

VILLAGE OF MOKENA

Community Development Department

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

## SHED PERMIT REQUIREMENTS

### Submit The Following Information When Applying For A Shed Permit:

- ◆ Completed Shed Permit Application with signed *Homeowners Declaration Rider*.
- ◆ Provide one copy of the plat of survey of the property indicating the exact location of the shed and its setbacks to the sides, rear lot line, and principal structure.
- ◆ Provide a copy of the construction drawings and specifications for the height, length, and width of the shed.
- ◆ 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 your application is approved and your permit is ready.

### STORAGE SHED REQUIREMENTS:

- **SIZE:** Maximum size is 144 square feet in area. Sheds shall not exceed 12 feet in height. (In R-3, R-4, R-5 & R-6) \*In E-1, R-1 & R-2 zoning districts maximum size is 225 square feet.
- **LOCATIONS:** Minimum of 10 feet from the rear lot line.  
Minimum of 10 feet from the side lot line.  
Minimum of 5 feet from the principal structure (house).  
Sheds must be located to the rear of the principal structure (house).  
Sheds shall not be located in the exterior side yard of a corner lot.  
Sheds shall not be located in drainage or other utility easements.  
**Sheds must be constructed on a 4 (four) inch concrete pad with the shed properly anchored to the ground.**
- **SETBACK REQUIREMENTS:** Setback requirements for sheds may be less for smaller lots in the old section of town or greater for larger lots which exceed 100 foot lot frontages. **It is the property owner's responsibility to determine the location of lot lines and the proper placement of the shed.**
- All **ELECTRICAL** outlets must be GFI protected.
- **CONCRETE:** 4" minimum thickness of concrete over 4" minimum thick compacted gravel fill. Anchor bolts shall be used to fasten shed to concrete.
- **OTHER REGULATIONS:** These items represent a summary of the most commonly applied regulations pertaining to residential shed installations. Other regulations may apply.

### INSPECTIONS REQUIRED: There are two inspections required :

1. Before Concrete Pad is poured.
2. When shed is completed.

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

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

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SHED PERMIT APPLICATION

Permit No: \_\_\_\_\_

Date Received: \_\_\_\_\_

SITE DESIGNATION:

Address of Construction: \_\_\_\_\_

Lot No: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Building Use: \_\_\_\_\_ Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial

Type of Shed: Metal \_\_\_\_\_ Wood: \_\_\_\_\_ Other \_\_\_\_\_

Size: \_\_\_\_\_ Height: \_\_\_\_\_

Estimated Value of shed: \_\_\_\_\_ Corner lot: \_\_\_ Yes \_\_\_ No

PROPERTY OWNER INFORMATION:

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

Property Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_

Note: It is the property owner's responsibility to establish the location of property lines and the proper location of the shed.

APPLICANT 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 \_\_\_\_\_

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

Shed Erector: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_

Concrete Contractor: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Zoning Approval: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Comments: \_\_\_\_\_

Homeowners Declaration Rider Attached: \_\_\_\_\_ Permit Fee: \_\_\_\_\_

# HOMEOWNERS DECLARATION RIDER

Permit No.: \_\_\_\_\_

Date Received: \_\_\_\_\_

## SITE DESIGNATION:

Type of Permit: \_\_\_\_\_

Address of Construction: \_\_\_\_\_

Lot No: \_\_\_\_\_ Subdivision: \_\_\_\_\_

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.

I understand that I am responsible for understanding the private declarations, covenants, conditions, easements, restrictions, and/or bylaws that may apply to my property. I understand that the Village is not responsible for enforcing any private covenants. I certify that the work subject to this permit is not inconsistent with any private covenants that apply to this property and will hold the Village harmless from any actions arising out of a violation of said declarations, covenants, conditions, easements, restrictions, and/or bylaws that may apply to my property.

I hereby certify that the information provided to the Village by the applicant is true and correct and the Village is entitled to rely on said information.

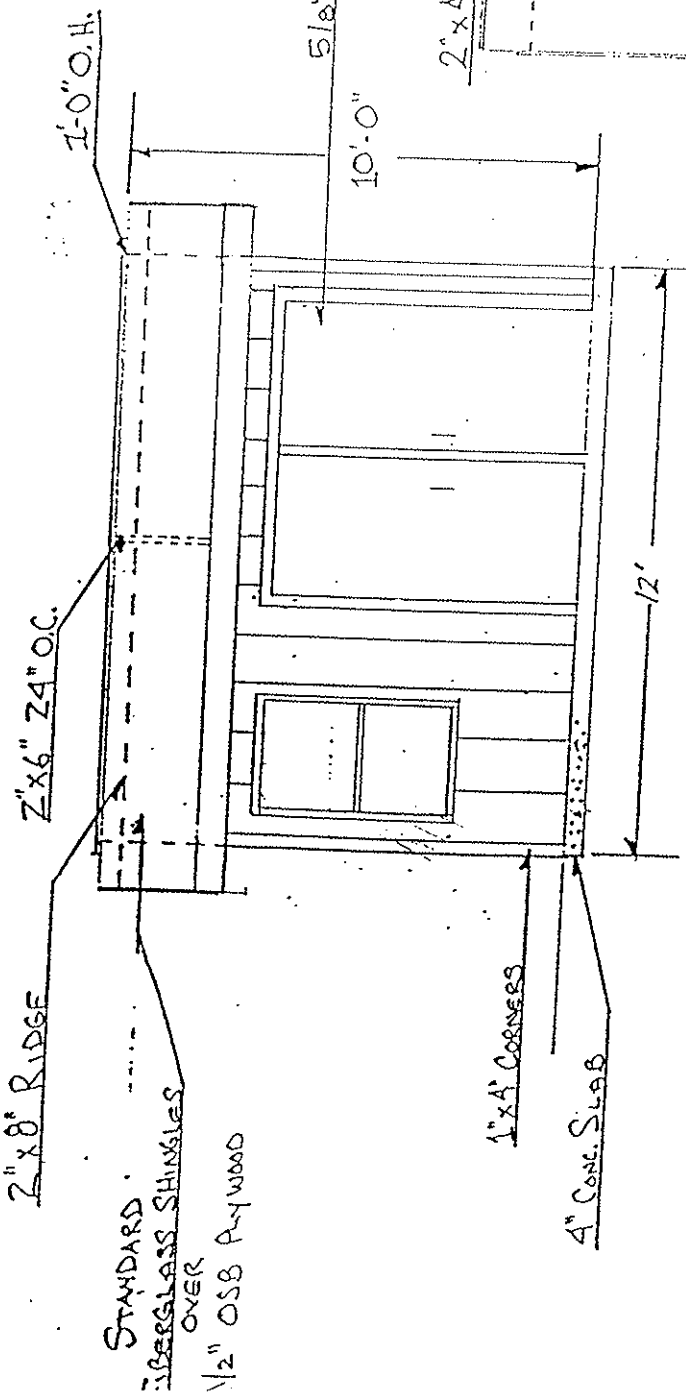
\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Address

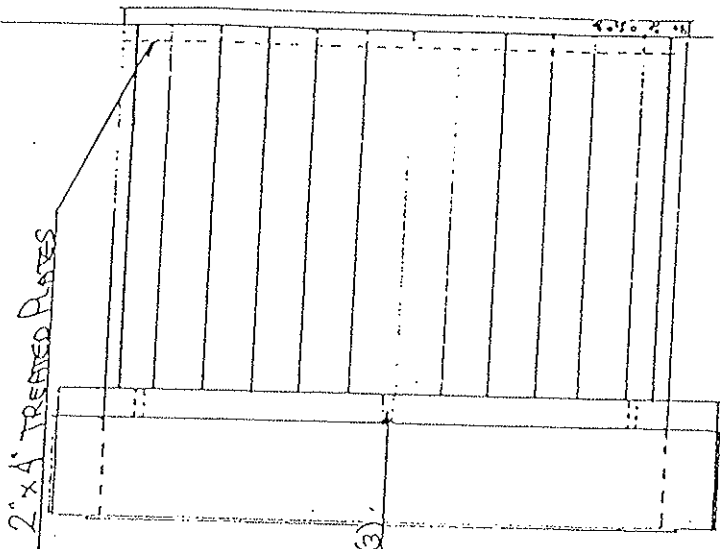
\_\_\_\_\_  
Date

SOUTH VIEW

# Example



NORTH VIEW

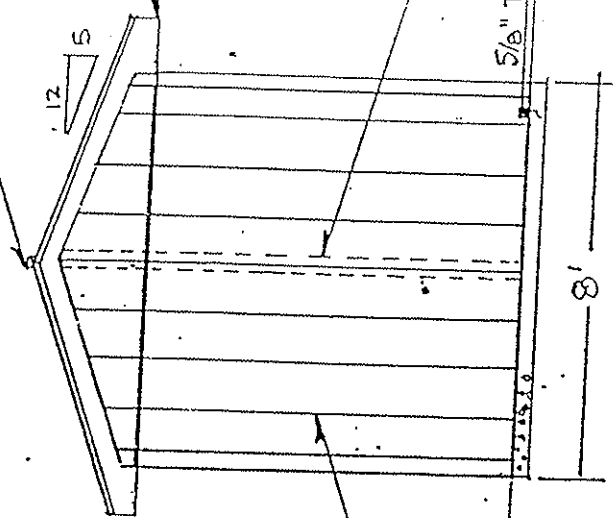


Z" x 6' CEILING JOISTS (6)

CONT. RIDGE VENT

12/5

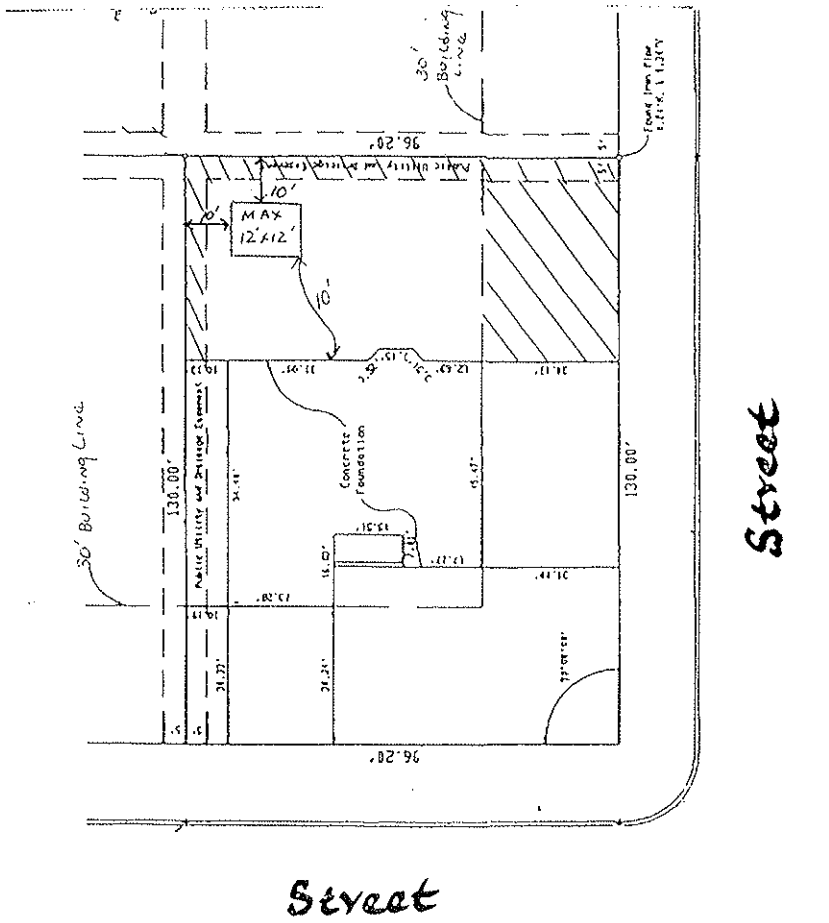
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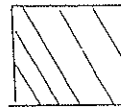
EAST + WEST VIEWS

"Fib. Rev. Brd + BATA

# Plat of Survey

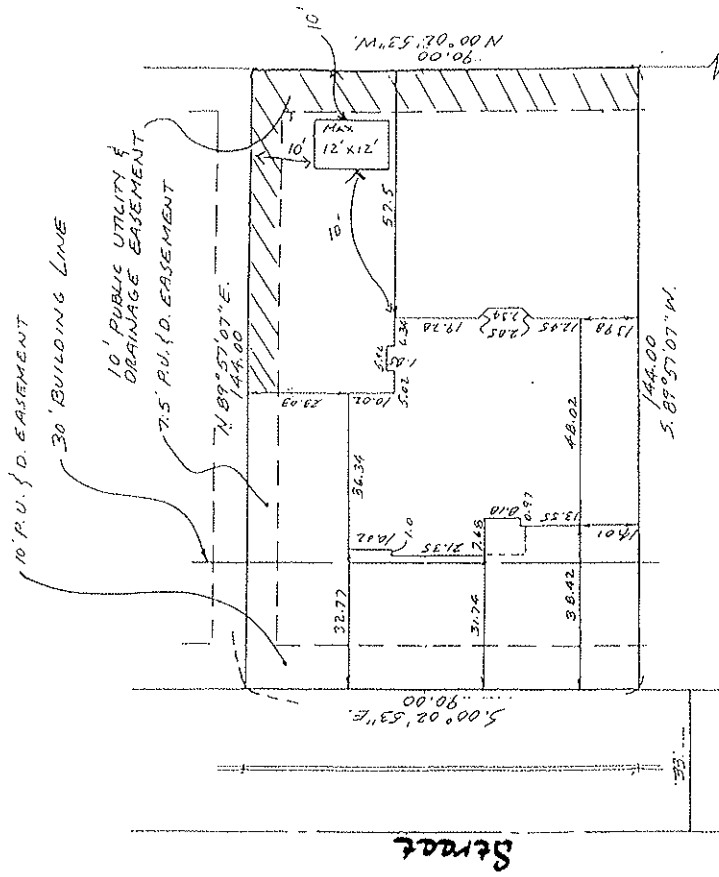


Shed cannot be located in utility or drainage easements or in exterior side yards of corner lots



Example of Shed Location diagram for a corner lot.

# Plat of Survey



Shed cannot be located in utility or drainage easements



Example of Shed Location diagram for a regular lot.