



## VILLAGE OF MOKENA

COMMUNITY DEVELOPMENT DEPARTMENT  
1 1004 CARPENTER ST, MOKENA, IL 60448  
(708) 479-3900  
[COMMUNITYDEVELOPMENT@MOKENA.ORG](mailto:COMMUNITYDEVELOPMENT@MOKENA.ORG)

*Planned Progress...Pleasant Living*

# Shed Permit Requirements

Submit the following information when applying for a Shed Permit:

- Completed Shed Permit Application with signed Homeowners Declaration Rider.
  - One (1) 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.
  - One (1) copy of the construction drawings and specifications for the height, length, and width of the shed.
  - 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.

## STORAGE SHED REQUIREMENTS:

- ◆ **SIZE: Maximum size is 144 square feet in area, and shall not exceed 12 feet in height (in R-3, R-4, R-5 & R-6 Zoning Districts)**
  - In E-1, R-1, & R-2 Zoning Districts, maximum size is 225 square feet.
- ◆ **LOCATIONS:** 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 concrete pad.**
- ◆ **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.**
  - Minimum of 10 feet from the rear and/or side lot line(s) or 10% of lot frontage, whichever is greater.
  - Minimum of 5 feet from the principal structure (house).
- ◆ 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.

## TWO (2) INSPECTIONS REQUIRED:

1. *Before* Concrete Pad is poured.
2. *After* shed is completed.

**Note:** *The same inspections are required for a pre-fabricated shed.*

**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 \_\_\_\_\_

# Shed Permit Application

**SITE DESIGNATION:**  
 Address: \_\_\_\_\_ Zoning: \_\_\_\_\_  
 Lot #: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Estimated Value: \$ \_\_\_\_\_  
 Type of Shed (Check one):  Wood  Metal  Other: \_\_\_\_\_  
 Size (area): \_\_\_\_\_ Height: \_\_\_\_\_ Corner Lot?  Yes  No  
**\*\* Please include detailed drawings for the proposed work, as well as a site plan showing the location\*\***

Property Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**\*\* It is the responsibility of the property owner to establish the location of the property line\*\***

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

Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_

The applicant is the following:  Property Owner  Contractor **\*\*Please include a copy of the contract\*\***

**Applicant Waiver:** *I hereby certify that I have read, understand, and agree to conform to all governing information and regulations set for by the Village of Mokena.*

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**CONTRACTOR INFORMATION:**

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

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**OFFICE USE ONLY:**  
 Approved By: \_\_\_\_\_ Date Issued: \_\_\_\_\_ Permit Fee: \_\_\_\_\_  
 Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Permit # \_\_\_\_\_



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## Homeowners Declaration Rider

<p><b><u>SITE DESIGNATION:</u></b></p> <p>Type of Permit: _____</p> <p>Address: _____</p> <p>Lot #: _____ Subdivision: _____</p>
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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 # \_\_\_\_\_