



Rock Island Preservation Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Regular Meeting

March 18, 2015

5:00 PM

1. Call to Order and Roll Call
2. Approval of the written Agenda
3. Approval of the January 21, 2015 meeting minutes
4. Review and provide comments to the City Council on a special use permit for 2106 7th Avenue
5. Other Business
6. Adjourn

MINUTES
PRESERVATION COMMISSION
JANUARY 21, 2015
CITY HALL COUNCIL CHAMBERS

MEMBERS PRESENT: Brent Bogen, Kent Cornish, Lendol Calder, Sue Swords, Anthony Heddlesten, John Strieter, Craig Kavensky

MEMBERS ABSENT: Colleen Vollman, Lo Milani

ASSOCIATE MEMBERS: Linda Anderson, Diane Oestreich, Jeff Dismer

STAFF PRESENT: Ben Griffith, Brandy Howe

CALL TO ORDER: Chairman Bogen called the meeting to order at 5:30 PM.

AN ORDER APPROVING THE WRITTEN AGENDA:

MOTION: Heddlesten made a motion to approve the written agenda. Swords seconded the motion. **The motion carried on a vote of 7-0.**

AN ORDER APPROVING THE MINUTES OF THE DECEMBER 17, 2014 MEETING:

Chairman Bogen asked if there were any corrections to the minutes of the December 17, 2014 meeting. Associate Member Oestreich requested that the reference to fence opacity be changed to transparency on the first page, third paragraph. Associate Member Anderson requested that the reference to the tapered fence also in the third paragraph on the first page be adjusted to indicate that a tapered fence is another example of how a fence could be built to code. Chairmen Bogen asked for a motion to approve the minutes as amended. Strieter made a motion and Heddlesten seconded the motion. **The motion carried on a vote of 7-0.**

REVIEW AND PROVIDE COMMENTS TO CITY COUNCIL ON A SPECIAL USE PERMIT REQUEST FOR 1918 7TH AVENUE:

Chairman Bogen asked Ms. Howe to provide a report. Ms. Howe reported that CED staff received an application for a special use permit from Jody and Gene Zwiefel to operate an antique shop out of the cottage and a furniture restoration business out of the carriage house at the rear of the subject property which is a landmark property adjacent to two other landmark properties, the Potter House (1906 7th Avenue) and the Connor-Parker House (702 20th Street). The applicants plan to reside at the Potter House and initially be the only employees; however, the businesses could grow to have up to two additional non-resident employees. Proposed hours of operation will be from 10:00 am to 6:00 pm, Monday through Saturday and by appointment. Eight onsite parking spaces will be provided. Two unlighted signs are proposed: a 6 square foot freestanding or attached sign along 7th Avenue and a 6 square foot sign attached to the north façade of the carriage house.

After concluding the report, Ms. Howe asked if the Zwiefel's wished to address the Commission. Jody and Gene Zwiefel of 1330 20th Street and 1906 7th Avenue in Rock Island stepped up to the podium. They thanked the Commission for the opportunity to address the Commission. Mr. Zwiefel indicated that they have been Rock Island residents for many years and have spent a significant amount of time looking for an appropriate location for their business. Mr. Zwiefel explained that currently they have a web presence and a store in Madison, Wisconsin. Mrs. Zwiefel added that they also sell many products at arts and craft shows as well as overseas. They are looking forward to being part of the Rock Island business community.

Associate Member Dismer asked if they planned to make any structural changes to the buildings. Mr. Zwiefel indicated that they will likely do some painting and lighting improvements to the Cottage and

Carriage House. Associate Member Oestreich asked if the Zwiefel's were aware of the certificate of appropriateness process for landmark properties for structure alterations. They indicated that they were aware of the requirement. Heddlesten asked planning staff if the proposal was in line with the Comprehensive Plan and Broadway District Plan. Howe indicated that it was.

Chairman Bogen asked for a motion. Swords made a motion to recommend approval of the special use permit as requested as it would have no negative impact to the adjacent landmark properties or the historic district. The motion was seconded by Kavensky. **The motion carried on a vote of 7-0.**

OTHER BUSINESS:

Chairman Bogen asked if there was any further business to discuss. Cornish asked about the option to alter the meeting start time as was brought up by Griffith at the request of Kavensky at the last meeting. The Commission discussed the option of starting at 5:00 p.m. for the remainder of 2015. Chairman Bogen asked for a motion. Cornish made a motion to amend the 2015 schedule so that the meetings would start at 5:00 p.m. instead of 5:30 p.m. Heddlesten seconded the motion. **The motion carried on a vote of 7-0.**

Heddlesten mentioned that the Broadway Neighborhood Board had some questions regarding the Preservation Commission's role in reviewing special use permit and variance requests. Howe indicated that planning staff is always available to answer those types of questions.

Griffith asked about the status of the CLG grant application. Howe indicated that the City is still waiting to hear back from the Illinois Historic Preservation Agency.

Griffith stated that no landmark applications or applications for a certificate of appropriateness have been submitted. Griffith reminded everyone to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

ADJOURNMENT:

MOTION: Swords moved to adjourn. Heddlesten seconded the motion. **The motion carried on a vote of 7-0.**

The meeting was adjourned at 6:00 p.m.

Minutes submitted by Brandy Howe

Staff Report
Community & Economic Development Department



To: Members of the Preservation Commission
From: Brandy Howe, Urban Planner
Subject: Special Use Permit Request at 2106 7th Avenue
Date: March 5, 2015

Subject Property Address: 2106 7th Avenue
District: Broadway Historic District
Classification: None

Applicable Regulations and Guidelines

Sec. 11-106(13): Powers and Duties of the Preservation Commission - To review applications for special use permits that affect designated landmarks and historic districts prior to the date of the hearing by the City Council.

Background

An application for a special use permit was submitted by Steve Pressley to add a crematorium to the former funeral home at 2106 7th Avenue. The subject property is in the Broadway National Historic District and is immediately to the west of the Karpeles Museum, a landmark property.

The former funeral home did not have a crematorium in its business operation. The space proposed for the crematorium is an attached garage located on the east side of the structure. The applicant also plans to renovate the existing chapel area to be used for visitations. Exterior improvements are also proposed to the parking area and grounds. It is expected that the existing lighted freestanding sign will also be utilized. One full-time employee will work out of the facility with the possibility of an additional part-time employee added in the future.

The applicant also provided an emissions testing report which indicated the proposed cremator will emit no visible smoke and will produce no odor. Further, the stack will have be of a low profile and will be visually unobtrusive.

Preservation Commission Comments

Per the powers and duties granted to the Preservation Commission, the Commission may provide comments on this issue to the City Council. The City Council will consider the Commission's comments, in addition to any public testimony received at a public hearing scheduled for April 6, 2015, to make their decision on the special use permit.

March 4, 2015

Mr. Steve Pressly
Wheelan-Pressly Funeral Home
3030 7th Avenue
Rock Island, IL 61201

Re: Model Power-Pak II Plus Human Cremator

Dear Mr. Pressly,

I have enclosed some information in an attempt to help you prepare for the upcoming meeting with your local zoning authority, whom may have concerns about the installation of the human cremator.

I have enclosed an Air Emissions Source Test Report which shows compliance with the environmental requirements in the State of Illinois. This test was actually performed in the state of Florida, one of the most environmentally stringent states, and the results would be accepted by the State of Illinois.

Please note that the report has a Visible Emissions Observation Form (VE test) which indicates the amount of opacity (smoke) that is observed exiting the exhaust stack. You will see that the forms are filled with zeros which means that no opacity (smoke) was visible.

Another point that will be important for your neighbors is that the exhaust stack on the crematory is "low profile" and only rises to about 17 feet above the floor that the crematory is set on. So not only will the crematory produce no smoke or odor, it will also be unobtrusive due to the low profile stack height.

I have also enclosed a partial list of our customers in your state to show that this equipment is installed, operational and is widely accepted by communities everywhere.

Finally, the model Power-Pak II Plus cremator is completely UL listed for safety. This means that the entire crematory has been thoroughly tested by Underwriters Laboratories for safe operation. We have been in business since 1946 and we have thousands of systems operating safely throughout the United States around the world.

I hope this information will assist you in your attempt to address the concerns of your local zoning authority. When it comes to incinerators, so many people have negative connotations due to memories of old tall smoke stacks billowing black smoke and offensive odors. With today's environmental standards and available technology those images no longer apply.

If I can be of any further assistance please do not hesitate to contact me.

Regards,



Brian Gamage
Sales Consultant

**EMISSIONS TESTING
REPORT**

PERMIT NO. 0950126-005-AG

**IE43-PPII, POWER-PAK II
CREMATOR**

PREPARED FOR:

BALDWIN FAIRCHILD

ORLANDO, FLORIDA

MAY 5, 2005

PREPARED BY:

ATC



AIR TESTING & CONSULTING, INC.

333 FALKENBURG ROAD, SUITE B-214
TAMPA, FLORIDA 33619

ATC



AIR TESTING & CONSULTING, INC.

333 FALKENBURG ROAD, SUITE B-214
TAMPA, FLORIDA 33619

To the best of my knowledge, all field and analytical procedures comply with Florida Department of Environmental Protection requirements and all test data and plant operating data are true and correct.

Kenneth E. Given

Kenneth E. Given, P.E.

5-18-05

Date

1.0 INTRODUCTION

On May 5, 2005, Air Testing & Consulting, Inc., conducted the following tests on Baldwin Fairchild's Human Crematory Incinerator located at 301 N. Ivanhoe Blvd. in Orlando, Florida:

- (1) Particulate Emission (EPA Methods 1 – 5)*
- (2) Carbon Monoxide (EPA Method 10)*
- (3) Visible Emissions (EPA Method 9)*
- (4) Oxygen (EPA Method 3A)*

These tests were performed at the request of Mathews Cremation Division to prove compliance on the Power Pak II crematory incinerator. Orange County, Environmental Protection Division, representatives, Gregory Bryant, Ilka Bundy and John Casper audited the test.

2.0 SUMMARY OF RESULTS

The results of the emission testing are presented in the Test Summary. The Particulate emissions averaged 0.0549 grains per dry standard cubic foot (gr/dscf) and CO emissions averaged 2.2 parts per million (ppmv), each corrected to 7% O₂. Opacity, highest six-minute average, on the stack, was 0%.

3.0 SUMMARY OF TEST DATA

PLANT : BALDWIN

UNIT : POWER-PACK II

RUN NUMBERS 1, 2, 3

TEST DATE : 5/5/05

	#1	#2	#3	AVERAGES
DATE	5/5/05	5/5/05	5/5/05	
START TIME	10:32	13:05	15:27	
END TIME	11:50	14:09	16:29	
STACK DIAMETER (INCHES)	19.5	19.5	19.5	
NOZZLE DIAMETER (INCHES)	0.550	0.550	0.550	
TEST TIME (MINUTES)	60	60	60	
NUMBER OF TEST POINTS PER RUN	24	24	24	
STACK GAS TEMPERATURE (°F)	850.0	991.8	1128	989.9
STACK GAS MOISTURE (%)	12.51	9.76	6.56	
STACK GAS MOLECULAR WEIGHT	28.50	28.83	29.21	
STACK GAS VOLUME SAMPLED (CUBIC FEET)	34.375	36.840	40.110	37.108
VOLUME SAMPLED (SCF @ 68°F)	34.585	37.020	40.270	37.292
STACK GAS VELOCITY (FEET PER SECOND)	18.14	17.30	19.75	18.39
STACK GAS FLOW RATE (ACFM)	2257.0	2152.2	2457.7	2288.9
STACK GAS FLOW RATE (DSCFM @ 68°F)	801.7	711.5	769.2	760.8
OXYGEN, %	16.0	14.0	14.5	
PARTICULATE CONC (GR/DSCF) @7% O ₂	0.0359	0.1122	0.0165	0.0549
PARTICULATE MASS RATE (LBS/HOUR)	0.0871	0.3396	0.0500	0.1589
CO CONC @ 7% O ₂ , ppmv	1.42	2.01	3.26	2.23
CO MASS RATE (LBS/HOUR)	0.00175	0.00310	0.00503	0.0033
ISOKINETIC SAMPLING RATE, %	90.4	109.0	109.7	

FIELD DATA AND SAMPLES UNDER THE CONTROL OF:

TIM CAPELLE

LABORATORY ANALYSIS UNDER THE CONTROL OF:

ATC

REGULATORY SUMMARY
BALDWIN FAIRCHILD
HUMAN CREMATORY
MAY 5, 2005

PERMIT NO. NEDS NO. ID #	EPA METHOD	METHOD DESCRIPTION	ACTUAL EMISSION RATE	ALLOWABLE EMISSION RATE	PROCESS RATE POUNDS PER HOUR	
					ACTUAL	PERMIT
0950126-005-AG 0126	5	PARTICULATE gr/dscf @ 7% O ₂	0.055	0.080	68	100
	10	CARBON MONOXIDE ppmv @ 7% O ₂	2	100		
	9	VISIBLE EMISSIONS % Opacity	0	5% except for 20% up to 3 min/hr		

TABLE I
TEST SUMMARY
BALDWIN FAIRCHILD
HUMAN CREMATORY
MAY 5, 2005

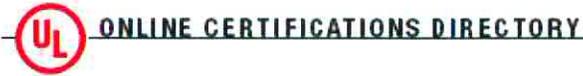
RUN #	% O ₂	PARTICULATE GR/DSCF @ 7% O ₂	CO ppmv @ 7% O ₂	PROCESS RATE POUNDS
1	16	0.0359	1.4	150
2	14	0.1122	2.0	130
3	14.5	0.0165	3.3	130
AVG	14.8	0.0549	2.2	137

E. VISIBLE EMISSIONS

AIR TESTING & CONSULTING, INC.

(813) 651-0878

Facility Name BALDWIN FAIRCHILD		Permit Number <i>07501700000000</i>		Observation Date 5-5-05		Start Time 10:29		Stop Time 11:29					
Source CREMATORY		I.D. No.		SEC	0	15	30	45	SEC	0	15	30	45
Address 301 N. IVANHOE BLVD.				MIN					MIN				
City ORLANDO		County ORANGE		Zip 32804									
Contact		Phone											
Process Equipment CREMATORY - Power Pak II		Operating Rate 150 lbs											
Control Equipment AFTER BURNER		Operating Mode											
Fuel Type/Rate NAT. GAS		Material Type/Rate HUMAN REMAINS											
Describe Emission Point Start STACK EXIT													
Height Above Ground Level Start 15 Stop <input checked="" type="checkbox"/>		Height Relative to Observer Start 10 Stop <input checked="" type="checkbox"/>											
Distance from Observer Start 65 Stop <input checked="" type="checkbox"/>		Direction from Observer Start 310° Stop 310°											
Describe Emissions Start None Stop <input checked="" type="checkbox"/>													
Emission Color Start N/A Stop		Plume Type <input type="checkbox"/> Continuous N/A <input type="checkbox"/> Intermittent											
Water Droplets Present <input type="checkbox"/> No <input type="checkbox"/> Yes		Water Droplet Plume <input type="checkbox"/> Attached <input type="checkbox"/> Detached											
Point in the Plume at which Opacity was determined Start Stop													
Describe Background Start SKY Stop <input checked="" type="checkbox"/>		Ambient Temp Start 75 Stop 82°											
Background Color Start lt. gray Stop <input checked="" type="checkbox"/>		Sky Conditions Start cloudy Stop <input checked="" type="checkbox"/>											
Wind Speed Start 1-3 Stop 4-7		Wind Direction Start S Stop <input checked="" type="checkbox"/>											
Stack with Plume <input type="checkbox"/>		Sun <input type="checkbox"/>		Wind <input type="checkbox"/>									
SOURCE LAYOUT SKETCH Draw North Arrow													
Average Opacity for Highest 24 Consecutive Readings 0				Range of Opacity Readings Min. 0 Max. 0									
Observer's Name (Print) Kenneth GWIN				Observer's Signature <i>Kenneth Gwin</i>		Date 5-5-05		Date 2/05					
Comments													
I certify the above process rate data is true to the best of my knowledge. SIGNATURE													
Title				Date									



NEGT.MH14647 Incinerators, Special Type

[Page Bottom](#)

Incinerators, Special Type

[See General Information for Incinerators, Special Type](#)

MATTHEWS CREMATION DIV, DBA INDUSTRIAL EQUIPMENT & ENGINEERING CO

MH14647

& ALL CREMATORY

2045 SPRINT BLVD

APOPKA, FL 32703 USA

Gas fired crematory furnaces, ECONO-PAK Model IE43-EP; POWER-PAK Model IE43-PP; POWER-PAK II Models IE43-PPII, IE43-PPII-P; POWER-PAK II PLUS Model IE43-PPII PLUS; SUPER POWER-PAK Models IE43-SPP, IE43-SPP Plus; ENER-TEK Models IE43-ET, IE43-ET Plus; POWER-PAK JR Model IE43-PPJ; Models Elite Jr., IE43-PPI, 2500 Elite, 3000, 4000; IEB Series Models -8, -16, -20, -26, -32 and -40.

May be installed with clearances to adjacent construction of not less than 48 in. from front, 6 in. from sides, 6 in. from top, 18 in. from back and 6 in. from chimney sections supplied with furnaces. Floor under furnace shall be noncombustible.

[Last Updated](#) on 2012-09-25

[Questions?](#)

[Print this page](#)

[Terms of Use](#)

[Page Top](#)

© 2013 UL LLC

When the UL Leaf Mark is on the product, or when the word "Environment" is included in the UL Mark, please search the [UL Environment database](#) for additional information regarding this product's certification.

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Listed and covered under UL's Follow-Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Designs and/or Listings (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "© 2013 UL LLC".



Cremation Division

Reference Installations

Williamson Funeral Home
Greg May
Jacksonville, IL
217-243-1010

Herr Funeral Home
Barry Wilson
Collinsville, IL
618-344-0187

O'Neill Funeral Home
Dale Shoemaker
Lockport, IL
815-838-5010

Renner-Wikoff Chapel
John Hingtgen
Urbana, IL
217-367-1122

Heartland Memorial Center
Lelia Hirsch
Tinley Park, IL
708-444-2266

Moss Family Funeral Homes
Bryan Moss
Batavia, IL
630-879-7900

Twin Pines Crematory
Stan Hickrod
East Dundee, IL
630-951-0007

Gent Funeral Home
Ralph Bowles
Alton, IL
618-466-5544

Dames Funeral Home
Jeff Dames
Morris, IL
815-741-5500

Esterdahl Mortuary
Tom Skinner
Moline, IL
309-764-5691

Hidden Lakes Crematory
Fred McCauley
Bolingbrook, IL
630-759-1212

Strang Funeral Home
Rich Gaddis
Grayslake,
847-223-8122

Hurd-Hendricks Funeral Home
Geoff Hurd
Knoxville, IL
309-289-4121

Hurley Funeral Home
Jerry Hurley
Havana, IL
309-543-2244

Colonial Funeral Home
Robert Mrachek
McHenry, IL
815-385-0063

Kurrus Funeral Home
Gus Kurrus
Belleville, IL
618-235-2100