

VILLAGE OF MOKENA
Community Development Department

Phone: 708-479-3930 Fax: 708-479-1137 E-mail: communitydevelopment@mokena.org

GARAGE PERMIT REQUIREMENTS

Submit The Following Information When Applying For A Garage Permit:

- Completed Garage Permit Application with signed *Homeowners Declaration Rider*.
- Submit a copy of the plat of survey for the property indicating the exact location of the proposed garage and its setback measurements to the side and rear lot lines & house.
- Provide a copy of the construction drawings indicating the dimensions of the garage as well as the sizes of lumber and a detail of the concrete foundation.
- Provide a copy of the contract between the property owner & contractor.
- Property owners may give permission for a contractor or any other party to apply for the permit and obtain it, but is still responsible.
- All contractors doing work in the Village of Mokena must be registered with the Village.
- Upon submittal of the application, survey, and drawings, a review of these documents will be performed. You will be notified when application has been approved and your permit is ready.

DETACHED GARAGE REQUIREMENTS:

- ◆ **LOCATION:** Minimum of 10 feet from the rear and side lot lines.
Minimum of 10 feet from the principal structure (house).
Shall be located to the rear of the principal structure.
Shall not be located in exterior side yards on corner lots.
Garages shall not be placed in utility easements.
*Setback requirements may be less for smaller lots in the older sections of town or greater for lots which exceed 100 feet in lot width.
- ◆ **It is the property owner's responsibility to determine location of lot lines and the proper location of the garage.**
- ◆ **SIZE:** Can not exceed 750 square feet in floor area and 15 feet in height.
- ◆ All **ELECTRICAL** outlets must be GFI protected.
- ◆ **NUMBER:** There can be either an attached or detached garage per lot **but not both**.

OTHER REGULATIONS: These items represent a summary of the most commonly applied regulations pertaining to residential garage installations. Other regulations may apply.

INSPECTIONS REQUIRED:

- | | |
|------------------------------------|--------------------------------|
| 1. Footings (prior to pouring) | 4. Driveway (prior to pouring) |
| 2. Rough (framing, electrical) | 5. Final (framing, electrical) |
| 3. Garage floor (prior to pouring) | |

Please contact the Community Development Office at 479-3930 to schedule inspections.

PERMIT FEE: The fee is based on the type of garage and the number of inspections that may be required.

Remember to call JULIE at 1-800-892-0123 prior to digging!

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GARAGE PERMIT APPLICATION

Permit No.: _____

Date Received: _____

SITE DESIGNATION:

Address of Construction: _____

Lot No: _____ Subdivision: _____

Attached Garage _____ Detached Garage _____

Dimension of Garage: _____ Estimated Value of Garage: _____

PROPERTY OWNER INFORMATION:

Property Owner: _____ Phone: _____

Address: _____ City: _____ St: _____ Zip: _____

Homeowners Declaration Rider must be completed and attached with permit application.

It is the property owner's responsibility to determine location of lot lines and the proper location of the garage.

APPLICANTS INFORMATION:

I HEREBY CERTIFY THAT I HAVE READ, UNDERSTAND AND AGREE TO CONFORM TO ALL GOVERNING INFORMATION AND REGULATIONS SET FORTH BY THE VILLAGE BOARD OF MOKENA.

Applicants Signature: _____

Print Name: _____ **Phone #** _____

Please Check if Applicant is Owner _____ or Contractor _____

Attach **Copy of Contract** to Permit with Drawings _____

NAME, ADDRESS, & PHONE NUMBER OF CONTRACTOR(S):

General: _____

Foundation: _____

Excavator: _____

Carpenter: _____

Masonry: _____

Electrician: _____

Roofing: _____

Insulation: _____

Drywall: _____

***** FOR OFFICE USE ONLY *****

Zoning Appr: _____ / Eng Appr: _____

Chief Bld Insp Appr: _____

Date Issued: _____ Homeowners Declaration Rider Attached: _____

Comments: _____

FEES:

Construction Fees: \$ _____

Inspection Fees: \$ _____

Plan Review: \$ 75.00

Zoning Review: \$ 50.00

Eng Review: \$ 50.00

Other: \$ _____

Total \$ _____

Total Village Permit Fees: _____

Consultant Plan Review Fees: _____

Total Permit Fees: _____