



The Village of South Barrington
30 S. Barrington Road, South Barrington, IL 60010
(Village Hall) 847-381-7510 (Bldg. Department) 847-381-7513 (Fax) 847-381-0024

HOT TUB or SPA AT- GRADE PERMIT

Prior to applying for a permit, all at-grade spa or hot tub proposals must receive approval from the Village's Architectural Control Committee (ACC), the subject property's Homeowners Association (HOA), and the Village Board.

Items subject to ACC review include, but are not limited to: spa color (must be consistent with the home's primary color palette), location and size, cover specifications, adequate screening from adjacent properties etc.

Applicants are required to submit ten (10) hard copies of materials in advance of the scheduled ACC meeting to Village Administrator. For questions regarding upcoming ACC meeting dates, please call 847-381-7510.

Once approval is received from the above, you are ready to apply for a 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
- Hard copy permit submittal of all documents to include:
 - Permit application form (<https://southbarrington.org/application-forms/>)
 - Contract/proposal copy indicating total estimate cost of hot tub/spa and its installation
 - Foundation or spot survey with hot tub or at-grade spa locations 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 from adjacent properties
 - Two (2) copies of manufacturer product literature for lockable hot tub/spa cover
 - Subdivision HOA Architectural Approval Letter
 - \$100.00 application fee is required; payment must be made by cash or check at this time
 - \$200.00 deposit toward Plan Review fee; payment must be made by cash or check at this time

Note: Additional site engineering review fee may apply at permit issuance



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LOCATION CRITERIA

Spas and hot tubs

1. Must be located so that the waters edge is within twelve feet (12') of the foundation of the principal house building.
2. May not exceed eight feet by eight feet by thirty-nine inches (8' x 8' x 39") in dimension. Any hot tub with a dimension greater than eight feet by eight feet by thirty-nine inches (8'x 8' x 39") is prohibited at grade level and is required to be installed in-ground.
3. May be located within a pergola or pavilion if the edge of the water is within twelve feet (12') of the principal building's foundation.
4. Must be screened from view from adjacent property by masonry, hardscape materials and/or landscaping materials. The minimum height of at-grade hot tub screen must equal or exceed the height of the hot tub skirt. Masonry screening may not exceed four feet (4') in height.
5. All hot tubs must have a lockable cover capable of supporting a weight of at least two hundred pounds (200lbs).

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 if 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 encroaches into a required yard setback. 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 by following the link below. (<https://southbarrington.org/pre-construction-information-guidelines/>)