



VILLAGE OF SOUTH BARRINGTON

30 South Barrington Road
South Barrington, IL 60010

ARCHITECTURAL CONTROL COMMISSION MINUTES

TUESDAY, MAY 12, 2026

AT 7:00 p.m.

CALL TO ORDER

Chairman Rafferty called the meeting to order at 7:02 p.m.

ROLL CALL

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

Board Members Present: Mayor McCombie

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

Others present: Members of the Public at Large

MINUTES

Motion was made by Commissioner McCombie to approve the minutes of the April 22, 2026, meeting. Seconded by Commissioner Saller. On a roll call vote, the motion was approved.

PUBLIC COMMENT

None.

AGENDA ITEMS

1) Bill Veremis and Gregg Horan from The Gregory presented the proposed exterior updates which included an outdoor patio for The Gregory located in the Arboretum of South Barrington. Chairman Rafferty led a detailed discussion on the proposed exterior updates, including the materials that are planned to be used, fireplace, chimney, roof, and heater

clarifications / concerns. Discussion ensued, and Bill and Gregg answered further questions that the Chairman and Commissioners had.

Motion was made by Commissioner Bodkin, seconded by Commissioner McCombie to recommend approval of the proposed exterior updates for The Gregory located in the Arboretum of South Barrington as presented. On a roll call vote, the motion was approved unanimously.

2) An application was submitted for signage for Bamboo Spoon located in the Arboretum of South Barrington. Discussion ensued regarding the application. It was noted that the proposed blade sign results in the loss of one of the sconce lights attached to the building. Nobody was present on behalf of Bamboo Spoon to answer any questions that the Chairman and Commissioners had.

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

3) An application was submitted for signage for Scoop Society located in the Arboretum of South Barrington. Discussion ensued regarding the application. Nobody was present on behalf of Scoop Society to answer any questions that the Chairman and Commissioners had.

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

4) Chairman Rafferty pointed out that the agenda should be changed to read 'Final Architectural Approval' instead of including the words 'Site Development'. Peter Perisin from DeMonte Builders presented the proposed final architectural plans for Lot 1 of Park Pointe at Penny and Witt Roads. Chairman Rafferty led a detailed discussion on the proposed plans, including the types of materials that are planned to be used, the proposed colors, landscaping, and the issues that were pointed out in the preliminary phase that have since been addressed. Discussion ensued, and Peter answered further questions that the Chairman and Commissioners had.

Motion was made by Commissioner Bodkin, seconded by Commissioner Niedzinski to recommend final approval of the proposed architectural plans for Lot 1 of Park Pointe at Penny and Witt Roads as presented. On a roll call vote, the motion was approved unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Administrator Dropka presented an Architectural Control Commission Checklist in draft form for the commission to review as initially discussed with Mayor McCombie and Chairman Rafferty. After some discussion, there was unanimous consent among the commission to direct staff to amend the document as suggested and implement.

ADJOURNMENT

At 9:09 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,

A handwritten signature in blue ink, appearing to read "Mike Dropka", is written over a horizontal line.

Mike Dropka, Village Administrator

These minutes were approved this

30th Day of June, 2026