



The Department of Buildings, Bureau of Developer Services is now accepting cell towers/antennas for permit review and issuance. The Cell tower review will be a customized review of the normal Developer Services review. Reviews will be conducted by the Consultant Reviewers:

- This is a voluntary program. You can still choose to submit your cell tower/antenna project under the normal process.
- The cell tower/antennas will be reviewed by an outsourced Consultant Reviewer.
- There will be a fee charged for the Consultant Reviewer building permit review.
- We have identified 4 base variations of cell tower installations and have designated them prototypes.
- Included herewith is a spreadsheet detailing the estimated costs of the 4 prototype antenna installations. The actual cost will be determined at the preliminary submittal of the drawings. The actual cost will vary slightly from the estimate depending on the type of work that is actually being performed.
- The proposal is a not to exceed amount. The cost includes one complete review and two correction meetings (if needed).
- At the end of the review process, all remaining funds will be returned to the customer or transferred to the next antenna project, at the customers request.
- It is the responsibility of the Cell Tower Owner and his selected licensed design team to become familiar with the City of Chicago's Zoning Ordinance Section 17-9-0118, Wireless Communication Facilities and comply with all applicable zoning sections.

## Prototypes

Listed herewith is a list of the prototype antennae installations:

- TYPE A- Existing building with existing cell phone equipment in place. Install new antennae on new equipment shelter and existing penthouse. All work performed on rooftop.
- TYPE B- New monopole cell tower with new equipment shelter, landscaping and fencing. All work performed at grade.
- TYPE C- New antennae installed on an existing monopole tower with new equipment shelter, landscaping and fencing. All work performed at grade.
- TYPE D- New monopole cell tower installed amongst existing buildings with new equipment shelter located on an adjacent building rooftop.

## **Submittal Procedure**

Submit a request for appointment to Developer Services at the following. Blank Appointment request is included:

Fax (312) 744-1985.

You will be contacted of the time and date for your submittal.

## **Submittal Requirements**

### Type A and C Projects

- A check for 100% of the review and a signed contract.
- Completed building permit application.
- Completed electrical permit application.
- Complete structural, architectural and electrical drawings. Other discipline drawings will be required on an as need basis.
- Submit current Plat of Survey.
- Structural calculations and details showing connections required for this project.
- All drawings must be wet seal stamped by an Illinois licensed architect or structural engineer of record.
- Submit copy of the letter addressed to the Alderman's Office along with proof of delivery announcing the project.

### Type B and D Projects

- A check for 100% of the review and a signed contract.
- Completed building permit application.
- Completed electrical permit application.
- Complete structural, architectural, electrical drawings along with a current Alta Survey bearing an original wet stamp seal of an Illinois structural engineer of record. If the antenna tower or monopole is located on a building, the drawings for the portion only may be stamped by an Illinois licensed architect. The drawings must reflect foundation (caisson) and superstructure (antenna).
- A landscape drawing showing vegetation selections and fencing must be submitted with all new monopole projects.
- Complete structural calculations for foundation and superstructure design.
- Submit soil borings report.
- Submit copy of the letter addressed to the Alderman's Office along with proof of delivery announcing the project.
- Submit original House Certificate.

**CELL TOWER PROTOTYPE PROJECTS**

CELL PHONE PROJECT TYPE	REVIEW PRICE RANGE	OPTIONS	Permit Duration goal
<p><b>TYPE A:</b> Existing building with existing cell phone equipment in place. Install new antennae on new equipment shelter and existing penthouse. All work on rooftop</p>	<p>\$3,000.00 to \$4,500.00. Code review to include Architectural, Structural, Electrical and reviewer's administrative Time.</p>	<p>Not included are Plumbing, Mechanical, Ventilation, Refrigeration, Fire Prevention, Civil and Office of Underground Coordination Review.</p>	<p>30 Calendar Days</p>
<p><b>TYPE B:</b> New monopole cell tower with new equipment shelter, Civil landscaping and fencing at grade Consultant Reviewer Administrative Time</p>	<p>\$4,500.00 to \$5,500 Code review to include Architectural, structural, Electrical, Office of Underground Coordination and reviewer's administrative time</p>	<p>Not Included are Plumbing, Mechanical, Ventilation, and Fire Protection reviews. A Landscaping review will be required and will be handled by the Projects administrator and the Owner. Refrigeration review will be performed on an as needed basis.</p>	<p>30 calendar days 45 C. D. with Deep Foundations</p>
<p><b>TYPE C:</b> New antennae installed on existing monopole tower with new equipment shelter, landscaping and fencing at grade</p>	<p>\$3,000 to 6,000 Code review to include Architectural, Structural, Electrical, Civil and reviewer administrative time.</p>	<p>Not Included are Plumbing, Mechanical, Ventilation, Fire Protection and Office of Underground Coordination reviews. Refrigeration review will be performed on an as needed basis per project.</p>	<p>30 Calendar Days</p>
<p><b>TYPE D:</b> New monopole cell tower installed amongst existing buildings with new equipment shelter located on adjacent building rooftop</p>	<p>\$10,500 to \$11,000 Code review to include Architectural, Fire Prevention, Structural, Electrical, Office of Underground Coordination, Civil and reviewer's administrative time</p>	<p>Plumbing, mechanical, Ventilation, Refrigeration and MOPD reviews will be performed one project to project basis and as required. A Landscaping review will be required and will be handled by the Projects Administrator.</p>	<p>30 Calendar Days 45 C.D. with Deep Foundations</p>
<p>Cell Tower reviews will be assigned to one of the four following Architecture/Engineering firm on a rotating basis: Teng Associates; Shah Engineering; D. B. Sterlin; V3 Companies.</p> <p>Price ranges are an estimate only. The selected consultant will be given the opportunity to review the drawings prior to the start of the code review to verify that the drawings are within the scope of the estimated range.</p> <p>The Consultant will be given an opportunity to review the project and determine whether additional discipline reviews, or other unforeseen circumstances will cause a revision to the cost proposal.</p> <p>Please note that at the time of submittal a copy of the letter to the Alderman's Office along with proof of delivery must be part of the submittal package. The cell Phone Companies will be responsible for assuring DOB that no free standing facility is located within 1320 feet of any freestanding facility districts other than M and T.</p>			



**CITY OF CHICAGO**  
**DEPARTMENT OF BUILDINGS**

## Developer Services Appointment Request

Project No.: \_\_\_\_\_ Date Received: \_\_\_\_\_  
 Appt. Time: \_\_\_\_\_ Date Called: \_\_\_\_\_  
 Project Address: \_\_\_\_\_

<b>Submitted By:</b>		Capacity:
Name of Firm:	_____	Hansen Code: _____
Contact Person:	_____	Hansen Code: _____
Address:	_____	
City:	State: _____	Zip Code: _____
Phone: _____	Fax: _____	Mobile: _____
Email Add:	_____	

<b>Owner:</b>		
Name of Firm:	_____	Hansen Code: _____
Contact Person:	_____	Hansen Code: _____
Address:	_____	
City:	State: _____	Zip Code: _____
Phone: _____	Fax: _____	Mobile: _____
Email Add:	_____	

<b>Architect:</b>		
Name of Firm:	_____	Hansen Code _____
Contact Person:	_____	Hansen Code _____
Address:	_____	
City:	State: _____	Zip Code: _____
Phone: _____	Fax: _____	Mobile: _____
Email Add:	_____	

<b>Other Party:</b>		Capacity:
Name of Firm:	_____	Hansen Code: _____
Contact Person:	_____	Hansen Code: _____
Address:	_____	
City:	State: _____	Zip Code: _____
Phone: _____	Fax: _____	Mobile: _____
Email Add:	_____	

**Scope of work:** \_\_\_\_\_  
 \_\_\_\_\_

- Landmarks     
  Round Table Review     
  Planned Development  
 LEED Certified     
  Cell Tower Antennae     
  Deep Foundations

PA: \_\_\_\_\_

**Consultant Reviewer:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Consult Rev. Called:** \_\_\_\_\_ **Tele. No.:** \_\_\_\_\_

- Consultant To Attend     
  Consultant Not To Attend     
  Deep Foundation Engineer To Attend