



**VILLAGE OF SOUTH BARRINGTON**  
30 South Barrington Road  
South Barrington, IL 60010

**PLAN COMMISSION / ZONING BOARD OF APPEALS MINUTES**

**THURSDAY, FEBRUARY 20, 2025**

**AT 7:00 p.m.**

**CALL TO ORDER**

Chairman McCombie called the meeting to order at 7:07 p.m.

**ROLL CALL**

Present: Commission Chairman McCombie  
Commissioner Abri  
Commissioner Gillis  
Commissioner Kazi

Absent: Commissioner Fox  
Commissioner Kwasek  
Commissioner Murarka

Board Members Present: Mayor McCombie

Staff present: Village Administrator Dropka, Damian Michalski, Building Officer, and Village Attorney Vasselli

Others present: Members of the Public at Large

**MINUTES**


After a short discussion, there was unanimous consent among the committee members to postpone accepting the minutes until next meeting.

**PUBLIC COMMENT**

None.

**AGENDA ITEMS**


1) Legal notice was given for a variance for a monument sign for Chicago Institute of Plastic Surgery and Med Spa located at 39 South Barrington Road in South Barrington and was submitted to the commission for review.



Chairman McCombie called for a motion to open the Public Hearing on the subject. Motion was made by Commissioner Gillis, seconded by Commissioner Abri. On a voice vote, the motion was approved unanimously.

Jeff Barmueller from North Shore Sign Company, and Dr. Dhaval Patel, from Chicago Institute of Plastic Surgery presented the application, under oath, seeking relief from the 50' setback ordinance from the right-of-way. The proposal is for a 34' setback from the right-of-way so that the new ground sign does not encroach onto subject parking lot that would then require the demolition of 8 parking stalls. The removal of the parking stalls would create an overflow of vehicles, in addition to other hardships. Chairman McCombie led a discussion about the reduction of parking spaces, and how this would impact the situation at the subject property. Discussion ensued among the commissioners regarding the size of the sign, and brought forward the size of signs located at comparable businesses. Jeff Barmueller, and Dr. Patel testified to the size of the proposed sign and answered further questions that the Chairman and Commissioners had while under oath.

There being no further comments, Chairman McCombie called for a motion to close the Public Hearing on the subject. Motion was made by Commissioner Gillis, seconded by Commissioner Abri. On a voice vote, the motion was approved unanimously.




Chairman McCombie called for a motion to recommend the approval of a variance request to permit a monument sign for Chicago Institute of Plastic Surgery and Med Spa located at 39 South Barrington Road in South Barrington to the village board, as well as refer the matter to the Architectural Control Commission on February 26, 2025. Motion was made by Commissioner Abri, seconded by Commissioner Gillis. On a voice vote, the motion was approved unanimously.

2) Legal notice was given for a proposed plan for a major amendment to the Planned Unit Development District for property located at 100 W. Higgins and was submitted to the commission for review.

Chairman McCombie called for a motion to open the Public Hearing on the subject. Motion was made by Commissioner Abri, seconded by Commissioner Kazi. On a voice vote, the motion was approved unanimously.

Patrick Clay, Michael Muthleb Jr. and Scott Nomellini representing Bespoke Holdings LLC presented the application, under oath, for preliminary and final approval of the plat and plans, and the amendment to the Planned Unit Development District. Chairman McCombie led a discussion regarding the legal documentation and the language that must support the Arboretum's documents, rules, and regulations. Building Officer Michalski asked questions to the presenters on the structure of the building and other specifics on the proposed plans. The representatives from Bespoke Holdings LLC testified to the designs and answered further questions that the Chairman and Commissioners had while under oath.

There being no further comments, Chairman McCombie called for a motion to close the Public Hearing on the subject. Motion was made by Commissioner Abri, seconded by Commissioner Gillis. On a voice vote, the motion was approved unanimously.



Chairman McCombie called for a motion to recommend the approval of the preliminary and final plat and plans, as well as the amendment to the Planned Unit Development District as amended during the course of the hearing to the village board. Motion was

made by Commissioner Gillis, seconded by Commissioner Abri. On a voice vote, the motion was approved unanimously.

**OLD BUSINESS**

None.

**NEW BUSINESS**

None.

**ADJOURNMENT**

At 7:45 p.m., Chairman McCombie called for a motion to adjourn the meeting. Motion was made by Commissioner Gillis, seconded by Commissioner Abri. On a voice vote, the motion was approved unanimously.

Respectfully submitted,



Mike Dropka, Village Administrator

These minutes were approved this  
20<sup>th</sup> Day of March, 2025