



**WILL COUNTY LAND USE DEPARTMENT**  
58 E. Clinton Street, Suite 100 • Joliet, Illinois 60432  
815/774-3321 • Fax: 815/727-8638

**COMMUNICATION PERMIT APPLICATION REQUIREMENTS**

Plans and construction shall comply with the following adopted codes:

2012 International Building, Mechanical, Fuel Gas, Fire Codes  
2015 International Energy Conservation Code  
2011 National Electric Code  
2014 Illinois State Plumbing Code  
1997 Illinois Accessibility Code  
2014 Will County Building Code Chapter 150  
2012 Will County Zoning Ordinance  
55 ILCS 5/5-12001.1

**A tower structural analysis is required for all communication tower projects involving proposed towers or additions to existing towers; the tower structural analysis shall be sealed, signed, and dated by an Illinois licensed structural engineer. The structural analysis shall indicate that the calculations have been completed in compliance with the adopted codes (including TIA-222-G). Electronic submission of the structural analysis is acceptable.**

If more than one of the below projects is proposed per address, the individual requirements for each project may be combined into one permit application.

Assignment of Address Number(s) must be completed through the Will County Emergency Telephone System; the approved assigned address must be reflected on all documentation.  
(mszymanski@willcounty9-1-1.com or 815.725.9751)

**Rawland Towers:**

1. A completed building permit application. The cost of construction and phone/email address for the contact person must be included with the application.
2. A plat of survey sealed, signed, and dated by an Illinois licensed design professional indicating the location of the proposed tower. The plat of survey shall identify all property lines and the setbacks of all equipment to the property lines. The plat of survey shall also depict compliance with required setbacks outlined in item #4 below.
3. The height of a facility may not exceed 75 feet if the facility will be located in a residential zoning district or 200 feet if the facility will be located in a nonresidential zoning district.
4. If the supporting structure is an antenna tower other than a qualifying structure then (i) the facility must be located in a residential district and the lot line setback distance to the nearest

- R-zoned lot must be at least 50% of the height of the facility's supporting structure or (ii) the facility must be located in a nonresidential zoning district and the horizontal separation distance to the nearest principal residential building must be at least equal to the height of the facility's supporting structure. The required horizontal separation distance must be measured from the center of the base of the facility's supporting structure to the point where the ground meets a vertical wall of a principal residential building. For purpose of this provision, "principal residential building" does not include any building under the same ownership as the land of the facility lot and does not include any structure that is not designated for human habitation.
5. One (1) electronic copy of the plans of the proposed tower indicating its height, FAA approval, and structural information (as prepared by a State of Illinois licensed structural engineer or architect); the design professional shall verify the plans comply with the listed adopted codes. All plans shall indicate that they have been drawn in compliance with the adopted codes. The plans shall also include the location of the electrical power and whether the service is overhead or underground; the plans shall further indicate raceway type, conductor type and size, burial depth, and distance from the source to the tower, meter location, and an electrical grounding diagram. The electrical drawings shall be sealed, signed, and dated by an Illinois licensed professional engineer.
  6. One (1) electronic copy of the concrete base for the tower sealed, signed, and dated by an Illinois licensed structural engineer including diameter/dimensions, depth, and reinforcing. If there are two designs (pier or spread foundation) the applicant shall identify the design selected for the particular project.
  7. Submit an electronic copy of a sealed, signed, and dated soils report (IBC 1803) indicating the location of the boring(s), soil types, boring data, and testing service recommendations.
  8. Written approval from the Will County Health Department (well and septic) and the applicable State/County/Township Highway department. It is highly recommended that the applicant submit drawings to the local fire protection district.
  9. Structural analysis report as identified at the beginning of this requirement page.
  10. All contractors shall be identified. Contractors must be registered, licensed, insured, and bonded.
  11. A building plan review fee of \$50.00 is assessed for all permit applications at the time of permit application submittal.
  12. A building permit fee is assessed at the time of building permit issuance. This building permit fee is assessed at a rate of \$8.00 per \$1,000 of stated cost of construction (materials and labor).
  13. Rawland applications are assessed a \$4,000.00 zoning fee.
  14. Notifications per Illinois State Statute.

#### **Antenna Upgrades and Modifications:**

1. A completed building permit application. The cost of construction and phone/email address for the contact person must be included with the application.
2. A site plan, signed, and dated by an Illinois licensed design professional. The typical site plan provided in the construction drawings is acceptable when work only involves antenna modifications.
3. One (1) electronic copy of antenna plans indicating the location of the antenna(s) on the tower, mounting requirements, and associated electrical requirements; all plans shall be prepared by a State of Illinois licensed design professional.
4. Each set of plans shall include an electrical grounding diagram.
5. Structural analysis report as identified at the beginning of this requirement page.
6. All contractors shall be identified. Contractors must be registered, licensed, insured, and

- bonded.
7. A building plan review fee of \$50.00 is assessed for all permit applications at the time of permit application submittal.
  8. A building permit fee is assessed at the time of building permit issuance. This building permit fee is assessed at a rate of \$8.00 per \$1,000 of stated cost of construction (materials and labor).

**Co-Locations:**

1. A completed building permit application. The cost of construction and phone/email address for the contact person must be included with the application.
2. A site plan, signed, and dated by an Illinois licensed design professional indicating the location of the existing tower and proposed equipment platform. Property lines must be depicted in the site and all setbacks to those property lines must be labeled.
3. One (1) electronic copy of antenna plans indicating the location of the antenna(s) on the tower, mounting requirements, and associated electrical requirements; all plans shall be prepared by a State of Illinois licensed design professional.
4. Each set of plans shall include an electrical grounding diagram.
5. Structural analysis report as identified at the beginning of this requirement page.
6. All contractors shall be identified. Contractors must be registered, licensed, insured, and bonded.
7. A building plan review fee of \$50.00 is assessed for all permit applications at the time of permit application submittal.
8. A building permit fee is assessed at the time of building permit issuance. This building permit fee is assessed at a rate of \$8.00 per \$1,000 of stated cost of construction (materials and labor).
9. Co-location applications are assessed a \$1,250.00 zoning fee.

**Equipment Platforms:**

1. A completed building permit application. The cost of construction and phone/email address for the contact person must be included with the application.
2. A site plan, signed, and dated by an Illinois licensed design professional indicating the location of the existing tower and proposed equipment platform. Property lines must be depicted in the site and all setbacks to those property lines must be labeled.
3. One (1) electronic copy of equipment platform plans indicating the type of construction of the platform (including foundation details) and associated electrical requirements; all plans shall be prepared by a State of Illinois licensed design professional.
4. Each set of plans shall include an electrical grounding diagram.
5. All contractors shall be identified. Contractors must be registered, licensed, insured, and bonded.
6. A building plan review fee of \$50.00 is assessed for all permit applications at the time of permit application submittal.
7. A building permit fee is assessed at the time of building permit issuance. This building permit fee is assessed at a rate of \$8.00 per \$1,000 of stated cost of construction (materials and labor).

## **Equipment Enclosures:**

1. A completed building permit application including the cost of construction, area of the structure, and phone/email address for the contact person.
2. One (1) electronic copy of sealed, signed, and dated plans and calculations from an Illinois licensed architect or structural engineer conveying the full scope of work. The plans must include proposed mechanical, electrical, plumbing, and fire suppression work related to the project with schedules and line diagrams. The MEP/FP drawings shall be sealed, signed, and dated by an Illinois licensed professional engineer or architect where applicable (IBC 107).
3. A site plan, signed, and dated by an Illinois licensed design professional indicating the location of the existing tower and proposed equipment platform. Property lines must be depicted in the site and all setbacks to those property lines must be labeled.
4. The plans shall include the proposed occupancy of the space based upon the structure's purpose and function (IBC 301), type of construction (IBC Table 601), code calculated occupant load (IBC 1004.1.2), and fire suppression status (fire alarm per NFPA 72 and/or automatic fire sprinklers per NFPA 13).
5. Submit one copy of a legal Plat of Survey indicating the exact location of the proposed structure. Include dimensions of the structure, and dimensions from the structure to all property lines.
6. Written approval from the Will County Health Department (well and septic) and the applicable State/County/Township Highway department. It is highly recommended that the applicant submit drawings to the local fire protection district.
7. COMcheck or equal energy compliance certificates (including building envelope, interior lighting, exterior lighting, and mechanical); only those buildings that do not contain conditioned space or those with a peak design rate of energy usage less than 3.4 Btu/h-sq ft or 1.0 wall/sq ft of floor area are exempt from the building thermal envelop provisions of the IECC.
8. Illinois State Fire Marshall approval is required for all generators with storage tanks.
9. Each set of plans shall include an electrical grounding diagram.
10. All contractors shall be identified. Contractors must be registered, licensed, insured, and bonded.
11. A building plan review fee of \$50.00 is assessed for all permit applications at the time of permit application submittal.
12. A building permit fee is assessed at the time of building permit issuance. This building permit fee is assessed at a rate of \$8.00 per \$1,000 of stated cost of construction (materials and labor).

After permit application, please refer to the County's building permit number that has been assigned to the project. Site numbers, project numbers, or other identification specific to the wireless telecommunication industry are not tracked by the County.