12/16/25

VILLAGE OF BARRINGTON

ORDINANCE NO. 2026-4587

ZONING VARIATION ORDINANCE

RE: ZBA 25-07: Property of Elizabeth Zonta at 652 S. Hough Street
Request for Approval of a Variation from the Provisions of the
Zoning Ordinance Relative to Impervious Surface Coverage

ADOPTED BY

THE CORPORATE AUTHORITIES

OF THE VILLAGE OF BARRINGTON

THIS 12 DAY OF JANUARY, 2026

Published in pamphlet form by authority of the Corporate Authorities of the Village of Barrington, Illinois, this 12 day of JANUARY, 2026

Ordinance No: 2026-4587

ZONING VARIATION ORDINANCE

RE: ZBA 25-07: Property of Elizabeth Zonta at 652 S. Hough Street
Request for Approval of a Variation from the Provisions of the
Zoning Ordinance Relative to Impervious Surface Coverage

WHEREAS, Elizabeth Zonta (the "Petitioner" and "Owner") purchased the property commonly known as 652 S. Hough Street, Barrington, Illinois, in February, 2025 (the "Subject Property"), and Kathleen Glynn is the architect of record ("Architect") on behalf of the Owner; and

WHEREAS, the Subject Property is approximately 7,498 square feet in area, is a contributing structure located within the Village's Historic Overlay Zoning District, and within the Village's R-7 Two-Family Residential Zoning District, and is legally described as follows:

THAT PART OF LOT 30 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER 133 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER AND RUNNING WEST PARALLEL WEST SAID SOUTH LINE 183 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF SAID NORTHWEST QUARTER 50 FEET TO THE SOUTH LINE OF THE NORTH 50 FEET OF THE SOUTH 233 FEET OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE EAST ALONG SAID SOUTH LINE 183 FEET TO THE EAST LINE OF SAID WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF LYING IN SOUTH HOUGH STREET) IN ASSESSOR'S DIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVERMBER 21, 1872 AS DOCUMENT 69470 IN BOOK 3 OF PLATS, PAGE 41, IN COOK COUNTY, ILLINOIS.
(Permanent Index Number 01-01-123-004)
; and

WHEREAS, Chapter 6, Section 8, Subsection G.2 of the Village of Barrington Zoning Ordinance ("ZO") permits properties within the R-7 Zoning District to have a maximum impervious surface of 50%, however, the percentage of impervious surface currently existing on the Subject Property is 59%, and therefore, the Subject Property is not in compliance with the provisions of the ZO; and

WHEREAS, the Petitioners wish make certain modifications to the Subject Property and the residential structure located thereon, by removing an exterior door and concrete steps that were added to the first-floor bedroom as well as a patio in the rear yard of the Subject Property (collectively, approximately 105 square feet of impervious surface), and installing a window in compliance with the requirements of the Village's Historic Overlay District at the present location

of the exterior door and installing an exterior door at the rear of the residential structure and a small deck and stairs from the grade to provide access to the new rear door (approximately 31 square feet of impervious surface), however, such net reduction in impervious surface of approximately 74 square feet will still not bring the Subject Property into full compliance with the applicable provisions of the ZO; and

WHEREAS, in consideration of the foregoing, the Petitioners are seeking the Village's approval of a variation for the Subject Property from Chapter 6, Section 8, Subsection G.2 of the Village of Barrington Zoning Ordinance ("ZO") relative to the maximum impervious surface coverage permitted for properties within the Village's R-7 Zoning District, to allow the Petitioners to remove the existing exterior door and stairs previously added to the first-floor bedroom on the Subject Property, remove the existing patio in the rear yard of the Subject Property, and replace said exterior door with a window which is compliant with the requirements of the Village for properties located within the Village's Historic Overlay District, and construct the aforementioned small deck and stairs at the rear of the Subject Property, all in substantial compliance with the plans therefor approved by the Village and attached hereto as Group Exhibit A and thereby made a part hereof (the "Approved Plans"), thereby leaving the Subject Property with an impervious surface coverage of approximately 58%, notwithstanding the fact that a maximum impervious surface coverage of 50% is otherwise permitted by the ZO; and

WHEREAS, the matter was referred to the Zoning Board of Appeals ("ZBA") of the Village of Barrington (the "Village"), and after due publication and notice as provided by law, the ZBA held a public hearing on December 9, 2025, and submitted its report and recommendation to the Corporate Authorities of the Village recommending approval of the variation requested by the Petitioner; and

WHEREAS, consistent with the recommendation of the Zoning Board of Appeals, the Corporate Authorities have determined that there are practical difficulties and particular and undue hardships resulting from the strict application of the aforesaid provisions of the Zoning Ordinance to the Petitioners' property; and

WHEREAS, the Corporate Authorities of the Village, after reviewing the record of the proceedings and the report and recommendation of the ZBA, have considered the request of the Petitioners for the aforesaid variation and have determined that this is an appropriate circumstance in which to grant the requested variation:

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, in exercise of the authority of the Village as a Home Rule unit, that:

SECTION 1: The Corporate Authorities of the Village of Barrington hereby find that the statements in the preamble to this Ordinance are true and correct and are incorporated herein as its findings of fact the same as if each had been set forth in its entirety in the text of this Ordinance.

SECTION 2: The Corporate Authorities of this Village also hereby make the following additional findings of fact:

A. Practical Difficulty:

"No variation shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of this Ordinance would create a particular hardship or a practical difficulty."

The practical difficulty encountered by the Petitioners is that when the owner purchased the Subject Property in February, 2025, the property already had an impervious surface coverage of approximately 59%, which exceeds the maximum 50% of impervious surface coverage otherwise permitted by the ZO. The Petitioners wish to reduce the amount of impervious surface coverage by removing a previously installed exterior door and related concrete steps that was added to the first-floor bedroom on the residential structure as well as removing a patio in the rear yard of the Subject Property (approximately 105 square feet of impervious surface). However, in order to comply with the Life Safety regulations of the Village, the Petitioners would be required to provide a second means of ingress and egress for the residential structure, which the Petitioners wish to do by installing an exterior door at the rear of the residential structure and a small deck and stairs which would provide access to the new rear door (approximately 31 square feet of impervious surface). The net reduction in impervious surface of approximately 74 square feet will still not bring the Subject Property into compliance with the applicable provisions of the ZO. Therefore, this standard has been or will be met.

B. Unique Physical Condition:

"The Subject Property is exceptional as compared to other properties subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming, irregular or substandard shape or size, exceptional topographical features, or other extraordinary physical conditions peculiar to, and inherent in, the Subject Property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the property rather than the personal situation of the current owner of the property."

The residential structure on the Subject Property was previously used as both a residence and a doctor's office. The exterior door installed by the previous owner at the side of the residential structure was not original to the structure but modified the layout of the residential structure so as to create an unusual interior layout of said structure and a resulting impervious surface coverage on the Subject Property of approximately 59%. The modifications to the Subject Property and the residential structure located thereon proposed by the Petitioner will create the required second means of ingress and egress for the residential structure in the event of an emergency and would slightly reduce the amount of impervious surface coverage to approximately 58%. Therefore, this standard has been or will be met.

C. Not Self-Created:

"The aforesaid unique physical condition is not the result of any action or inaction of the owner and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Ordinance."

The practical difficulties and the unique physical condition of the Subject Property and the residential structure located thereon already existed when the Petitioner purchased the Subject Property in February, 2025 and were not created by the Petitioners. Therefore, this standard has been or will be met.

D. Denied Substantial Rights:

"The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other properties subject to the same provision."

Applying the strict provisions of the impervious surface limitations contained in the ZO to the Subject Property would deprive the Petitioners of the ability to make certain improvements to the residential structure on the Subject Property which would not only slightly reduce the impervious surface coverage on the Subject Property but also improve the interior layout of the residential structure located thereon. Therefore, this standard has been or will be met.

E. Not Merely Special Privilege:

"The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more

money from the use of the Subject Property."

Granting the variation requested by the Petitioners does not constitute a special privilege considering the existing non-compliant condition of the Subject Property, but would afford the Petitioners the opportunity, as afforded to other residents of the Village, to not only slightly reduce a pre-existing non-compliant condition on the Subject Property relative to the existing amount of impervious surface coverage on the Subject Property, but also to establish a required second means of ingress and egress for the residential structure on the Subject Property and improve the interior layout thereof. Therefore, this standard has been or will be met.

F. Ordinance and Plan Purposes:

"The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Ordinance, and the provision from which a variation is sought, was enacted or the general purpose and intent of the Comprehensive Plan."

The Petitioners are not requesting a change in use, but is instead requesting approval of the minimum relief necessary to alleviate a hardship and the unique condition created by a previous owner of the Subject Property by allowing the Petitioners' removal of non-compliant improvements installed by a previous owner of the Subject Property, and install other improvements which would not bring the Subject Property into full compliance with the provisions of the ZO, but which would be more consistent with the requirements of the ZO and building regulations of the Village. The Petitioners' request is in line with the plan and purpose of the Zoning Ordinance and the Village's Comprehensive Plan. Therefore, this standard has been or will be met.

G. No Other Remedy:

"There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Property."

Given the unique condition of the Subject Property, in an effort to bring the impervious surface coverage on the Subject Property to as close as possible to 50% and to comply with the life safety regulations of the Village, it appears that there is no other means other than that proposed by the Petitioners to alleviate the noncompliant condition of the Subject Property. The Petitioners would eliminate approximately 105.5 square feet of impervious surface but would add approximately 31 square feet of impervious surface by the installation of the exterior door at the rear of the residential structure and the small deck and stairs which would be required to permit ingress and egress to said structure, leaving approximately 58% of impervious surface coverage on the Subject Property, i.e., 74 square feet. There does not appear to be any other remedy that would allow the Subject Property to be brought into full compliance with the impervious surface limitations and requirements of the Zoning Ordinance. Therefore, this standard has been or will be met.

H. Minimum Required:

"The requested variation is a minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of the provisions of the Zoning Ordinance."

The Petitioners are requesting approval of the minimum necessary to bring the Subject Property into as much compliance with the Village's Zoning Regulations as possible by installing a new exterior door, small deck, and stairs at the rear of the residential structure and removing the existing door and related concrete steps as well as the patio in the rear yard. The Petitioners' request is the minimum relief necessary to alleviate the practical difficulties and particular hardships relative to the Subject Property. Therefore, this standard has been or will be met.

SECTION 3: A variation from Chapter 6, Section 8, Subsection G.2 of the Village of Barrington Zoning Ordinance pertaining to the maximum amount of impervious surface permitted for properties located within the R-7 Zoning District is hereby granted to the Petitioners to permit the Petitioners to remove the exterior door and related concrete steps that was added to the first-floor bedroom on the residential structure on the Subject Property as well as the concrete stairs leading thereto, remove the existing patio in the rear yard of the Subject Property (approximately 105.5% of impervious surface), and install a new exterior door at the rear of the residential structure as well as a small deck and stairs to provide access thereto (approximately 31% of impervious surface), which improvements shall be constructed and installed in substantial compliance with the Approved Plans which are attached hereto as Exhibit A and thereby made a part hereof, thereby permitting the Subject Property to maintain an impervious surface of approximately 58%, notwithstanding the fact an a maximum impervious surface of 50% is otherwise permitted by the ZO.

SECTION 4: The following are conditions of the variation herein granted and the grant of this variation is expressly subject to the Petitioners' timely and continued compliance with this Ordinance, the Barrington Village Code, the Zoning Ordinance, the Approved Plans, and the following conditions:

A. The variation herein granted shall only apply to the current request by the Petitioners relative to amount of impervious surface permitted to be established and maintained on the Subject Property. The improvements proposed to be constructed on the Subject Property shall be constructed in substantial compliance with the Approved Plans therefor attached hereto as Group Exhibit A and thereby made a part hereof, and shall be maintained in good condition, and no further variations(s), other than those described herein, shall be permitted without an amendment to this Ordinance. All future impervious surface modifications to the Subject Property shall be in full compliance with the Zoning Ordinance.

B. Except as expressly granted herein, nothing contained in this Ordinance shall imply or be construed as approving or granting any other variation, waiver, or exception from any other provisions of the Zoning Ordinance, the Village Code, or from the provisions of any other ordinances of the Village.

SECTION 5: The variation approved by this Ordinance shall be established within one (1) year as provided in the Zoning Ordinance. Upon application, such one (1) year period may be extended by the Corporate Authorities of the Village if the facts and circumstances of the case warrant an extension after such one (1) year period has expired. The variation herein granted shall run with the land and shall be binding upon all owners from time to time of all or any portion of the Subject Property.

SECTION 6: This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law and its acceptance and approval by the Owner as provided below.

PASSED THIS 12 DAY OF JANUARY, 2026 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustees Lohmeyer, Shdeen, Wondrasek, Duncan, Prigge, Klaver and President Moran

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

APPROVED THIS 12 DAY OF JANUARY, 2026

Michael Moran, Village President

ATTESTED AND FILED THIS 12 DAY OF JANUARY, 2026.

James P. Dillon, Village Clerk

Published in Pamphlet Form the 12 Day of JANUARY, 2026.

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

ACCEPTANCE

The undersigned states that she is the Owner of the Subject Property and the Petitioner herein, and that on behalf of herself individually and her heirs, successors and assigns, the Owner hereby accepts and agrees to the provisions of the foregoing Ordinance this 15th day of January, 2026.

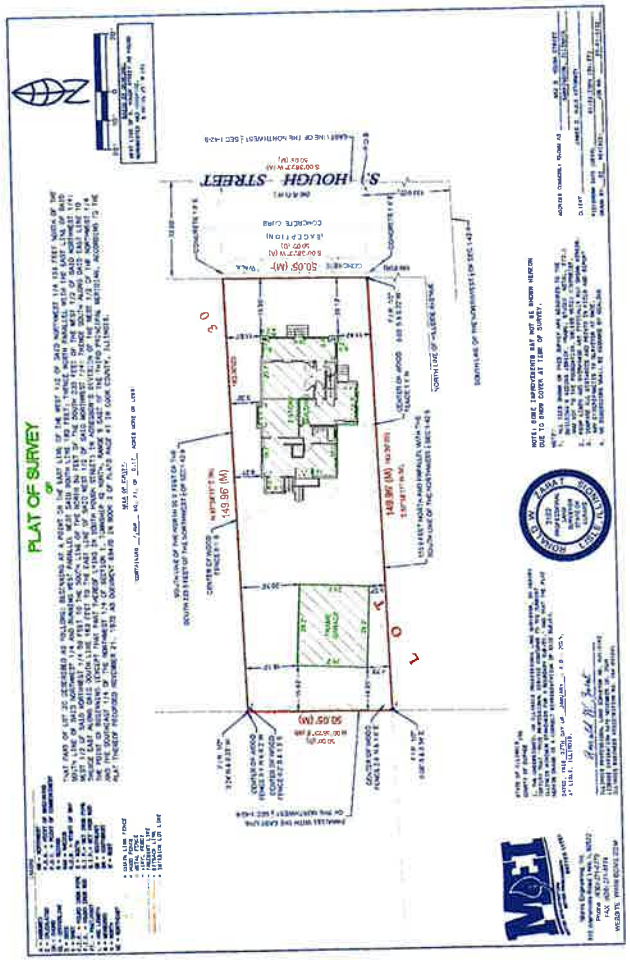
OWNER OF RECORD AND PETITIONER:

By: Elizabeth Zonta
Elizabeth Zonta

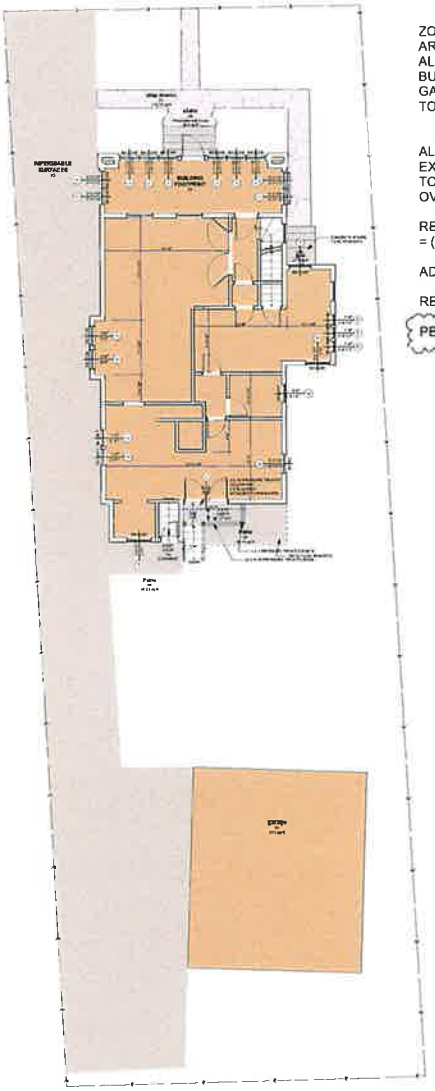
RE: ZBA 25-07: Property of Elizabeth Zonta at 652 S. Hough Street
Request for Approval of a Variation from the Provisions of the
Zoning Ordinance Relative to Impervious Surface Coverage

GROUP EXHIBIT A

APPROVED PLANS



SITE SURVEY



SITE PLAN

ZONE: R-7
AREA OF SITE: 7,496.00 SQ. FT.
ALLOWABLE BUILDING COVERAGE: 40% OR 2,998 SQ. FT
BUILDING FOOTPRINT: 1,449.25 SQ. FT.
GARAGE: 683 SQ. FT.
TOTAL: 2,132.25 SQ. FT.

ALLOWABLABLE IMP.: 3,748 (50%) 4,122.8 (55%)
EXTERIOR IMPERMIABLE SURFACES: 2,117.25 SQ. FT.
TOTAL IMP.: 4,249.5 SQ. FT.
OVERAGE: 501.5 (FROM 50%) 126.7 SQ.FT. (FROM 55%)

REMOVE: SIDE STAIRS (-21.75 SQ. FT.), PAVER PATIO (-83.75 SQ. FT.) = (-105.5 SQ. FT.)

ADD DECK AND STAIR TO EXIT: (31 SQ. FT.)

REDUCTION IN IMPERMIABLE COVERAGE: 74.5 SQ. FT

PERMEABLE SURFACES: 173.25 SQ. FT. , EXIST. STEP STONE WALK

Building Requirements

All codes shall comply with the codes and laws of the Village of Barrington,
Cook County and the State of Illinois.
Including the following:

1. 2018 International Residential Code
2. 2017 National Electric Code
3. Current Edition - State of Illinois Plumbing Code
4. 2018 International Building Code
5. 2018 International Fire Code
6. 2018 International Mechanical Code
7. Illinois Energy Conservation Code

Big Yellow Dog
ARCHITECTURE & DESIGN
208 STURTZ STREET
BARRINGTTON, IL 60010
(312) 933-9377
kglynn@bigyellowdogarchitecture.com
www.bigyellowdogarchitecture.com

CONSULTANTS

ZONTA
RESIDENCE
652 SOUTH HOUGH STREET
BARRINGTON, IL 60010

PROJECT NO.: #Ph
MODEL FILE:
Schematic Design-Jun-Jun-Jun
COPYRIGHT:
Big Yellow Dog Architecture & Design, LLC

SHEET TITLE
SITE PLAN

C-1

© Big Yellow Dog Architecture & Design, LLC

123 WEST HILLSIDE AVE.

105 WEST HILLSIDE AVE.

645 SOUTH HOUGH

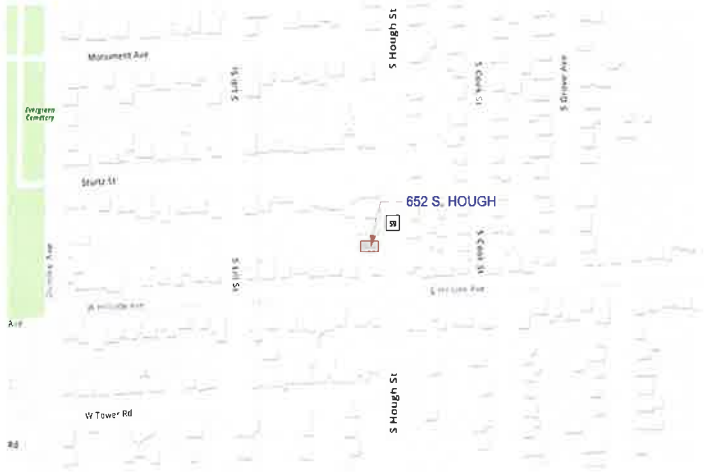
108 WEST HILLSIDE AVE.

647 SOUTH HOUGH

633 SOUTH HOUGH

117 WEST STURTZ

116 WEST STURTZ



MAP OF HOUSE'S SURROUNDING AREA

Big Yellow Dog
ARCHITECTURE & DESIGN
208 STURTZ STREET
BARRINGTTON, IL 60010
(312) 933-9377
kglynn@bigyellowdogarchitecture.com
www.bigyellowdogarchitecture.com

CONSULTANTS

ZONTA
RESIDENCE
652 SOUTH HOUGH STREET
BARRINGTON, IL 60010

PROJECT NO: #Pln
MODEL FILE:
Schematic Design bon bon bon

COPYRIGHT:
Big Yellow Dog Architecture & Design, LLC

SHEET TITLE

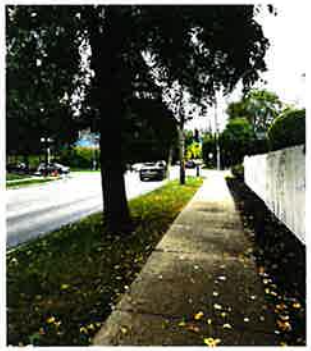
MAP AND
NEIGHBORHOOD
PHOTOS

C-2

© Big Yellow Dog Architecture & Design, LLC

VIEW WEST

VIEW WEST



VIEW SOUTH

VIEW NORTH

VIEW EAST

VIEW EAST

VIEW FROM DRIVEWAY
NORTHWEST

VIEW NORTHEAST

Big Yellow Dog
ARCHITECTURE & DESIGN
208 STURTZ STREET
BARRINGTTON, IL 60010
(312) 933-9377
kglynn@bigyellowdogarchitecture.com
www.bigyellowdogarchitecture.com

CONSULTANTS

ZONTA RESIDENCE

652 SOUTH HOUGH STREET
BARRINGTON, IL 60010

PROJECT NO: #Pin
MODEL FILE:
Schematic Design Jan Jan Jan

COPYRIGHT:
Big Yellow Dog Architecture & Design, LLC

SHEET TITLE

PHOTOS LOOKING OUT FROM PROPERTY

C-3

© Big Yellow Dog Architecture & Design, LLC

SIDE/NORTH ELEVATION

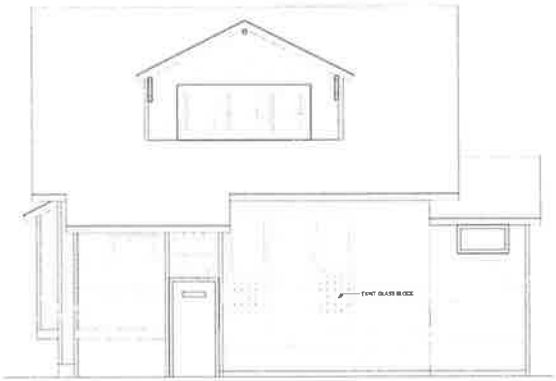
SCALE: 1/4" = 1'-0"

FRONT/EAST ELEVATION

SCALE: 1/4" = 1'-0"

SIDE/SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



BACK/WEST ELEVATION

SCALE: 1/4" = 1'-0"

Big Yellow Dog
ARCHITECTURE & DESIGN
208 STURTZ STREET
BARRINGTTON, IL 60010
(312) 933-9377
kglynn@bigyellowdogarchitecture.com
www.bigyellowdogarchitecture.com

CONSULTANTS

ZONTA
RESIDENCE
652 SOUTH HOUGH STREET
BARRINGTON, IL 60010

PROJECT NO: #Pln
MODEL FILE:
Schematic Design 2021 2021 2021

COPYRIGHT:
Big Yellow Dog Architecture & Design, LLC

SHEET TITLE

EXISTING ELEVATIONS

D-1

© Big Yellow Dog Architecture & Design, LLC

EXIST. SIDE/SOUTH FACADE

SCALE 1" = 1'-0"

EXIST. SIDE/NORTH FACADE

SCALE 1" = 1'-0"

EXIST. SIDE/NORTH FACADE

SCALE 1" = 1'-0"

EXIST. SIDE/SOUTH FACADE

SCALE 1" = 1'-0"

EXISTING BACK/WEST FACADE

SCALE 1" = 1'-0"

EXSTING. FRONT FACADE, SOUTH SIDE

SCALE 1" = 1'-0"

EXISTING FRONT FACADE

SCALE 1" = 1'-0"

Big Yellow Dog
ARCHITECTURE & DESIGN
208 STURTZ STREET
BARRINGTTON, IL 60010
(312) 933-9377
kglynn@bigyellowdogarchitecture.com
www.bigyellowdogarchitecture.com

CONSULTANTS

ZONTA
RESIDENCE
652 SOUTH HOUGH STREET
BARRINGTON, IL 60010

PROJECT NO: #Pln
MODEL FILE:
Schematic Design bon bon bon

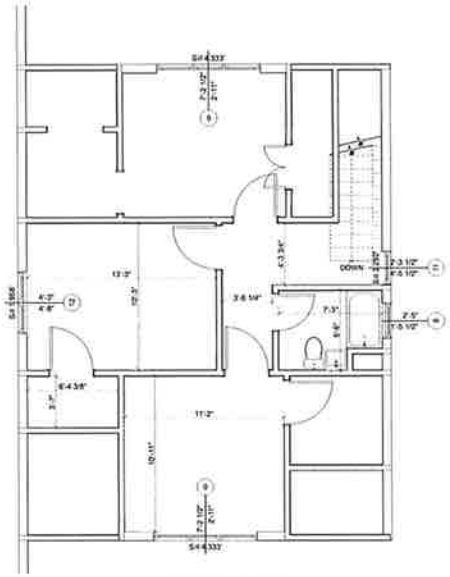
COPYRIGHT:
Big Yellow Dog Architecture & Design, LLC

SHEET TITLE

EXISTING EXTERIOR
PHOTOS

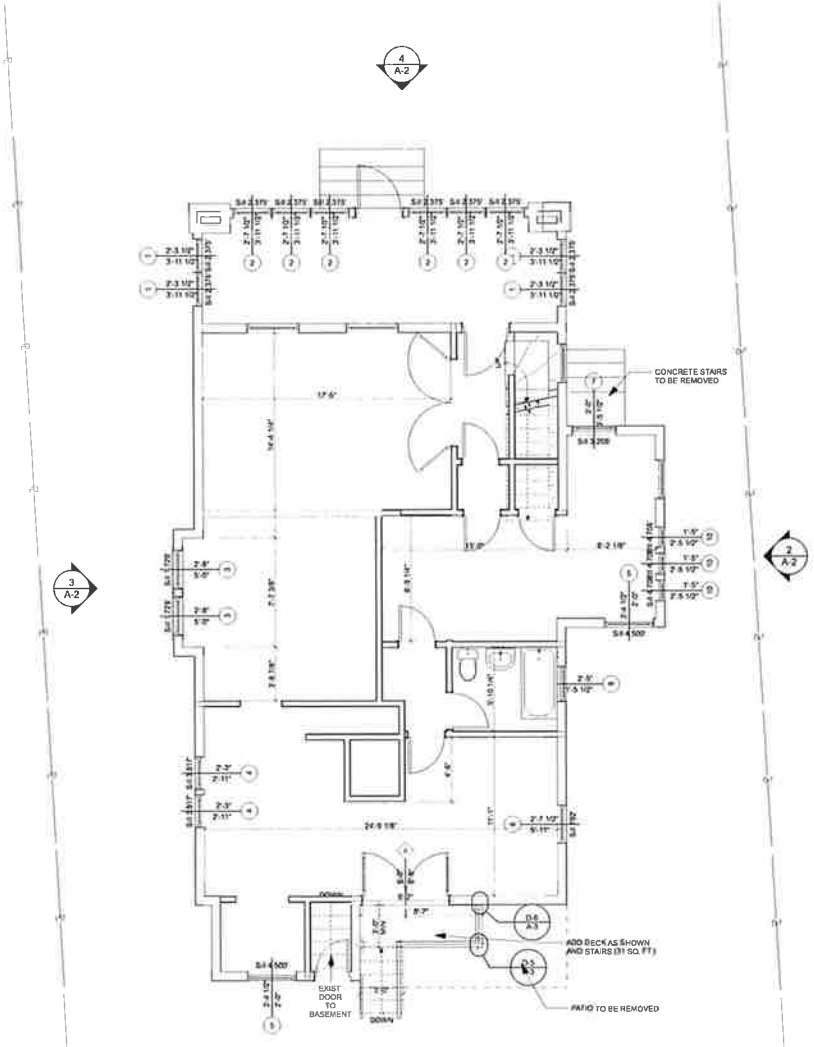
D-2

© Big Yellow Dog Architecture & Design, LLC



SECOND FLOOR

SCALE 1/4" = 1'-0"



FIRST FLOOR

SCALE 1/4" = 1'-0"

Big Yellow Dog
ARCHITECTURE & DESIGN
208 STURTZ STREET
BARRINGTON, IL 60010
(312) 933-9377
kglynn@bigyellowdogarchitecture.com
www.bigyellowdogarchitecture.com

CONSULTANTS

ZONTA RESIDENCE

652 SOUTH HOUGH STREET
BARRINGTON, IL 60010

PROJECT NO: #Pln

MODEL FILE:
Schimatic Design from Revit

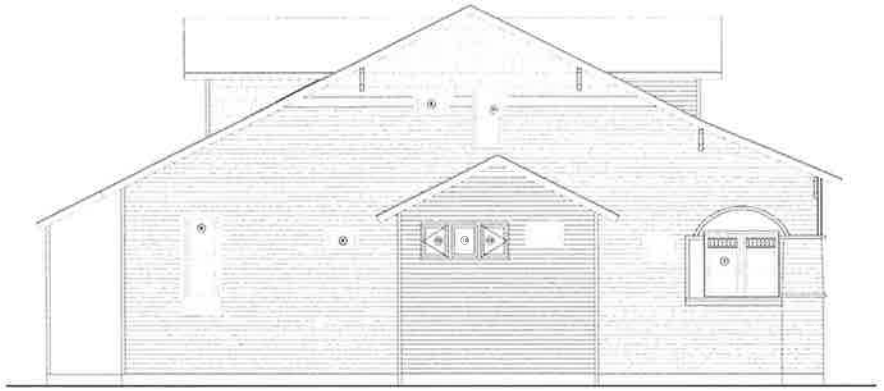
COPYRIGHT:
Big Yellow Dog Architecture & Design, LLC

SHEET TITLE

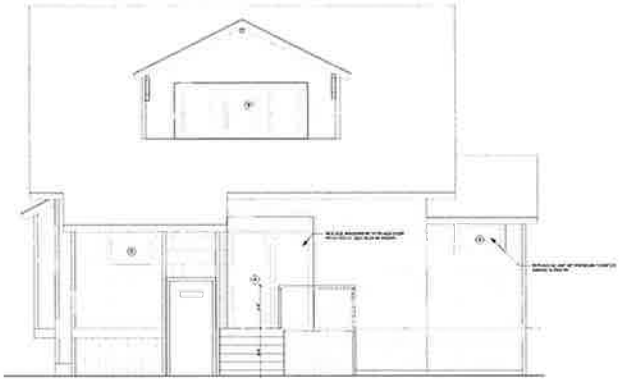
FLOOR PLANS

A-1

© Big Yellow Dog Architecture & Design, LLC

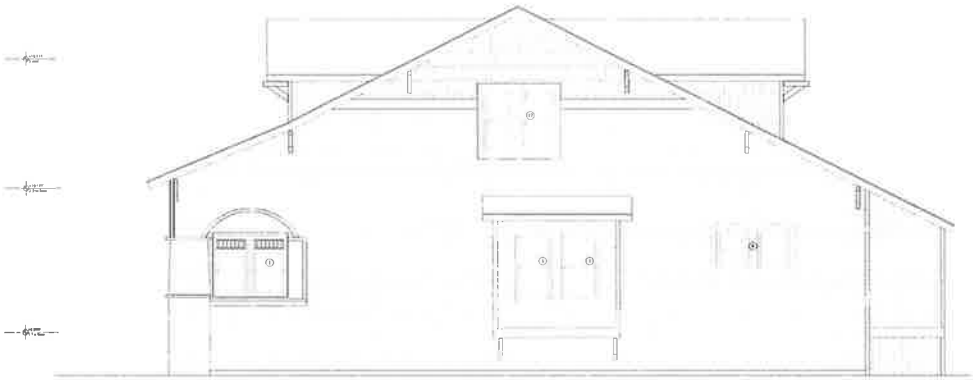


SOUTH ELEVATION



BACK / WEST ELEVATION

FRONT / EAST ELEVATION



NORTH ELEVATION

EXISTING TRIM TO BE REUSED.
IF TRIM NEEDS TO BE REPLACED,
NEW TRIM TO MATCH EXISTING

Big Yellow Dog
ARCHITECTURE & DESIGN
208 STURTZ STREET
BARRINGTTON, IL 60010
(312) 933-9377
kglynn@bigyellowdogarchitecture.com
www.bigyellowdogarchitecture.com

CONSULTANTS

ZONTA
RESIDENCE
652 SOUTH HOUGH STREET
BARRINGTON, IL 60010

PROJECT NO: #Pln
MODEL FILE:
Schematic Design 00.00.00

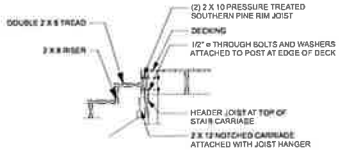
COPYRIGHT:
Big Yellow Dog Architecture & Design, LLC

SHEET TITLE

PROPOSED NEW
ELEVATIONS

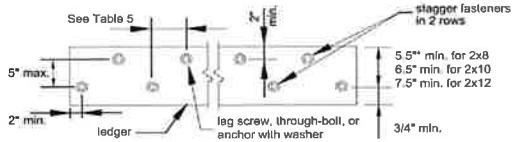
A-2

© Big Yellow Dog Architecture & Design, LLC

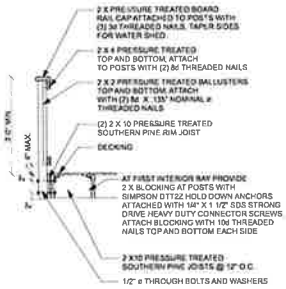


STAIR WITH NOTCHED CARRIAGE

SCALE 1/2" = 1'-0"

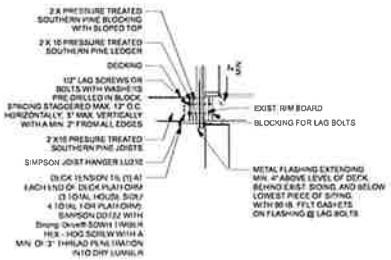


LEDGER BOARD LAG BOLT LAYOUT



DECK RAILING

SCALE 1/2" = 1'-0"



DECK LEDGER DETAIL

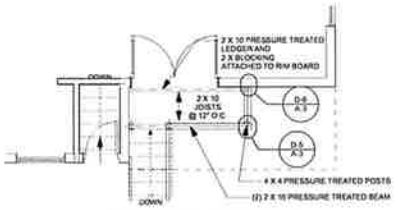
SCALE 1/2" = 1'-0"

DECK POST TO BEAM CONNECTION

SCALE 1/2" = 1'-0"

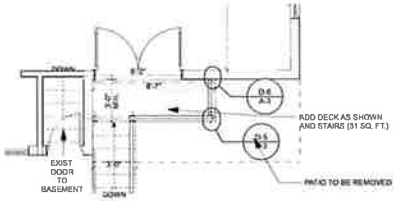
DECK POST FOOTER

SCALE 1/2" = 1'-0"



DECK STRUCTURE PLAN

SCALE 1/4" = 1'-0"



NEW DECK PLAN

SCALE 1/4" = 1'-0"

© Big Yellow Dog Architecture & Design, LLC

Big Yellow Dog
ARCHITECTURE & DESIGN
208 STURTZ STREET
BARRINGTTON, IL 60010
(312) 933-9377
eglynn@bigyellowdogarchitecture.com
www.bigyellowdogarchitecture.com

CONSULTANTS

ZONTA
RESIDENCE
652 SOUTH HOUGH STREET
BARRINGTON, IL 60010

PROJECT NO: #Pln
MODEL FILE:
Schematic Design bpn bpn bpn

COPYRIGHT:
Big Yellow Dog Architecture & Design, LLC

SHEET TITLE

DECK PLAN AND DETAILS

A-3

BARRINGTON
Be Inspired.

January 12, 2026

Village President Mike Moran & Village Board of Trustees
200 South Hough Street
Barrington, Illinois 60010

Re: ZBA 25-07 – 652 S. Hough Street - Variation

Dear President Moran and Board of Trustees:

The Petitioners are requesting a variation to allow approximately 58% of impervious surface coverage, which exceeds the maximum allowable 50% at 652 S. Hough Street pursuant to ZO Section 6.8 R-7: Two-Family Residential District.

Katie Rivard, Village Planner, presented the staff report. Ms. Rivard gave an overview of the project and an explanation of the requested Variation. Staff finds that all applicable standards are met and recommends approval of the requested Variation.

The Zoning Board of Appeals discussed the request in relation to the applicable standards and determined that all standards were satisfied. The Zoning Board of Appeals recommended approval of ZBA 25-07 subject to the findings listed in the Staff Report.

No members of the public were present in regards to this request. No members of the public commented.

Motion:
Commissioner Gall moved to recommend approval of ZBA 25-07 subject to the findings in the Staff Report and Commissioner Windon seconded the motion. The motion carried, 6-0.

Respectfully Submitted,
Katie Rivard, Village Planner

BARRINGTON
Be Inspired.

Zoning Board of Appeals Staff Report

HEARING DATE: December 9, 2025 – Public Hearing
PREPARED BY: Katie Rivard, Village Planner

ZBA 25-07: 652 S. Hough Street – Variation Request

PETITIONER(s): Kathleen Glynn, 208 Sturtz Street, Barrington, IL 60010 and Elizabeth Zonta, 652 S. Hough Street, Barrington, IL 60010
PROPERTY OWNER(s): Elizabeth Zonta, 652 S. Hough Street, Barrington, IL 60010
EXISTING ZONING: R-7: Two-Family Residential District
EXISTING LAND USE: Single Family Residence
PROPERTY SIZE: 7,498 sq. ft.

The Petitioners are requesting a variation from ZO Section 6.8 R-7: Two-Family Residential District to allow approximately 58% of impervious surface coverage, which exceeds the maximum allowable 50%.

The Property Owner purchased the subject property in February 2025, and the existing impervious surface coverage was 59%. The Petitioners would like to remove an exterior door that was added to the first-floor bedroom and add a new exterior door at the rear of the house leading to the backyard. The Petitioners must also install a small deck and stairs (31 square feet) from door to grade in order to meet the Life Safety Code. In an effort to reduce impervious surface coverage, the Petitioners will remove the concrete steps (21.75 square feet) to the first-floor bedroom and a patio (83.75 square feet) in the backyard. The proposed improvements will decrease the overall impervious surface on the subject property; however, impervious surface coverage will still exceed 50%.

The Zoning Ordinance does not permit differing types of impervious surface to be exchanged for each other when a property is over the maximum allowance. For example, if your property is over the 50% allowable, you cannot remove a 100 sq. ft. deck and replace it with a 100 sq. ft. shed. This is why a variation is necessary even though there is a net reduction in existing impervious surface.

SUBMITTALS/DOCUMENTATION

1. Project Summary
2. Location Map
3. Plat of Survey
4. Plans
5. Variance Request Letter

VARIATION STANDARDS

1. Practical Difficulty: **No variation shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of this Ordinance would create a particular hardship or a practical difficulty.**

   The Petitioners are requesting a variation to exceed the maximum allowable impervious surface coverage of 50% to approximately 58%. The Property Owner purchased the subject property in February 2025, and the existing impervious surface coverage was 59%. The Petitioners would like to remove an exterior door that was added to the first-floor bedroom and add a new exterior door at the rear of the house leading to the backyard. The Petitioners must also install a small deck and stairs from door to grade in order to meet the Life Safety Codes. In an effort to reduce impervious surface coverage, the Petitioners will remove the concrete steps to the first-floor bedroom and a patio in the backyard. Ultimately, the overall impervious surface coverage will decrease but will still exceed 50%. The unusual and pre-existing layout of the house with the rear door being in a bedroom creates a practical difficulty in correcting the unusual layout without modifying the impervious surface on the site. *Staff finds that this standard is met.*

2. Unique Physical Condition: **The subject property is exceptional as compared to other properties subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming, irregular or substandard shape or size, exceptional topographical features, or other extraordinary physical conditions peculiar to, and inherent in, the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the property rather than the personal situation of the current owner of the property.**

   The Property Owner purchased the subject property in February 2025, and the subject property has an existing impervious surface coverage of 59%. The Petitioners would be decreasing it to approximately 58% with the requested variance. The subject property is unique in that it has been used as residential and medical and dental offices in the past. The door to the first-floor bedroom is not original to the home, and it is not clear why it was added. The Petitioners are concerned with an exterior door to the first-floor bedroom. Additionally, a second means of egress will provide the property owner with more than one path to exit the home in the event of an emergency. Staff finds that the Petitioners' proposed improvements are minor in nature and the unusual house layout creates a unique physical condition for the subject property. *Staff finds that this standard is met.*

3. Not Self-Created: **The aforesaid unique physical condition is not the result of any action or inaction of the owner and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Ordinance.**

   The impervious surface coverage already exceeded the maximum allowable when the Property Owner purchased the home. The Petitioners are seeking approval for minor improvements to the residence, which will decrease the overall impervious surface coverage. Due to the Life Safety Codes, the Petitioners must add a small deck and stairs for the new exterior door. Staff finds that the practical difficulty and unique physical condition of the subject property are not self-created by the Petitioner. *Staff finds that this standard is met.*

4. <u>Denied Substantial Rights</u>: **The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other properties subject to the same provision.**

   Staff finds that the practical difficulty and unique physical condition of the subject property deny the Petitioner the ability to make some minor improvements to their property. *Staff finds that this standard is met.*

5. <u>Not Merely Special Privilege</u>: **The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject property.**

   The proposed request would allow the Petitioners to remove an exterior door to a first-floor bedroom on the front façade of the structure and replace the second means of egress with an exterior door at the rear of the residence. Staff finds that the requested variation does not constitute a special privilege due to the unique physical condition established herein and the fact that said unique physical condition is not self-created by the Petitioner. *Staff finds that this standard is met.*

6. <u>Ordinance and Plan Purposes</u>: **The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this Ordinance, and the provision from which a variation is sought, was enacted or the general purpose and intent of the Comprehensive Plan.**

   The proposed improvements would be compatible and in harmony with the subject property and surrounding neighborhood, and it will not have a negative impact on the property values. *Staff finds that this standard is met.*

7. <u>No Other Remedy</u>: **There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.**

   Life Safety Codes require a small deck and stairs for the new exterior door. The deck and stairs are 31 square feet total. In an effort to bring the impervious surface coverage as close to 50% as possible, the Petitioners are proposing to reduce surface coverage by 105.5 square feet by removing the concrete steps (21.75 square feet) and the rear patio (83.75 square feet). *Staff finds that the requested variation is minor in nature and that this standard is met.*

8. <u>Minimum Required</u>: **The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this Ordinance.**

   The Petitioners are requesting the minimum required in order to construct a new exterior door at the rear of the home. The Petitioners are removing a total of 105.5 square feet, and the deck and stairs is 31 square feet. The requested variation is the minimum that is required to alleviate the hardship presented by the strict application of the Zoning Ordinance. *Staff finds that this standard is met.*

STAFF RECOMMENDATION

If the Zoning Board of Appeals concurs with the above findings of fact, Staff recommends that the Zoning Board of Appeals adopt this finding of fact and make a motion to recommend approval of ZBA 25-07 to the Village Board of Trustees subject to the following considerations and conditions of approval.

Conditions:

1. **An impervious surface calculation of 58% is approved for the proposed project. All future impervious surface modifications shall be in full compliance with the Zoning Ordinance.**

Big Yellow Dog

ARCHITECTURE & DESIGN

October 13, 2025

Request for Variance: Impermeable Lot Coverage 652 South Hough Street

Project Summary

My client, Elizabeth Zonta, purchased her home at 652 South Hough Street in February, 2025. Her house is a contributing structure in the Village's historic district. She is planning to replace many of the windows with historically correct, but more environmentally friendly windows. The balance of the windows will be restored to their original condition, or replaced by windows and doors in keeping with the house's original layout and character.

Previously the house was used not only as a residence, but also as a doctor's and dentist's office. When the house was retrofitted in the 1970s an exterior door was added to what is technically a bedroom on the first floor of the house.

Ms. Zonta would like to change that door to a window and remove the concrete steps leading to the door. That would leave the house with only one egress door on the first floor.

We plan to add a second door leading to the backyard. To do that and meet code we need to build a small deck and stairs from the door to grade.

The problem is that the lot is over allowed impermeable coverage. The primary coverage is by the driveway that leads from Hough Street to the garage at the back of the lot. The garage has been altered but the underlying structure is original.

The coverage was done before Ms. Zonta owned the house and by removing the stairs to the old door and a patio in the backyard we would be reducing the impermeable lot coverage by 74 square feet, even after adding the new deck.

We are requesting a variance for the impermeable lot coverage based on our plans to move the lot closer to compliance, and to ensure that we are meeting life-safety code for the first floor of the house..

Reasons for Variance:

1. Unique Physical Condition: The original garage at the back of the lot needs to be accessible by car. The garage's location is historic and appropriate for a house built in the 1920s. The new second door and deck is the best solution for us to keep the house in compliance with life safety code, separating the two egress doors on the main floor, and providing discharge from the door to grade with a deck and stairs to code.
2. Not self Created: The driveway predates Ms. Zonta's ownership and the garage is original. The house most likely had a back door leading to the yard. All the back facade openings were replaced in the 1970s with windows and glass block. Any stairs or small porch was most likely removed at that time, reducing the life safety of the house.

208 Sturtz Street, Barrington, IL 60010 ♦ (312) 933-9377 ♦ kglynn@bigyellowdogarchitecture.com

652 S. Hough Street

12/4/2025, 2:29:49 PM

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Microsoft, Vantor

Address

Village Boundary

Parcels

Disclaimer of Liability:

GIS data provided AS IS, without warranties to its accuracy & completeness, is intended for reference purposes only. Any use of such data is done solely at the user's own risk.

PLAT OF SURVEY

OF

THAT PART OF LOT 30 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4 133 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 AND RUNNING WEST PARALLEL WEST SAID SOUTH LINE 183 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID WEST 1/2 OF SAID NORTHWEST 1/4 50 FEET TO THE SOUTH LINE OF THE NORTH 50 FEET OF THE SOUTH 233 FEET OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE EAST ALONG SAID SOUTH LINE 183 FEET TO THE EAST LINE OF SAID WEST 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF LYING IN SOUTH HOUGH STREET) IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1872 AS DOCUMENT 69470 IN BOOK 3 OF PLATS PAGE 41 IN COOK COUNTY, ILLINOIS.

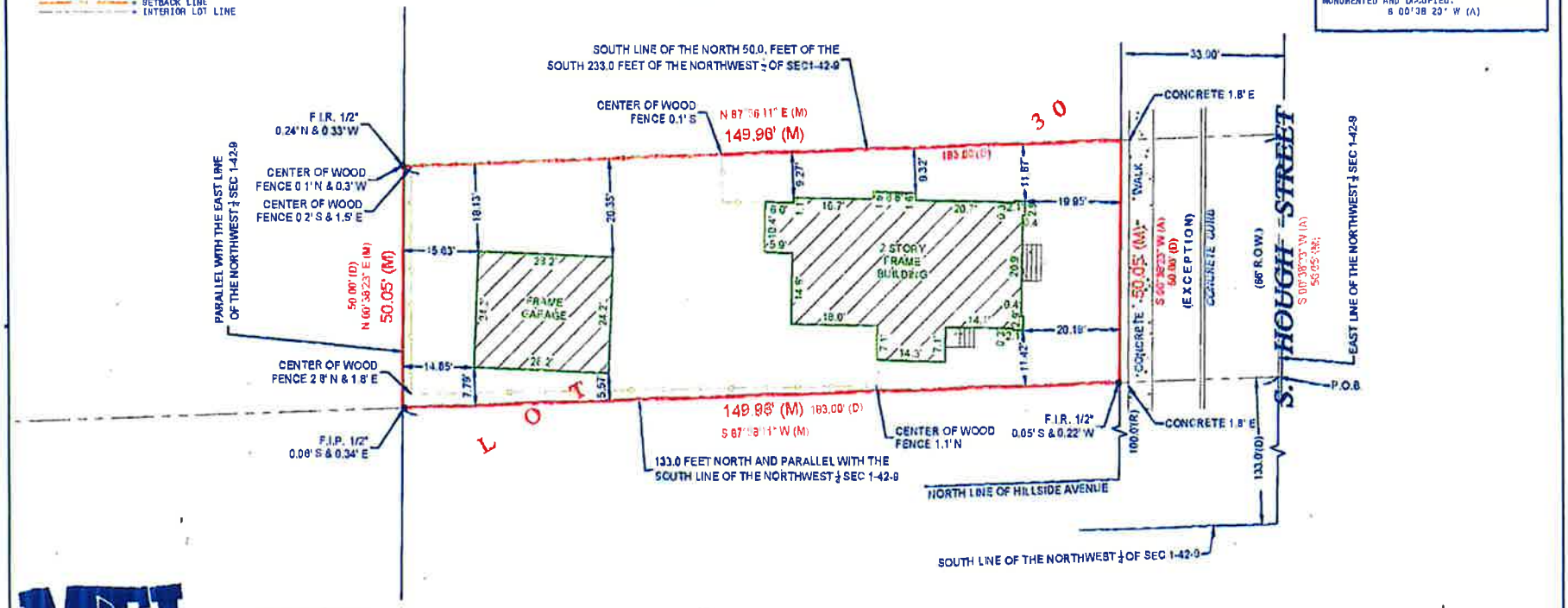
AREA OF SURVEY:

"CONTAINING 7,498 SQ. FT. OR 0.17 ACRES MORE OR LESS"

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- VINYL FENCE
- EASEMENT LINE
- SETBACK LINE
- INTERIOR LOT LINE



20' 10' 0 20'

BASIS OF BEARING:
WEST LINE OF S. HOUGH STREET AS FOUND MONUMENTED AND OCCUPIED.
S 00°38 20" W (A)

Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone (630) 271-0770
FAX: (630) 271-0774
WEBSITE WWW.ECIVIL.COM

STATE OF ILLINOIS)SS
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 27TH DAY OF JANUARY, A.D., 2025, AT LISLE, ILLINOIS.

Ronald W. Zarat

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3182
LICENSE EXPIRATION DATE NOVEMBER 30, 2026
ILLINOIS BUSINESS REGISTRATION NO. 184-001248

RONALD W. ZARAT 3182 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 652 S. HOUGH STREET BARRINGTON, ILLINOIS

CLIENT JAMES D. HULS ATTORNEY

FIELDWORK DATE (CREW:) 01/23/2025 (BV/ET)

DRAWN BY: RT REVISED: JOB NO. 25-01-0132

Big Yellow Dog

ARCHITECTURE & DESIGN

October 7, 2025

Jennifer Tennant
Director of Development Services
Village of Barrington
200 South Hough Street
Barrington, IL 60010

RE: Request for variance for impermeable lot coverage

Dear Ms. Tennant:

My client, Elizabeth Zonta, purchased her home at 652 South Hough Street in February, 2025. Her house is a contributing structure in the Village's historic district. She is planning to replace many of the windows with historically correct, but more environmentally friendly windows.

Previously the house was used not only as a residence, but also as a doctor's and dentist's office. When the house was retrofitted an exterior door was added to what is technically a bedroom on the first floor of the house.

Ms. Zonta would like to change that door to a window and remove the concrete steps leading to the door. That would leave the house with only one egress door on the first floor.

We plan to add a second door leading to the backyard. To do that and meet code we need to build a small deck and stairs from the door to grade.

The problem is that the lot is over allowed impermeable coverage. The coverage was done before Ms. Zonta owned the house and by removing the stairs to the old door and a patio in the backyard we would be reducing the impermeable lot coverage by 74 square feet, even after adding the new deck.

We are requesting a variance for the impermeable lot coverage based on our plans to move the lot closer to compliance, and to ensure that we are meeting life-safety code for the first floor of the house..

Sincerely,

Kathleen Glynn, AIA

Elizabeth Zonta

State of Illinois County of Lake
The foregoing instrument was acknowledged before me this 8 day of October 2025 by Ryan Burrows

Notary Public

My Commission Expires 06.27.2029

OFFICIAL SEAL
RYAN WILLIAM BURROWS
Notary Public, State of Illinois
Commission No. 1012705
My Commission Expires June 27, 2029

208 Station Street, Barrington, IL 60010 ♦ (312) 933-9377 ♦ kglynn@bigyellowdogarchitecture.com