



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
April 10, 2023
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 117 E Henry St - 3/13/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 1401 S Arlington Heights Rd - ZBA#23-008
- B. 626 N Belmont Ave - ZBA#23-009

VII. OTHER BUSINESS

- A. Public Comment

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



**Zoning Board of Appeals
4/10/2023**

Item: 117 E Henry St - 3/13/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
117 E Henry St - 3/13/23 Minutes	Minutes
117 E Henry St - 3/13/23 Findings	Minutes

ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

OF APPEALS

RE: 117 EAST HENRY STREET - ZBA #23-007

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 13th day of March, 2023 at the hour of
7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
JEFFREY LANAGHAN
JOSEPH SELBKA
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: I'd like to call the meeting to order. Welcome to tonight's meeting, it's March 13th, 2023, Arlington Heights Village Zoning Board of Appeals.

Let's do roll call, Derek.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

(No response.)

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Portera.

(No response.)

CHAIRPERSON SIAVELIS: Okay, Pledge of Allegiance next. The flag is there. Let's wait for the gentleman.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: All right, next item of business is the approval of the minutes from last month's meeting. There were two items of business last month. Has everybody had a chance to review the meeting minutes? Assuming yes, shaking heads yes, are there any edits or revisions to the draft minutes?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, do we have a motion to approve the minutes?

COMMISSIONER SELBKA: Motion to approve.

CHAIRPERSON SIAVELIS: Second?

COMMISSIONER GEISEL: Second.

CHAIRPERSON SIAVELIS: Voice vote, right?

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, that motion carries, minutes approved.

Next item is old business, before we transition to the new business, we'll go to old business, ZBA Petition 23-004, 623 North Beverly Lane. I understand this petition has been essentially, was noticed up previously, but it's been reverted back to today. I understand there's no action going to be taken at this point in time.

Is there anybody in the audience, by the way, who is here to speak in

regards to 623 North Beverly Lane?

(No response.)

CHAIRPERSON SIAVELIS: All right, so it will remain old business at present, or for the foreseeable future.

MR. MACH: Correct. The Petitioner is modifying their plans and it's anticipated that it would appear on future agenda after being re-noticed.

CHAIRPERSON SIAVELIS: Assuming they meet, the Petitioner meets the requirements.

MR. MACH: Correct.

CHAIRPERSON SIAVELIS: Great.

All right, we'll move on to new business, but before we move on to calling that petition, there's only one item of new business, I want to go through the hearing procedures, right, so you folks understand the ground rules for tonight's hearing and the protocols. So, here we go.

If less than six members are present, petitioner has an option to continue the meeting because, or in view of the fact that it takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. So, you need to get four yes votes.

If your petition is denied for a variance or variances-plural, because tonight there's three variances sought in a single petition, the petitioner cannot re-apply for an entire year. So, there is a one-year preclusive effect.

We will have a Staff presentation that provides a project overview of the variance before the petitioner speaks in regards to his or her petition.

There are four elements necessary to establish in order for the Board to be able to grant the variance. Those four elements are as follows:

1. That the proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property;
2. That the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of Chapter 28 of the Village Code; and
4. That the variance requested is the minimum variance necessary to allow reasonable use of the property.

Those are the four elements that must be established in order for us to vote in support of a variance. A variance is permitted only if the evidence, in the judgment of this Board of Appeals, sustains each of the four elements, okay. It's important to note that it is the petitioner's responsibility to touch on and establish each of these four elements. It is not the Board members' responsibility for eliciting that testimony from the petitioner. We will not pull that testimony from you, okay, it is your responsibility as the petitioner to make those showings.

Okay, with that in mind, let's move to our first and only item of new business for tonight, ZBA Petition No. 23-007, 117 East Henry Street. So, whoever is speaking on behalf, come on up and we're going to have Derek give the Staff presentation and overview, then I will swear you in and you will commence from there.

By the way, have you signed in?

MR. WILSON: I have.

CHAIRPERSON SIAVELIS: Okay, great.

Go ahead, Derek.

MR. MACH: Thank you, Chairman.

The Petitioner is proposing a shed that is partially in the side yard where sheds are only permitted in the rear yard. The Petitioner is also proposing a swimming pool in the side yard where pools are only permitted in the rear yard. Pursuant to Chapter 28, the rear yard is defined as extending across the full width of the zoning lot and lying between the rear line of the lot and the nearest line of the principal building. The front yard on a corner lot is the smaller of the two dimensions adjacent to a street.

In addition, the Petitioner has installed the existing six-foot tall solid fence in the front yard along Arlington Heights Road where code limits the height of fences to an open three-foot high fence. The fence is set back from the property line along Arlington Heights, and if the Zoning Board is supportive of the variance requested, it is recommended that the existing landscaping on the street side of the fence be maintained.

The Petitioner is requesting a three-foot variation from Chapter 28, Section 6.13-3, and Chapter 28, Section 6.13-3a to allow a six-foot tall solid fence in the front yard where code allows a three-foot tall fence of open design; in addition, a variation from Chapter 28, Section 6.5-2 to allow a 225 square-foot shed in the south side yard where sheds are only permitted in the rear yard; as well as a swimming pool in the south side yard where pools are only permitted in the rear yard. Thank you.

CHAIRPERSON SIAVELIS: All right, thanks, Derek.

All right, please identify yourself for the record.

MR. WILSON: Sure. Andrew Wilson, homeowner.

CHAIRPERSON SIAVELIS: Okay, Andrew, please raise your right hand. Sorry, just taking a note to make sure I've got a name for the property.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, please proceed.

MR. WILSON: Awesome. First of all, thank you, guys. Thank you, Derek. I've gotten a lot of help, a lot of assistance with this.

So, I'll get right to the point. Our corner lot is wider than what it would be normally according to the zoning. So, our zoning is rotated, but our house was built 30 years prior to that zoning. We were unincorporated at the time.

So, news to us, right. We got a fence put up a few years ago, contractor put it up, everything seemed fine. When it comes to the fence, we are now learning as of just last month that it's our front yard, right, when it functionally is our side yard. So, facing north is our side yard, facing east is our front yard according to the zoning if that makes sense.

We'll not alter the existing of the neighborhood. So, all of our neighborhood faces the sub-street, I guess. Arlington Heights is the major street here, and all of the homes are rotated from the main road. Almost all of our neighbors have a fence on Arlington Heights, probably existed prior to. So, when we put that up, it was actually in perfect harmony with what the neighbors were all doing. Even across the street, the same thing. Some of the houses face, the ones that do not have fences along Arlington Heights.

We actually went through that permit process that was subsequently I guess denied. It shows online, we can't see it, we're not the ones who did it, it shows that it's in site review, I guess. We brought it back about 10 to 12 feet from the sidewalk, and

we have beautiful trees there along the side, bushes. We love that space; it looks really good. We take care of the fence.

So, we were unaware that that was our front yard a few years ago, but it matches exactly what our neighbors did. It's not, most of our neighbors actually put the fence on the sidewalk which we didn't really like. It seems like the zoning, you'd have to get a permit for that as well if you want to offset it at that.

CHAIRPERSON SIAVELIS: So, when you say it matches what your neighbors have done, that neighbor directly to the south of you, adjacent to the south of you?

MR. WILSON: That's right. They have their fence inset all the way to the corner of their house. You can kind of see it there if you look at the top right corner. Their fence goes straight back to the back because they have the back fence. We share that back fence, that is all their fence right there.

CHAIRPERSON SIAVELIS: How high of that fence?

MR. WILSON: That's a six-foot fence, yes. I don't know if that would be considered their front yard since it doesn't go beyond the side of the house.

Does that make sense?

COMMISSIONER JAFFE: Are you saying it's uniform?

MR. WILSON: Yes. We're at the exact same height as theirs a hundred percent. You know, their neighbor to the side of them, Bob Wise, his fence is along their other side. All the fences are identical pretty much. They're all solid wood fences without gaps, you know, real beautiful fences. If you were to make your way, you know, one block to the south on Brittany, their fences again are on the sidewalk, solid wood fences.

So, we'll not alter, I feel like we're pretty well in line with that. We're not changing, I have more pictures if I could submit them or have you view them of some of the neighbors, but it feels pretty good with the fence from where I stand.

CHAIRPERSON SIAVELIS: Let me ask you, when did you install that fence again?

MR. WILSON: The exact date, it was I believe August of '20. I can tell you the permit number, too. The permit number was 20-2051. We wanted to push the fence out closer to the sidewalk, but in the permit process they suggested like five feet. But we have like a nice tree there, we didn't want to cut that down, so we brought it even closer to our house.

CHAIRPERSON SIAVELIS: And who installed this fence?

MR. WILSON: That was American Fence Professionals.

CHAIRPERSON SIAVELIS: So, you went through the permit process. You had them submit for a permit, you obtained a permit from the Village.

MR. WILSON: That's right.

CHAIRPERSON SIAVELIS: That's for a six-foot fence, and you're now finding yourself in this predicament.

MR. WILSON: Specifically on this, we had no idea that was our front yard, that's right.

MR. MACH: Just for the record, the fence was never, the permit was never approved by the Village.

MRS. WILSON: We, yes, we didn't --

CHAIRPERSON SIAVELIS: No, no, no, no, hold on.

MRS. WILSON: Sorry.

MR. WILSON: Yes, you can't --

CHAIRPERSON SIAVELIS: If you're going to speak, you need to come up and we'll swear you in, which is fine.

MRS. WILSON: Okay, that's all right.

CHAIRPERSON SIAVELIS: It's still fine. We've had multiple petitioners speak on a petition, that's not a problem, husbands and wives or whatever, architects and the equivalent, it's no big deal, but if you want to, you've got to come up. You can't, because our reporter transcribes everything, so he goes off the microphone as well.

MRS. WILSON: No, that's fine, sorry.

CHAIRPERSON SIAVELIS: Go ahead, Derek.

MR. MACH: Just that --

CHAIRPERSON SIAVELIS: So, a permit was submitted, but not granted?

MR. MACH: Correct.

CHAIRPERSON SIAVELIS: Prior to installation?

MR. MACH: Correct.

CHAIRPERSON SIAVELIS: Why was the, was there a rejection basis for denying the grant? Was there a rejection on the grant?

MR. MACH: There was, and I'm not sure what occurred after that, but it was rejected with the comment about their front yard.

CHAIRPERSON SIAVELIS: Ah, yes, okay.

MR. WILSON: So, I mean, from our standpoint, the contractor we used, Mr. Rich Wojowski, he came and did it all, you know, he did the permit himself. So, I don't know any details. When I look it up online, it just says in plan check, so I don't have any more detail as to why it was denied or anything like that, but Derek would have that.

CHAIRPERSON SIAVELIS: So, you weren't really involved in the preparation of the permit submission at all.

MR. WILSON: No. Specifically to the shed now, so we have actually, we went through, I think we have several other things that we have done that were all permitted which was, the big one was the addition. You can kind of see the difference in this picture. I drew this up for the zoning. There was an addition put in off the back, it's that solid piece in the middle, and then there was a patio put in as well.

Now, when they put in the patio, they actually put in a shed pad off to the corner there in the bottom left.

CHAIRPERSON SIAVELIS: And you were not the owner while this was --

MR. WILSON: I am the owner, yes.

CHAIRPERSON SIAVELIS: No, no, no, when this went up.

MR. WILSON: Yes, I was the owner with all this.

CHAIRPERSON SIAVELIS: Okay.

MR. WILSON: So, we were permitted for this, did all the inspections, everything was successful. In fact, when we did the addition, we actually had on that addition a smaller shed pad. So, we actually have had the shed pad done twice through the process. So, the patio and the shed was done after the addition was done. So, the addition was one permit, we put in a small shed pad and we decided that it wasn't big enough because when we did the addition we lost part of our garage on the inside of our house. So, we wanted to move all of our yard equipment to the shed.

So, when we put in the patio, we got a deal to make it bigger. So, we got another permit to make it that size as it is right now, 15 by 15.

CHAIRPERSON SIAVELIS: And when you say increase, that's the increased size for the shed?

MR. WILSON: Shed, yes, because I think it originally was eight by 10. So, when we originally did the addition, they put in an eight by 10 shed pad, right. That was part of one permit, and then the second permit that got approved was the patio and the larger shed pad. So, that permit was done, well, July 28th was when they put in the first shed pad, of '21. Then the --

CHAIRPERSON SIAVELIS: Hold on one second.

Derek, did that require a variance at that point in time? So, that shed pad was going to be in the south yard where sheds are only permitted in the rear yard?

MR. MACH: The owner is allowed to have a slab. I don't know if it, that particular permit, I'm not sure if it was, but slabs are allowed, you know.

CHAIRPERSON SIAVELIS: So, you can have a slab here, the smaller sized slab or this 15 by 15 sized slab without having a variance, but it's the construction of the shed that triggers the need for the variance?

MR. MACH: Correct, the structure.

MR. WILSON: Yes. Yes, it was confusing at first, I had a lot of questions. So, when we decided to make it larger -- do you have, I can answer the question. I'm kind of an expert at this point.

CHAIRPERSON SIAVELIS: You're good, keep going, sorry.

MR. WILSON: Okay, so in '22, so in '21 we did the addition. We had a small shed pad put in. In '22, we put in the patio and the shed pad. When we did the original design of the home with the addition, we had given like this idea of what we wanted for our shed to our contractor. So, they went through the process, and it shows on our print that there's a shed, right? It shows in the big architecture that we have a shed.

So, when we did the 15 by 15, I was like, well, we have the permit for the shed, right, why else would we have a giant piece of concrete on our yard? So, to save cost, I'm like I'll build the shed. So, I started building the shed in May, the first week of May of '22.

By the end of the week, one of the investigators came and like, hey, you've got to stop basically. There was, you know, a complaint, you don't have a permit for this. We were surprised because I'm like, well, I do have a permit, and I even pulled it out. I'm like permit 22-546, shed pad, right? No, you have to have a permit for the building.

As you can see the zoning, I've got the dotted lines on here, it turns out, you know, our backyard is all the way to the left, and it's about the left 27 feet approximately. That dotted line goes right through our house. So, our house existed prior to that dotted line. So, by the way the rules are actually written, the shed is in a fine spot, it is actually in our backyard because it's behind that dotted line, except the garage extends seven feet into the backyard. So, the building can't be built in front of where the garage ends.

CHAIRPERSON SIAVELIS: The shed can't be built?

MR. WILSON: I can't be, I have to move it seven feet closer. I could actually fit it in the corner there, you know, because I'm out of the easement, the bottom

easement, I'm right at the corner of that. I can move over seven feet --

CHAIRPERSON SIAVELIS: West? West?

MR. WILSON: West, and it would be totally fine. However, it's kind of weird, right? Because I felt like it was my backyard, I thought it was. It technically is my backyard according to the zoning, but because my garage extends past the view itself; I now have to shift the shed over.

CHAIRPERSON SIAVELIS: And the slab.

MR. WILSON: Well, I can leave the slab, it's allowed to be there. Digging and everything else would be a pain.

CHAIRPERSON SIAVELIS: You can use it for your basketball.

MR. WILSON: Yes, exactly. Ring toss or something.

CHAIRPERSON SIAVELIS: What's the current state of the build on the shed?

MR. WILSON: Beautiful. I had to stop without putting on siding. I did go beyond that to roof it, and so, and I can send these to you, Derek, so you have them. So, I clearly built this without a permit, I'm not avoiding that question or objection.

Do you want me to approach?

CHAIRPERSON SIAVELIS: See, we're in a tricky spot, right, because if you present photographs to the Board, they become part of the official record, but --

MR. WILSON: Okay.

CHAIRPERSON SIAVELIS: -- we're not going to take your --

MR. WILSON: No, I can submit them.

COMMISSIONER GEISEL: I think we got the idea.

MR. WILSON: Yes, it's built. I mean, it's a 15 by 15 shed that stands 15 feet tall. That's the absolute limit of the height. It could actually go bigger technically width-wise, but it's already big enough.

I think there's a few engineering questions with them as far as, you know, extra supports, but other than that, from a zoning perspective, I just need permission to leave it where it's at. Again, this is mostly because technically the zoning is rotated towards Arlington Heights.

So, the thing about this is that, and I don't know if you have the picture, Derek, of the satellite view. We put the shed there because our neighbor behind us has a shed right there. You can see it in their corner, we matched their placement. The shed, again, to the neighbor to them, is in the exact same place in their yard, and then the neighbor next to us, Mr. Paul Shomek, his shed is actually in the exact location transposed with our yard. The person in front of us across, Henry, has a shed directly in line. So, we thought that that was the best place for the shed rather than like in Arlington Heights side.

So, we felt like we weren't altering the way the neighborhood was structured, you know, we're in line with everything. It's in our backyard that we thought, but we're in this unique circumstance, you know, where the zoning for us as a corner lot, it's adjusted due to the house size and the way it's located.

We are through most of the permit process for the shed. I immediately applied for the permit when they came out and told me, you know, hey, stop here, apply for the permit. Then that's when we ran into the zoning issue, right, we got denied on the permit due to the zoning. So, we are trying to stay as close in harmony with

this process, I mean, as much as we can.

Derek, remind me, we covered the three-foot fence in the front yard and the shed. What else?

MR. MACH: The swimming pool.

MR. WILSON: Oh, okay, yes. So, the idea here is that we bought a Costco pool last summer. Due to the fact that we're already dealing with this stuff, we were very proactive like, hey, we want to put up a swimming pool, what do we got to do? So, we started going through that process, and it got denied because it's in our side yard, not our functional backyard. So, you can see we have our patio, we were thinking, you know, just put this aboveground, four-foot pool, you know, for a couple of years until the girls older, we have young kids, so put that in. I mean, we have to have a variance because the only place we could actually put it, ironically, is next to our garage in our functional front yard and it would be allowed there. So, any place on the left, it would be allowed.

But we didn't want to do that for various reasons. One, it's closer to the neighbors right next to us. Two, it's out of view of our main living area. But most importantly, it's our functional backyard, like that's why we, you know, need a fence and that's why we wanted a fence.

So, I think, I mean --

CHAIRPERSON SIAVELIS: So, Derek, there's no other issue with the pool and like the fact that it's not an in-ground pool, it's going to be an aboveground pool? There's nothing dimensionally at issue, it's just the general placement of the pool on the south side yard?

MR. MACH: Correct.

MR. WILSON: So, we have an engineering diagram of the water table. The only thing we're not allowed to do is add more soil. We have to dig. The part that's facing the patio is probably going to be about six inches in the ground due to a slope. We can't add six inches on the other side. You can see how this slopes down. So, that's really the only thing that we have to be aware of when we put this in is that, you know, and again that's in line with what's being asked of us is that we can't add soil to the south. We have to dig down a little bit from the north to have that even, you know, placed.

CHAIRPERSON SIAVELIS: Placed where you have it flat and flush.

MR. WILSON: Flat, yes.

COMMISSIONER JAFFE: Derek, with the shed and the pool, there are no issues on the impervious surface ratio?

MR. MACH: There's no issues. They're meeting all other zoning requirements.

CHAIRPERSON SIAVELIS: So, it's a placement issue essentially, what it comes down to, setting aside the fence. Right, setting aside the fence.

COMMISSIONER JAFFE: Which is already standing.

CHAIRPERSON SIAVELIS: Yes, right.

MR. WILSON: Again, yes.

CHAIRPERSON SIAVELIS: So, it's a placement issue on the shed and the pool. This pool, forgive me, does this pool come, in the winter, like you don't leave it out there? I haven't seen an in-ground in a while, well, or aboveground.

MR. WILSON: I think it's an all-weather style pool, but you empty it, you cover it. You don't, you can, I was telling her I was going to take it down. She's like that's

too much work, but it's one of those where, yes, I would want to take it down because I feel it would get ruined in the weather. It's not like a, you don't build a deck around it, you don't, it's almost one step up above from the blow-up pools if that makes sense. It's metal, steel metal holding up the sides and that's about it. It's very cheap, \$300-\$500 maybe.

CHAIRPERSON SIAVELIS: Okay, anything else you want to -- well actually, any other questions from the Board members?

(No response.)

MR. WILSON: I hope I covered everything. We're not looking to alter how things work. I'm in a very unique circumstance. I guess that we actually just found out about the fence two weeks prior to this meeting. We had to add, or a month prior to this meeting, we had to add it to all the paperwork we had already done. It's very much in harmony, and we're doing the minimum to do this. I would hate to try to like rezone.

CHAIRPERSON SIAVELIS: How many people live in the house?

MR. WILSON: My wife and my kids.

CHAIRPERSON SIAVELIS: How many kids?

MR. WILSON: Two kids.

CHAIRPERSON SIAVELIS: How long have you lived there?

MR. WILSON: Seven years.

CHAIRPERSON SIAVELIS: You don't have the pool up right now?

MR. WILSON: No. It's in the unpermitted shed right now in a box.

CHAIRPERSON SIAVELIS: Anybody else?

(No response.)

CHAIRPERSON SIAVELIS: Okay, so the next phase in the process is any comments from the audience.

You can take a seat, Andrew.

MR. WILSON: Yes.

CHAIRPERSON SIAVELIS: If there are comments from the audience that you want to rebut, you have that opportunity, but let's see what the comments are if any.

MS. CORRO: Good evening, gentlemen. I am Allison Corro.

CHAIRPERSON SIAVELIS: Did you sign in?

MS. CORRO: I did.

CHAIRPERSON SIAVELIS: Okay, great.

MS. CORRO: I am an Arlington Heights resident, neighbor of the Wilson family. I also work in Arlington Heights at Northwest Community Hospital, to deliver the future babies and residents of Arlington Heights. I'm in favor of their variance.

CHAIRPERSON SIAVELIS: All three?

MS. CORRO: All three. To me, when you look at their property, their front yard faces Henry. Their door faces Henry. Their garage and driveway is on Henry. Their mailbox is on Henry. I've never come to their house and gone in the Arlington Heights side. To me, as you look at the home sensically, Henry is the front.

CHAIRPERSON SIAVELIS: And what was your first name again?

MS. CORRO: Allison Corro.

CHAIRPERSON SIAVELIS: Allison, and you've submitted an e-mail to that effect, right?

MS. CORRO: I have.

CHAIRPERSON SIAVELIS: Okay, thank you.

MS. CORRO: The fence is aesthetically very pleasing. It improves safety of the property, with dogs and children being there. Arlington Heights is a very busy road with lots of foot traffic and cars, and so having that safety fence, both in terms of privacy as well as keeping who you want in the yard and who you want out of the yard, I think is very important.

The garages in our neighborhood are very small. It's difficult to keep both of your cars in the garage and have all of the equipment that you need to do your lawn care, and so having a shed is a very sensible thing. But more importantly, as you look at their property, the backyard that is labeled as their side yard is really where I would think of as their backyard.

CHAIRPERSON SIAVELIS: Got it, thank you.

MS. CORRO: Thank you, gentlemen.

CHAIRPERSON SIAVELIS: Anybody else? Okay.

MS. DEGELMANN: Just had to get my two cents in. My name is Kathy Degelmann. I live at 15 East Henry, just two doors down from the Wilsons.

I agree with everything that was just said. I think the Wilsons have made real nice improvements to their property. Everything looks good. They're very nice people, great addition to Henry Street, and I hate to see them having any problem just trying to enjoy the neighborhood. We've lived here 50 years and have thoroughly enjoyed Arlington Heights. I'm hoping they get to raise their kids in the similar situation that we raised ours in.

So, I just agree with everything that was said. The front of their house looks like the front of their house like ours is, but we're not on a corner so we don't have to deal with that. But it doesn't seem fair somehow that they should have to deal with all that problem.

But very nice neighbors, they've done a beautiful job decorating and we appreciate having them as our neighbors. So, we're in favor of everything.

CHAIRPERSON SIAVELIS: Great, thank you very much.

Okay, no further -- oh, actually, of course there is, I raised my hand. So, we received a number of e-mails, all in support of the Petitioner, including the e-mail from Allison Corro who spoke, the first member of the audience.

Entered those into the record, Derek, right?

Let's give the Petitioner, do you want to say anything else? Because I do have just two quick questions for you right now finally from Ms. Corro's comment.

MR. WILSON: Yes, thanks for being patient. I mean, this has taken a while, but I've been trying to work through it. It's been tough to learn the process, but I think I finally got in there.

CHAIRPERSON SIAVELIS: Okay, understood.

Two things, just so the record is clear, right?

MR. WILSON: Yes.

CHAIRPERSON SIAVELIS: Because we like to have a clear record.

MR. WILSON: Absolutely.

CHAIRPERSON SIAVELIS: Before we deliberate and vote. If we decided that your fence, if we denied you a variance for your fence and you had to remove your fence, do you have an idea of the cost incurred with such removal including any adders for landscaping?

MR. WILSON: I know that when we originally put it in, it was tens of thousands. It's a six-foot wood fence. I want to say it was just over \$10,000. So, I would just guess, if we have to replace it with a three-foot fence, I may be able to get away with just cutting it down because it's solid wood, cutting it and capping it. So, the work to do that, I'd be guessing but it's probably a couple of thousand dollars.

CHAIRPERSON SIAVELIS: Okay, and then the comment about the garage. How many vehicles can you get in your garage?

MR. WILSON: Two. Snugly.

CHAIRPERSON SIAVELIS: So, tight?

MR. WILSON: One door, there's one door, yes. You can kind of see it, there's a van in front of it.

CHAIRPERSON SIAVELIS: Right. Okay, that's what I wanted to know. I wanted to know what the financial hardship would be for you.

MR. WILSON: Yes, thank you. Removing the shed would be, it's a lot. That would be a lot of work to shift it. I would do that ultimately.

CHAIRPERSON SIAVELIS: I'm sorry, you would or would not?

MR. WILSON: I would. I don't want to take that shed down, it would be a lot of effort honestly.

CHAIRPERSON SIAVELIS: Out of curiosity, what does it cost you to date, what do you have into the shed to date? Including the slab.

MR. WILSON: Oh, including, the slab itself was the most expensive part. That was close to \$7,000. It might have been skewed due to the fact that it was the height of Covid, right, when things were more expensive. The wood is cheap, I don't think I'm, the wood and the roofing, I'm probably in for \$3,500, but I've done all that work myself, so there's been no extra cost of work.

CHAIRPERSON SIAVELIS: Approximately \$10,500 in the shed with the slab.

MR. WILSON: Yes.

CHAIRPERSON SIAVELIS: Excluding labor.

MR. WILSON: What I would do is I would look to work on my permit to add more concrete because I'm well within the water table, the yard is a half acre, to move it closer to my neighbor basically, because it would fit in the zoned backyard. It would look weird, but it would fit, and then I would slide it over somehow. I'd have to cut the bolts and re-bolt it.

CHAIRPERSON SIAVELIS: Okay, good to know.

MR. WILSON: Yes.

CHAIRPERSON SIAVELIS: All right, thank you.

MR. WILSON: Yes.

CHAIRPERSON SIAVELIS: So, now we move to the deliberation phase, okay, just the Board members. I guess I can start.

This is a strange situation, right? The fence is built. We have a slab and a two-thirds, three-quarters shed on it, and then to set the pool issue aside, but taken kind of individually without explanation from the Petitioner, I was a little bit troubled. But his explanations are logical and reasonable, and I don't think you did anything that outrageous, right.

You're situated, your lot situation is, you know, funky, right. You've

got a big lot which is in your benefit. You don't really get to say anything further unless I ask you a question or we ask you a questions. You have support of your neighbors. So, I look at it as, you know, the sum of these parts are reasonable I guess when we look at his current situation, the facts in front of us, the evidence in front of us.

So, I would support all three of the variances sought.

COMMISSIONER SELBKA: Yes, these sort of side yards that are actually front yards, they come up relatively often. This is another situation where the side yard as defined by the code is actually the front yard, and the front yard is actually the side yard or the rear yard. So, I think that's a reason to give the variance.

As for starting the building without getting the variance first, I think the homeowner explained himself, explained why. The procedure was confusing in this situation. So, I would vote in favor of the variances as well.

COMMISSIONER LANAGHAN: Yes, and I agree. I live in a corner side yard myself, so I understand the quirkiness of some of the things you're going through. It's unfortunate that, you know, a couple of the items are already installed. I certainly don't blame you for the fence. Your contractor didn't really live up to and tell you what was going on which is unfortunate.

As far as the shed, you kind of stopped when they told you to stop, although I do kind of understand wanting it watertight so that the wood and what have you isn't damaged.

MR. WILSON: It's pretty much all I did.

COMMISSIONER LANAGHAN: I'm in construction, I understand why you went with that. Again, it's unfortunate, but I'm looking at the sum of what you tried to do there and knowing the difficulties of a corner side yard, I'm fine with these.

CHAIRPERSON SIAVELIS: Yes, and the financial cost of remediation like fixing this, right, to getting this to code is just too --

COMMISSIONER LANAGHAN: Yes.

CHAIRPERSON SIAVELIS: -- big of a burden to saddle the Petitioner with, especially when this is a large lot and your neighbors are probably just not comfortable with sticking it to the Petitioner.

COMMISSIONER LANAGHAN: Yes, and you have a lot of neighbors in support which is very nice.

CHAIRPERSON SIAVELIS: Gentlemen, anything else?

COMMISSIONER GEISEL: Agreed.

COMMISSIONER JAFFE: Agreed.

CHAIRPERSON SIAVELIS: Do we have a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER LANAGHAN: Second.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations.

MR. WILSON: Thank you so much.

CHAIRPERSON SIAVELIS: Your variances, all three are granted.

MR. WILSON: I appreciate everybody.

CHAIRPERSON SIAVELIS: Certainly. Thank you for your time.

Okay, last item of business is public comment. If there's any member of the audience who wishes to comment in general on the Board, now is the time in operations of the Board. If none, that's fine, too, we will adjourn for the evening.

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, no members of the public wishing to provide a comment, do we have a motion to adjourn?

COMMISSIONER SELBKA: Motion to adjourn.

COMMISSIONER JAFFE: Second.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, we are adjourned.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:40 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS March 13, 2023

PETITIONER: Wilson Residence
ADDRESS OF PROPERTY: 117 E. Henry St.
VARIATION: 6.13-3 (Location of Fences-Front Yard), 6.5-2

A 3-foot variation to allow a 6-foot tall solid fence in the front yard (Arlington Heights Road), where code allows a 3-foot tall fence of open design; A variation to allow a 225 square foot shed in the south side yard where sheds are only permitted in the rear yard; and a variation to allow a swimming pool in the south side yard where pools are only permitted in the rear yard.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a shed that is partially in the side yard where sheds are only permitted in the rear yard. The petitioner also explained that they are proposing a swimming pool in the side yard where pools are only permitted in the rear yard. The petitioner testified that pursuant to the zoning code, the front of the house is actually the exterior side yard along Henry Street; therefore, the proposed shed and pool are located in the interior side yard. The petitioner shared letters of support from the neighbors. The petitioner commented that they also have a fence that is located in the front yard along Arlington Heights Road that does not comply with code.

Based upon the foregoing as well as other evidence submitted, the Zoning Board of Appeals finds that the petitioner has established the necessary elements for the granting of a variance, namely; that the petitioners would sustain a hardship if the variance were not granted; that the situation of the petitioners is unique; and, that the granting of a variance would not alter the essential character of the neighborhood. Proof of ownership and compliance with the Notification Provisions of the Ordinance were presented.

Thereafter, a motion was made by Mr. Selbka and seconded by Mr. Lanaghan. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance.

The granting of a variance for this property shall not be construed as an approval to construct or encroach upon any easement areas unless written consent has been granted by each utility company and a copy of each letter is on file with the petition for this variation, nor be construed as a waiver of any requirements of the building code or other applicable ordinances of the Village.

It is expressly noted that no order of this Board permitting the aforesaid variance shall be valid for a period longer than one (1) year unless such construction is started and proceeds to completion within the terms of such permit.

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
4/10/2023**

Item: 1401 S Arlington Heights Rd - ZBA#23-008

Department: Planning & Community Development

REQUEST

A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow two generators in the required side yard setback along the east property line.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 10, 2023
Date Prepared: April 4, 2023
Project Title: 1401 S. Arlington Heights Rd.
Address: 1401 S. Arlington Heights Rd.

Background Information

Petition Number: ZBA #23-008
Petitioner: Dr. Andrew Voelsch
Address: 1401 S. Arlington Heights Rd.
Arlington Heights IL 60005

Existing Zoning: B-1 – Business District Limited Retail

Requested Action/Background Information

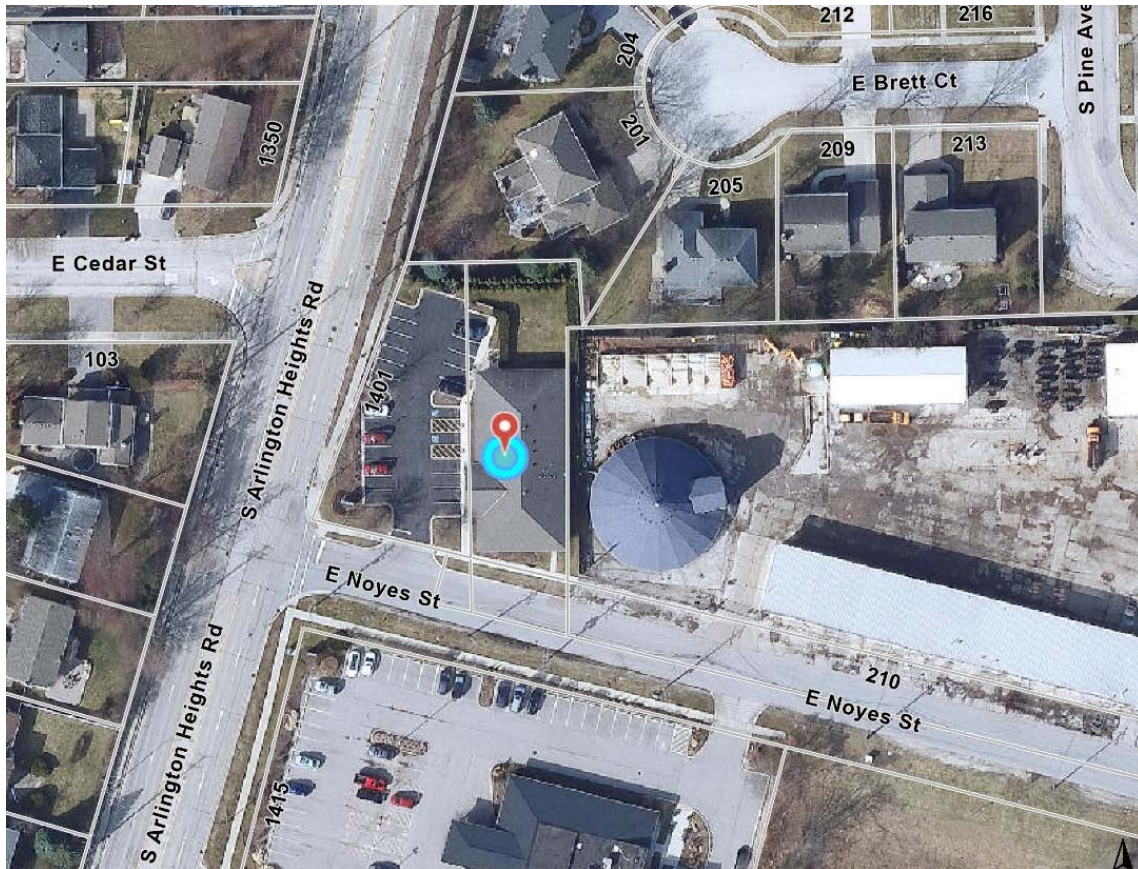
The existing property is zoned B-1, Business District and includes a multi-tenant medical office building. The petitioner is proposing two generators within the required side yard setback. Therefore, petitioner requests the following variation:

- A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow two generators in the required side yard setback along the east property line.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	3/16/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/16/23	
3. Letter that was Mailed	✓	3/16/23	
4. Photographs of Sign on Property	✓	3/16/23	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Dr. Andrew Voelsch

Project Address: 1401 S. Arlington Heights Road

ZBA #: 23-008

Date: March 27, 2023

Derek:

I have reviewed the request for the following variance:

- **A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow two generators in the required side yard setback along the east property line.**

I do not have any objection to the variances with following comments:

- All clearance of the equipment's shall comply with manufacturer specification.
- Provide proper working space at each equipment.

ZBA# 23-008

1401 S Arlington Heights Rd - ZBA

Rev. Eng: Mike Pagones, P.E., Village Engineer

cc: Briget Schwab, P.E.

Application Date: 2/22/2023

Received by Planning:

Transmitted to Engineering: 3/22/2023

Completed: 4/4/2023

ZBA Meeting Date: 4/10/2023

The proposed ZBA application indicates that the petitioner is seeking:

A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow two generators in the required side yard setback along the east property line.

The Engineering Division has NO OBJECTION on the proposed variance from Chapter 28, Section 6.6-5 (Permitted Obstructions). Please note that a time of permitting, existing and proposed grades must be submitted to ensure the flow of water is not blocked by the proposed generator pads.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Dr. Andrew Voelsch

Project Address: 1401 S. Arlington Heights Road

ZBA #: 23-008

ZBA Hearing Date: April 10, 2023

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

C: Michael Lysicatos, Assistant Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Landscape Planner

Transmitted On: March 22, 2023

- A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow two generators in the required side yard setback along the east property line.

Attached are the Petitioner's:

- ☐ Application & Petition
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Other: _____

Comments: _____

No comments.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than April 3, 2023.

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 if the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

NOW COMES the Petitioner Dr Andrew Voelsch

being the owner of the property commonly know as: 1401 S Arlington Heights Road

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.6-5.1

Chapter 28, of the Arlington Heights Municipal Code, in order to: request a variance to place generators
on east side of the building per Review Site Plan attached.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): Existing front elevation faces Arlington Heights Road, the apparent rear yard is east of the building. Also, the east side of the building is the most inconspicuous location for the generators being that they will be hidden from street view.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): We have a unique circumstance that the rear yard per Zoning definition currently has a water retention area unsuitable for generators to be placed in that location.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The east side of the property is the only viable location for the placement of the generators to be located and is the only area that shield the generators from the public view more so than any other location on the site.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The building currently houses healthcare facilities, backup generators are necessary to allow x-ray therapy and other medical equipment to be operable in the case of a power outage to properly treat patients. Generators placed on the east side of the building is the only viable location, there is sufficient space for the generators to be placed 5' from the structure and more than 3' from the property line and fence per manufacturer requirements.

Signed: _____

Petitioner

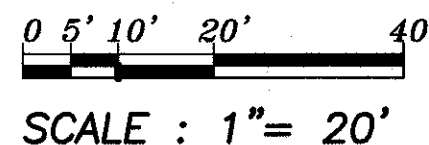
Date: 3/1/2023

THAT PART OF THE EAST $\frac{1}{2}$ OF SECTION 9 AND THAT PART OF THE WEST $\frac{1}{2}$ OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST AND WEST QUARTER LINE OF SAID SECTION 10 AND 60 FEET EAST OF, MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SECTION 10; THENCE SOUTH ALONG A LINE WHICH IS 60 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 186.03 FEET TO A POINT, SAID POINT BEING 33 FEET NORTHEASTERLY OF, MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF AN EXISTING ROAD; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF, MEASURED FROM SOUTH TO WEST, 105 DEGREES 04 MINUTES 01 SECONDS WITH THE LINE 60 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 10, A DISTANCE OF 174.52 FEET TO THE EASTERLY LINE OF ARLINGTON HEIGHTS STATE ROAD; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID ROAD APPROXIMATELY 145 FEET TO A POINT ON THE EAST AND WEST QUARTER LINE OF SAID SECTION 9; THENCE EAST ALONG SAID LINE APPROXIMATELY 131 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS. EXCEPTING FROM SAID PARCEL THAT PART OF THE EAST $\frac{1}{2}$ OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEEDED TO THE PEOPLE OF STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, BY INSTRUMENT RECORDED JULY 21, 1993 AS DOCUMENT 93563554, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST AND WEST QUARTER SECTION LINE OF SECTION 9, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 16 OF OAKSBURY ON THE PARK, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 11, 1989 AS DOCUMENT 89481464; THENCE ON AN ASSUMED BEARING OF SOUTH 13 DEGREES 13 MINUTES 30 SECONDS WEST, 150.10 FEET: THENCE NORTH 75 DEGREES 26 MINUTES 30 SECONDS WEST, 10.00 FEET TO THE EAST LINE OF ARLINGTON HEIGHTS ROAD AS DEDICATED JUNE 19, 1922 AS DOCUMENT 7544736; THENCE NORTH 14 DEGREES 25 MINUTES 24 SECONDS EAST ALONG SAID EAST LINE 144.16 FEET (145.00 FEET, RECORD) TO A POINT ON THE EAST AND WEST QUARTER LINE OF SECTION 9; THENCE NORTH 88 DEGREES 40 MINUTES 59 SECONDS EAST ALONG SAID QUARTER LINE, 20.73 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

FILE NO. 23-7455

Anthony James Builders
930 East Northwest Highway
Mount Prospect, Illinois

Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225



The area of the property surveyed equals 22,604 square feet.

PROFESSIONAL LAND SURVEYOR

35-2846

DAVID R. BYCROFT

ARLINGTON HEIGHTS

STATE OF ILLINOIS

EXPIRES 11-30-2024

dated at Arlington Heights, Illinois, this 20th day of February, 2023

by

as Illinois Professional Land Surveyor No. 2846

Protector® QS Series

GENERAC®

PROTECTOR® QS SERIES Standby Generators Liquid-Cooled Gaseous Engine

Protector® QS Series

1 of 9

INCLUDES:

- Two-Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese) with external viewing window for easy indication of generator status and breaker position.
- True Power™ Electrical Technology
- Isochronous Electronic Governor
- Sound Attenuated Enclosure
- Closed Coolant Recovery System
- Smart Battery Charger
- UV/Ozone Resistant Hoses
- $\pm 1\%$ Voltage Regulation
- Natural Gas or LP Operation
- 5 Year Limited Warranty
- UL 2200 Listed
- SwRi® listed (NFPA37, clause 4.1.4.1.2)
Generator can be installed a minimum 18" distance from combustible wall*

*Only if located away from doors, windows, and fresh air intakes, and unless otherwise directed by local codes. Please review install guide for more details.

Standby Power Rating

Model RG022 (Aluminum - Bisque) - 22 kW 60 Hz
Model RG027 (Aluminum - Bisque) - 27 kW 60 Hz
Model RG032 (Aluminum - Bisque) - 32 kW 60 Hz
Model RG038 (Aluminum - Bisque) - 38 kW 60 Hz



QUIETTEST™

Meets EPA Emission Regulations
22 & 27 kW are CA/MA emissions compliant
32 & 38 kW not for sale in CA / MA

FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION.** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES.** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

GENERAC®



22 • 27 • 32 • 38

application & engineering data

GENERATOR SPECIFICATIONS

Type	Synchronous
Rotor Insulation Class	H (22 & 27 kW) or F (32 & 38 kW)
Stator Insulation Class	H
Telephone Interference Factor (TIF)	< 50
Alternator Output Leads 1-Phase	4 wire
Alternator Output Leads 3-Phase	6 wire
Bearings	Sealed Ball
Coupling	Flexible Disc
Excitation System	Direct

VOLTAGE REGULATION

Type	Electronic
Sensing	Single Phase
Regulation	± 1%

GOVERNOR SPECIFICATIONS

Type	Electronic
Frequency Regulation	Isochronous
Steady State Regulation	± 0.25%

ELECTRICAL SYSTEM

Battery Charge Alternator	12 Volt 30 Amp
Static Battery Charger	2.5 Amp
Recommended Battery (battery not included)	Group 26 (22, 27, 32 & 38 kW)
System Voltage	12 Volts

GENERATOR FEATURES

Revolving field heavy duty generator Directly connected to the engine Operating temperature rise 120 °C above a 40 °C ambient Class H insulation is NEMA rated Class F insulation is NEMA rated All models fully prototyped tested

ENCLOSURE FEATURES

Aluminum weather protective enclosure	Ensures protection against mother nature. Electrostatically applied textured epoxy paint for added durability.
Enclosed critical grade muffler	Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
Small, compact, attractive	Makes for an easy, eye appealing installation.
SAE	Sound attenuated enclosure ensures quiet operation.

ENGINE SPECIFICATIONS: 22, 27, 32 & 38 kW

Make	Generac
Model	In-line
Cylinders	4
Displacement (Liters)	2.4
Bore (in/mm)	3.41/86.5
Stroke (in/mm)	3.94/100
Compression Ratio	9.5:1
Intake Air System	Naturally Aspirated (22 & 27 kW) or Turbocharged/Aftercooled (32 & 38 kW)
Lifter Type	Hydraulic

ENGINE LUBRICATION SYSTEM

Oil Pump Type	Gear
Oil Filter Type	Full flow spin-on cartridge
Crankcase Capacity (qt/l)	4/3.8 (22, 27, 32 & 38 kW)

ENGINE COOLING SYSTEM

Type	Closed
Water Pump	Belt driven
Fan Speed (rpm)	1980 - 22 & 27 kW 1500 - 32 & 38 kW
Fan Diameter (in/mm)	18.1/459.7 (22 & 27 kW) or 22/558.8 (32 & 38 kW)
Fan Mode	Pusher (22 & 27 kW) or Puller (32 & 38 kW)

FUEL SYSTEM

Fuel Type	Natural gas, propane vapor
Carburetor	Down Draft
Secondary Fuel Regulator	Standard
Fuel Shut Off Solenoid	Standard
Operating Fuel Pressure	5-14" water column/9-26 mm HG
LP Fuel Pressure	11- 14" Water Column
NG Fuel Pressure	5 - 14" Water Column

22 • 27 • 32 • 38

GENERATOR OUTPUT VOLTAGE/kW - 60 Hz

		kW LPG	Amp LPG	kW Nat. Gas	Amp Nat. Gas	CB Size (Both)
RG022	120/240 V, 1Ø, 1.0 pf	22	92	22	92	100
	120/208 V, 3Ø, 0.8 pf	22	76	22	76	80
	120/240 V, 3Ø, 0.8 pf	22	66	22	66	80
RG027	120/240 V, 1Ø, 1.0 pf	27	113	25	104	125
	120/208 V, 3Ø, 0.8 pf	27	94	25	87	100
	120/240 V, 3Ø, 0.8 pf	27	81	25	75	90
RG032	120/240 V, 1Ø, 1.0 pf	32	133	32	133	150
	120/208 V, 3Ø, 0.8 pf	32	111	32	111	125
	120/240 V, 3Ø, 0.8 pf	32	96	32	96	100
	277/480 V, 3Ø, 0.8 pf	32	48	32	48	60
RG038	120/240 V, 1Ø, 1.0 pf	38	158	38	158	175
	120/208 V, 3Ø, 0.8 pf	38	132	38	132	150
	120/240 V, 3Ø, 0.8 pf	38	114	38	114	125
	277/480 V, 3Ø, 0.8 pf	38	57	38	57	60

SURGE CAPACITY IN AMPS

		Voltage Dip @ < .4 pf	
		15%	30%
RG022	120/240 V, 1Ø	55	135
	120/208 V, 3Ø	40	92
	120/240 V, 3Ø	35	80
RG027	120/240 V, 1Ø	62	170
	120/208 V, 3Ø	70	120
	120/240 V, 3Ø	61	103
RG032	120/240 V, 1Ø	75	180
	120/208 V, 3Ø	87	210
	120/240 V, 3Ø	75	182
	277/480 V, 3Ø	36	87
RG038	120/240 V, 1Ø	75	180
	120/208 V, 3Ø	87	210
	120/240 V, 3Ø	75	182
	277/480 V, 3Ø	36	87

ENGINE FUEL CONSUMPTION

		Natural Gas		Propane	
		(ft³/hr)	(m³/hr)	(gal/hr)	(l/hr)
RG022	Exercise cycle	42	1.2	0.44	16
	25% of rated load	100	2.8	1.1	40
	50% of rated load	190	5.4	2.1	75
	75% of rated load	255	7.2	2.8	101
	100% of rated load	316	9	3.4	125
RG027	Exercise cycle	42	1.2	0.44	16
	25% of rated load	108	3.1	1.2	43
	50% of rated load	197	5.6	2.1	78
	75% of rated load	287	8.2	3.1	114
	100% of rated load	359	10.2	3.9	143
RG032	Exercise cycle	79	2.2	0.8	30
	25% of rated load	144	4.1	1.7	60
	50% of rated load	226	6.4	2.7	97
	75% of rated load	298	8.2	3.7	132
	100% of rated load	375	10.6	4.6	166
RG038	Exercise cycle	83	2.3	0.9	31
	25% of rated load	162	4.6	1.7	62
	50% of rated load	255	7.2	2.9	103
	75% of rated load	345	9.8	4	142
	100% of rated load	437	12.4	5.2	185

Note: **Fuel pipe must be sized for full load.**

For Btu content, multiply ft³/hr x 2520 (LP) or ft³/hr x 1000 (NG)

For megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG)

Refer to "Emissions Data Sheets" for maximum fuel flow for EPA and SCAQMD permitting purposes.

STANDBY RATING: Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. Ratings are in accordance with ISO-3046-1. Design and specifications are subject to change without notice.

22 • 27 • 32 • 38

ENGINE COOLING

	22 kW	27 kW	32 & 38 kW
Air flow (inlet air including alternator and combustion air in cfm/cmm)	2400/68	2400/68	2200/62.3
System coolant capacity (gal/liters)	2.5/9.5	2.5/9.5	2.5/9.5
Heat rejection to coolant (BTU per hr/MJ per hr)	99,000/104.5	105,000/110.8	145,000/153
Maximum operation air temperature on radiator (°C/°F)	60/150		
Maximum ambient temperature (°C/°F)	50/140		

COMBUSTION REQUIREMENTS

Flow at rated power (cfm/cmm)	68/1.9	68/1.9	106/3
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SOUND EMISSIONS

Sound output in dB(A) at 23 ft (7 m) with generator in exercise mode*	61	61	58
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load*	70	70	64

EXHAUST

Exhaust flow at rated output (cfm/cmm)	165/4.7	180/5.1	300/8.5
Exhaust temperature at muffler outlet (°C/°F)	482/900	538/1000	579/1075

ENGINE PARAMETERS

Rated Synchronous rpm	1800
-----------------------	------

POWER ADJUSTMENT FOR AMBIENT CONDITIONS

Temperature Deration	3% for every 10 °C above 25 °C or 1.65% for every 10 °F above 77 °F
Altitude Deration (22 & 27 kW)	1% for every 100 m above 183 m or 3% for every 1000 ft above 600 ft
Altitude Deration (32 & 38 kW)	1% for every 100 m above 915 m or 3% for every 1000 ft above 3000 ft

CONTROLLER FEATURES

Two-Line Plain Text LCD Display	Simple user interface for ease of operation.
Mode Switch: Auto	Automatic Start on Utility failure. 7 day exerciser
Off	Stops unit. Power is removed. Control and charger still operate.
Manual	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
Programmable start delay between 10-30 seconds	10 sec standard
Engine Start Sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration)
Engine Warm-up	5 sec
Engine Cool-Down	1 min
Starter Lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Automatic Low Oil Pressure Shutdown	Standard
Overspeed Shutdown	Standard, 72 Hz
High Temperature Shutdown	Standard
Overcrank Protection	Standard
Safety Fused	Standard
Failure to Transfer Protection	Standard
Low Battery Protection	Standard
50 Event Run Log	Standard
Future Set Capable Exerciser	Standard
Incorrect Wiring Protection	Standard
Internal Fault Protection	Standard
Common External Fault Capability	Standard
Governor Failure Protection	Standard

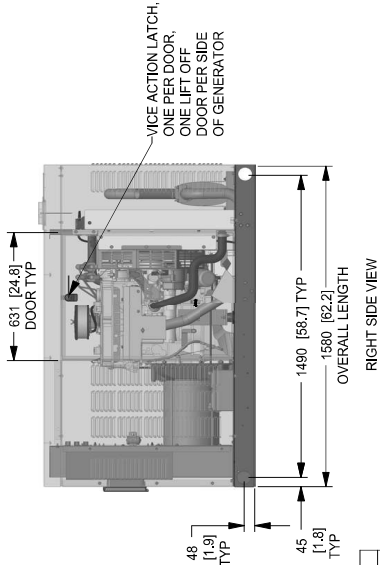
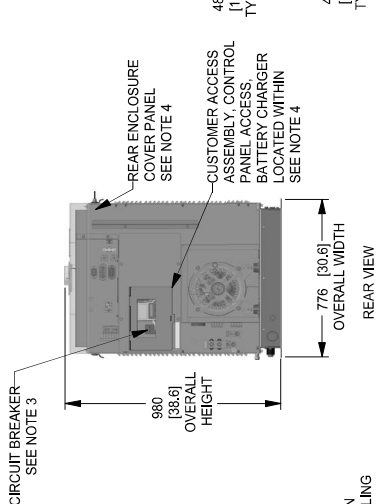
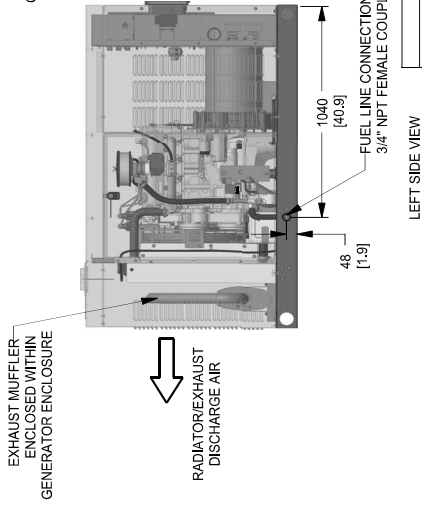
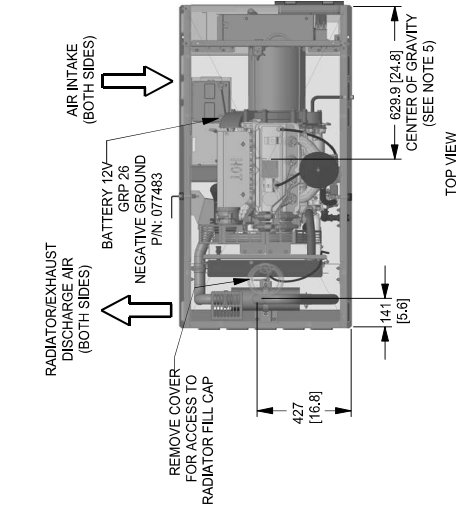
Model #	Product	Description
G0071690	Mobile Link® 4G LTE Cellular Accessory	Generac's Mobile Link allows you to check the status of your generator from anywhere that you have access to an Internet connection from a PC or with any smart device. You will even be notified when a change in the generator's status occurs via e-mail or text message. Note: Harness Adapter Kit required. Available in the U.S. only.
G006478-0	Kit, Adapter Mobile Link L/C (Required for QT and RG Series)	The Harness Adapter Kit is required to make liquid-cooled units compatible with Mobile Link®.
G005630-1 - 22, 27, 32 & 38 kW	Cold Weather Kit	If the temperature regularly falls below 32 °F (0 °C), install a cold weather kit to maintain optimal battery temperature. Kit consists of battery warmer with thermostat built into the wrap.
G005616-0 - 22, 27, 32 & 38 kW	Extreme Cold Weather Kit	Recommended where the temperature regularly falls below 32 °F (0 °C) for extended periods of time. For liquid cooled units only.
G005651-0	Base Plug Kit	Add base plugs to the base of the generator to keep out debris.
G005703-0 - Bisque	Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from future corrosion. The paint kit includes the necessary paint to properly maintain or touch-up a generator enclosure.
G005656-0 - 22 & 27 kW G005984-0 - 32 & 38 kW	Scheduled Maintenance Kit	The Liquid-Cooled Scheduled Maintenance Kits offer all the hardware necessary to perform complete maintenance on Generac liquid-cooled generators.
G006664-0	Local Wireless Monitor	Completely wireless and battery powered, Generac's wireless remote monitor provides you with instant status information without ever leaving the house.
G006665-0	Wireless Remote Extension Harness	Recommended for use with the Wireless Remote on units up to 60 kW, required for use on units 70 kW or greater.
G006873-0	Smart Management Module (50 Amps)	Smart Management Modules are used in conjunction with the Automatic Transfer Switch to increase its power management capabilities. It provides additional power management flexibility not found in any other power management system.
G007993-0	E-stop toggle switch for residential installs to NEC2017	E-stop allows for immediate fuel shutoff and generator shutdown in the event of an emergency.
G006510-0	E-Stop resettable switch for commercial installs to NEC2020	E-stop allows for immediate fuel shutoff and generator shutdown in the event of an emergency.
G007005-0	Wi-Fi LP Fuel Level Monitor	The Wi-Fi enabled LP fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in making sure your generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify when your LP tank is in need of a refill.

22 & 27 kW

Drawing #0K8624-C (1 of 2)

SERVICE ITEM	24L
OIL FILL CAP	EITHER SIDE
OIL DIP STICK	RIGHT SIDE
OIL FILTER	RIGHT SIDE
OIL DRAIN HOSE	LEFT SIDE
RADIATOR DRAIN	LEFT SIDE
COOLANT RECOVERY BOTTLE	LEFT SIDE
RADIATOR FILL CAP	ROOF TOP
AIR CLEANER ELEMENT	LEFT SIDE
SPARK PLUGS	SEE NOTE 11
MUFFLER	EITHER SIDE
DRIVE BELT	SEE NOTE 11
FAN BELT	LEFT SIDE
BATTERY	LEFT SIDE

- NOTES:
1. MINIMUM RECOMMENDED CONCRETE PAD SIZE: 1092 (43") WIDE X 1895 (74.2") LONG. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
 2. ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
 3. CONTROL PANEL / CIRCUIT BREAKER INFORMATION:
 - SEE SPECIFICATION SHEET OR OWNERS MANUAL
 - ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR.
 - 4. REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:
 - HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION
 - NEUTRAL CONNECTION, BATTERY CHARGER 120 VOLT AC (0.5 AMP MAX) CONNECTION.
 - LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.
 - 5. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.
 - 6. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
 - 7. REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
 - 8. MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5 (USE STANDARD SAE TORQUE SPECS)
 - 9. MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
 - 10. GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED.
 - 11. EXHAUST MUFFLER AND FAN BELT ENCLOSED WITHIN GENERATOR ENCLOSURE. REMOVE FRONT PANEL TO ACCESS.



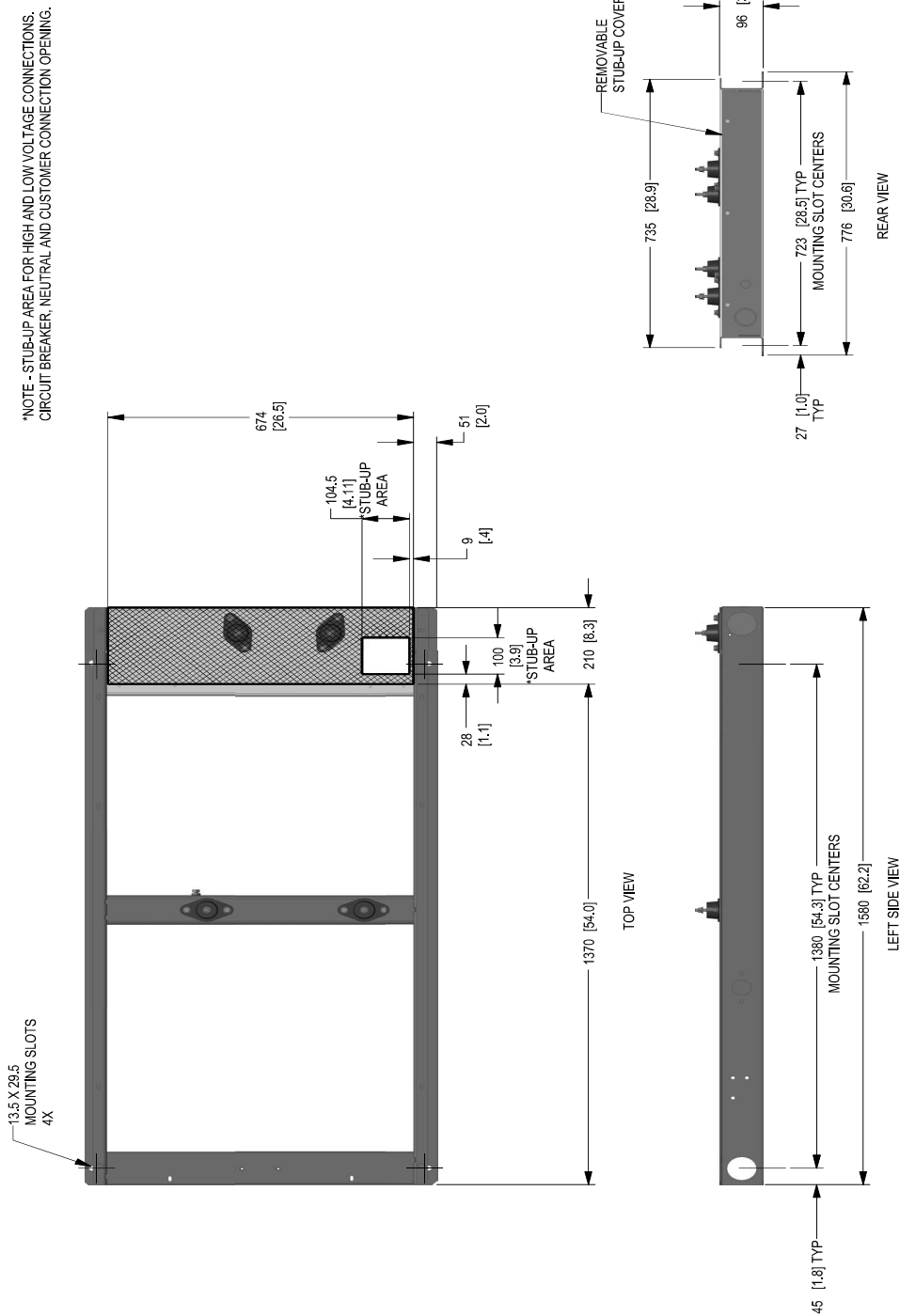
WEIGHT DATA			
ENGINE/KW KVA	ENCLOSURE MATERIAL	WEIGHT GENERATOR ONLY KG [LBS]	WEIGHT SHIPPING SKID KG [LBS]
24L 22KW (60HZ) SINGLE PHASE 22KVA (60HZ) THREE PHASE 22KVA (50HZ)	AL	410.5 [905]	30 [66]
24L 27KW (60HZ) SINGLE PHASE 27KVA (60HZ) THREE PHASE 27KVA (50HZ)	AL	426 [940]	30 [66]

DIMENSIONS: MM [INCH]

22 & 27 kW

installation layout

Drawing #OK8624-C (2 of 2)



32 & 38 kW

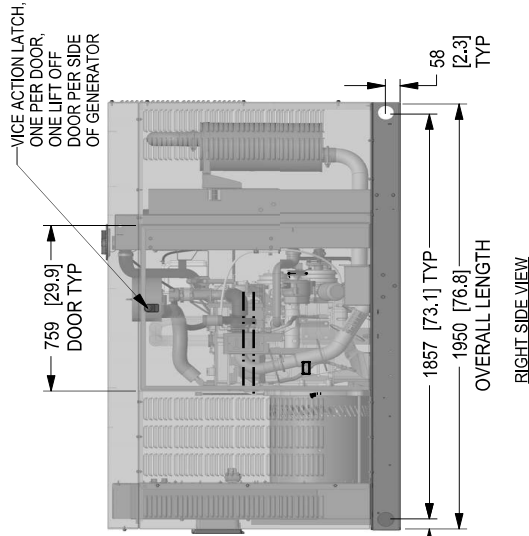
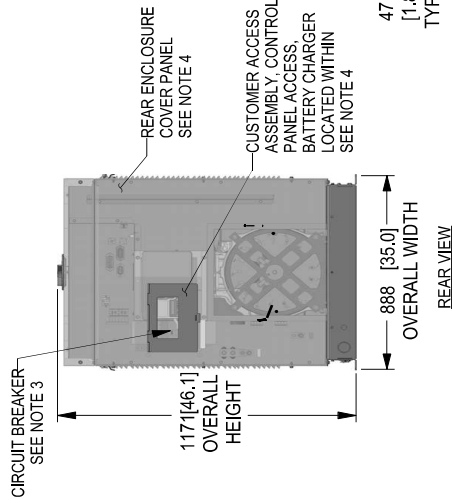
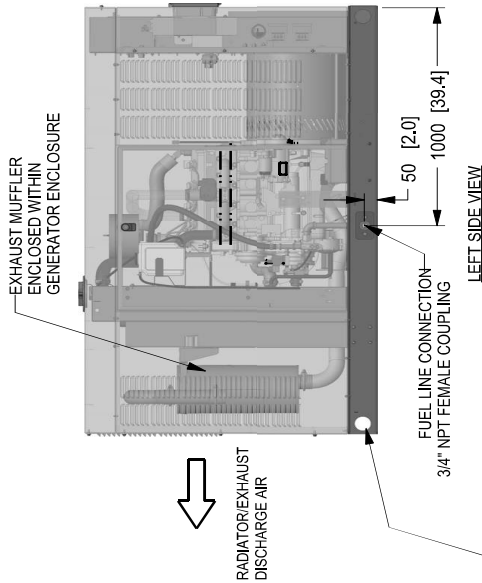
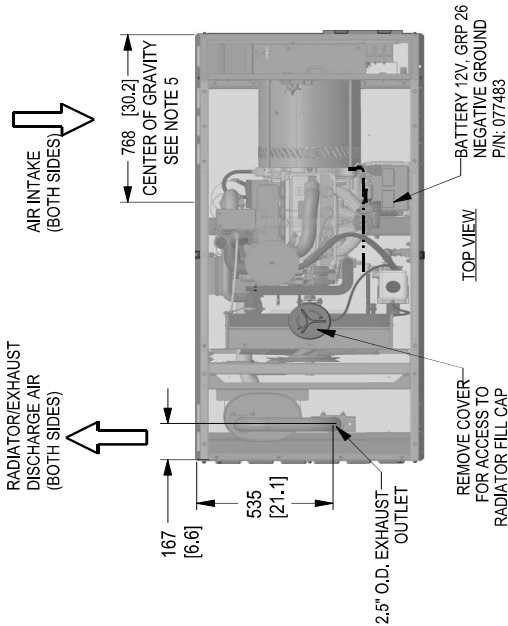
installation layout

Drawing #0K9268-B (1 of 2)

SERVICE ITEM	2.4L
OIL FILL CAP	EITHER SIDE
OIL DIP STICK	RIGHT SIDE
OIL FILTER	RIGHT SIDE
OIL DRAIN HOSE	RIGHT SIDE
RADIATOR DRAIN HOSE	LEFT SIDE
COOLANT RECOVERY BOTTLE	LEFT SIDE
RADIATOR FILL CAP ACCESS	ROOF TOP
AIR CLEANER ELEMENT	RIGHT SIDE
SPARK PLUGS	LEFT SIDE
MUFFLER	SEE NOTE 11
DRIVE BELT	EITHER SIDE
FAN BELT	SEE NOTE 11
BATTERY	LEFT SIDE

REFERENCE OWNERS MANUAL
FOR PERIODIC REPLACEMENT
PART LISTINGS.

- NOTES:
1. MINIMUM RECOMMENDED CONCRETE PAD SIZE: 194 (47") WIDE X 2255 (88.8") LONG. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
 2. ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
 3. CONTROL PANEL / CIRCUIT BREAKER INFORMATION:
 - SEE SPECIFICATION SHEET OR OWNERS MANUAL
 - ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR.
 - 4. REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:
 - HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION, NEUTRAL CONNECTION, AND BATTERY CHARGER (20 VOLT AC (0.5 AMP MAX) CONNECTION).
 - LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.
 - 5. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.
 - 6. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
 - 7. REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
 - 8. MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5 (USE STANDARD SAE TORQUE SPECS)
 - 9. MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
 - 10. GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED.
 - 11. EXHAUST MUFFLER AND FAN BELT ARE ENCLOSED WITHIN GENERATOR ENCLOSURE. REMOVE FRONT PANEL TO ACCESS.



WEIGHT DATA			
ENGINE/KW	ENCLOSURE MATERIAL	WEIGHT GENSET ONLY KG [LBS]	WEIGHT SHIPPING SKID KG [LBS]
2.4L 32KW	AL	556 [1225]	44 [98]
2.4L 38KW	AL	560 [1235]	44 [98]

DIMENSIONS: MM [INCH]

32 & 38 kW

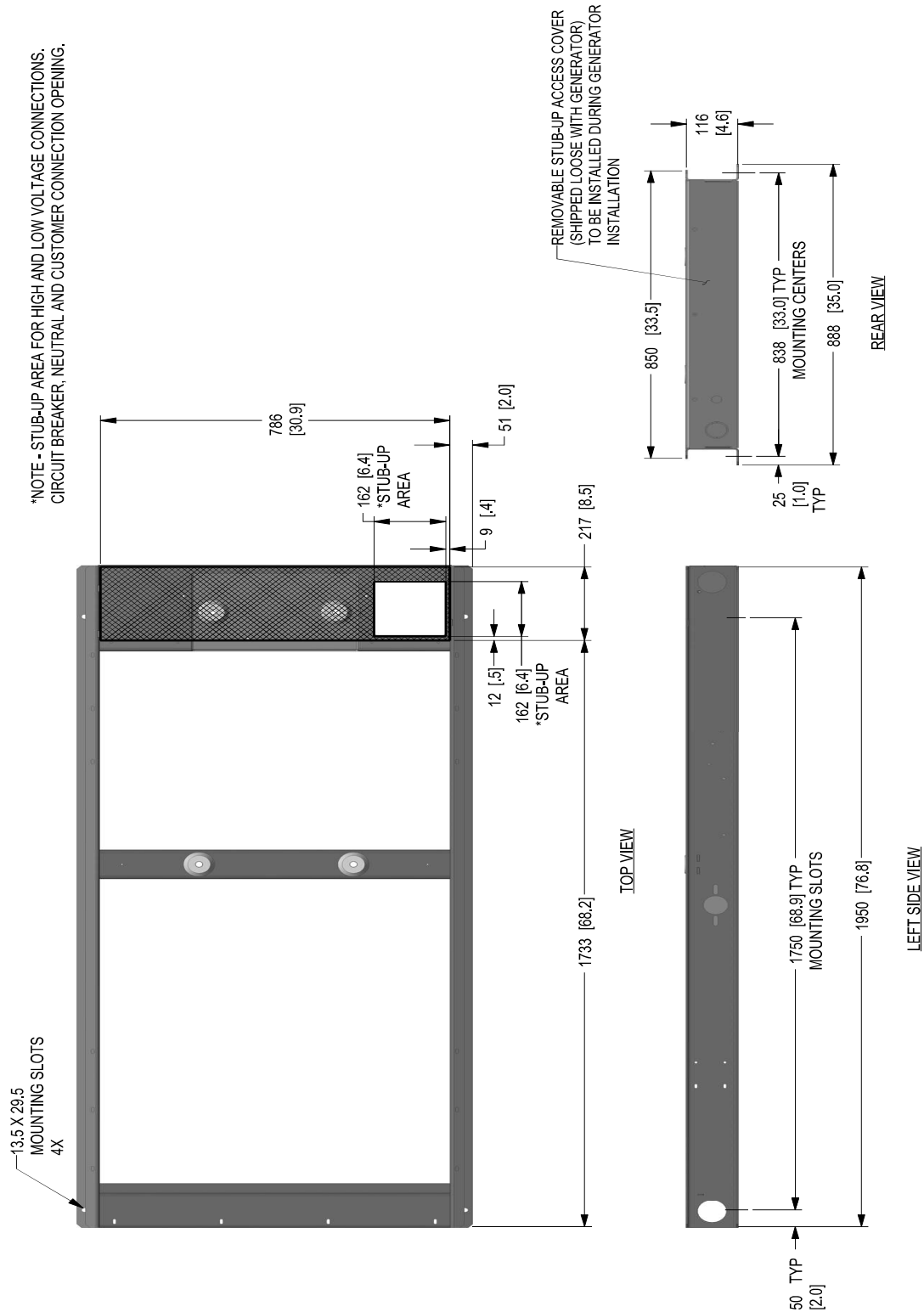
GENERAC®

installation layout

Drawing #0K9268-B (2 of 2)

Protector® QS Series

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Serie Protector® QS

GENERAC®

SERIE PROTECTOR® QS

Generadores de reserva
Motor a gas enfriado por líquido

INCLUYE:

- Controlador digital multilingüe con pantalla LCD de dos líneas Evolution™ (inglés, español, francés y portugués) con ventana de visualización externa para indicar fácilmente el estado del generador y la posición del disyuntor.
- Tecnología eléctrica True Power™
- Regulador electrónico isócrono
- Gabinete con ruido atenuado
- Sistema cerrado de recuperación de refrigerante
- Cargador de batería inteligente
- Mangueras resistentes al ozono y los rayos ultravioleta
- Regulación de voltaje de $\pm 1\%$
- Funcionamiento con gas natural o propano líquido
- Garantía limitada de 5 años
- En la lista UL 2200
- El generador indicado en la lista SwRi® (NFPA37, cláusula 4.1.4.1.2) se puede instalar a una distancia mínima de 18 pulg. (457 mm) de una pared combustible*

*Únicamente si se ubica lejos de puertas, ventanas y entradas de aire fresco y a menos que los códigos locales indiquen lo contrario. Revise la guía de instalación para obtener más detalles.

Clasificación de alimentación de reserva

Modelo RG022 (Aluminio - Bisque) - 22 kW 60 Hz

Modelo RG027 (Aluminio - Bisque) - 27 kW 60 Hz

Modelo RG032 (Aluminio - Bisque) - 32 kW 60 Hz

Modelo RG038 (Aluminio - Bisque) - 38 kW 60 Hz



QUIETTEST

*Ensamblados en EE. UU. utilizando componentes nacionales y extranjeros.

Cumple con los reglamentos de emisiones de la EPA
22 y 27 kW cumplen con las normas de emisiones de CA/MA
32 y 38 kW no se venden en CA/MA

CARACTERÍSTICAS

- **DISEÑO INNOVADOR Y PRUEBAS DE PROTOTIPOS** son componentes clave del éxito de GENERAC a la hora de "MEJORAR LA ALIMENTACIÓN A TRAVÉS DEL DISEÑO". Pero eso no es todo. Un compromiso total con las pruebas de componentes, de confiabilidad, ambientales, de vida útil y destrucción, además de las pruebas de las normas CSA, NEMA, EGSA correspondientes y otras normas, le permiten elegir los productos de GENERAC POWER SYSTEMS con la confianza de que estos sistemas le proporcionarán un rendimiento superior.
- **CRITERIOS DE PRUEBA:**
 - ✓ **PROTOTIPO PROBADO**
 - ✓ **TORSIÓN DEL SISTEMA PROBADA**
 - ✓ **EVALUACIÓN NEMA MG1-22**
 - ✓ **CAPACIDAD DE ARRANQUE DEL MOTOR**
- **REGULACIÓN DE VOLTAJE CON FRECUENCIA COMPENSADA DE ESTADO SÓLIDO.** Este sistema de regulación de vanguardia que aumenta la alimentación está incorporado de manera estándar en todos los modelos Generac. Proporciona una RESPUESTA RÁPIDA optimizada ante las condiciones de carga cambiantes y una CAPACIDAD MÁXIMA DE ARRANQUE DEL MOTOR mediante la concordancia de par de torsión electrónica de las cargas de sobrevoltaje transitorio hacia el motor. Regulación de voltaje digital en $\pm 1\%$.
- **RESPUESTA DE SERVICIO DE UNA SOLA FUENTE** de la amplia red de concesionarios de Generac, quienes proporcionan conocimientos técnicos de servicio y piezas de toda la unidad, desde el motor hasta el componente electrónico más pequeño.
- **INTERRUPTORES DE TRANSFERENCIA GENERAC.** Vida útil prolongada y confiabilidad son sinónimos de GENERAC POWER SYSTEMS. Un motivo para esta confianza es que la línea de productos de GENERAC incluye sus propios controles y sistemas de transferencia, lo que ofrece una completa compatibilidad del sistema.

GENERAC®



22 • 27 • 32 • 38

datos de ingeniería y aplicación

ESPECIFICACIONES DEL GENERADOR

Tipo	Síncrono
Clase de aislamiento del rotor	H (22 y 27 kW) o F (32 y 38 kW)
Clase de aislamiento del estator	H
Factor de interferencia telefónica (FIT)	< 50
Conductores de salida del alternador monofásicos	4 hilos
Conductores de salida del alternador trifásicos	6 hilos
Cojinetes	Bola sellada
Acoplamiento	Disco flexible
Sistema de excitación	Directo

REGULACIÓN DE VOLTAJE

Tipo	Electrónica
Detección	Monofásico
Regulación	± 1 %

ESPECIFICACIONES DEL REGULADOR

Tipo	Electrónica
Regulación de frecuencia	Isócrona
Regulación de estado estable	± 0,25 %

SISTEMA ELÉCTRICO

Alternador de carga de batería	12 voltios 30 amperios
Cargador de batería estático	2,5 amperios
Batería recomendada (no incluida)	Grupo 26 (22, 27, 32 y 38 kW)
Voltaje del sistema	12 voltios

CARACTERÍSTICAS DEL GENERADOR

Generador de campo giratorio para servicio pesado Se conecta directamente al motor Aumento de temperatura de funcionamiento de 216 °F (120 °C) sobre una temperatura ambiente de 104 °F (40 °C) Aislamiento clase H con clasificación NEMA Aislamiento clase F con clasificación NEMA Todos los modelos desarrollados a partir de prototipos completamente probados
--

CARACTERÍSTICAS DEL GABINETE

Gabinete de protección contra la intemperie de aluminio	Garantiza protección contra las inclemencias del tiempo. Pintura epoxi texturada aplicada de manera electrostática para una mayor durabilidad.
Silenciador de grado crítico contenido	El silenciador de grado crítico y silencioso está montado al interior de la unidad para evitar lesiones.
Pequeña, compacta y atractiva	Contribuye a una instalación fácil y atractiva.
SAE	Gabinete con ruido atenuado que garantiza un funcionamiento silencioso.

ESPECIFICACIONES DEL MOTOR: 22, 27, 32 y 38 kW

Marca	Generac
Modelo	En línea
Cilindros	4
Desplazamiento (litros)	2,4
Diámetro interior (pulg./mm)	3,41/86,5
Carrera (pulg./mm)	3,94/100
Proporción de compresión	9,5:1
Sistema de entrada de aire	Con aspiración natural (22 y 27 kW) o con turbocompresor/posenfriador (32 y 38 kW)
Tipo de elevador	Hidráulico

SISTEMA DE LUBRICACIÓN DEL MOTOR

Tipo de bomba de aceite	Engranajes
Tipo de filtro de aceite	Cartucho enroscable de flujo completo
Capacidad del cárter (qt/L)	4/3,8 (22, 27, 32 y 38 kW)

SISTEMA DE ENFRIAMIENTO DEL MOTOR

Tipo	Cerrado
Bomba de agua	Accionada por correa
Velocidad del ventilador (rpm)	1980 - 22 y 27 kW 1500 - 32 y 38 kW
Diámetro del ventilador (pulg./mm)	18,1/459,7 (22 y 27 kW) o 22/558,8 (32 y 38 kW)
Modo de ventilador	Propulsor (22 y 27 kW) o extractor (32 y 38 kW)

SISTEMA DE COMBUSTIBLE

Tipo de combustible	Gas natural, vapor de propano
Carburador	Tiro hacia abajo
Regulador de combustible secundario	Estándar
Solenoide de cierre de combustible	Estándar
Presión de funcionamiento del combustible	5 a 14 pulg. de columna de agua/ 9 a 26 mm HG
Presión de combustible de PL	11 a 14 pulg. de columna de agua/ 21 a 26 mm HG
Presión de combustible de GN	5 a 14 pulg. de columna de agua/ 9 a 26 mm HG

22 • 27 • 32 • 38
datos de funcionamiento
VOLTAJE DE SALIDA DEL GENERADOR/kW - 60 Hz

		kW gas PL	Amperios gas PL	kW gas nat.	Amperios gas nat.	Tamaño del disyuntor (ambos)
RG022	120/240 V, 1 Ø, 1,0 pf	22	92	22	92	100
	120/208 V, 3 Ø, 0,8 pf	22	76	22	76	80
	120/240 V, 3 Ø, 0,8 pf	22	66	22	66	80
RG027	120/240 V, 1 Ø, 1,0 pf	27	113	25	104	125
	120/208 V, 3 Ø, 0,8 pf	27	94	25	87	100
	120/240 V, 3 Ø, 0,8 pf	27	81	25	75	90
RG032	120/240 V, 1 Ø, 1,0 pf	32	133	32	133	150
	120/208 V, 3 Ø, 0,8 pf	32	111	32	111	125
	120/240 V, 3 Ø, 0,8 pf	32	96	32	96	100
	277/480 V, 3 Ø, 0,8 pf	32	48	32	48	60
RG038	120/240 V, 1 Ø, 1,0 pf	38	158	38	158	175
	120/208 V, 3 Ø, 0,8 pf	38	132	38	132	150
	120/240 V, 3 Ø, 0,8 pf	38	114	38	114	125
	277/480 V, 3 Ø, 0,8 pf	38	57	38	57	60

CAPACIDAD DE SOBREVOLTAJE TRANSITORIO EN AMPERIOS

		Caída de voltaje a < 0,4 pf	
		15 %	30 %
RG022	120/240 V, 1 Ø	55	135
	120/208 V, 3 Ø	40	92
	120/240 V, 3 Ø	35	80
RG027	120/240 V, 1 Ø	62	170
	120/208 V, 3 Ø	70	120
	120/240 V, 3 Ø	61	103
RG032	120/240 V, 1 Ø	75	180
	120/208 V, 3 Ø	87	210
	120/240 V, 3 Ø	75	182
	277/480 V, 3 Ø	36	87
RG038	120/240 V, 1 Ø	75	180
	120/208 V, 3 Ø	87	210
	120/240 V, 3 Ø	75	182
	277/480 V, 3 Ø	36	87

Nota: **La tubería de combustible debe estar dimensionada para carga plena.**

Para el contenido de BTU, multiplique $\text{pie}^3/\text{h} \times 2520$ (PL) o $\text{pie}^3/\text{h} \times 1000$ (GN).

Para el contenido de megajulios, multiplique $\text{m}^3/\text{h} \times 93,15$ (PL) o $\text{m}^3/\text{h} \times 37,26$ (GN).

Consulte la "Hojas de datos de emisiones" para conocer el flujo de combustible máximo para fines de permisos de EPA y SCAQMD.

CONSUMO DE COMBUSTIBLE DEL MOTOR

		Gas natural		Propano	
		(pie^3/h)	(m^3/h)	(gal/h)	(L/h)
RG022	Ciclo de ejercitación	42	1,2	0,44	16
	25 % de la carga nominal	100	2,8	1,1	40
	50 % de la carga nominal	190	5,4	2,1	75
	75 % de la carga nominal	255	7,2	2,8	101
	100 % de la carga nominal	316	9	3,4	125
RG027	Ciclo de ejercitación	42	1,2	0,44	16
	25 % de la carga nominal	108	3,1	1,2	43
	50 % de la carga nominal	197	5,6	2,1	78
	75 % de la carga nominal	287	8,2	3,1	114
	100 % de la carga nominal	359	10,2	3,9	143
RG032	Ciclo de ejercitación	79	2,2	0,8	30
	25 % de la carga nominal	144	4,1	1,7	60
	50 % de la carga nominal	226	6,4	2,7	97
	75 % de la carga nominal	298	8,4	3,7	132
	100 % de la carga nominal	375	10,6	4,6	166
RG038	Ciclo de ejercitación	83	2,3	0,9	31
	25 % de la carga nominal	162	4,6	1,7	62
	50 % de la carga nominal	255	7,2	2,9	103
	75 % de la carga nominal	345	9,8	4	142
	100 % de la carga nominal	437	12,4	5,2	185

CLASIFICACIÓN DE RESERVA: Las clasificaciones de reserva aplican a instalaciones alimentadas por una fuente confiable del servicio público. La clasificación de reserva se aplica a distintas cargas por la duración de un corte de alimentación. No hay capacidades de sobrecarga para esta clasificación. Las clasificaciones son conforme a la ISO-3046-1. El diseño y las especificaciones están sujetos a cambios sin previo aviso.

22 • 27 • 32 • 38

datos de funcionamiento

ENFRIAMIENTO DEL MOTOR

	22 kW	27 kW	32 y 38 kW
Flujo de aire (entrada de aire que incluye alternador y aire de combustión en pie ³ /min / m ³ /min)	2400/68	2400/68	2200/62,3
Capacidad de refrigerante del sistema (gal/litros)	2,5/9,5	2,5/9,5	2,5/9,5
Disipación del calor al refrigerante (BTU por hora/MJ por hora)	99.000/104,5	105.000/110,8	145.000/153
Temperatura máxima del aire de funcionamiento en el radiador (°F/°C)	150/60		
Temperatura ambiente máxima (°F/°C)	140/50		

REQUISITOS DE COMBUSTIÓN

Flujo a la potencia nominal (pie ³ /min / m ³ /min)	68/1,9	68/1,9	106/3
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EMISIONES ACÚSTICAS

Salida de ruido en dB(A) a 23 pies (7 m) con el generador en modo de ejercitación*	61	61	58
Salida de ruido en dB(A) a 23 pies (7 m) con el generador funcionando con carga normal*	70	70	64

ESCAPE

Flujo de escape en la salida nominal (pie ³ /min / m ³ /min)	165/4,7	180/5,1	300/8,5
Temperatura del escape en la salida del silenciador (°F/°C)	900/482	1000/538	1075/579

PARÁMETROS DEL MOTOR

Rpm síncronas nominales	1800
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AJUSTE DE ENERGÍA PARA CONDICIONES AMBIENTALES

Reducción de potencia por temperatura.....	1,65% por cada 10 °F sobre 77 °F o 3 % por cada 10 °C sobre 25 °C
Reducción de potencia por altura (22 y 27 kW).....	3 % por cada 1000 pies sobre 600 pies o 1 % por cada 100 m sobre 183 m
Reducción de potencia por altura (32 y 38 kW).....	3 % por cada 1000 pies sobre 3000 pies o 1 % por cada 100 m sobre 915 m

CARACTERÍSTICAS DEL CONTROLADOR

Pantalla LCD de texto plano y dos líneas.....	Interfaz de usuario simple para una operación fácil.
Interrupción de modo: Auto (Automático).....	Arranque automático en falla de energía eléctrica. Ejercitador de 7 días
Off (Apagado).....	La unidad se detiene. Se elimina la alimentación. El control y cargador siguen en funcionamiento.
Manual.....	Arranque con control de arrancador, la unidad permanece encendida.
	Si hay una falla de energía eléctrica, se produce la transferencia a carga.
Retardo de arranque programable entre 10 y 30 segundos.....	10 s estándar
Secuencia de arranque del motor.....	Arranque cíclico: 16 s encendido, 7 en descanso (duración máxima de 90 s)
Calentamiento del motor.....	5 s
Enfriamiento del motor.....	1 min
Bloqueo del arrancador.....	El arrancador no se puede volver a arrancar hasta 5 s después de que el motor se haya detenido.
Cargador de batería inteligente.....	Estándar
Regulación de voltaje automática con protección de subvoltaje y sobrevoltaje.....	Estándar
Desconexión automática por baja presión del aceite.....	Estándar
Desconexión por exceso de velocidad.....	Estándar, 72 Hz
Desconexión por temperatura alta.....	Estándar
Protección de falla de arranque.....	Estándar
Seguridad protegida con fusibles.....	Estándar
Protección de falla de transferencia.....	Estándar
Protección de batería baja.....	Estándar
Registro de funcionamiento de 50 eventos.....	Estándar
Ejercitador con capacidad de ajuste en el futuro.....	Estándar
Protección de cableado incorrecto.....	Estándar
Protección de falla interna.....	Estándar
Capacidad de falla externa común.....	Estándar
Protección de falla del regulador.....	Estándar

N.º de modelo	Producto	Descripción
G0071690	Accesorio para celular Mobile Link® 4G LTE	Mobile Link de Generac le permite revisar el estado de su generador desde cualquier lugar con acceso a conexión de Internet desde una computadora o con un dispositivo móvil. Incluso, se le notificará cuando haya un cambio en el estado del generador por correo electrónico o mensaje de texto. Nota: Se requiere un kit de adaptador de mazo de cables. Disponible solo en EE. UU.
G006478-0	Kit, adaptador Mobile Link L/C (necesario para las series QT y RG)	El kit adaptador de mazo de cables es necesario para hacer que las unidades enfriadas por líquido sean compatibles con Mobile Link®.
G005630-1 - 22, 27, 32 y 38 kW	Kit para climas fríos	Si la temperatura normalmente disminuye a menos de 32 °F (0 °C), instale un kit para climas fríos para mantener una temperatura óptima de la batería. El kit consta de un calentador de batería con un termostato integrado en la envoltura.
G005616-0 - 22, 27, 32 y 38 kW	Kit para climas extremadamente fríos	Recomendado en lugares donde la temperatura normalmente disminuye a menos de 32 °F (0 °C) por períodos prolongados. Solo para unidades enfriadas por líquido.
G005651-0	Kit de tapones de base	Agregue tapones de base en la base para impedir que entren residuos al generador.
G005703-0-Bisque	Kit de pintura	Si el gabinete del generador se raya o daña, es importante retocar la pintura para protegerlo contra la corrosión futura. El kit de pintura incluye la pintura necesaria para mantener o retocar adecuadamente el gabinete de un generador.
G005656-0 - 22 y 27 kW G005984-0 - 32 y 38 kW	Kit de mantenimiento programado	Los kits de mantenimiento programado para generadores enfriados por líquido ofrecen todas las piezas metálicas necesarias para realizar un completo mantenimiento en los generadores enfriados por líquido de Generac.
G006664-0	Monitor inalámbrico local	El monitor inalámbrico de Generac, completamente inalámbrico y alimentado por batería, le proporciona información instantánea del estado sin necesidad de salir de casa.
G006665-0	Mazo de cables de extensión del control remoto inalámbrico	Recomendado para uso con el control remoto inalámbrico en unidades de hasta 60 kW, obligatorio para unidades de 70 kW o más.
G006873-0	Módulo de administración inteligente (50 amperios)	Los módulos de administración inteligente se usan en conjunto con el interruptor de transferencia automática para aumentar las capacidades de administración de alimentación. Proporciona flexibilidad de administración de alimentación adicional que no se encuentra en ningún otro sistema de administración de alimentación.
G007993-0	Interruptor basculante de parada de emergencia para instalaciones residenciales conforme a NEC2017	La parada de emergencia permite apagar el generador y cortar el suministro de combustible inmediatamente en caso de una emergencia.
G006510-0	Interruptor con restablecimiento de parada de emergencia para instalaciones comerciales conforme a NEC2020	La parada de emergencia permite apagar el generador y cortar el suministro de combustible inmediatamente en caso de una emergencia.
G007005-0	Monitor Wi-Fi de nivel de combustible PL	El monitor Wi-Fi de nivel de combustible PL proporciona un monitoreo constante del tanque de combustible PL conectado. El monitoreo del nivel de combustible del tanque de PL es un paso importante para asegurarse de que el generador esté listo para funcionar durante una interrupción de alimentación inesperada. Se dispone de alertas de estado por medio de una aplicación gratuita, para proporcionar una notificación cuando el tanque de PL requiere relleno.

22 y 27 kW

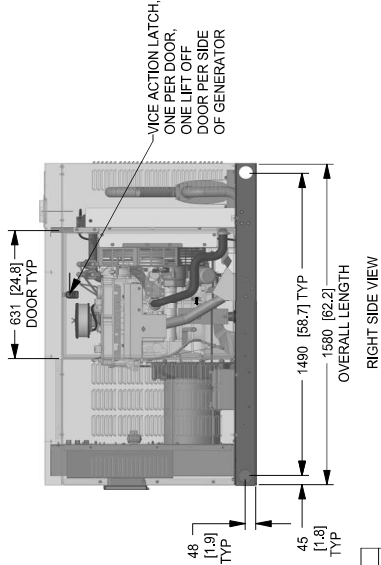
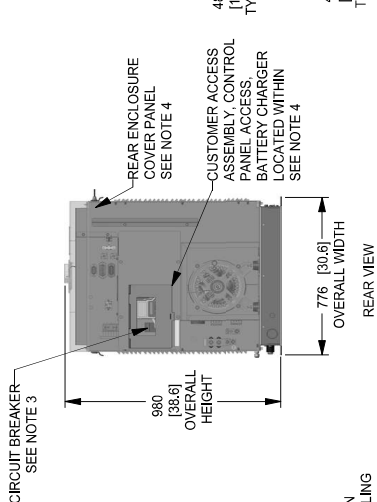
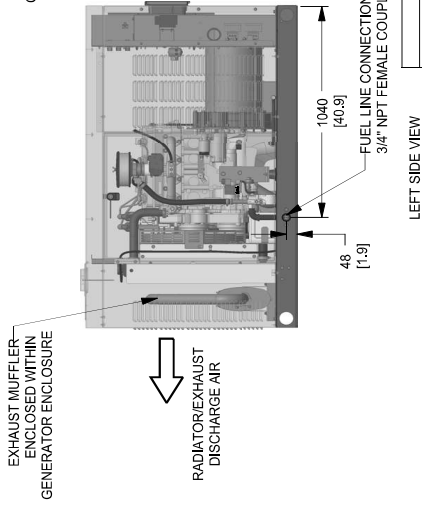
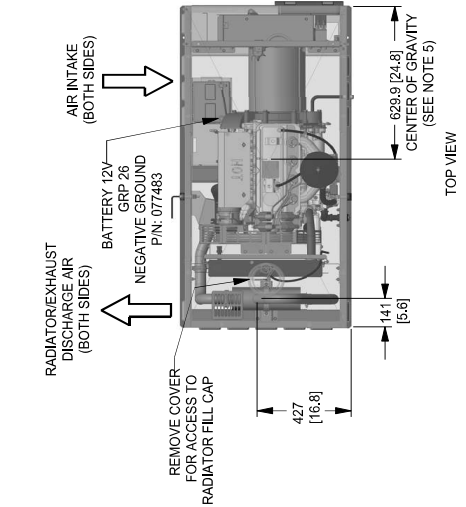
Plano n.º 0K8624-C (1 de 2)

diseño de instalación

- NOTES:
- 1. MINIMUM RECOMMENDED CONCRETE PAD SIZE: 1092 (43") WIDE X 1885 (74.2") LONG. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
 - 2. ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
 - 3. CONTROL PANEL / CIRCUIT BREAKER INFORMATION:
 - SEE SPECIFICATION SHEET OR OWNERS MANUAL.
 - ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR.
 - 4. REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:
 - HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION NEUTRAL CONNECTION, BATTERY CHARGER 120 VOLT AC (0.5 AMP MAX) CONNECTION.
 - LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.
 - 5. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.
 - 6. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
 - 7. REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
 - 8. MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5 (USE STANDARD SAE TORQUE SPECS)
 - 9. MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
 - 10. GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED.
 - 11. EXHAUST MUFFLER AND FAN BELT ENCLOSED WITHIN GENERATOR ENCLOSURE. REMOVE FRONT PANEL TO ACCESS.

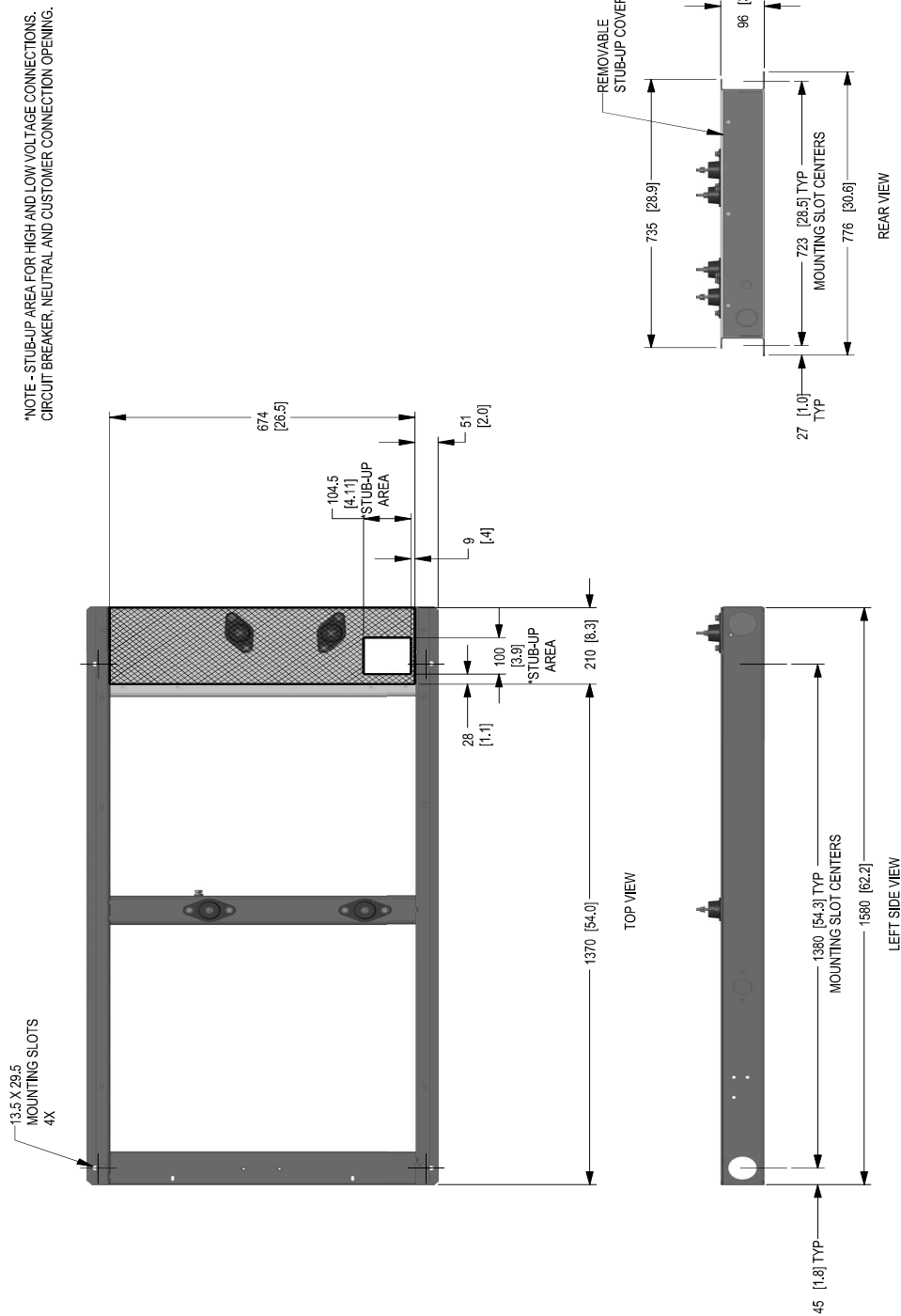
SERVICE ITEM	24L
OIL FILL CAP	EITHER SIDE
OIL DIP STICK	RIGHT SIDE
OIL FILTER	RIGHT SIDE
OIL DRAIN HOSE	LEFT SIDE
RADIATOR DRAIN	LEFT SIDE
COOLANT RECOVERY BOTTLE	LEFT SIDE
RADIATOR FILL CAP	ROOF TOP
AIR CLEANER ELEMENT	LEFT SIDE
SPARK PLUGS	LEFT SIDE
MUFFLER	SEE NOTE 11
DRIVE BELT	EITHER SIDE
FAN BELT	SEE NOTE 11
BATTERY	LEFT SIDE

REFERENCE OWNERS MANUAL FOR PERIODIC REPLACEMENT PART LISTINGS.



WEIGHT DATA			
ENGINE/KW KVA	ENCLOSURE MATERIAL	WEIGHT GENSET ONLY KG [LBS]	WEIGHT SHIPPING SKID KG [LBS]
24L 22KW (60HZ) SINGLE PHASE 22KVA (60HZ)	AL	410.5 [905]	30 [66]
24L 27KW (60HZ) SINGLE PHASE 27KVA (60HZ)	AL	426 [940]	30 [66]
24L 27KW (60HZ) THREE PHASE 27KVA (60HZ)	AL	426 [940]	456 [1006]

DIMENSIONS: MM [INCH]



32 y 38 kW

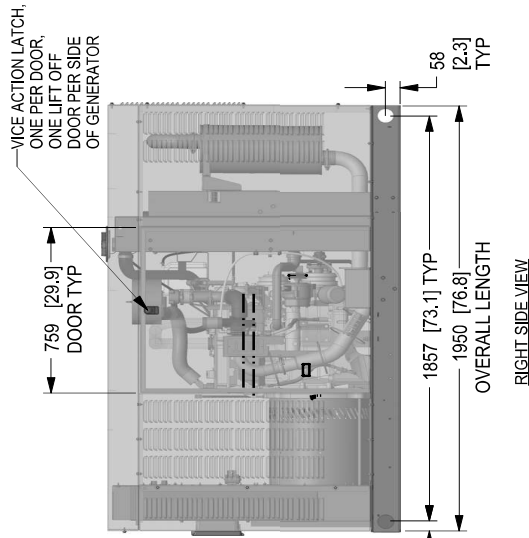
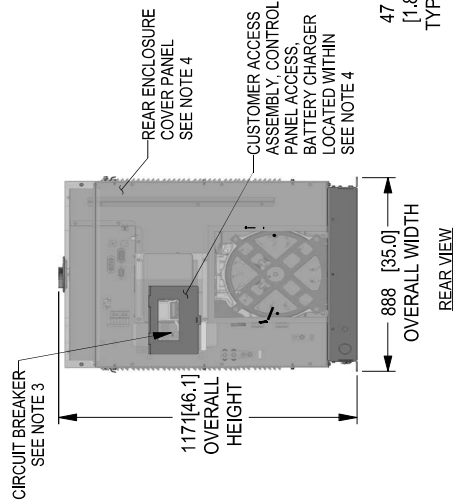
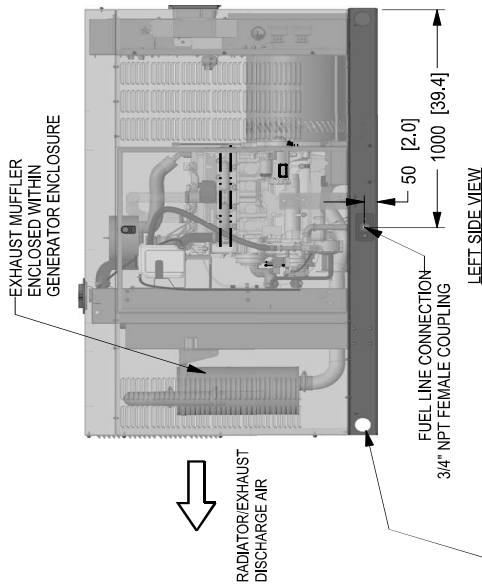
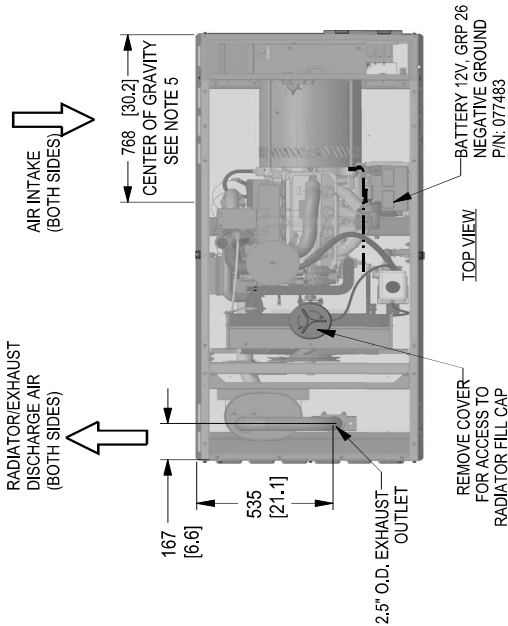
Plano n.º 0K9268-B (1 de 2)

diseño de instalación

SERVICE ITEM	2.4L
OIL FILL CAP	EITHER SIDE
OIL DIP STICK	RIGHT SIDE
OIL FILTER	RIGHT SIDE
OIL DRAIN HOSE	RIGHT SIDE
RADIATOR DRAIN HOSE	LEFT SIDE
COOLANT RECOVERY BOTTLE	LEFT SIDE
RADIATOR FILL CAP ACCESS	ROOF TOP
AIR CLEANER ELEMENT	RIGHT SIDE
SPARK PLUGS	LEFT SIDE
MUFFLER	SEE NOTE 11
DRIVE BELT	EITHER SIDE
FAN BELT	SEE NOTE 11
BATTERY	LEFT SIDE

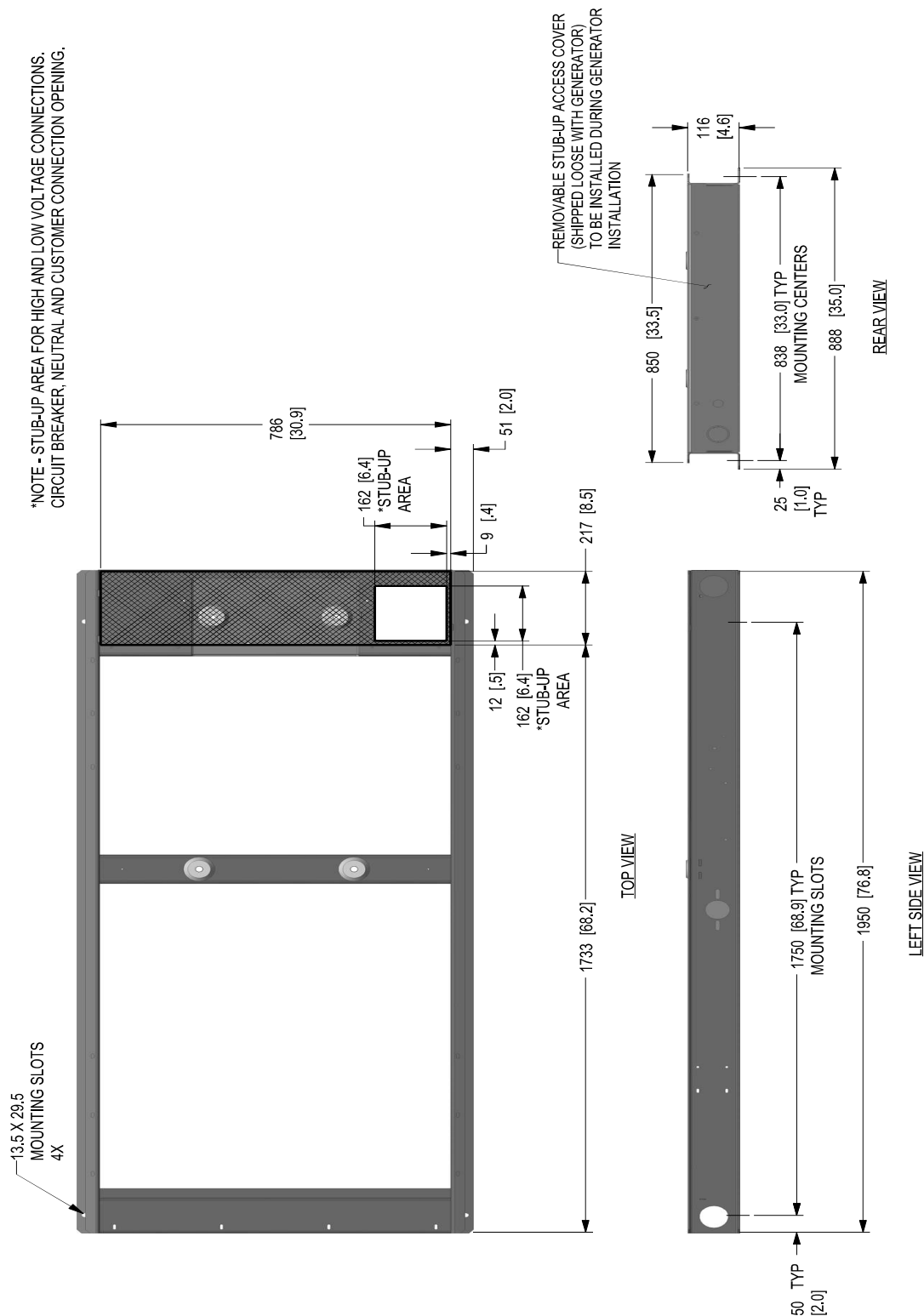
REFERENCE OWNERS MANUAL
FOR PERIODIC REPLACEMENT
PART LISTINGS.

- NOTES:
1. MINIMUM RECOMMENDED CONCRETE PAD SIZE: 1194 (47") WIDE X 2255 (88.8") LONG. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
 2. ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
 3. CONTROL PANEL / CIRCUIT BREAKER INFORMATION:
 - SEE SPECIFICATION SHEET OR OWNERS MANUAL
 - ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR.
 - 4. REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS
 - THE STUB-UP AREAS AS FOLLOWS:
 - HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION, NEUTRAL CONNECTION, AND BATTERY CHARGER (20 VOLT AC (0.5 AMP MAX) CONNECTION).
 - LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.
 - 5. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.
 - 6. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
 - 7. REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
 - 8. MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5 (USE STANDARD SAE TORQUE SPECS)
 - 9. MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
 - 10. GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED.
 - 11. EXHAUST MUFFLER AND FAN BELT ARE ENCLOSED WITHIN GENERATOR ENCLOSURE. REMOVE FRONT PANEL TO ACCESS.



WEIGHT DATA			
ENGINE/KW	ENCLOSURE MATERIAL	WEIGHT GENSET ONLY KG [LBS]	WEIGHT SHIPPING SKID KG [LBS]
2.4L 32KW	AL	556 [1225]	44 [98]
2.4L 38KW	AL	560 [1235]	44 [98]

DIMENSIONS: MM [INCH]



Protector® série QS

GENERAC®

PROTECTOR® SÉRIE QS Génératrices de secours Moteur à gaz refroidi par liquide

COMPREND :

- Contrôleur numérique multilingue Evolution™ à affichage à cristaux liquides de deux lignes (anglais/espagnol/français/portugais) avec fenêtre externe pour observer facilement l'état de la génératrice et la position des disjoncteurs.
- Technologie électrique True Power™
- Régulateur de vitesse électronique isochrone
- Enceinte à atténuation sonore
- Récupération de liquide de refroidissement en circuit fermé
- Chargeur de batterie intelligent
- Flexibles résistant aux UV et à l'ozone
- Régulation de tension à ± 1 % près
- Fonctionne au gaz naturel ou au GPL
- Garantie limitée 5 ans
- Homologué UL 2200
- Homologué SwRi® (NFPA37, clause 4.1.4.1.2)
La génératrice peut être installée à une distance de 18 po (457 mm) minimum d'une paroi combustible*

*Uniquement si placé à l'écart des portes, des fenêtres et des prises d'air frais et sauf prescriptions contraires de la réglementation en vigueur. Pour plus de détails, consulter le guide d'installation.

Puissance nominale de secours

Modèle RG022 (aluminium - bisque) - 22 kW 60 Hz

Modèle RG027 (aluminium - bisque) - 27 kW 60 Hz

Modèle RG032 (aluminium - bisque) - 32 kW 60 Hz

Modèle RG038 (aluminium - bisque) - 38 kW 60 Hz



QUIETTEST

*Assemblé aux É.-U. en utilisant des pièces domestiques et étrangères.

Conforme aux réglementations sur les émissions de l'EPA
Modèles 22 et 27 kW conformes aux normes d'émissions du CA/MA
Modèles 32 et 38 kW non vendus au CA/MA

CARACTÉRISTIQUES

- **CONCEPTION INNOVANTE ET ESSAIS SUR PROTOTYPES** sont des éléments essentiels de l'approche de GENERAC à « AMÉLIORER L'ALIMENTATION ÉLECTRIQUE À DESSEIN ». Mais ça ne s'arrête pas là. Notre approche exhaustive des essais de composants, essais de fiabilité, essais environnementaux, essais destructifs et de durée, en plus des essais prévus par CSA, NEMA, EGSA et d'autres normes, vous permet d'opter pour GENERAC POWER SYSTEMS avec l'assurance de résultats supérieurs.
- **CRITÈRES D'ESSAI :**
 - ✓ ESSAIS DE PROTOTYPES
 - ✓ ESSAIS DE TORSION DU SYSTÈME
 - ✓ ÉVALUATION NEMA MG1-22
 - ✓ CAPACITÉ DE DÉMARRAGE DU MOTEUR
- **RÉGULATION MICROÉLECTRONIQUE DE TENSION À FRÉQUENCE COMPENSÉE.** Ce système de régulation de pointe à maximisation de la puissance équipe de série tous les modèles Generac. Il fournit une RÉPONSE RAPIDE optimisée en fonction des variations des conditions de charge et une CAPACITÉ MAXIMALE DE DÉMARRAGE DU MOTEUR par asservissement électronique du couple aux pointes de charge sur le moteur. Régulation numérique de la tension à ± 1 % près.
- **SERVICE APRÈS-VENTE À SOURCE UNIQUE** par le réseau étendu de concessionnaires Generac, qui disposent des pièces et du savoir-faire pour l'entretien et les réparations de l'ensemble de la machine, du moteur jusqu'aux plus petits composants électroniques.
- **COMMUTATEURS DE TRANSFERT GENERAC.** Durabilité et fiabilité sont synonymes de GENERAC POWER SYSTEMS. L'une des raisons de cette assurance est que la gamme de produits GENERAC est proposée avec ses propres dispositifs et commandes de transfert, pour une compatibilité totale avec le système.

GENERAC®



22 • 27 • 32 • 38

données techniques et d'utilisation

CARACTÉRISTIQUES DE LA GÉNÉRATRICE

Type	Synchrone
Classe d'isolation du rotor	H (22 et 27 kW) ou F (32 et 38 kW)
Classe d'isolation du stator	H
Facteur de perturbation téléphonique (TIF)	< 50
Conducteurs de sortie d'alternateur, monophasé	4 conducteurs
Conducteurs de sortie d'alternateur, triphasé	6 conducteurs
Roulements	Étanches à billes
Accouplement	Disque flexible
Système d'excitation	Direct

RÉGULATION DE TENSION

Type	Électronique
Détection	Monophasé
Régulation	± 1 %

CARACTÉRISTIQUES DU RÉGULATEUR DE VITESSE

Type	Électronique
Régulation de fréquence	Isochrone
Régulation du régime permanent	± 0,25%

SYSTÈME ÉLECTRIQUE

Alternateur de charge de batterie	12 V 30 A
Chargeur de batterie statique	2,5 A
Batterie recommandée (batterie non fournie)	Groupe 26 (22, 27, 32 et 38 kW)
Tension du système	12 V

CARACTÉRISTIQUES DE LA GÉNÉRATRICE

Générateur service intensif à champ tournant
Accouplement direct au moteur
Montée de la température d'exploitation de 216 °F (120 °C) au-dessus d'une ambiante de 104 °F (40 °C)
Isolation de classe H conforme à NEMA
Isolation de classe F conforme à NEMA
Tous les modèles sont entièrement testés sur prototypes

CARACTÉRISTIQUES DE L'ENCEINTE

Enceinte en aluminium à l'épreuve des intempéries	Assure la protection contre les éléments. Peinture époxy texturée appliquée par poudrage électrostatique pour plus de durabilité.
Silencieux interne de type critique	Le silencieux très peu bruyant de type critique est monté à l'intérieur de l'enceinte pour éviter les blessures.
Petit, compact, attrayant	Permet une installation facile et visuellement attrayante.
SAE	L'enceinte à atténuation sonore assure un fonctionnement peu bruyant.

CARACTÉRISTIQUES DU MOTEUR : 22, 27, 32 et 38 kW

Marque	Generac
Modèle	En ligne
Cylindres	4
Cylindrée (litres)	2,4
Alésage (po/mm)	3,41/86,5
Course (po/mm)	3,94/100
Taux de compression	9,5:1
Système d'admission d'air	Aspiration naturelle (22 et 27 kW) ou Turbo-compression/post-refroidissement (32 et 38 kW)
Type de cames	Hydrauliques

SYSTÈME DE GRAISSAGE DU MOTEUR

Type de pompe à huile	Engrenages
Type de filtre à huile	Cartouche vissée à débit intégral
Capacité d'huile du carter (pte/L)	4/3,8 (22, 27, 32 et 38 kW)

SYSTÈME DE REFROIDISSEMENT DU MOTEUR

Type	Fermé
Pompe à eau	Entraîné par courroie
Vitesse du ventilateur (tr/min)	1980 - 22 et 27 kW 1500 - 32 et 38 kW
Diamètre du ventilateur (po/mm)	18,1/459,7 (22 et 27 kW) ou 22/558,8 (32 et 38 kW)
Mode de ventilateur	Soufflant (22 et 27 kW) ou Aspirant (32 et 38 kW)

CIRCUIT DE CARBURANT

Type de carburant	Gaz naturel, vapeur de propane
Carburateur	Inversé
Vapo-détendeur secondaire	De série
Électrovanne de coupure de carburant	De série
Pression de service du carburant	5 à 14 poH ₂ O/ 9 à 26 mmHg
Pression de carburant GPL	11 à 14 poH ₂ O
Pression de carburant GN	5 à 14 poH ₂ O

22 • 27 • 32 • 38
données d'exploitation
TENSION/PUISSANCE DE SORTIE DE LA GÉNÉRATRICE – 60 Hz

		kW GPL	A GPL	kW Gaz nat.	A Gaz nat.	Disjoncteur (A) (les deux)
RG022	120/240 V, mono, f. puiss. 1,0	22	92	22	92	100
	120/208 V, tri, f. puiss. 0,8	22	76	22	76	80
	120/240 V, tri, f. puiss. 0,8	22	66	22	66	80
RG027	120/240 V, mono, f. puiss. 1,0	27	113	25	104	125
	120/208 V, tri, f. puiss. 0,8	27	94	25	87	100
	120/240 V, tri, f. puiss. 0,8	27	81	25	75	90
RG032	120/240 V, mono, f. puiss. 1,0	32	133	32	133	150
	120/208 V, tri, f. puiss. 0,8	32	111	32	111	125
	120/240 V, tri, f. puiss. 0,8	32	96	32	96	100
	277/480 V, tri, f. puiss. 0,8	32	48	32	48	60
RG038	120/240 V, mono, f. puiss. 1,0	38	158	38	158	175
	120/208 V, tri, f. puiss. 0,8	38	132	38	132	150
	120/240 V, tri, f. puiss. 0,8	38	114	38	114	125
	277/480 V, tri, f. puiss. 0,8	38	57	38	57	60

CAPACITÉ DE SURINTENSITÉ

		Creux de tension < 0,4 f. puiss.	
		15 %	30 %
RG022	120/240 V, mono	55	135
	120/208 V, tri	40	92
	120/240 V, tri	35	80
RG027	120/240 V, mono	62	170
	120/208 V, tri	70	120
	120/240 V, tri	61	103
RG032	120/240 V, mono	75	180
	120/208 V, tri	87	210
	120/240 V, tri	75	182
	277/480 V, tri	36	87
RG038	120/240 V, mono	75	180
	120/208 V, tri	87	210
	120/240 V, tri	75	182
	277/480 V, tri	36	87

CONSOMMATION DE CARBURANT DU MOTEUR

		Gaz naturel			Propane	
		(pi³/h)	(m³/h)	(gal/h)	(pi³/h)	(l/h)
RG022	Exercice d'entretien	42	1,2	0,44	16	1,7
	25 % de la charge nominale	100	2,8	1,1	40	4,2
	50 % de la charge nominale	190	5,4	2,1	75	7,8
	75 % de la charge nominale	255	7,2	2,8	101	10,5
	100 % de la charge nominale	316	9	3,4	125	13
RG027	Exercice d'entretien	42	1,2	0,44	16	1,7
	25 % de la charge nominale	108	3,1	1,2	43	4,5
	50 % de la charge nominale	197	5,6	2,1	78	8,1
	75 % de la charge nominale	287	8,2	3,1	114	11,8
	100 % de la charge nominale	359	10,2	3,9	143	14,8
RG032	Exercice d'entretien	79	2,2	0,8	30	3,2
	25 % de la charge nominale	144	4,1	1,7	60	6,3
	50 % de la charge nominale	226	6,4	2,7	97	10,3
	75 % de la charge nominale	298	8,2	3,7	132	13,9
	100 % de la charge nominale	375	10,6	4,6	166	17,5
RG038	Exercice d'entretien	83	2,3	0,9	31	3,2
	25 % de la charge nominale	162	4,6	1,7	62	6,6
	50 % de la charge nominale	255	7,2	2,9	103	10,8
	75 % de la charge nominale	345	9,8	4	142	15
	100 % de la charge nominale	437	12,4	5,2	185	19

Remarque : **La conduite de carburant doit être de section suffisante pour la pleine charge.**

Pouvoir calorifique en BTU, multiplier pi³/h x 2520 (GPL) ou pi³/h x 1000 (GN)

Pouvoir calorifique en MJ, multiplier m³/h x 93,15 (GPL) ou m³/h x 37,26 (GN)

Voir le débit maximal de carburant dans les « Fiches de données d'émissions » pour les besoins des permis EPA et SCAQMD.

PUISSANCE NOMINALE DE SECOURS : Les puissances nominales de secours s'appliquent aux installations desservies par un réseau électrique fiable. La puissance nominale de secours peut être appliquée à diverses charges pendant la durée d'une coupure de courant. Il n'y a pas de capacité de surcharge pour cette puissance nominale. Les caractéristiques nominales sont en conformité avec ISO-3046-1. La conception et les caractéristiques sont sujettes à modification sans préavis.

22 • 27 • 32 • 38**données d'exploitation****REFROIDISSEMENT DU MOTEUR**

	22 kW	27 kW	32 et 38 kW
Débit d'air (admission dont air d'alternateur et de combustion, pi ³ /min et m ³ /min)	2400/68	2400/68	2200/62,3
Capacité du circuit de refroidissement (gal/L)	2,5/9,5	2,5/9,5	2,5/9,5
Rejet de chaleur dans liquide de refroidissement (BTU/h / MJ/h)	99 000/104,5	105 000/110,8	145 000/153
Température maximale d'exploitation de l'air maximum sur le radiateur (°F/°C)	150/60		
Température ambiante maximale (°F/°C)	140/50		

EXIGENCES DE COMBUSTION

Débit à la puissance nominale (pi ³ /min et m ³ /min)	68/1,9	68/1,9	106/3
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ÉMISSIONS SONORES

Niveau sonore en dB(A) à 23 pi (7 m) en mode d'exercice d'entretien*	61	61	58
Niveau sonore en dB(A) à 23 pi (7 m) en mode de fonctionnement à charge normale*	70	70	64

ÉCHAPPEMENT

Débit d'échappement à la puissance nominale (pi ³ /min et m ³ /min)	165/4,7	180/5,1	300/8,5
Température d'échappement à la sortie du silencieux (°F/°C)	900/482	1000/538	1075/579

PARAMÈTRES DU MOTEUR

Régime synchrone nominal (tr/min)	1800
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AJUSTEMENT DE PUISSANCE EN FONCTION DES CONDITIONS AMBIANTES

Réduction de charge en température.....	1,65% tous les 10 °F au-dessus de 77 °F ou 3 % tous les 10 °C au-dessus de 25 °C
Réduction de charge en altitude (22 et 27 kW).....	3 % tous les 1000 pi au-dessus de 600 pi ou 1 % tous les 100 m au-dessus de 183 m
Réduction de charge en altitude (32 et 38 kW).....	3 % tous les 1000 pi au-dessus de 3000 pi ou 1 % tous les 100 m au-dessus de 915 m

CARACTÉRISTIQUES DU CONTRÔLEUR

Afficheur à cristaux liquides à deux lignes de texte	Interface utilisateur simple d'emploi.
Commutateur de mode : Auto	Démarrage automatique en cas de panne du réseau électrique. Exercice d'entretien 7 jours
Off (Désactivé)	Met la génératrice à l'arrêt. Le courant est coupé. La commande et le chargeur continuent de fonctionner.
Manual (Manuel).....	Démarrage par commande de démarreur, la génératrice reste en marche.
En cas de panne de réseau, le transfert de charge s'effectue.	

Délai de démarrage programmable de 10 à 30 secondes	10 s de série
Séquence de démarrage du moteur.....	Cycle de lancement : 16 s activé, 7 s de repos (durée maximale 90 s)
Préchauffage du moteur	5 s
Refroidissement du moteur	1 min
Verrouillage du démarreur.	Le démarreur ne peut pas être relancé pendant 5 s après l'arrêt du moteur.
Chargeur de batterie intelligent	De série
Régulation de tension automatique avec protection contre les surtensions et les sous-tensions	De série
Arrêt automatique pour basse pression d'huile	De série
Arrêt pour sursrégime.....	De série, 72 Hz
Arrêt pour température élevée	De série
Protection contre l'emballement	De série
Fusible de sécurité	De série
Protection contre les échecs du transfert.....	De série
Protection batterie déchargée	De série
Journal de fonctionnement 50 événements	De série
Système d'exercice d'entretien compatible futur groupe	De série
Protection contre les câblages incorrects.....	De série
Protection contre les défaillances internes	De série
Capacité défaillances externes courantes	De série
Protection contre les défaillances du régulateur de vitesse	De série

N° de modèle	Produit	Description
G0071690	Accessoire cellulaire 4G LTE Mobile Link®	Le système Mobile Link de Generac permet de contrôler l'état de la génératrice depuis tout endroit ayant accès à une connexion Internet à partir d'un ordinateur ou de tout téléphone intelligent. Il permet même d'être notifié par courriel ou SMS de tout changement se produisant dans l'état de la génératrice. Remarque : Nécessaire faisceau adaptateur requis. Proposé aux États-Unis seulement.
G006478-0	Nécessaire adaptateur Mobile Link L/C (requis pour les séries QT et RG)	Le nécessaire faisceau adaptateur est requis pour rendre les modèles refroidis par liquide compatibles avec Mobile Link®.
G005630-1 - 22, 27, 32 et 38 kW	Nécessaire pour temps froid	Si la température descend régulièrement en dessous de 32 °F (0 °C), installer un nécessaire pour temps froid afin de maintenir la batterie à une température optimale. Le nécessaire comprend un chauffe-batterie à thermostat intégré dans l'enveloppe.
G005616-0 - 22, 27, 32 et 38 kW	Nécessaire pour froid extrême	Recommandé si la température descend régulièrement en dessous de 32 °F (0 °C) pendant des durées prolongées. Pour les modèles refroidis par liquide uniquement.
G005651-0	Nécessaire bouchons de socle	L'ajout de bouchons sur le socle de la génératrice permet d'empêcher l'intrusion de saletés.
G005703-0 - Bisque	Nécessaire de peinture	Si l'enceinte de la génératrice est rayée ou endommagée, il est important de retoucher la peinture pour la protéger contre la corrosion. Le nécessaire de peinture comprend la peinture requise pour assurer un entretien ou une retouche correcte de l'enceinte de génératrice.
G005656-0 - 22 et 27 kW G005984-0 - 32 et 38 kW	Nécessaire d'entretien courant	Les nécessaires d'entretien courants pour modèles refroidis par liquide comprennent tout le matériel nécessaire pour effectuer des opérations d'entretien complètes sur les génératrices Generac refroidies par liquide.
G006664-0	Système local de surveillance sans fil	Alimenté par batterie, le système de surveillance sans fil de Generac permet d'être informé en temps réel de l'état de la génératrice sans jamais sortir de la maison.
G006665-0	Faisceau de rallonge de télécommande sans fil	Utilisation recommandée avec la télécommande sans fil sur les modèles jusqu'à 60 kW, obligatoire sur les modèles de 70 kW ou plus.
G006873-0	Module de gestion intelligente (50 A)	Les modules de gestion intelligente s'utilisent en association avec le commutateur de transfert automatique pour renforcer ses capacités de gestion de l'énergie. Ils offrent une souplesse supplémentaire dans la gestion de l'énergie sans égale parmi les autres systèmes sur le marché.
G007993-0	Interrupteur à bascule d'arrêt d'urgence pour installations résidentielles selon NEC2017	L'arrêt d'urgence permet de couper l'arrivée de carburant et d'arrêter la génératrice immédiatement en cas d'urgence.
G006510-0	Interrupteur d'arrêt d'urgence réarmable pour installations commerciales selon NEC2020	L'arrêt d'urgence permet de couper l'arrivée de carburant et d'arrêter la génératrice immédiatement en cas d'urgence.
G007005-0	Contrôleur de niveau de propane liquide Wi-Fi	Le contrôleur de niveau de propane compatible Wi-Fi permet une surveillance en continu du réservoir de propane liquide raccordé. La surveillance du niveau du réservoir est un moyen important d'assurer que la génératrice sera prête à l'emploi durant une coupure de courant inattendue. Alerte d'état au moyen d'une application gratuite pour vous avertir lorsqu'il faut refaire le plein du réservoir.

22 et 27 kW

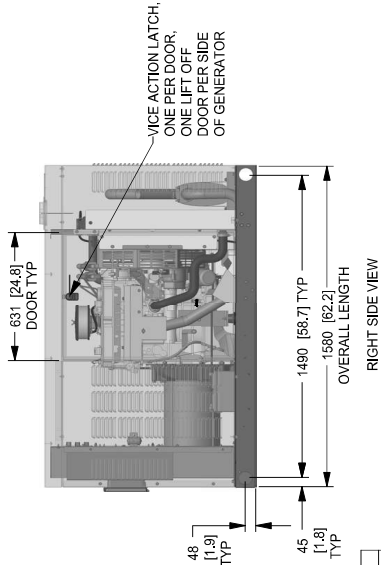
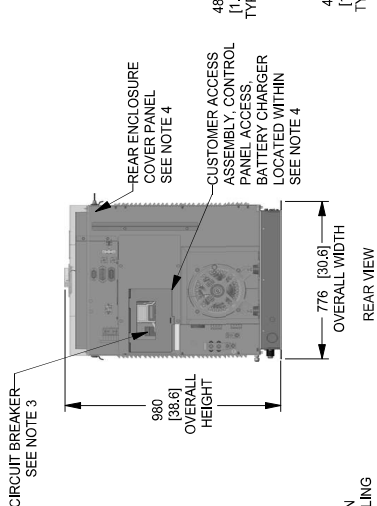
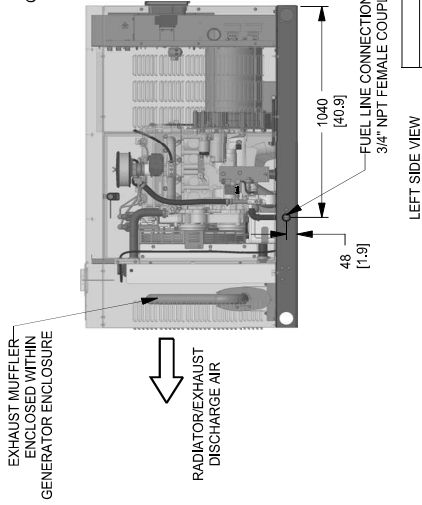
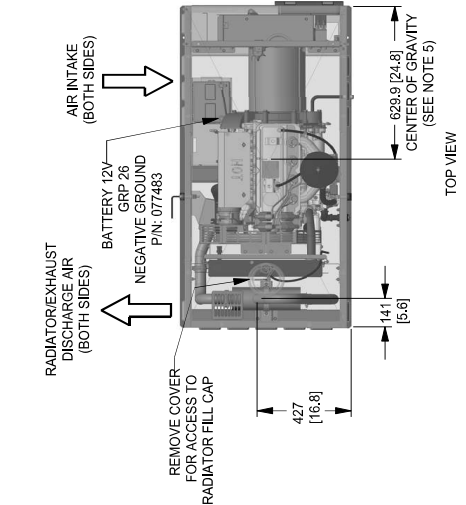
configuration de l'installation

Dessin n° 0K8624-C (1 de 2)

- NOTES:
1. MINIMUM RECOMMENDED CONCRETE PAD SIZE: 1092 (43") WIDE X 1885 (74.2") LONG. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
 2. ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
 3. CONTROL PANEL / CIRCUIT BREAKER INFORMATION:
 - SEE SPECIFICATION SHEET OR OWNERS MANUAL.
 - ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR.
 - 4. REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:
 - HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION NEUTRAL CONNECTION, BATTERY CHARGER 120 VOLT AC (0.5 AMP MAX) CONNECTION.
 - LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.
 - 5. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.
 - 6. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
 - 7. REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
 - 8. MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5 (USE STANDARD SAE TORQUE SPECS)
 - 9. MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
 - 10. GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED.
 - 11. EXHAUST MUFFLER AND FAN BELT ENCLOSED WITHIN GENERATOR ENCLOSURE. REMOVE FRONT PANEL TO ACCESS.

SERVICE ITEM	24L
OIL FILL CAP	EITHER SIDE
OIL DIP STICK	RIGHT SIDE
OIL FILTER	RIGHT SIDE
OIL DRAIN HOSE	LEFT SIDE
RADIATOR DRAIN	LEFT SIDE
COOLANT RECOVERY BOTTLE	LEFT SIDE
RADIATOR FILL CAP	ROOF TOP
AIR CLEANER ELEMENT	LEFT SIDE
SPARK PLUGS	LEFT SIDE
MUFFLER	SEE NOTE 11
DRIVE BELT	EITHER SIDE
FAN BELT	SEE NOTE 11
BATTERY	LEFT SIDE

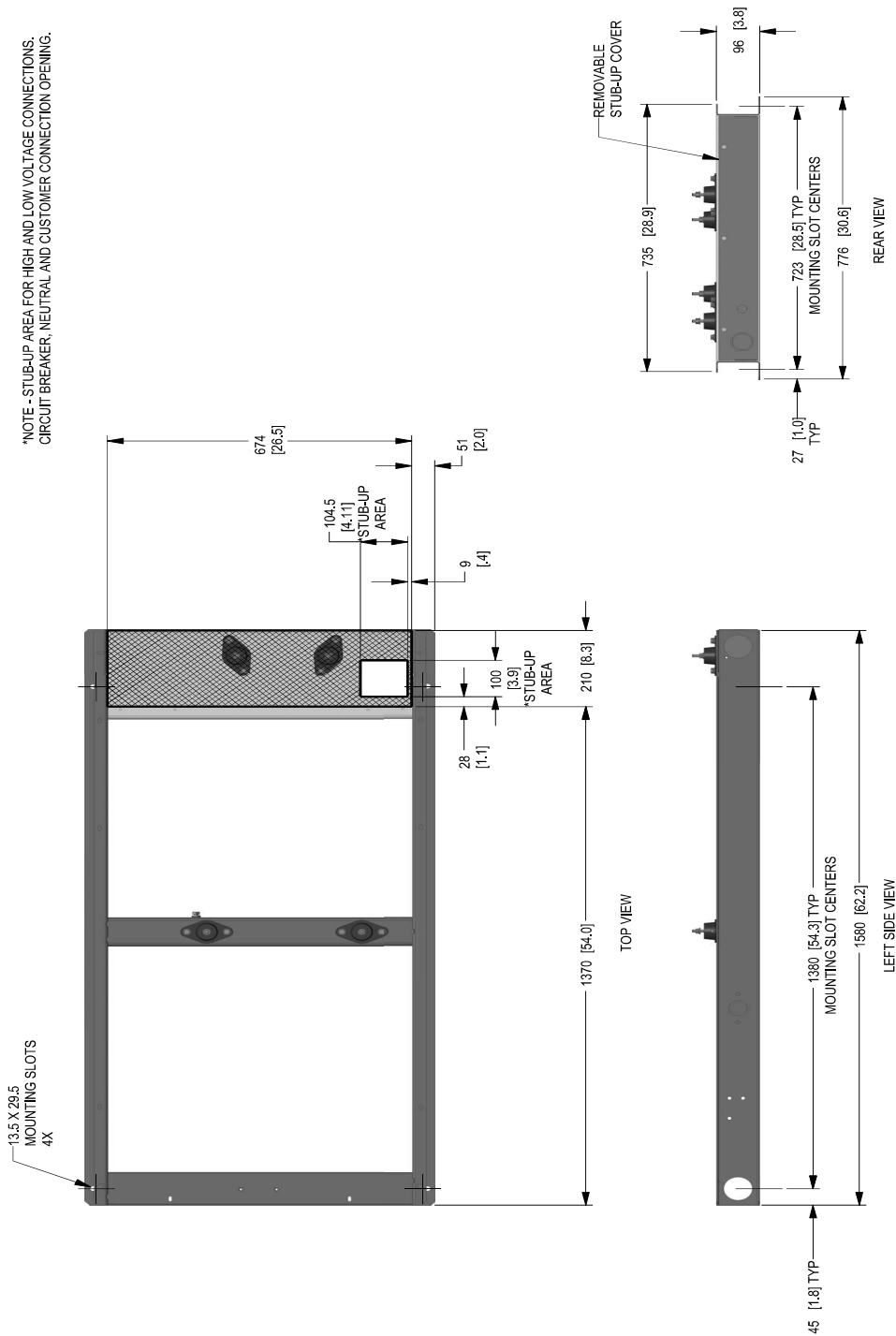
REFERENCE OWNERS MANUAL FOR PERIODIC REPLACEMENT PART LISTINGS.



WEIGHT DATA			
ENGINE/KW KVA	ENCLOSURE MATERIAL	WEIGHT GENSET ONLY KG [LBS]	WEIGHT SHIPPING SKID KG [LBS]
24L 22KW (60HZ) SINGLE PHASE 22KVA (60HZ)	AL	410.5 [905]	30 [66]
24L 27KW (60HZ) SINGLE PHASE 27KVA (60HZ)	AL	426 [940]	30 [66]
24L 27KW (60HZ) THREE PHASE 27KVA (60HZ)	AL	426 [940]	30 [66]

DIMENSIONS: MM [INCH]

*NOTE - STUB-UP AREA FOR HIGH AND LOW VOLTAGE CONNECTIONS, CIRCUIT BREAKER, NEUTRAL AND CUSTOMER CONNECTION OPENING.



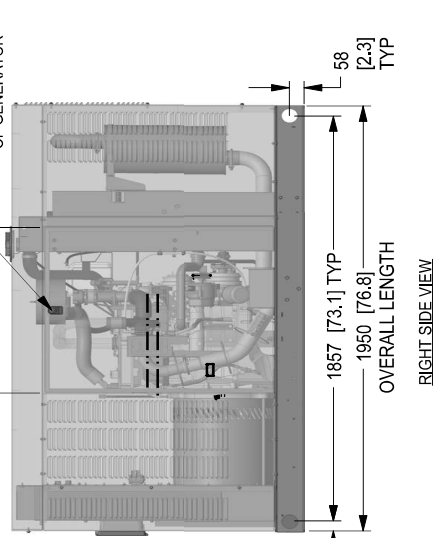
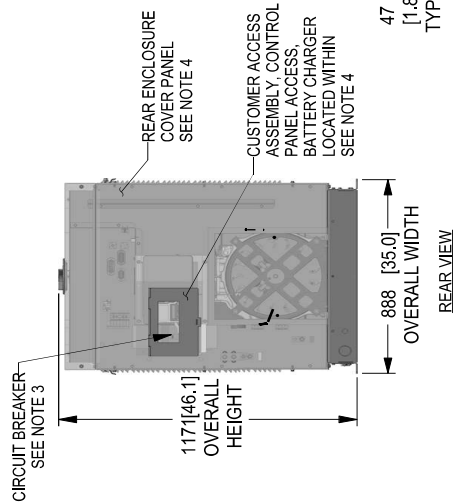
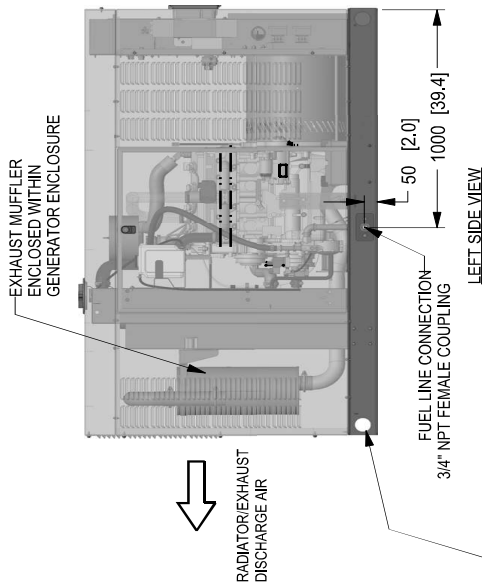
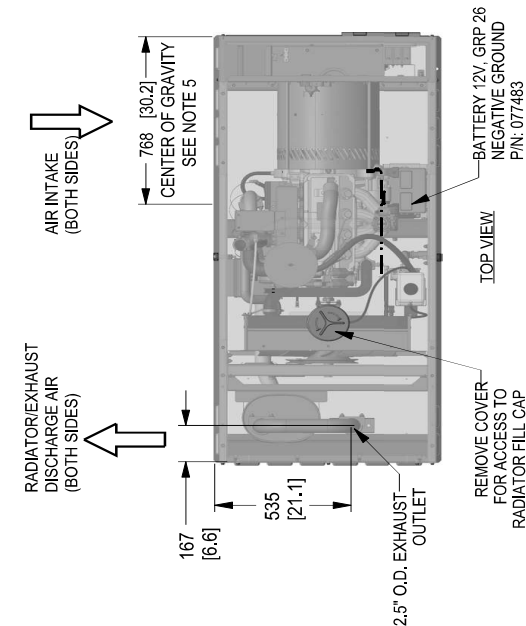
32 et 38 kW

Dessin n° 0K9268-B (1 de 2)

configuration de l'installation

SERVICE ITEM	2.4L
OIL FILL CAP	EITHER SIDE
OIL DIP STICK	RIGHT SIDE
OIL FILTER	RIGHT SIDE
OIL DRAIN HOSE	RIGHT SIDE
RADIATOR DRAIN HOSE	LEFT SIDE
COOLANT RECOVERY BOTTLE	LEFT SIDE
RADIATOR FILL CAP ACCESS	ROOF TOP
AIR CLEANER ELEMENT	RIGHT SIDE
SPARK PLUGS	LEFT SIDE
MUFFLER	SEE NOTE 11
DRIVE BELT	EITHER SIDE
FAN BELT	SEE NOTE 11
BATTERY	LEFT SIDE

REFERENCE OWNERS MANUAL
FOR PERIODIC REPLACEMENT
PART LISTINGS.

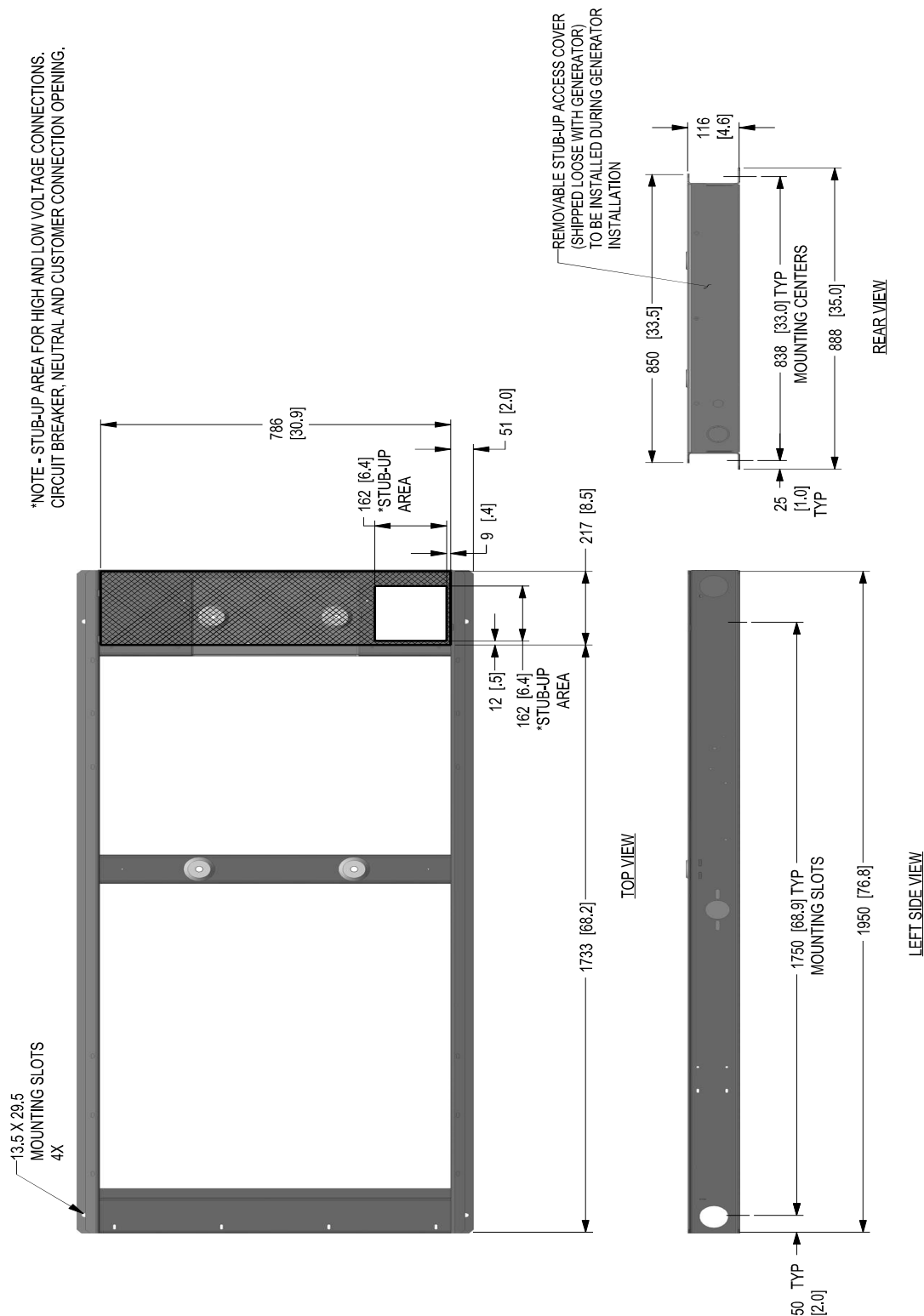


NOTES:

1. MINIMUM RECOMMENDED CONCRETE PAD SIZE: 1194 (47") WIDE X 2255 (88.8") LONG. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
2. ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
3. CONTROL PANEL / CIRCUIT BREAKER INFORMATION:
 - SEE SPECIFICATION SHEET OR OWNERS MANUAL
 - ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR.
 - 4. REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:
 - HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION, NEUTRAL CONNECTION, AND BATTERY CHARGER (20 VOLT AC (0.5 AMP MAX) CONNECTION).
 - LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.
 - 5. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.
 - 6. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
 - 7. REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
 - 8. MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5 (USE STANDARD SAE TORQUE SPECS)
 - 9. MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
 - 10. GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED.
 - 11. EXHAUST MUFFLER AND FAN BELT ARE ENCLOSED WITHIN GENERATOR ENCLOSURE. REMOVE FRONT PANEL TO ACCESS.

WEIGHT DATA			
ENGINE/KW	ENCLOSURE MATERIAL	WEIGHT GENSET ONLY KG [LBS]	WEIGHT SHIPPING SKID KG [LBS]
2.4L 32KW	AL	596 [1225]	44 [98]
2.4L 38KW	AL	560 [1235]	44 [98]

DIMENSIONS: MM [INCH]





**Zoning Board of Appeals
4/10/2023**

Item: 626 N Belmont Ave - ZBA#23-009

Department: Planning & Community Development

REQUEST

A 424 square foot variation from Chapter 28, Section 5.1-3.5 (Maximum Impervious Surface Coverage) to allow 4,054 square feet of impervious surface coverage where 3,630 square feet is allowed.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 10, 2023
Date Prepared: April 4, 2023
Project Title: Jones Residence
Address: 626 N. Belmont Ave.

Background Information

Petition Number: ZBA #23-009
Petitioner: Keith Ginnodo
Address: 33 N. Hickory Ave.
Arlington Heights IL 60004

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

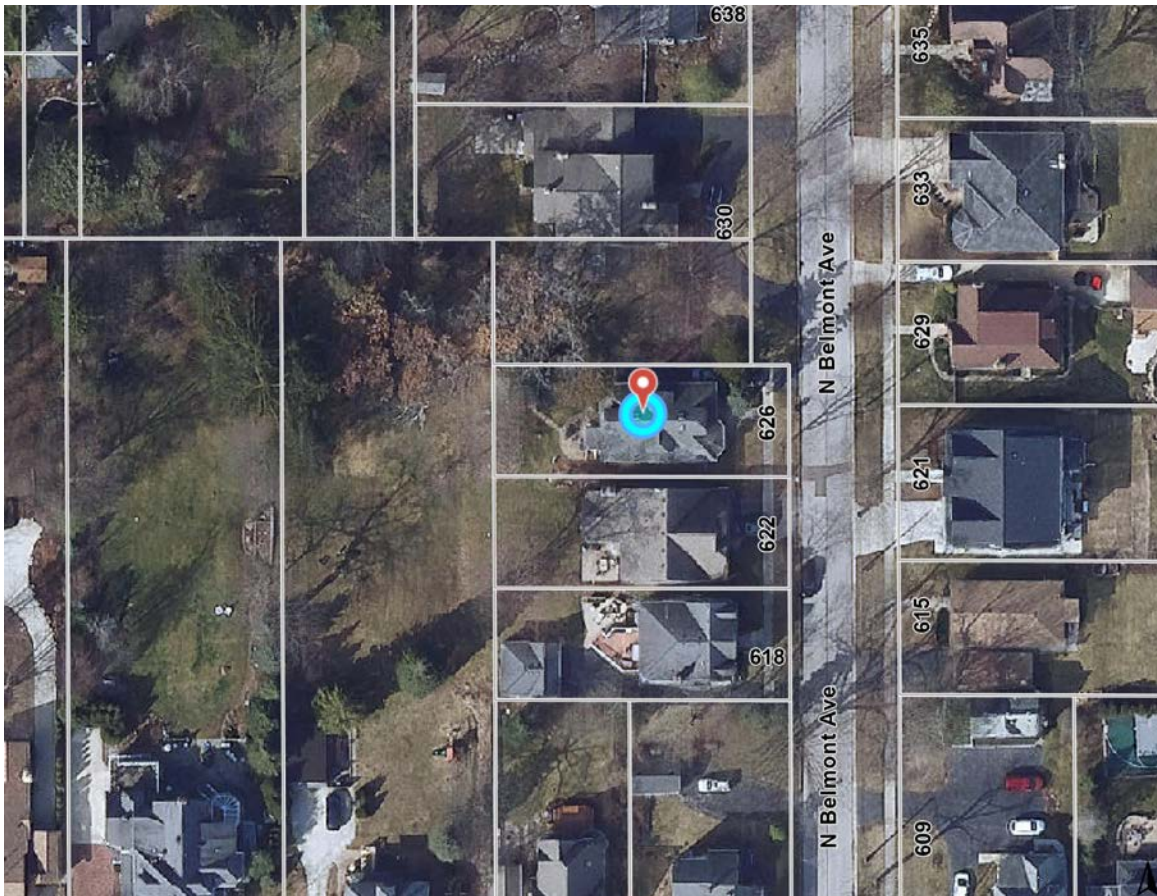
The subject site is zoned R-3, One Family Dwelling District and the petitioner is proposing an addition to the existing home. The property has a total land area of 6,600 square feet and with the proposed addition, the residence will have 4,054 square feet of impervious surface coverage which exceeds the maximum allowed. Therefore, the petitioner is requesting the following variation:

- **A 424 square foot variation from Chapter 28, Section 5.1-3.5 (Maximum Impervious Surface Coverage) to allow 4,054 square feet of impervious surface coverage where 3,630 square feet is allowed.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	3/20/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/20/23	
3. Letter that was Mailed	✓	3/20/23	
4. Photographs of Sign on Property	✓	3/20/23	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Jones Residence

Project Address: 626 N Belmont Avenue

ZBA #: 23-009

Date: March 27, 2023

Derek:

I have reviewed the request for the following variance:

- **A 424 square foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow 4,054 square feet of impervious surface coverage where 3,630 square feet is allowed.**

and do not have any objection to the request.

ZBA# 23-009
626 N. Belmont Avenue- ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: 3/1/2023
Received by Planning:
Transmitted to Engineering: 3/22/2023
Completed: 4/4/2023
ZBA Meeting Date: 4/10/2023

The proposed ZBA application indicates that the petitioner is seeking:

A 424 square foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow 4,054 square feet of impervious surface coverage where 3,630 square feet is allowed.

The Engineering Division is NOT IN FAVOR of the proposed variance for impervious surface coverage. If the variance for impervious surface coverage is granted, it is recommended that the petitioner be required to use permeable pavers that allows for detention for a portion of the patio to offset the increase in impervious surface.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Jones Residence

Project Address: 626 N. Belmont Avenue

ZBA #: 23-009

ZBA Hearing Date: April 10, 2023

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

C: Michael Lysicatos, Assistant Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Landscape Planner

Transmitted On: March 22, 2023

- A 424 square foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow 4,054 square feet of impervious surface coverage where 3,630 square feet is allowed.

Attached are the Petitioner's:

- ☐ Application & Petition
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Other: _____

Comments: _____

Staff has no objections to the design of the small addition on the rear of the house. A Design Commission application is not required.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than April 3, 2023.

March 1, 2023

PETITION

Chris and Gail Jones Residence – 626 North Belmont Avenue, Arlington Heights, Illinois 60004

NOW COMES the Petitioner Chris and Gail Jones being the owners of the property commonly known as: 626 North Belmont Avenue, Arlington Heights, Illinois 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variance from the Arlington Heights Municipal Code, Chapter 28 Zoning Regulations, Section 5.3-2 (Maximum Impervious Surface Coverage) in order: to build a sitting room and patio at the rear of the home resulting in 4,054 square feet of impervious surface coverage whereas 3,630 square feet is the maximum allowed; and any other variations which may be required by the Zoning Board of Appeals.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property if the variations were granted: The proposed new one story 134 SF addition and new 263 SF patio covers 17 SF less than the 411 SF patio that is being removed. The patio that is being removed was present at the time the current owners purchased the property in 2002.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned: The existing property line goes up to the curb of the street. The existing 250 SF public sidewalk is within the property lines of the property and is therefore included in the Impervious Surface Coverage calculation. The sidewalk is not continuous on the block, with only 3 of the 7 houses having a sidewalk.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter: The proposed addition and patio are similar in scale to the existing patio.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property: The new addition and patio allows the family to have a more generous kitchen with a more convenient and safe entry into the home and a dedicated mudroom. The new patio is similar in size to the current patio, allowing room for a dining table and chairs.

Signed: (petitioner)  date: 3/3/23

Northwest Suburbs:
Phone: 847-392-7600
Fax: 847-392-7719



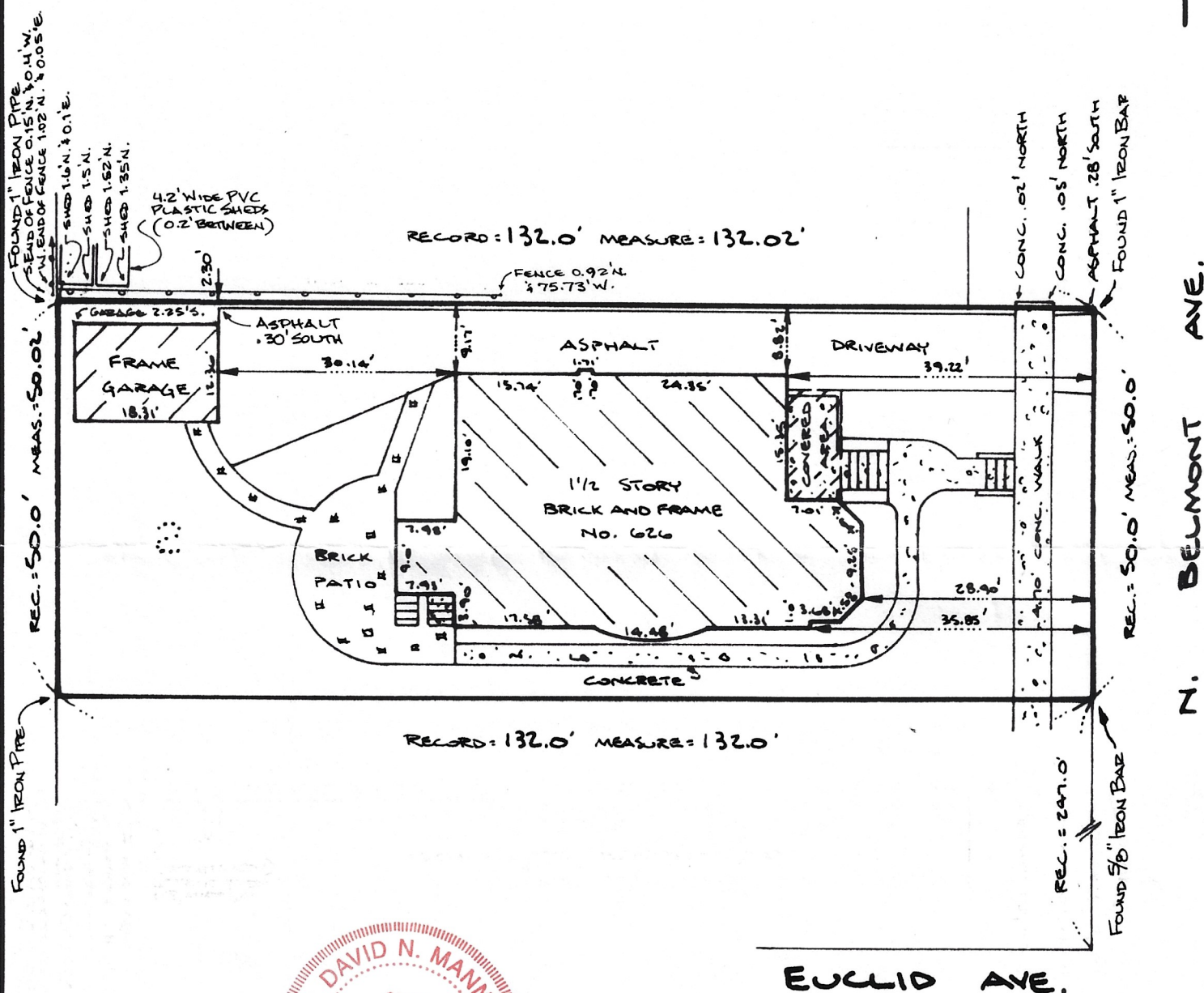
E-MAIL AND INTERNET ADDRESSES:
<http://www.matc.com> AND sales@matc.com
 Illinois Professional Design Firm 184002822

**9800 S. Roberts Road
Palos Hills, IL 60465
Phone: 708-430-4077
Fax: 708-598-0696**

DuPage and Kane:
Phone: 630-690-3733
Fax: 630-690-3735

PLAT OF SURVEY

THE NORTH 50 FEET OF LOT 2 IN COUNTY CLERK'S DIVISION IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

MID AMERICA SURVEY COMPANY

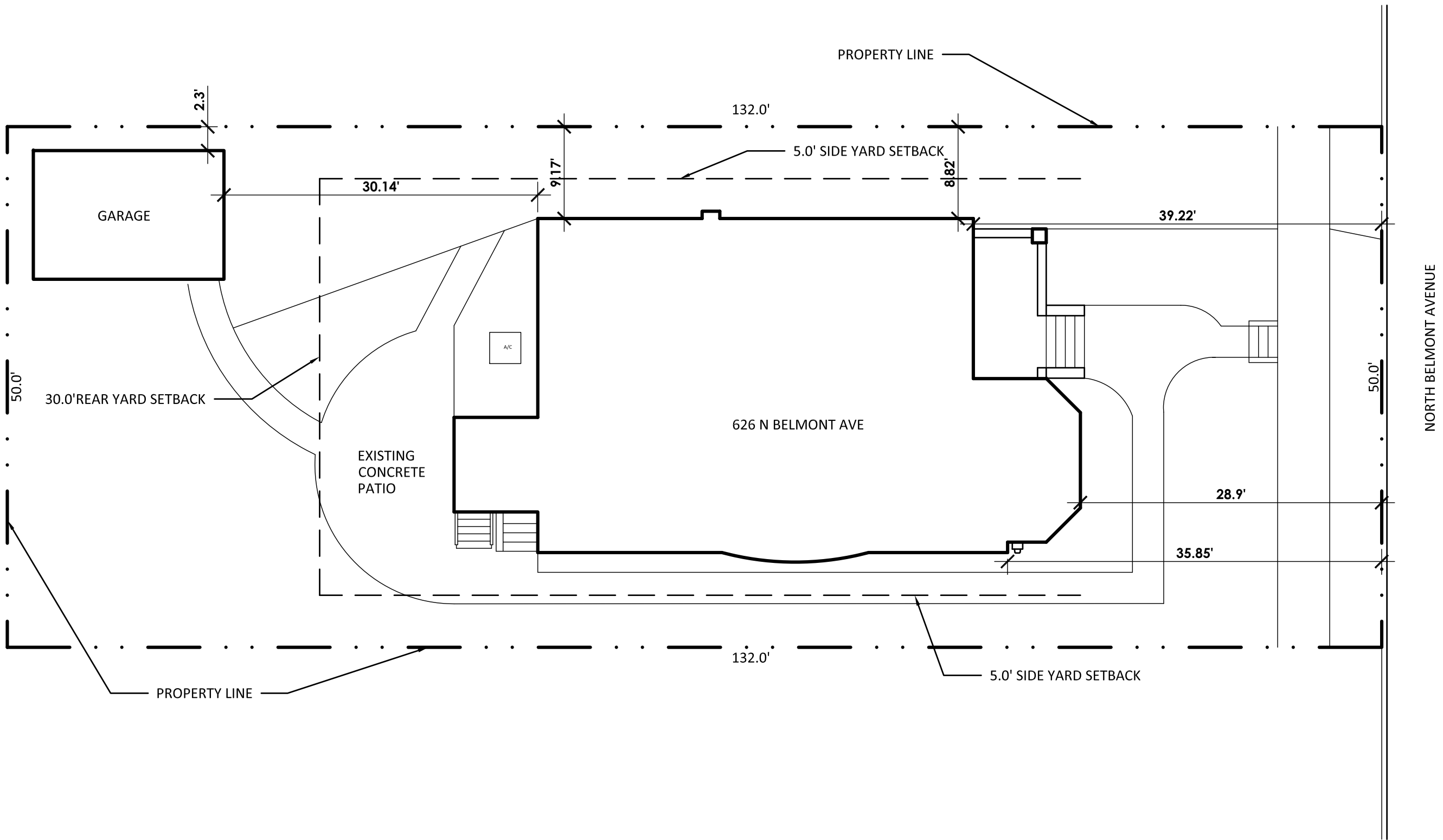
By 
Illinois Professional Land Surveyor. My license expires 11/30/2002

All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. Field work completed on 06 / 11 / 2002

Job no. 73997
Address 626 N. BELMONT AVENUE
ARLINGTON HEIGHTS, IL

P.I.N. 03 - 29 - 122 - 019
Township WHEELING
Ordered By FRED R. SHERMAN

Scale 1" = 20'
Plotted By G. D. F.
ht 2002-MID AMERICA SURVEY COMPANY



1 EXISTING SITE PLAN
1" = 10'-0"

GAIL AND CHRIS JONES
626 N BELMONT AVENUE, ARLINGTON HEIGHTS, IL 60004



KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

EXO

6.17.22
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1 EAST ELEVATION
3/16" = 1'-0"

GAIL AND CHRIS JONES
626 N BELMONT AVENUE, ARLINGTON HEIGHTS, IL 60004



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A5

3.1.23

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1 NORTH ELEVATION
3/16" = 1'-0"

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GAIL AND CHRIS JONES
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1 WEST ELEVATION
3/16" = 1'-0"

GAIL AND CHRIS JONES
626 N BELMONT AVENUE, ARLINGTON HEIGHTS, IL 60004



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1 SOUTH ELEVATION
3/16" = 1'-0"

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A8

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