



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

ARCHITECTURAL CONTROL COMMISSION MINUTES

WEDNESDAY, JUNE 25, 2025

AT 7:00 p.m.

CALL TO ORDER

Chairman Rafferty called the meeting to order at 6:59 p.m.

ROLL CALL

Present: Commission Chairman Rafferty
Commissioner Bodkin
Commissioner Kwasek
Commissioner McCombie
Commissioner Niedzinski
Commissioner Saller

Absent: Commissioner Crosby

Board Members Present: None

Staff present: Village Administrator Dropka

Others present: Members of the Public at Large

MINUTES

Motion was made by Commissioner McCombie to approve the minutes of the April 21, 2025, meeting. Seconded by Commissioner Saller. On a voice vote, the motion was approved.

PUBLIC COMMENT

None.

AGENDA ITEMS

1) Vicki Eisenhardt from F45 Training presented the proposed sign drawings for F45 Training located in the Arboretum. Chairman Rafferty led a discussion on the proposed sign for the outside of the building, including the types of materials that are planned to be used, the use

of the word 'Training', and the window wrappings. Discussion ensued, and Vicki answered further questions that the Chairman and Commissioners had.

Motion was made by Commissioner Bodkin, seconded by Commissioner Saller to recommend approval of the proposed signage for F45 Training located in the Arboretum of South Barrington as presented. On a roll call vote, the motion was approved unanimously.

2) Scott Nomellini from Arco Murray, Victor Smith 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. Designs for the signage on the outside of the building will come before the commission at a later time. 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 Niedzinski to recommend approval of the building design and landscape plans subject to a final name, building number and building letter included on all formal building permit paperwork. On a roll call vote, the motion was approved, with an abstention by Commissioner Kwasek.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

At 8:05 p.m., a motion was made by Commissioner Saller, seconded by Commissioner Bodkin to adjourn the meeting. On a voice vote, the motion was approved unanimously.

Respectfully submitted,



Mike Dropka, Village Administrator

These minutes were approved this
27th Day of August, 2025