



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

ARCHITECTURAL CONTROL COMMISSION MINUTES

MONDAY, APRIL 21, 2025

AT 7:00 p.m.

CALL TO ORDER

Chairman Rafferty called the meeting to order at 7:01 p.m.

ROLL CALL

Present: Commission Chairman Rafferty
Commissioner Bodkin (7:20 pm arrival)
Commissioner Crosby
Commissioner Kwasek
Commissioner McCombie
Commissioner Saller

Absent: Commissioner Baldino

Board Members Present: Mayor McCombie

Staff present: Village Administrator Dropka, Finance Director Wayde Frerichs, and Building Officer Damian Michalski

Others present: Members of the Public at Large

MINUTES

Motion was made by Commissioner Crosby to approve the minutes of the February 26, 2025, meeting. Seconded by Commissioner Saller. On a voice vote, the motion was approved, with an abstention by Commissioner Kwasek.

PUBLIC COMMENT

None.

AGENDA ITEMS

1) Scott Nomellini from Arco Murray, Matt Merves from GMA Architects, Arman Hosseini from AME Design Group, and Rod Zamparo from Arco Murray presented the proposed sign drawings for Bespoke located in the Arboretum. Chairman Rafferty led a discussion on the proposed signs for the outside of the building, including the types of materials that are planned to be used. Discussion ensued, and the representatives from Bespoke answered further questions that the Chairman and Commissioners had. There was unanimous consent among the commission to allow the representatives from Bespoke to continue finalizing the very draft plans that were initially presented to the commission.

Chairman Rafferty pointed out that the agenda should be changed to read 'Exterior for Bespoke located in the Arboretum' instead of using the word updates.

2) Scott Nomellini from Arco Murray, Matt Merves from GMA Architects, Arman Hosseini from AME Design Group, and Rod Zamparo from Arco Murray presented the proposed Floor Plans, Landscape Plan, and Building Renderings for Bespoke located in the Arboretum. Chairman Rafferty led a discussion on the plans that were presented to the commission. Discussion ensued with the representative from Bespoke, and detailed questions were answered regarding the project.

Motion was made by Commissioner McCombie, seconded by Commissioner Kwasek to give preliminary approval of a 'foundation only' permit while the production of the final architectural plans begins. Once completed, the project must return to the Architectural Control Commission for final approval of the building, landscape, and signage plans. On a roll call vote, the motion was approved unanimously.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

At 8:27 p.m., a motion was made by Commissioner McCombie, seconded by Commissioner Crosby to adjourn the meeting. On a voice vote, the motion was approved unanimously.

Respectfully submitted,



Mike Dropka, Village Administrator

These minutes were approved this

25th Day of June, 2025