



This information is provided by the Brick Industry Association. BIA's Community Planning staff is available to help you regarding the potential of mandating a clay brick and masonry requirement in your community. Visit www.gobrick.com/planning or contact BIA staff at 703.674.1459.

Village of Mokena, IL Exterior Material and Construction Requirements

Exterior Material and Construction Requirements

A, Definitions

Unless the context otherwise requires, the words and phrases herein defined are used in this Section in the sense given them in the following definitions:

- Front Elevation: Includes those side portions of a structure which face or are contiguous with a public street or streets, thoroughfare(s) or way (s).
- Glass: Includes all windows and plate glass together with frame for same
- Masonry Materials Brick, stone, stucco, or other similar masonry materials, but does not include materials such as, but not limited to, painted or unpainted plain concrete or plain concrete blocks
- Side Elevation Includes that portion or portions of a structure which do not face or are not contiguous with a public street, thoroughfare or way.

B. Compliance Required

Any buildings or improvements constructed on any real property within the Village shall comply with all terms and provisions of this section.

C. Requirements

1. All buildings or improvements designed or intended to be constructed in any commercial, office or industrial district must have a poured concrete footing extending to a depth below the standard frost line together with poured concrete foundation.
2. One hundred percent (100%) of the total surface area off all elevations of any building or improvement constructed in a commercial or office district shall be constructed of masonry materials and glass.
3. One hundred percent (100%) of the total surface area of the front elevation of any building or improvement constructed in an industrial district and seventy five percent (75%) of all other elevations shall be constructed of masonry materials and glass.
4. All buildings designed or intended to be constructed in any residential zoning district must have one hundred percent (100%) of all the first floor elevations constructed of masonry materials and glass.

D Exceptions



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1. The terms and provisions of this Section shall not apply to accessory buildings as the term is defined in this Title, unless the front elevation (s) is/are facing a public street (s) or thoroughfare (s) or way (s) in which case thirty percent (30%) of the total surface area of the front elevation (s) of said accessory building shall be constructed of solid finished veneer and glass. Accessory buildings or structures on residentially zoned property are exempt from this Section.
2. A maximum of twenty percent (20%) of an elevation may be of metal, wood, plastic, or other nonmasonry or glass material for the purpose of architectural differentiation. Approval of such materials shall be at the sole discretion of the Building and Zoning Administrator.
3. Buildings or structures in the R-5 or the Traditional Business District may be exempt from the requirements of this Section at the discretion of the Building and Zoning administrator or his designee.