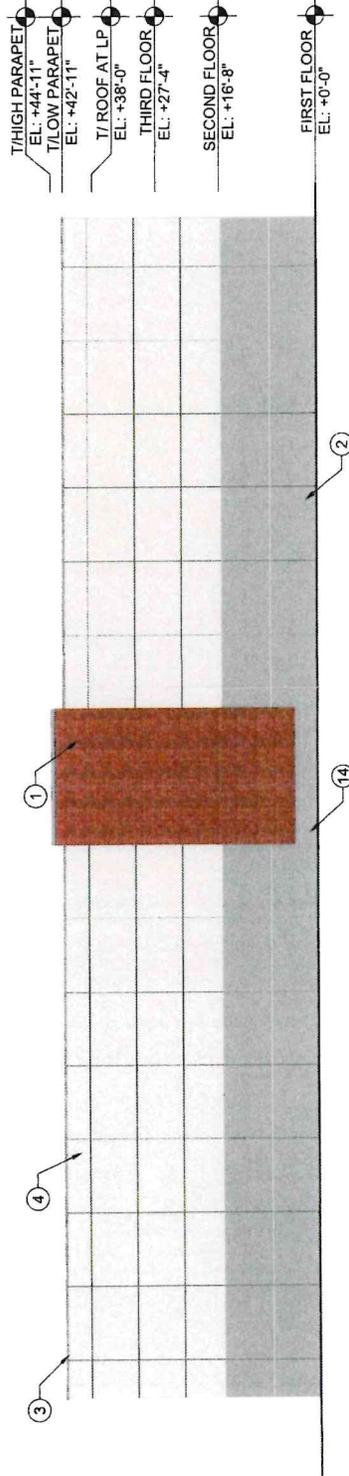
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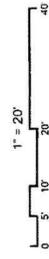


2) WEST ELEVATION



1) SOUTH ELEVATION

N RAND RD
DEER PARK, IL



ELEVATIONS



MEMORANDUM

TO: Beth McAndrews, Village Administrator

FROM: Erin Cigliano, Village Planner, Teska Associates, In.

DATE: March 27, 2025

RE: Material Change Request – Exterior Wall Construction, 20350 Rand Rd

Overview

The applicant has submitted a request to substitute the PUD-approved precast concrete panels with Kingspan KS Granitestone Insulated Metal Panels (IMPs) on the self-storage facility at 20350 Rand Road. This memo reviews the merits of the proposed material change.

Material Comparison

Criteria	Precast Concrete Panels	Kingspan KS IMPs
<i>Aesthetic Character</i>	Traditional, heavy concrete appearance	Stucco-embossed finish mimics stone/concrete
<i>Durability</i>	Highly impact-resistant, long lifespan	Durable but potentially more susceptible to denting
<i>Energy Efficiency</i>	Requires added insulation	Integrated high R-value thermal performance
<i>Installation</i>	Heavier, longer install time and cost	Lightweight, fast and cost-effective
<i>Maintenance</i>	Minimal	Requires periodic cleaning and inspection
<i>Cost</i>	Higher material and installation costs	Lower overall project costs
<i>PUD Compliance</i>	Approved as part of PUD	Requires formal BRB and Village approval

Comments & Considerations

Precast concrete remains the gold standard for permanence and heft. Meanwhile, Kingspan Insulated Metal Panels (IMPs) offer practical advantages, including improved energy performance, reduced construction time and cost, and a modern aesthetic suitable for the project's use as a self-storage facility. IMPs require more proactive maintenance than precast concrete; maintenance concerns most commonly relate to:

1. Surface Dents and Dings: The metal skin of IMPs, though durable, is more prone to impact damage — especially in high-traffic areas (loading zones, parking lots, etc.). Visible dents can affect aesthetics and potentially compromise the panel's protective coating.
2. Sealant & Joint Degradation: IMP systems rely on gaskets and sealants between panels to maintain water and air tightness. Over time, UV exposure, freeze-thaw cycles, and movement can degrade seals, leading to leaks or energy loss. If left unattended, localized rust or corrosion can spread or impact structural integrity over time causing panels to warp and dislodge.
3. Color Fading and Finish Wear: Coated metal surfaces (especially darker colors) are susceptible to UV-related fading and chalking. Uneven aging or mismatched panel replacements can undermine the building's cohesive look.
4. Water Staining and Dirt Accumulation: Vertical facades can accumulate grime, especially where water runoff isn't well-managed. Staining reduces visual appeal and may accelerate corrosion at panel seams if left unaddressed.

Annual inspections and gentle, routine cleaning (per manufacturer specs) extend lifespan. Pressure-washing or harsh chemicals are not advised as they can void warranties and damage finishes.

As part of the material change request the applicant must expand on maintenance and durability factors related to IMPs. The expansive exterior of the proposed storage structure paired with Midwest weather guarantees annual swings in temperatures between sub-zero and over 100 degrees. Precast concrete offers long-term durability, resilience, and robust performance in Chicago's demanding seasonal climate, especially for buildings with high exposure and visibility.

Relative to visibility, while the self-storage structure is situated at the rear of the site and less visible from Rand Road, it is still 3-stories in height. The Reserve at Deer Park, a 7-story office building located directly west, has clear visibility of the proposed southern façade, emphasizing the need to ensure visual quality and material durability on all elevations. See supporting google earth image at end of this document.

Findings & Next Steps / BRB Discussion Items:

This request represents a material substitution rather than a design deviation, but it has architectural and operational implications that warrant BRB review. The trade-offs between installation efficiency and long-term durability warrant careful examination in this climate zone. Given the building's height, elevated visibility, and expanse of the requested substitution, material integrity on all façades remains a priority.

1. Applicant to provide context on long-term maintenance plan for proposed panel system.
2. Applicant to provide material sample board with final color and texture selections to ensure consistency with previously approved PUD and overall design intent.
3. Applicant to expand on reasoning for material replacement
4. Applicant to offer comments in response to consultant reports for Village deliberation.
5. Applicant to expand on factors pertinent to the material substitution request and hardship/need to amend the approved PUD.

Please let me know if there are additional questions.

Best,



Erin Cigliano
Principal, Teska Associates, Inc.
ecigliano@teskaassociates.com
847-563-9733

Reference Images

MATERIAL LEGEND:

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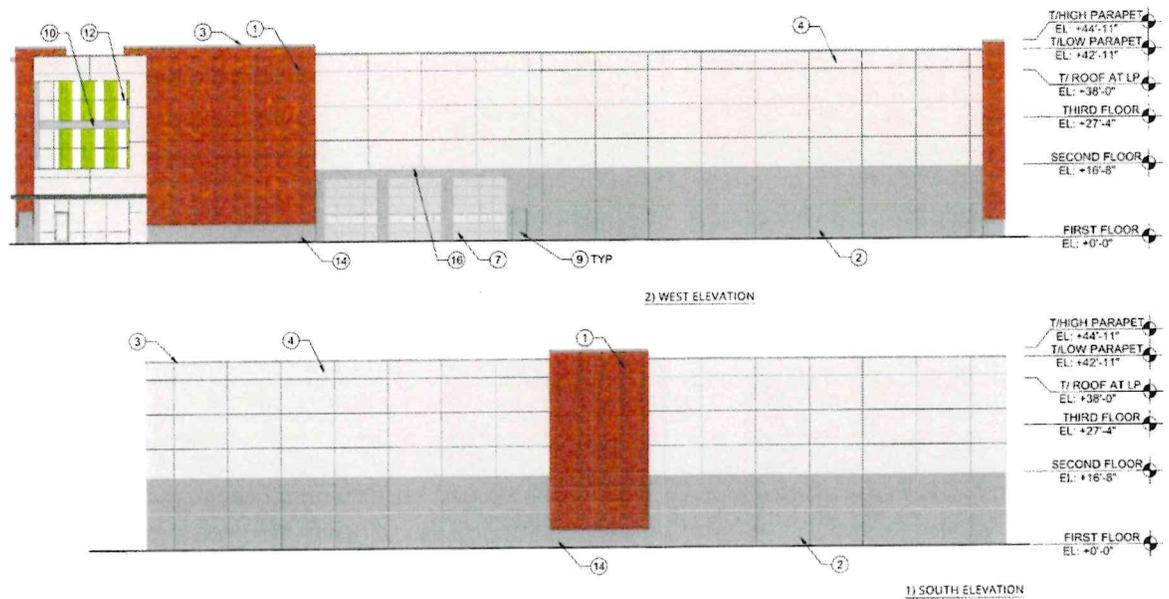
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Rendering denotes façade components to be replaced with IMP (see legend #2 and #4)



Parking lot in front of 'The Reserve at Deer Park' looking east towards site location.

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WEBSITE www.bftechcs.com
E-MAIL bftech@bftechcs.com

To: Beth McAndrews, Administrator
From: Kenneth Garrett, Building and Zoning Official
Date Prepared: March 26, 2025
Hearing Date: April 17, 2025 – 10:00 am
RE: BRB - X-Site – Material Change Request

The applicant is requesting the Building Review Board allow a different exterior material on their proposed storage building. The applicant had taken their project through the proper channels of the Planned Development Process and received a positive recommendation from the Planning and Zoning Committee and Final Approval from the Village Board.

The original approved project was designed with pre-cast panels and they are requesting to change that material to Kingspan Granitestone insulated metal panel. Both products are approved per the building code regulations. This approval process comes down to the following:

- a) Quality of the product
- b) The aesthetic of the product
- c) The durability of the material

The applicant has provided the specifications of the proposed product and the previous approved precast concrete panel.

Evaluation of each product:

As with all products in today's construction environment pre-cast products versus Insulated Metal Panels are in direct competition with each other.

Insulated Metal Panels

They come with high level R-Value (Insulation) which is comprised within the product. This engineered product is made of metal facings on the front and back and an insulating foam board product sandwiched between the two metal facings. This product is used in many applications for exterior surfaces. Its lightweight material makes it easier to install and provides a high insulation value. This product has been around since the 1960's and 1970's originally designed for cold storage and refrigerated buildings it has now been used in many applications most notably warehouses and storage facilities.

X-Site

Precast Concrete Panels

This product comes in many forms and are manufactured using steel rebar or welded wire mesh and placed in a mold. Concrete is poured into the mold. They are secured by anchors, bolts or grout. They come in many colors and finish textures. This product has been used since the 1900's. The installation process takes more time as the product is very heavy. This has been a staple in construction for many years. This product can come with insulation as well.

The products are very similar.

Insulated Metal Panels

- a) Are more of a cladding product like siding on your house, they do not provide structural strength
- b) They provide higher insulation values
- c) They are not typically designed with fire proofing in mind
- d) They are lightweight and cost less to install, in a recent article it is estimated to cost 25% less in labor cost
- e) Various finishes are offered

Precast Concrete Panels

- f) They can provide structural elements to the building as well as a cladding product
- g) Because of the mass of the product they provide aid in sound resistance and can provide energy efficiency depending on the type of product chosen
- h) This product can provide fire resistance construction
- i) This product is heavy and requires longer labor costs and possibly special equipment to install
- j) Various finishes are offered

Conclusion:

Insulated Metal Panels are designed for speed of installation and less labor

Pre-Cast Concrete Panels are designed for better durability and have greater strength in the product. They are more durable.

Essentially you are weighing the difference in cost versus durability, structural strength and fire resistance.

Should you have any questions regarding this report feel free to contact me at your convenience.

Respectfully Submitted,

Kenneth Garrett
Building and Zoning Official