#090376

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

_____ Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
__X__ Recommendations of Boards, Commissions & Committees (Green)
_____ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager

DATE: July 21, 2009 (B of T) Date: August 20, 2 009

TITLE: ZBA 09-06: 736 Hammerschmidt Avenue

SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:
The Zoning Board of Appeals transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests that the Village grant a variation from Section 155.407(F)(3) of the Lombard Zoning Ordinance to reduce the interior side yard setback to four and one-half feet (4.5') where six feet (6') is required within the R2 Single-Family Residence District to allow for the installation of a generator unit. (DISTRICT #6)

As there were neither four votes to approve or deny the petition, the ZBA is forwarding it to the Board of Trustee without a recommendation.

Please place this item on the August 20, 2009 Board of Trustees agenda under Items for Separate Action.

Fiscal Impact/Funding Source:
Review (as necessary):
Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X _____ Date 7/31/09

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.

MEMORANDUM

TO: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP,
Director of Community Development

DATE: August 20, 2009

SUBJECT: **ZBA 09-06: 736 Hammerschmidt Avenue**

Please find the following items for Village Board consideration as part of the August 20, 2009 Village Board meeting:

1. Zoning Board of Appeals referral letter;

2. IDRC report for ZBA 09-06; and

3. Plans associated with the petition.

Please note that the ZBA did not have four votes to approve or deny the petition so it is being forwarded to the Board of Trustees without a recommendation.

Please contact me if you have any questions regarding the aforementioned materials.

VILLAGE OF LOMBARD
255 E. Wilson Ave.
Lombard, Illinois 60148-3931
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

August 20, 2009

Mr. William J. Mueller
Village President, and
Board of Trustees
Village of Lombard

Subject: ZBA 09-06; 736 Hammerschmidt Avenue

Dear President and Trustees:

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition. The petitioner requests that the Village grant a variation from Section 155.407(F)(3) of the Lombard Zoning Ordinance to reduce the interior side yard setback to four and one-half feet (4.5') where six feet (6') is required within the R2 Single-Family Residence District to allow for the installation of a permanent natural-gas-operated generator unit.

The Zoning Board of Appeals conducted a public hearing on June 24, 2009.

Chairperson DeFalco opened the meeting for public comment. The petitioner, Bob Sarocka, property owner, presented the petition. Mr. Sarocka, began by stating that they would like to install a gas generator to run the sump pump if the power were to fail. He added that in the past they have used a temporary generator for a two-day time period, but when they are not home they cannot run that generator.

Mr. Sarocka stated that they are seeking a variance to place the generator in the side yard. He stated that their neighbors have no problem with the request and there is a wood privacy fence located between themselves and the neighbors to the north. Mr. Sarocka added that the generator would meet Code if placed in the rear yard; however, the rear yard is prone to flooding. He also mentioned that placing it in the side yard would place it closer to the gas meter.

Chairperson DeFalco asked if anyone was present to speak for or against the petition. There was nobody present to speak for or against the petition.

Chairperson DeFalco then requested the staff report. Michael Toth, Planner I, presented the staff report. Mr. Toth stated staff has drafted this IDRC Report to

submit to the public record in its entirety. The petitioner applied for a building permit to install a permanent natural-gas-operated generator unit in the northern interior side yard. The house on the subject property is located approximately 8.14' from the northern property line. According to the generator's specification manual, which was submitted as part of this petition, the generator is required to maintain at least eighteen inches (18") of clearance from the house. The generator unit is twenty-five inches (25") wide; as such, the remaining setback from the northern property line would be four and one-half feet (4.5'). The R2 – Single Family District requires a minimum side yard of six feet (6'). According to the Zoning Ordinance, generators are not specifically listed as a type of structural encroachment within any required yard.

Mr. Toth stated that staff notes that there are no recorded easements of the subject property.

Mr. Toth stated staff finds that there are reasonable alternatives for relocating the generator unit in compliance with the Zoning Ordinance. Pertaining to lots in the R2 – Single Family District, the Zoning Ordinance states that those lots shall have a minimum lot area of 7,500 square feet and a minimum lot width of sixty feet (60'). The subject lot has a total lot area of 12,804 square feet and a lot width of sixty-six feet (66'). The rear yard requirement for the R2- Single Family Residential District is thirty-five feet (35'). As such, the proposed generator unit could be located up to thirty-five feet (35') from the rear property line. According to the plat of survey submitted as part of this petition, the house is located (at its closest point) ninety-seven feet (97') from the rear property line, which leaves an estimated 3,300 square feet of buildable area in the rear of the property for the placement of a generator unit. The 3,300 square foot area includes the side yard setback requirement and any accessory structures.

Mr. Toth stated that staff believes that there is adequate space in the rear of the property to locate the proposed generator unit. As there are no hardships associated with the physical characteristics of the subject property, staff is not supportive of the setback variation for the generator unit at its proposed location.

Mr. Toth stated that the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make a motion recommending denial of the side yard setback variation.

Chairperson DeFalco then opened the meeting for discussion by the Board Members.

Dr. Corrado asked if there would be any noise associated with the generator.

Lori Sarocka, property owner, stated that the noise levels would be similar to that of a lawnmower. She added that they would need to run the generator once a week for twelve minutes. She stated that they would most likely run it for twelve minutes on a Tuesday when the sirens are tested.

Mr. Tap discussed some of the specific sound levels discussed in the specification manual.

Mr. Sarocka stated that he had reviewed the sound levels and he had discussed the issue with his neighbors.

Lori Sarocka stated that her neighbors also have a similar flooding problem and their sump pumps are always required to run as well. She added that the generator would have a "good neighbor plug" so the neighbors could use the generator if needed.

Mrs. Newman asked if the generator would only run during power outages.

Lori Sarocka replied yes, but the generator would still need to run for twelve minutes per week.

Mrs. Newman asked if the sump pump ran constantly and what the effects of the standing water in the back yard.

Lori Sarocka stated that there is lots of standing water in the back yard after a rainfall.

Bob Sarocka stated that even if the generator were to be placed in the back yard it would only be eighteen inches further from the property line.

Chairperson DeFalco asked if the generator is to be located behind the garage.

Bob Sarocka replied; no, the generator would be located on the north side of the property.

Mr. Tap asked if there is flooding in the area where the air-conditioning condenser is located.

Lori Sarocka stated that water comes right up to the air-conditioning condenser and it is located on a slab.

Chairperson DeFalco asked if a concrete slab could be poured for the generator.

Bob Sarocka replied; yes, but the further away from the house the higher off the ground it would need to be.

Chairperson DeFalco asked staff if they knew of any flooding issues and whether or not the generator could be placed on a raised slab.

Mr. Toth stated that this is the first time he was made aware of any flooding issues on the subject property. He stated that he would need to discuss any flooding issues with the Engineering Department and the question of whether or not the generator could be placed on a raised slab would need to be discussed with the Building Department.

Mr. Tap asked the petitioner if there are additional costs associated with locating the generator in the rear yard and if that is one of the reasons for the variation.

Lori Sarocka replied, yes. She added that the generator would be blocked from the neighbors to the north by a wood privacy fence and it would be blocked from the street view by large trees.

Chairperson DeFalco stated that the neighbor's house to the north is fourteen feet from the property line, but if a new house were to be built, it could be built six feet from the property line.

Bob Sarocka stated that the house to the north is a very nice house and only five years old so it is unlikely that it would be rebuilt any time soon.

Chairperson DeFalco stated that the ZBA cannot consider finance as a hardship; however, flooding would be considered a hardship. He then mentioned that the ZBA has recommended approval of some replacement a/c units in the past. He added that the proposed generator would be a new unit. Chairperson DeFalco then stated that similar to Lombard Pharmacy, conditions could be added to address the time of day that the generator could be run.

Mr. Tap stated that there are too many other areas where the generator could be located that would not require a variance.

On a motion by Mr. Tap and a second by Dr. Corrado, the Zoning Board of Appeals recommended by a vote of 3 to 1 that the Village Board deny the variation. The motion having failed, Mrs. Newman made a motion to approve the variation which was seconded by Dr. Corrado. The Zoning Board of Appeals voted 2 to 2 to approve the variation.

Based upon the testimony presented by the petitioner, which included the introduction that there is flooding on the subject property, the ZBA was unable to obtain four votes for either denial or approval of the petition. Therefore, this petition will be forwarded to the Village Board with no ZBA recommendation.

Respectfully,

VILLAGE OF LOMBARD

John L. DeFalco

John DeFalco
Chairperson
Zoning Board of Appeals

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VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Zoning Board of Appeals	HEARING DATE:	June 24, 2009
FROM:	Department of Community Development	PREPARED BY:	Michael S. Toth Planner I

TITLE

ZBA 09-06; 736 Hammerschmidt Avenue: The petitioner requests that the Village grant a variation from Section 155.407(F)(3) of the Lombard Zoning Ordinance to reduce the interior side yard setback to four and one-half feet (4.5') where six feet (6') is required within the R2 Single-Family Residence District to allow for the installation of a permanent natural-gas-operated generator unit.

GENERAL INFORMATION

Petitioner/Property Owner: Robert and Lori Sarocka
736 Hammerschmidt
Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: R2 Single Family Residential District

Existing Land Use: Single Family Residential

Size of Property: Approximately 12,804 Square Feet

Surrounding Zoning and Land Use

North: R2 Single Family Residential District; developed as Single Family Residences
South: R2 Single Family Residential District; developed as Single Family Residences
East: R2 Single Family Residential District; developed as Single Family Residences
West: R2 Single Family Residential District; developed as Single Family Residences

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on May 21, 2009.

1. Petition for Public Hearing
2. Response to the Standards for Variation
3. Spot Survey, prepared by prepared by ARC Design Resources Inc.

DESCRIPTION

The petitioner wishes to install a generator unit four and one-half feet (4.5') from the northern property line of the subject property where a six foot (6') setback is required. As air conditioning systems and/or generator units are not listed as a permitted encroachment within side yards, a variation is required.

INTER-DEPARTMENTAL REVIEW COMMENTS

FIRE AND BUILDING

The Bureau of Inspectional Services has no comments regarding the request at this time.

PUBLIC WORKS

Public Works Engineering

Public Works Engineering does not support this petition for the following reasons:

1) The generator should have been considered in the original layout.
2) There is adequate space in the rear yard for the placement of the generator.

Utilities

The Utilities Division of Public Works does not have any comments on this project.

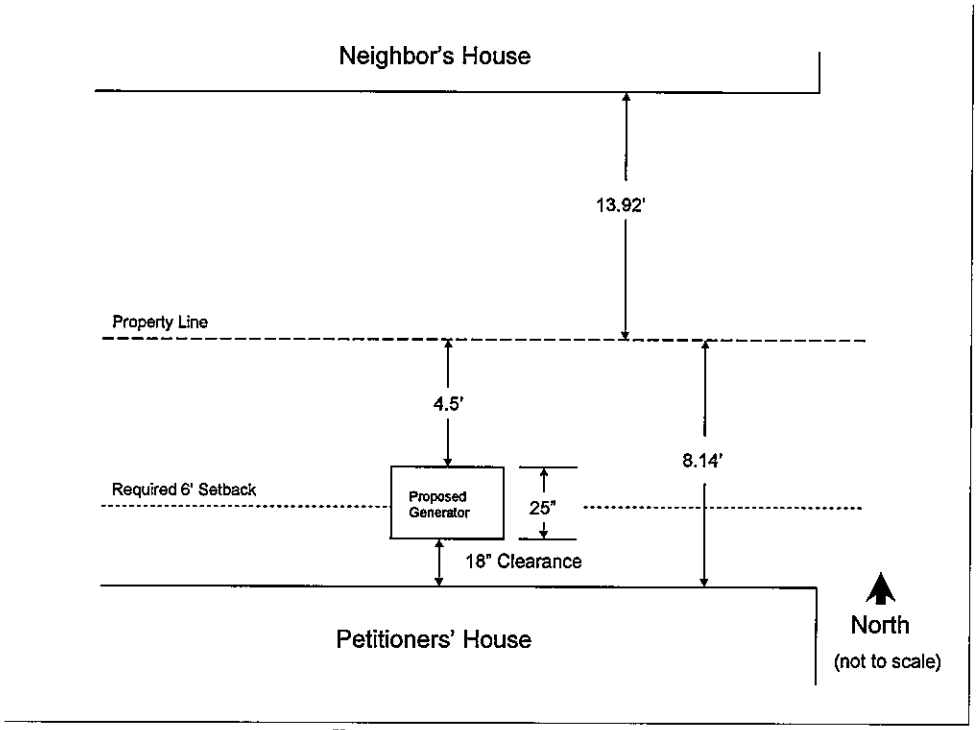
PRIVATE ENGINEERING

The PES Division of Community Development has the following comments on the above petition:

1) There appears to be ample space in the rear of the house.

PLANNING

The petitioner applied for a building permit to install a permanent natural-gas-operated generator unit in the northern interior side yard. The house on the subject property is located approximately 8.14' from the northern property line. According to the generator's specification manual, which was submitted as part of this petition, the generator is required to maintain at least eighteen inches (18") of clearance from the house. As the diagram below illustrates, the generator unit is twenty-five inches (25") wide; as such, the remaining setback from the northern property line would be four and one-half feet (4.5'). The R2 – Single Family District requires a minimum side yard of six feet (6'). According to the Zoning Ordinance, generators are not specifically listed as a type of structural encroachment within any required yard. Staff notes that temporary generators are permitted within required yards because they are only used for short-term time periods (temporary); they are not tied to the principal structure via piping, wiring or foundation; and they are not located on a slab.

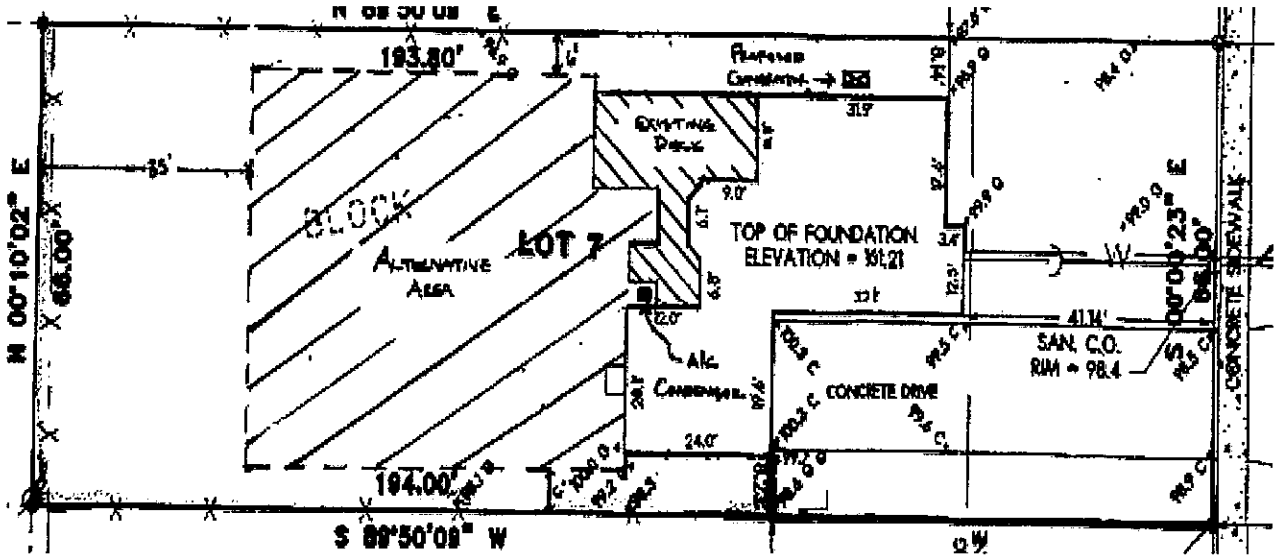


(Proposed Location Diagram)

It is noted that there are no recorded easements of the subject property. Also, the residence on the adjacent property to the north is located 13.92 feet from the side property line that it shares with the subject property. As such, there is a twenty-two foot (22') separation and a six foot (6') privacy fence between the subject property and the neighbor to the north. The provisions of the Zoning Ordinance would require a minimum twelve foot (12') separation between the two residences.

Staff finds that there are reasonable alternatives for relocating the generator unit in compliance with the Zoning Ordinance. Pertaining to lots in the R2 – Single Family District, the Zoning

Ordinance states that those lots shall have a minimum lot area of 7,500 square feet and a minimum lot width of sixty feet (60'). The subject lot has a total lot area of 12,804 square feet and a lot width of sixty-six feet (66'). The rear yard requirement for the R2- Single Family Residential District is thirty-five feet (35'). As such, the proposed generator unit could be located up to thirty-five feet (35') from the rear property line. According to the plat of survey submitted as part of this petition, the house is located (at its closest point) ninety-seven feet (97') from the rear property line, which leaves an estimated 3,300 square feet of buildable area in the rear of the property for the placement of a generator unit. The 3,300 square foot area includes the side yard setback requirement and any accessory structures. There is a deck attached to the rear of the house and extends out to the west an estimated 420 square feet in surface area.



(Subject Property)

Staff believes that there is adequate space in the rear of the property to locate the proposed generator unit. As there are no hardships associated with the physical characteristics of the subject property, staff is not supportive of the setback variation for the generator unit at its proposed location.

Standard for Variations

In order to be granted a variation the petitioner must show that they have affirmed each of the "Standards for Variation." The following standards have not been affirmed:

1. *Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.*

   Staff finds that there are no conditions related to the property that prevent compliance with the established regulations. The property does not have physical surroundings,

shape, or topographical features that differ substantially from other lots in the neighborhood. It is solely the demands of the petitioner that have warranted the requested relief.

2. *The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.*

   Staff finds that the conditions are not unique to the subject property. Many other properties with a similar layout and design have been able meet the established regulations.

3. *The purpose of the variation is not based primarily upon a desire to increase financial gain.*

   The petitioner states that locating the generator in the proposed location would place it in closer proximity to the gas and electric meters. The additional cost incurred by the petitioner to locate the proposed generator unit in the rear yard does not constitute a land use hardship, but rather a financial hardship.

4. *The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.*

   Staff finds that the difficulties have been created by the petitioner as a result of the preference for the generator's location in the side yard.

6. *The granting of the variation will not alter the essential character of the neighborhood.*

   Staff finds that the variation will alter the essential character of the neighborhood by allowing additional bulk and noise disturbances onto the subject property and surrounding properties.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented **has not affirmed** the Standards for Variations for the requested variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **denial** of the variation:

Based on the submitted petition and the testimony presented, the requested variation **does not comply** with the Standards required for a variation by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals accept the findings

on the Inter-Departmental Review Committee as the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities **denial** of ZBA 09-06.

Inter-Departmental Review Group Report Approved By:

William J. Heniff, AICP
Director of Community Development

WJH:MT
att-
c: Petitioner

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ZBA 09-06: 736 S. Hammerschmidt Ave

1. We are asking for a variance to have our generator placed at the side of our home. The rationale for this is based on several different factors. We live in an area of Lombard that is known for our flooding. Our sump pump is one that runs constantly and in the case of a power outage greater than the length of our ace in the hole battery, we suffer significant water in our basement. Having the back up gas generator will allow us the opportunity to not have to worry about any of our essential appliances in the basement (like our furnace, hot water heater, and freezer). The location at the north side of our house is the most obvious place to put the generator. It is in close proximity to both the gas and electric meters, and there is a 6 foot privacy fence between the neighbors house and our own. The 6 inches that we are short (the generator being 5'6" instead of 6' from the property line) will not be in any way a hardship for our neighbors. The generator will not be visible from that location from the street, as there is foliage that blocks it.
2. These conditions are unique to this property, as to the location of our gas and electric meter. This is also the perfect place, as there is the privacy fence to shield the generator from our neighbors and it is not seen from the street. There is also a "good neighbor" outlet that will allow us to offer power to our neighbors when power is out, as they also have issues with water.
3. We are not applying for this variation for any type of financial gain. We are merely trying to maintain the value of our home and prevent any water damage.

4. This difficulty is caused by the ordinance and not by anyone having interest in the property. We have lived in Lombard for 20 years at this address and plan to stay here until our children are grown.
5. Granting of this variation will not be detrimental to the public welfare or injurious to other property improvements in the neighborhood. If anything, it will be helpful to our neighbors, it will allow our neighbors to use the "good neighbor outlet" if they choose to.
6. The generator will not alter the essential character of the neighborhood. It will not be visible from the street, and it does a maintenance check once a week that lasts approximately 12 minutes. We plan to have it cycle during daytime hours so as not to disturb anyones sleep.
7. There will be no environmental impact and it will not decrease property values.

Proposal

GenX Generator

A Division of Highland Park Electric, Inc.
3250 Skokie Valley Rd.
Highland Park, IL 60035
OFFICE 847-433-6314 FAX 847-433-6302
URL: WWW.GENXNOW.COM TOLL FREE 877 - G E N X N O W

The Emergency Power Experts

PROPOSAL SUBMITTED TO: LORI SAROCKA	PHONE: 630-495-3295	DATE: APR. 6, 2009
COMPANY NAME	JOB NAME: LORI SAROCKA	
STREET: 136 HAMMERSCHMIT AVE	JOB LOCATION: 136 HAMMERSCHMIDT AVE	
CITY, STATE and ZIP CODE: LOMBARD, IL. 60148-3412	LOMBARD, IL	JOB PHONE: 630-495-3295
ARCHITECT / BUILDER: LORI & GEORGE		

We hereby submit specifications and estimates for:

Install 8 kW GOARDIAN # 5501 standby power generator as per conversation and as listed below:

Install the generator on a pre-cast pad close to the house on the NORTH side, close to the GAS & ELECT. METERS

Install gas piping from the EAST side of the house to the generator. FROM THE METER

Install the electrical conduit from the generator to the new emergency panel / transfer switch in the equipment room next to the existing GH electrical panel.

Rework the existing wiring in equipment room, in order to get all the selected critical circuits into the new emergency panel (which will be backed up by generator).

Install the generator's battery, caulk and seal around all openings where conduit and pipe enters the house, label the new panel schedule, and make the necessary corrections to the existing electrical panel schedule.

The following critical items / circuits will be transferred into the emergency panel for generator to back up:

☑ 1- Refrigerator	☑ 5- Kitchen Lighting	☐ 9- Family Room Outlets	☑ 13- EST. PUMP
☑ 2- Furnace	☑ 6- Kitchen Outlet(s)	☑ 10- Master Bedroom	☑ 14- SMOKE DET
☑ 3- Sump Pump(s)	☐ 7- Refrigerator	☐ 11- Master Bathroom	☐ 15-
☐ 4- Garage Door Opener	☐ 8- Microwave	☐ 12- Alarm System	☐ 16-

* SEE THE OWNER FOR THE FINAL CIRCUITING

* PLEASE NOTE: The above selections may be changed at time of installation, per your request.

* No permit, or permit related costs are included in this proposal.
* Please see enclosed literature and related installation materials for further details.
* SEE THE OPTIONS SHEET FOR EXTRAS

We Propose hereby to furnish material and labor, complete in accordance with above specifications, for the sum of:

$ 4500 —

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Terms: 1/3 on acceptance and balance upon completion

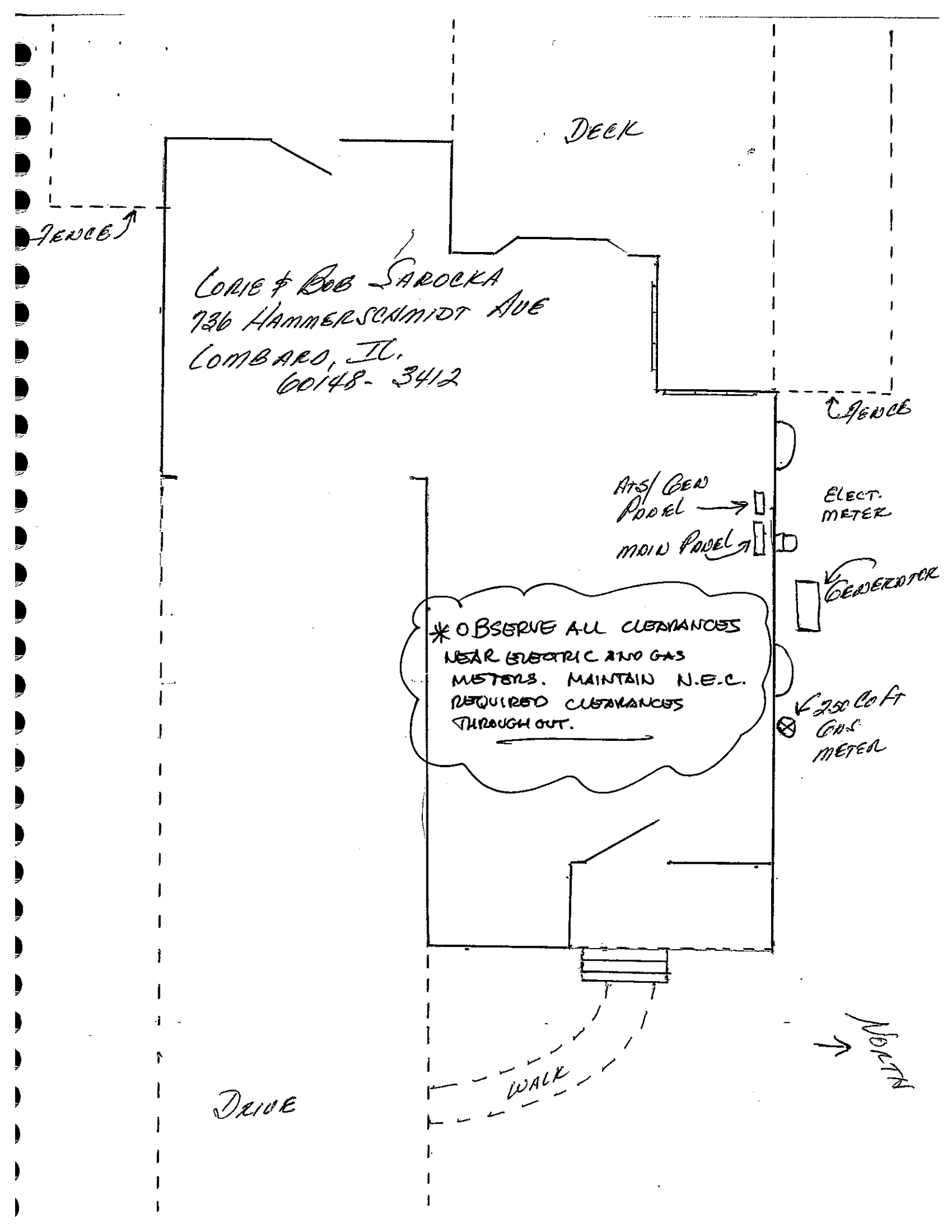
Authorized Signature: Steve N. Kerdanyan

This proposal may be withdrawn if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: [signature] Date: 4/16/09


DECK
FENCE
CORIE & BOB SAROCKA
736 HAMMERSCHMIDT AVE
LOMBARD, IL.
60148-3412
FENCE
ATS/ GEN PANEL
ELECT. METER
MAIN PANEL
GENERATOR
*OBSERVE ALL CLEARANCES NEAR ELECTRIC AND GAS METERS. MAINTAIN N.E.C. REQUIRED CLEARANCES THROUGH OUT.
250 Cu Ft GAS METER
WALK
DRIVE
NORTH

STANDBY GENERATORS

8 kW - 10 kW - 14 kW

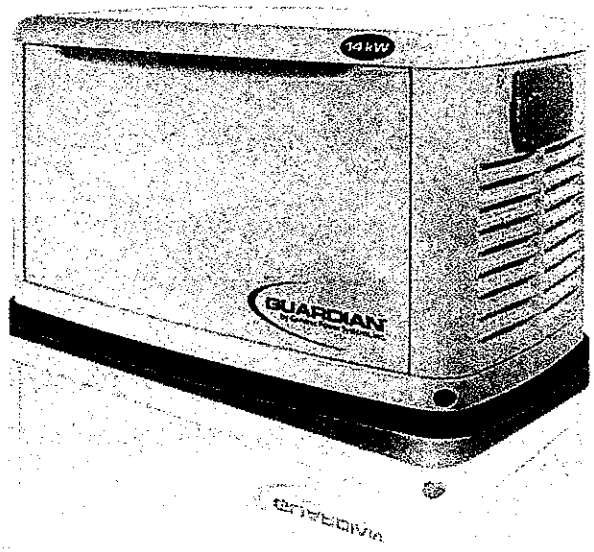
Air-Cooled Gas Engine Generator Sets

Continuous Standby Power Rating
Model 05501 (Steel - Bisque) - 8 kW 60Hz
Model 05502 (Steel - Bisque) - 10 kW 60Hz
Model 05503 (Steel - Bisque) - 14 kW 60Hz

INCLUDES:

- True Power® Electrical Technology
- Two Line LCD Digital Controller (10 & 14 kW)
- Automatic Transfer Switch with Built-In Priority Load Center
- Electronic Governor (10 & 14 kW)
- Pre-wired External Connection Box
- External Main Circuit Breaker & System Status LED (10 & 14 kW)
- Flexible Fuel Line Connector
- Composite Mounting Pad
- Pre-wired conduits
- Natural Gas or LP Gas Operation
- UL 2200 Listed

c UL us LISTED



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.

- **TRUE POWER® ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC.

- **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.

- **SINGLE SOURCE SERVICE RESPONSE** from Generac's dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component. You are never on your own when you own a GENERAC POWER SYSTEM.

- **GENERAC TRANSFER SWITCHES.** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.

GUARDIAN®
by Generac Power Systems, Inc.

SPECIFICATIONS

Home Standby - 8 kW - 10 kW - 14 kW

ENGINE	•Generac (OHVI) Design	Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma molly rings help engine run cooler, reducing oil consumption. Because heat is the primary cause of engine wear, the OHVI has a significantly longer life than competitive engines.
	•"Spiny-lok" cast iron cylinder walls	Rigid construction and added durability provide long engine life. ,
	•Electronic ignition, spark advance and compression release	These features combine to assure smooth, quick starting every time.
	•Full pressure lubrication system	Superior lubrication to all vital bearings means better performance, less maintenance and significantly longer engine life. Now featuring a 2 year/200 hour oil change interval.
	•Low oil pressure shutdown system	Superior shutdown protection prevents catastrophic engine damage due to low oil.
	•High temperature shutdown	Prevents damage due to overheating.
GENERATOR	•Revolving field	Allows for smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.
	•Skewed rotor (8 & 10 kW) Skewed stator (14 kW)	Produces a smooth output waveform for compatibility with electronic equipment.
	•Displaced phase excitation	Maximizes motor starting capability. Provides more surge capability than brushless generator designs.
	•Automatic voltage regulation	Regulates the output voltage to ±2% prevents damaging voltage spikes.
	•UL 2200 Listed	For your safety
TRANSFER SWITCH	•Fully Automatic	Transfers your vital electrical loads to the energized source of power.
	•Remote Mounting	Mounts near your existing distribution panel for simple, low cost installation.
	•UL Listed	For your safety-
CONTROLS	•Manual/Auto/Off switch	Selects the operating mode.
	•Utility voltage sensing	Constantly monitors utility voltage, setpoints 65% dropout, 75% pick-up, of standard voltage.
	•Utility interrupt delay	Prevents nuisance start-ups of the engine, setpoint approximately 10 seconds.
	•Engine warm-up	Ensures engine is ready to assume the load, setpoint approximately 10 seconds.
	•Engine cool-down	Allows engine to cool prior to shutdown, setpoint approximately 1 minute.
	•Seven day exerciser	Operates engine to prevent oil seal drying and damage between power outages.
	•Timed Trickle Battery charger	Maintains battery amperage to insure starting.
	•Main Line Circuit Breaker	Protects generator from overload.
UNIT	•Weather protective enclosure	Ensures protection against mother nature. Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. 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.
INSTALLATION SYSTEM	•Pre-wired External Connection Box •1' Flexible Fuel Line Connector •Composite Mounting Pad •Pre-wired conduits •UL Listed wire nuts	Easy Installation - Virtually all hardware included, plus step-by-step photographed Installation Guide.

Home Standby - 8 kW - 10 kW - 14 kW

GUARDIAN by Generac Power Systems, Inc.

GENERATOR	Model 05501 (8 kW)	Model 05502 (10 kW)	Model 05503 (14 kW)
Rated Maximum Continuous Power Capacity (LP)	8,000 Watts*	10,000 Watts*	14,000 Watts*
Rated Maximum Continuous Power Capacity (NG)	7,000 Watts*	9,000 Watts*	13,000 Watts*
Rated Voltage	120/240	120/240	120/240
Rated Maximum Continuous Load Current			
120 Volts	66.6 LP/58.3 NG	83.3 LP/75.0 NG	116.6 LP/108.3 NG
240 Volts	33.3 LP/29.2 NG	41.6 LP/37.5 NG	58.3 LP/54.2 NG
Total Harmonic Distortion	Less than 5%	Less than 5%	Less than 5%
Main Line Circuit Breaker	35 Amp	45 Amp	60 Amp
Phase	1	1	1
Number of Rotor Poles	2	2	2
Rated AC Frequency	60Hz	60Hz	60Hz
Power Factor	1	1	1
Battery Requirement (not included)	Group 26 12 Volts and 350 Cold-cranking Amperes Minimum	Group 26 12 Volts and 525 Cold-cranking Amperes Minimum	Group 26 12 Volts and 525 Cold-cranking Amperes Minimum
Unit Weight	336 Pounds	375 Pounds	425.5 Pounds
Dimensions (L" x W" x H")	48 x 25 x 29	48 x 25 x 29	48 x 25 x 29
Sound output in dB(A) at 23 ft. with generator operating at normal load	62	63	66

ENGINE	Model 05501 (8 kW)	Model 05502 (10 kW)	Model 05503 (14 kW)
Type of Engine	GENERAC OHVI	GENERAC OHVI V-TWIN	GENERAC OHVI V-TWIN
Number of Cylinders	1	2	2
Rated Horsepower	14.8 @ 3,600 rpm	18 @ 3,600 rpm	32 @ 3,600 rpm
Displacement	410cc	530cc	992cc
Cylinder Block	Aluminum w/Cast Iron Sleeve	Aluminum w/Cast Iron Sleeve	Aluminum w/Cast Iron Sleeve
Valve Arrangement	Overhead Valve	Overhead Valve	Overhead Valve
Ignition System	Solid-state w/Magneto	Solid-state w/Magneto	Solid-state w/Magneto
Governor System	Mechanical	Electronic	Electronic
Compression Ratio	8.6:1	9.5:1	9.5:1
Starter	12 Vdc	12 Vdc	12 Vdc
Oil Capacity Including Filter	Approx. 1.5 Qts.	Approx. 1.7 Qts.	Approx. 1.7 Qts.
Operating RPM	3,600	3,600	3,600
Fuel Consumption			
Natural Gas cu.ft./hr.			
1/2 Load	77	102	156
Full Load	139	156	220
Liquid Propane ft^3/hr (gal/hr)			
1/2 Load	34 (0.94)	46 (1.25)	58 (1.56)
Full Load	62 (1.68)	70 (1.93)	84 (2.30)

Required fuel pressure to generator fuel inlet at all load ranges - 5 to 7 inches of water column for natural gas, 11 to 14 inches of water column for LP gas

CONTROLS	
2-Line Plain Text LCD Display (10 & 14 kW)	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/Test (start)	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
Engine Start Sequence	Cyclic cranking: 7 sec. on, 7 rest (90 sec. maximum duration)
Engine Warm-up	10 seconds
Engine Cool-Down	1 minute
Starter Lock-out	Starter cannot re-engage until 5 sec. after engine has stopped.
2.5 Amp Timed Trickle Battery Charger	Standard
Automatic Voltage Regulator w/Overvoltage Protection	Standard
Automatic Low Oil Pressure Shutdown	Standard
Overspeed Shutdown	Standard, 72Hz
High Temperature Shutdown	Standard
Overcrank Protection	Standard
Safety Fuse	Standard

Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). * Maximum wattage and current are subject to and limited by such factors as fuel Btu content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases about 3.5 percent for each 1,000 feet above sea level; and also will decrease about 1 percent for each 12° C (10° F) above 15.5° C (60°F).

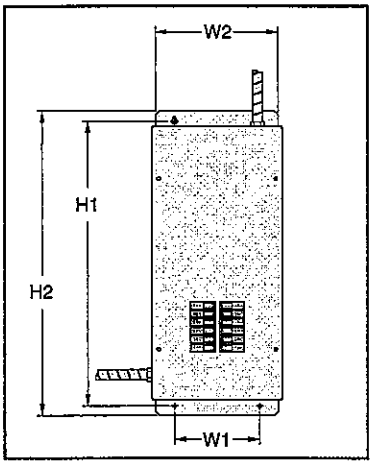
Home Standby - 8 kW - 10 kW - 14 kW

GUARDIAN by Generac Power Systems, Inc.

TRANSFER SWITCH & PRIORITY LOAD CENTER	Model 05501 (8 kW)	Model 05502 (10 kW)	Model 05503 (14 kW)
No. of Poles	2	2	2
Current Rating (amps)	100	100	100
Voltage Rating (VAC)	250	250	250
Utility Voltage Monitor (fixed)			
-Pick-up	75%	75%	75%
-Dropout	65%	65%	65%
Return to Utility	approx. 13 sec.	approx. 13 sec.	approx. 13 sec.
Exerciser weekly for 12 minutes	Standard	Standard	Standard
UL Listed	Standard	Standard	Standard
Dimensions (H" x W" x D")	26.5 x 12.5 x 7	26.5 x 12.5 x 7	26.5 x 12.5 x 7
Total of Pre-wired Circuits	8	10	14
No. 15A 120V	5	3	4
No. 20A 120V	1	3	4
No. 20A 240V	-	1	1
No. 30A 240V	1	1	-
No. 40A 240V	-	-	1
No. 50A 240V	-	-	1
Circuit Breaker Protected Available RMS Symmetrical Fault Current @ 250 Volts	10,000	10,000	10,000

Transfer Switch Features

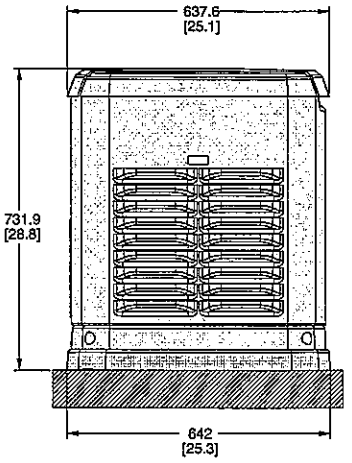
- Electrically operated, mechanically-held contacts for fast, positive connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2 pole, 250 VAC contactors.
- 160 millisecond transfer time.
- Dual coil design.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA 1 (indoor rated) enclosure is standard on the 100 amp switch.



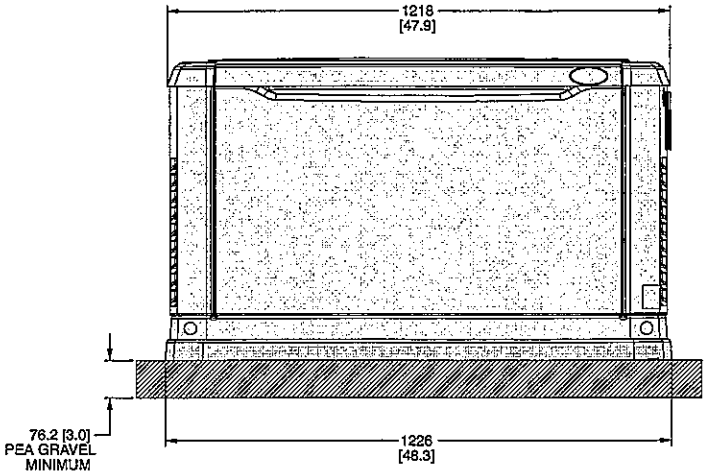
Mechanical Dimensions (in inches)						
Current Rating	No. of Poles	Height		Width		Depth
		H1	H2	W1	W2	
100 UL Listed	2	26.5	29.25	8.14	12.5	7

Terminal Wire Ranges			
ATS Rated Amps	Switch Terminal	Neutral Lug/Stud	Ground Lug
100A 2-Pole UL	1 x 1/0-12	1 x 3/8-16 Stud	1 x 2/0-14

Design and specifications subject to change without notice. Dimensions shown are approximate. Contact your Generac dealer for certified drawings. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.



LEFT SIDE VIEW



FRONT VIEW

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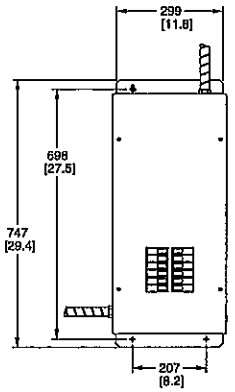
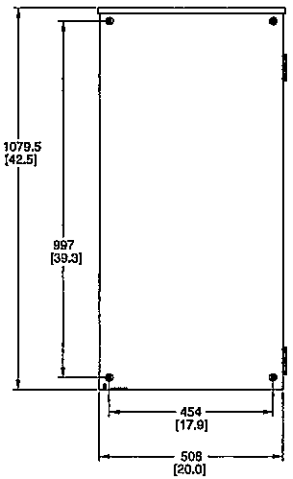
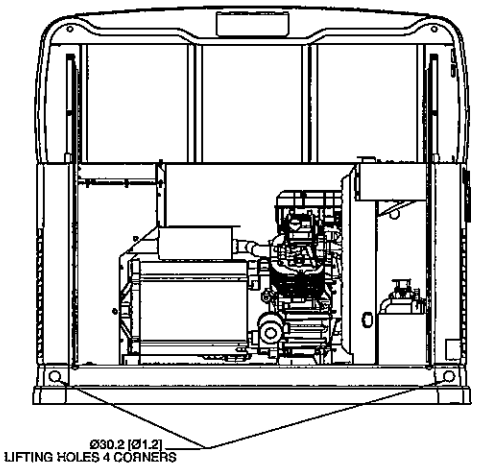


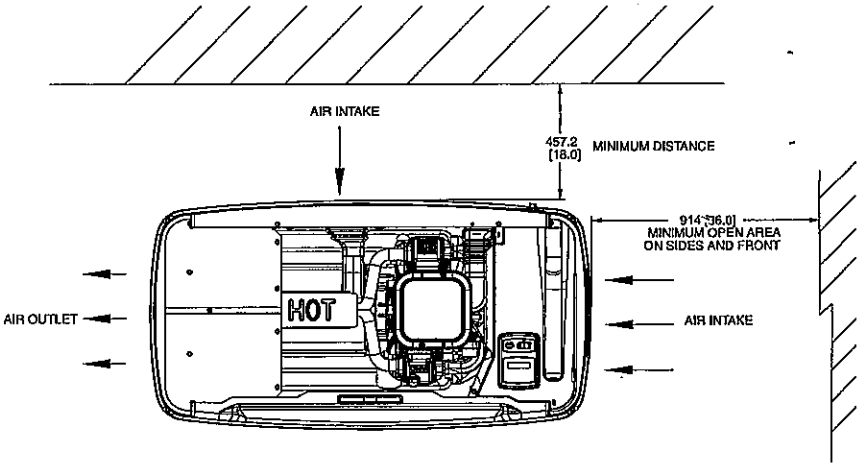
TRANSFER SWITCH 8KW - 17KW (IF SUPPLIED)

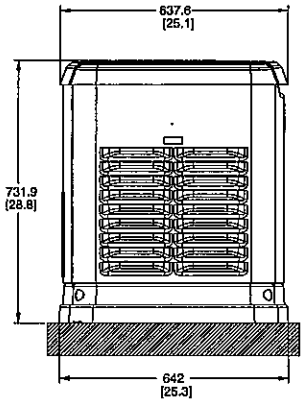


TRANSFER SWITCH 20KW (IF SUPPLIED)

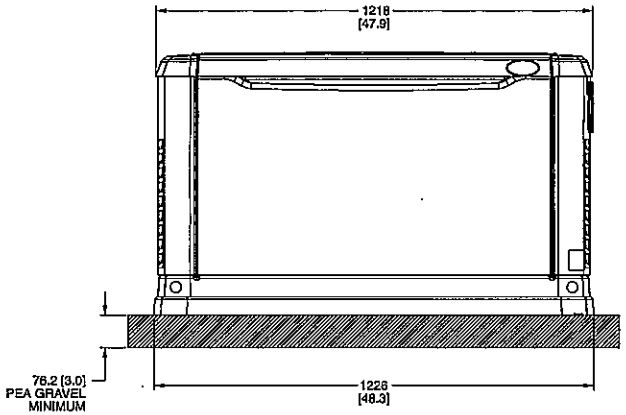


"DO NOT LIFT BY ROOF"

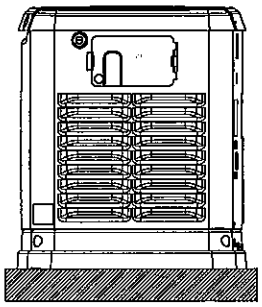




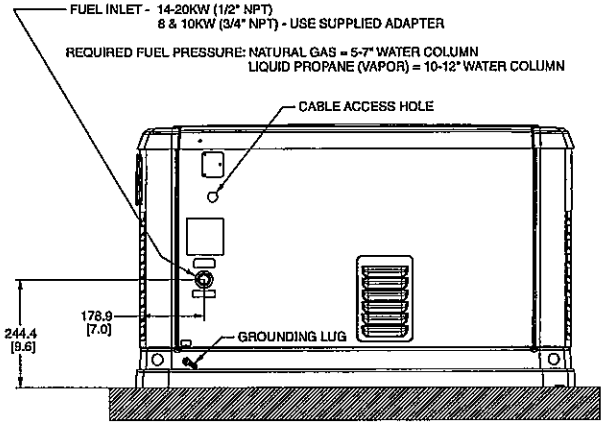
LEFT SIDE VIEW



FRONT VIEW



RIGHT SIDE VIEW



REAR VIEW

**ALL DIMENSIONS IN: MILLIMETERS [INCHES]

GUARDIAN by Generac Power Systems, Inc.

8, 10, 14, & 17 kW Steel (Bisque)

17 & 20 kW Aluminum (Gray)

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INSTALLATION DRAWING

0G8280-B

Air-Cooled Generators

410cc Single Cylinder 14.8 HP, 530cc V-Twin 18 HP,

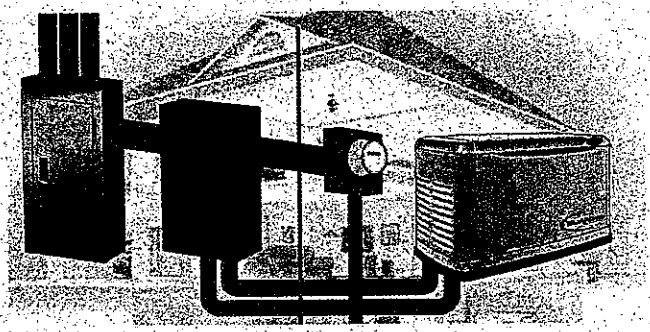
992cc V-Twin 32 HP and 999cc V-Twin 36 HP

ISSUE DATE 01/29/08

How does it all work?

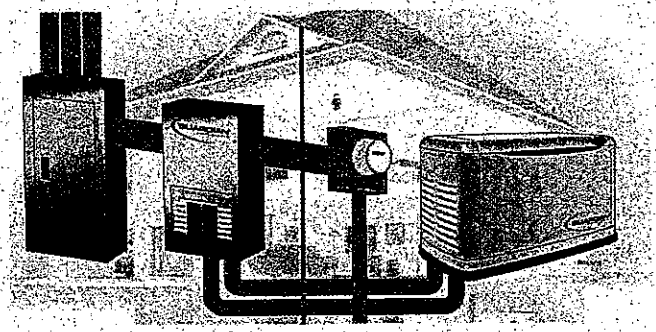
Here are some illustrations that should help you to understand how the generator powers your critical circuits during a power outage.

Critical Circuits Transferred into Generator Load Center



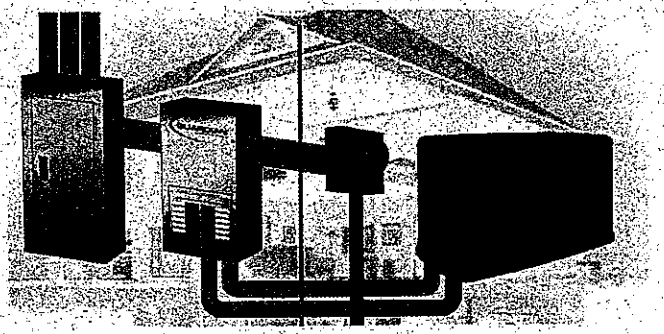
The circuits that have been selected to be on the generator are physically moved from the existing house panel into the new Generator Load Center (ATS / Load Center) shown in blue.

Generator Monitors ComEd Power - in "Standby" Mode



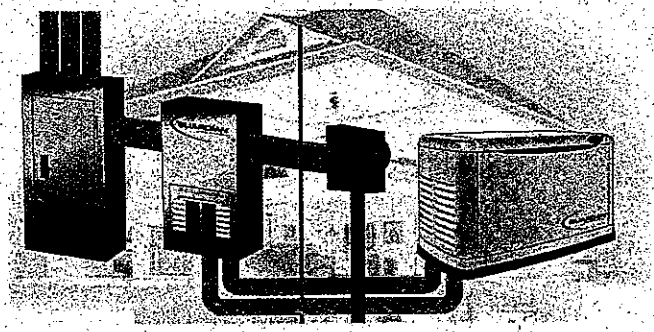
During normal operation, the generator is in **standby mode**, and is constantly monitoring the flow of utility power (from ComEd) supplying the electricity to your critical circuits.

Power Outage is Identified and Generator Starts



When a power outage occurs, the generator waits a few seconds to confirm it is not just a momentary outage; When this is confirmed, it starts the engine and prepares to transfer over the electricity that is now being produced.

Generator Signals Load Center to Switch to Emergency Power



After warming up for a few seconds, the generator signals that it is ready to supply power. The ATS / Load Center located in the house then switches over to allow the power from the generator to flow through to your critical circuits.

The generator will continue to supply electricity for the duration of the power outage. When the utility power is restored, the generator waits briefly before signaling the ATS Load Center to transfer back over, to make sure it is consistent.

The generator then switches back to Standby Mode. It will continue to run under "no load" for a brief period while the engine cools down, and then the generator will shut itself down.

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