



VILLAGE OF SOUTH BARRINGTON  
30 S. Barrington Road  
South Barrington, IL 60010  
Phone (847) 381-7510 | southbarrington.org

## **HOT TUB or SPA AT - GRADE PERMIT**

### **DEFINITION OF AT - GRADE SPA OR HOT TUB:**

A spa or hot tub unit, manufactured off site and delivered to the site as a completed assembly; designed to sit on the ground, a concrete slab or patio, and the spa not larger than 8'0" x 8'0" x 39" in dimension. (Municipal Code, Zoning Regulation, Chapter 2, Section 9)

### **REQUIRED APPLICATION MATERIALS:**

- Complete unrestricted PDF file permit submittal of all documents to [permits@southbarrington.org](mailto:permits@southbarrington.org)
- Hard copy permit submittal of all documents to include:
  - Permit Application Form ([southbarrington.org](http://southbarrington.org), Government, Building & Engineering)
  - Contract / proposal copy indicating total estimated cost of hot tub / spa and its installation
  - Foundation or Spot Survey with hot tub or at-grade spa location designated
  - As-Built Septic System Drawing
  - Two (2) copies of a scaled Site Plan indicating existing / proposed patio; proposed location of hot tub / spa; dimension from water's edge of hot tub / spa to foundation of main house; and description / detail of intended means of screening hot tub / spa from adjacent properties
  - Two (2) copies of manufacturer product literature for hot tub / spa and any associated equipment
  - Two (2) copies of manufacturer product literature for lockable hot tub / spa cover
  - Subdivision HOA Architectural Approval Letter
  - \$ 100.00 Application fee (no credit cards)
  - \$ 200.00 Deposit toward Plan Review fee (no credit cards)

Note: Additional Site Engineering Review Fee May Apply at Permit Issuance

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### **ARCHITECTURAL CONTROL COMMISSION (ACC) APPROVAL REQUIRED:**

Prior to building permit issuance each at-grade spa or hot tub permit request must be approved by the Village Architectural Control Committee (ACC). Items to be reviewed by the ACC include but are not limited to: spa color from same palette as primary colors on house, location and size, cover, effective screening from adjacent properties, etc.

### **LOCATION CRITERIA:**

1. No private residential at-grade spa or hot tub shall be located in the front yard or side yard of any property nor in any side or rear yard setbacks of the property.
2. Free standing at-grade spas and hot tubs shall be located such that:
  - a. Located behind the main house structure.
  - b. The edge of water shall be less than twelve feet (12') from the foundation of the main house.
  - c. Shall not be larger than 8'0" x 8'0" x 39" in dimension. Any at-grade spa or hot tub with a dimension larger than that shall not be allowed at grade level and is required to be installed in ground.

- d. May be located within a pergola or pavilion as long as the edge of the water is within twelve feet (12') from the main house foundation.
- e. Shall be screened from view from adjacent property by masonry, hardscape materials and / or landscaping materials.
- f. Minimum height of at-grade spa and hot tub screening is equal to the height of the spa skirt; maximum height of masonry screening is 4'-0".
- g. All at-grade spas must have lockable covers capable of supporting a minimum 200 lbs. of weight.

**PERFORMANCE BOND DEPOSIT:**

A Performance Bond Deposit (cash or check) is required from the contractor and the property owner at time permit is issued. This money will be held by the Village Treasurer in the event that damage occurs to village streets, easements, etc. from any construction or landscaping work, or if the spotted survey indicates that any portion of the project (pool, fence, equipment pad, etc.) encroaches into a required yard. The deposit will be retained until the problem is resolved to the satisfaction of the Village Building Department. "Request for Release of Performance Bond Deposit" forms are available on line at [www.southbarrington.org](http://www.southbarrington.org).