



COMMUNITY DEVELOPMENT DEPARTMENT

200 East Wood Street Palatine, IL 60067
Telephone (847) 359-9042
www.palatine.il.us

2023 RESIDENTIAL GENERATOR HANDOUT



Express permits are exclusively available online at our
Citizen Self Service Portal.

Please visit the link below to register and apply

<https://Citizen.palatine.il.us>

RESIDENTIAL GENERATOR CONSTRUCTION REQUIREMENTS:

- Generators must be installed in accordance with manufacturer's specifications.
- Generators must be located at least 5 feet from combustible walls, soffits and overhangs. Some generators are rated to be located closer to combustible walls, check with the manufacturer for allowable distances.
- Generator exhaust end must be located at least five (5) feet away from any operable windows, doors and other such openings.
- Generators must be installed on a level, non-combustible surface.
- Manufactured supplied cable must be cut to proper length.

ZONING REQUIREMENTS:

- A generator must be located in either a rear or side yard unless such yards abut a street wherein said unit shall be located elsewhere.
- In any required side yard or required rear yard permanent electric generators shall not project more than four (4) feet into the yard and maintain a minimum two (2) foot setback from any lotline.

SUBMITTAL REQUIREMENTS

- Upload a copy of signed contract.
- Upload a copy of the generator installation manual or installation diagram/spec sheet.
- Upload a copy of fully dimensioned plat of survey
- Indicate on plat of survey generator location, generator distance to lot line, home and windows, doors and openings and gas piping details (above or underground, type of material and size and gas tie in location and valve)
- Express Permits require a 5 day plan review.
- The permit fee is \$98.00 for each item. The permit is good for 90 days from date of issuance.
- Contractor must be registered and bonded with the Village.

INSPECTIONS

- **Electrical Contractor required to be on site with stamped approved "job copy"**
- Schedule inspection(s) through your CSS account

The following inspections are required:

- Underground gas & electric
- Final inspection when work is completed – Inspector will require access to the electrical panel in the house.

ADDITIONAL INFORMATION

Homeowner's Associations (HOA) may have covenants, conditions and restrictions that are more restrictive than the Village of Palatine's Zoning Ordinances. Therefore, it is the responsibility of the homeowner to acquire approval from their Homeowner's Association for any construction proposed under this building permit. The Village does not require HOA approval prior to issuing a permit





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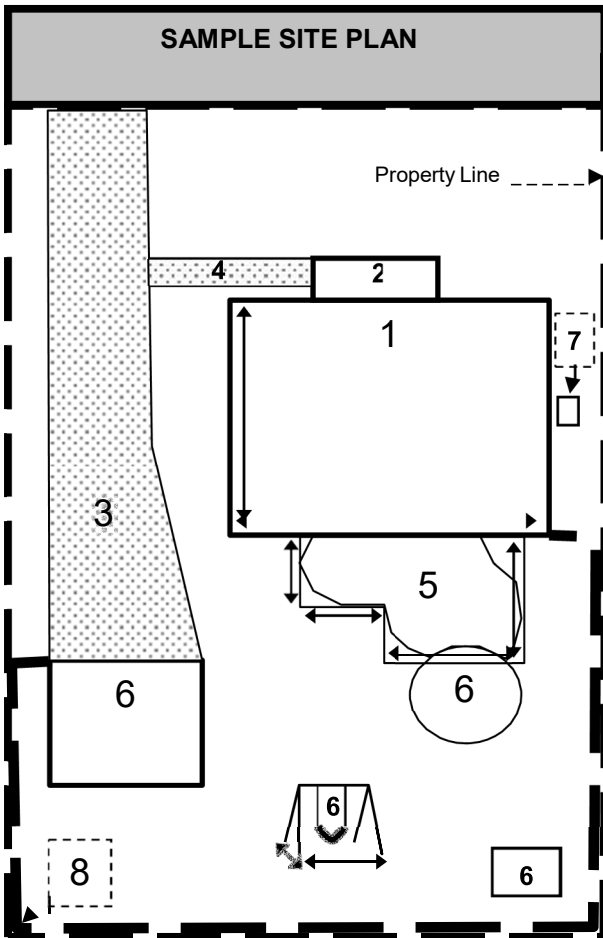
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PLAT OF SURVEY REQUIREMENTS

Submission Requirements for Zoning Review

Review by the Planning and Zoning Department is completed prior to the issuance of a permit. Zoning review checks for compliance of lot coverage and building coverage for all improvements on a parcel. Size, location (setbacks) and height of the proposed construction are also reviewed. In order for Staff to complete the zoning review, a scaled plat of survey shall be submitted with your permit application. On this plat of survey indicate the proposed construction and any additions to the property since the plat was drawn. This must be drawn to scale.

Information for all existing structures shall be included on your Site Plan. If your Plat does not include all of the applicable information, correct any deficiencies by adding any missing structures or paving to the Site Plan. Site Plans and Plats of Survey should be to scale.



Existing Structures:

Please note the dimensions and locations of:

1. Residence, including garage
2. Porches/stoops
3. Driveways - The width at the property line as well as the width at the widest point should be indicated.
4. Sidewalks
5. Patios or Decks - The height of the deck or patio shall be noted as measured from grade
6. Accessory structures, such as
 - Detached garages
 - Pools. Note if the pool is above ground, or in-ground, and any patios/deck surrounding it.
 - Sheds
 - Play equipment
7. A/C Units and Generators
8. Fences

Proposed Construction:

Indicate the location, setbacks from the residence and property line(s), and height.

Helpful Hints:

- A plat of survey notes the property as it existed at the time the survey was drawn. It is acceptable for you to update this plat of survey by drawing to scale any additions to the property since the plat was drawn. In addition to existing information, show the proposed work to scale.

- You can find dimensions of many structures on your property on your Plat of Survey.
- Irregular shaped structures, like patios or playground equipment, may be “boxed” as a simple way to indicate the approximate dimensions.
- Building Coverage is defined as all roofed structures (porches, garages, sheds) and any structure over 16 inches in height from grade (decks, patios, playground equipment, above ground pools).
- Lot Coverage consists of all structures included in the Building Coverage as well as any impervious surfaces (driveways, sidewalks, brick patios, etc.)

If you have any questions regarding the zoning review submission requirements, please contact the Planning and Zoning Department at (847) 359-9042.