



VILLAGE OF MOKENA

COMMUNITY DEVELOPMENT DEPARTMENT
11004 CARPENTER ST, MOKENA, IL 60448
(708) 479-3900
COMMUNITYDEVELOPMENT@MOKENA.ORG

Planned Progress...Pleasant Living

Garage Permit Requirements

Submit the following information when applying for a Garage Permit:

- ☐ Completed Building Permit Application with signed Homeowners Declaration Rider.
- ☐ One (1) copy of the plat of survey of the property indicating the exact location of the garage and its setbacks to the sides, rear lot line, and principal structure.
- ☐ One (1) 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.
- ☐ One (1) copy of the contract between the property owner & contractor.
- ◆ Property owner(s) 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.
- ◆ Applicant will be notified when the application is approved, and the permit is ready for pickup.

DETACHED GARAGE REQUIREMENTS:

- ◆ **SIZE:** Cannot exceed 750 square feet in floor area, or 15 feet in height.
- ◆ **LOCATIONS:** Garages must be located to the rear of the principal structure (house).
Garages shall not be located in the exterior side yard of a corner lot.
Garages shall not be located in drainage or other utility easements.
- ◆ **SETBACK REQUIREMENTS:** Setback requirements for garages 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 garage.**
 - Minimum of 10 feet from the rear and/or side lot line(s) or 10% of lot width, whichever is greater.
 - Minimum of 10 feet from the principal structure (house).
- ◆ All **ELECTRICAL** outlets must be GFI protected.
- ◆ **Number:** There can be either one (1) attached garage or one (1) detached garage, **but not both**.
- ◆ Driveway cannot be wider than the width of the garage (separate permit required for driveway work).
- ◆ **OTHER REGULATIONS:** These items represent a summary of the most commonly applied regulations pertaining to residential garage installations. Other regulations may apply.

Permit Fees are based on the type of garage, and the number of inspections that may be required.

FIVE (5) INSPECTIONS REQUIRED:

1. Footing (*Before Concrete is poured*)
2. Rough (framing & electrical)
3. Garage floor pre-pour if not monolithic with footing (*Before Concrete is poured*)
4. Driveway pre-pour (*Before Concrete is poured*) (under separate permit)
5. Final (framing & electrical)

Please contact the Village Hall by 2:00 p.m. to schedule inspection for next day.

Remember to Contact J.U.L.I.E. at 1-800-892-0123 prior to digging!

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Date Received

Date Issued

Permit #:**Building Permit Application**

Project Address:		PIN# _ _ - _ - _ - _ - _ - _ - _ -
Project Name:		
<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential		
Property Owner Name & Phone:		Email:
Tenant/Business Name & Phone:		Email:
Permit Contact Name & Phone:		Email:
Total Cost of Construction ¹ \$ _____ Square Feet: (Gross) _____		
Project Scope (pick one): <input type="checkbox"/> New Structure <input type="checkbox"/> Addition <input type="checkbox"/> Interior Alteration <input type="checkbox"/> Exterior Alteration <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Grading <input type="checkbox"/> Site Development <input type="checkbox"/> Other		
New Structure: Developer _____ Lot# _____ Unit# _____ Subdivision _____		
Description of Work:		
<div style="text-align: right;"><input type="checkbox"/>Architect <input type="checkbox"/>Agent <input type="checkbox"/>GC</div> Applicant: Print Name _____ I am the <input type="checkbox"/> Developer <input type="checkbox"/> Owner <input type="checkbox"/> Tenant I hereby certify that I have read, understand, and agree to conform to all governing information and regulations set forth by the Village of Mokena. Signature _____ Date _____ ➤ List all contractors on page 2 and additional pages as needed. Fire permits are submitted separately. ➤ This application must be submitted with all required drawings/plans.		
Office Use:	Building Official:	Signature & Date:
		TOTAL FEE:
Comments: Approved <input type="checkbox"/> Approved with conditions <input type="checkbox"/> _____ _____ _____		

¹ Approximate monetary cost of the proposed project encompassing all labor and material costs to produce the final product, but not including the value of the land.

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Homeowners Declaration Rider

SITE DESIGNATION:

Type of Permit: _____

Address: _____

Lot #: _____ Subdivision: _____

I hereby certify that I have read, understand and agree to conform to all governing information and regulations set forth by the Village 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 (Print)

Property Owner (Signature)

Address

Date

Permit # _____