



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

SWIMMING POOL PERMITS

REQUIRED APPLICATION MATERIALS:

- Complete unrestricted PDF file permit submittal of all documents to permits@southbarrington.org
- Hard copy** permit submittal of all documents to include:
 - Permit Application Form (www.southbarrington.org, Government, Building & Engineering) (Permit Application shall list appointed General Contractor (GC) and all subcontractors involved in the project on page 2.)
 - Two (2) copies of Pool Drawings
 - Two (2) copies of *Scaled Engineered Site Plan with Topography, Dimensions, Proposed Grade Changes pertaining to the project (e.g. pool, patio, deck, pergola, fire pit, seatwalls, etc.)
 - All required documents pertaining to the whole project shall be submitted by the GC at the same time. (e.g. pool, patio, deck, pergola, fire pit, seatwalls, etc.)
 - Plat of Survey showing House Location
 - As-Built Septic System Plan
 - Copy of signed Fence Contract and Brochure of Fencing
 - Subdivision HOA Architectural Approval Letter
 - \$ 150.00 Application fee (no credit cards)
 - \$ 500.00 Deposit toward Permit fee (no credit cards)

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

SWIMMING POOL LOCATION CRITERIA: (Zoning Regulations, Section 10-6-9B)

1. Private residential swimming pools, hot tubs, and pool barrier fences must be located behind the principal building (house). They are prohibited within any portion of a street yard or side yard and must comply with the minimum rear setback requirements of the zoning district in the property is located.
2. Private residential swimming pools must be located within twenty feet (20') of the foundation of the principal house building and be set back at least thirty feet (30') from all property lines and at least twenty-five feet (25') from the nearest septic field absorption line and septic tank. All pool location measurements must be taken from or to the edge of the swimming pool water.

SWIMMING POOL ENCLOSURES:

1. All private residential swimming pools must be completely enclosed by a fence or similar barrier that complies with the regulations of Title 8, Chapter 4 of the village code. A principal residential building located on the same property as the swimming pool may be used as one or more of the sides of the required swimming pool enclosure.
2. Pool enclosure fences or walls must be located within sixteen feet (16') of the edge of the required four-foot (4') walk area surrounding the pool.
3. The total ground area contained within the swimming pool enclosure, excluding the swimming pool and the required four-foot (4') walk area, may not exceed one thousand two hundred and fifty (1,250) square feet.
4. Swimming pool fences must be located behind the principal building (house).

SWIMMING POOL EQUIPMENT:

1. Swimming pool... equipment (e.g., pumps, filters, heaters, pool water disinfection and purification equipment) must be located within the rear yard or an interior side yard. Such equipment may encroach up to five feet (5') into a required side setback or up to ten feet (10') into a required rear setback, but only if the equipment is located within five feet (5') of the side or rear wall of the principal building.

2. Above-ground equipment must be screened from view of public rights-of-way and abutting lots with year-round landscaping material or by a wood fence not exceeding four feet (4') in height and not located more than eighteen inches (18") from the outer perimeter of the equipment being screened from view. (Ord. 2025-1446, 10-9-2025)

SEPTIC SYSTEM MODIFICATIONS:

If septic system revisions are necessary to maintain the minimum distances, all septic revision work must be completed **before** the pool permit can be issued. This septic work shall be completed under a separate Septic Modification/Expansion/Alteration permit issued by the Village. Information detailing permit requirements is available online at www.southbarrington.org.

POOL DRAWING REQUIREMENTS:

- ***Scaled Engineered Site Plan** showing topography, proposed grade changes, house, pool, pool deck, fence, septic system components, setback lines, downspout lines that are affected, pool equipment location, intended path of access to pool during construction, protection of septic field with 4-foot-tall protective fence, and all critical dimensions indicated.
- Pool plan** showing pool, deck, location of skimmers, inlets, drains, lites, steps, swimouts, etc. with all dimensions indicated.
- Pool Section** showing all construction details, materials, depths, finishes, etc.
- Specifications** including itemized sizes & quantities of all equipment & components.
- Electrical and Grounding notes** shall be included to fully describe those systems.

MISCELLANEOUS INFORMATION:

1. The septic field shall be protected at all times during construction by a 4-foot-tall protection fence to prevent traffic from entering the septic area. **Absolutely no traffic is allowed on the septic field.**
2. A new Plat of Survey prepared by a Registered Illinois Land Surveyor must be prepared upon completion of the pool and fence. The survey must show the exact house, pool and fence locations with dimensions to all critical points.

PERFORMANCE BOND DEPOSIT:

A Performance Bond Deposit (cash or check) is required from the general 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 online at www.southbarrington.org.