

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: City Manager

SUBJECT: Special Use Permit Request Public Hearing for 2106 7th Avenue

Date: March 30, 2015

Steven and Cynthia Pressly have filed an application for a Special Use Permit to add a crematorium operation to the former funeral home located at 2106 7th Avenue, zoned R-3 (one and two family residence) district. The former funeral home did not have a crematorium in its business operation. The crematorium as a new aspect of the funeral business and the use of a former non-public attached garage space are the reasons for the City Council review through the Special Use Permit process.

Nature of the Use:

The space proposed for the crematorium is the former attached garage located on the east side of the structure; it will not be located in the accessory garage on the extreme south side of the site as some residents have understood. The applicant will have one employee work out of the facility and will renovate the existing chapel area for visitations (allowable use of the former non-conforming funeral home use). There is the possibility of an additional part-time employee added to the facility in the future.

Parking:

As an existing non-conforming funeral home use the Zoning Ordinance does not require any additional off-street parking. There is an existing parking lot on the north end of the site that can accommodate approximately 40 vehicles and an employee parking area on the south end that can accommodate approximately ten vehicles.

Signs:

The applicant proposes to either re-use the existing freestanding sign, or replace it with a similar sign at the same location.

Preservation Commission Comments:

The subject property is located adjacent to the Karpeles Museum at 700 22nd Street, which is a local landmark and is also located in the Broadway National Register District. The Preservation Ordinance allows for the Preservation Commission the opportunity to comment on Special Use requests for landmarks and within districts. At its March 25, 2015 meeting the Commission voted unanimously to pass a favorable comment on the proposed addition to the use.

Analysis:

Attached is information provided by the applicant about the specifications and use of crematoriums. An emission testing report indicates that the proposed cremator will emit no visible smoke and will not produce odor. The stack will have a low profile and will be visually unobtrusive.

Staff believes that the use meets the seven conditions for approving a Special Use Permit identified in the Zoning Ordinance (there is adequate parking on the site for customers and the applicant). The use will not have a detrimental effect on the public health, safety, welfare or property values on the area.

Staff has received three letters in support of the request (letters are attached to report). The first is from Barb Braun, President of the Broadway Board. The second is from John N. Snow, Director of the Karpeles Manuscript Library Museum, which is located directly to the east of the site. The third is from Charles and Diane Oestreich, owners of four residential properties in the immediate area of the site.

Legal Description of Property:

Lot 39 of East Lawn Addition to the City of Rock Island, also known as 3866 28th Avenue, Rock Island, Illinois.

Recommendation:

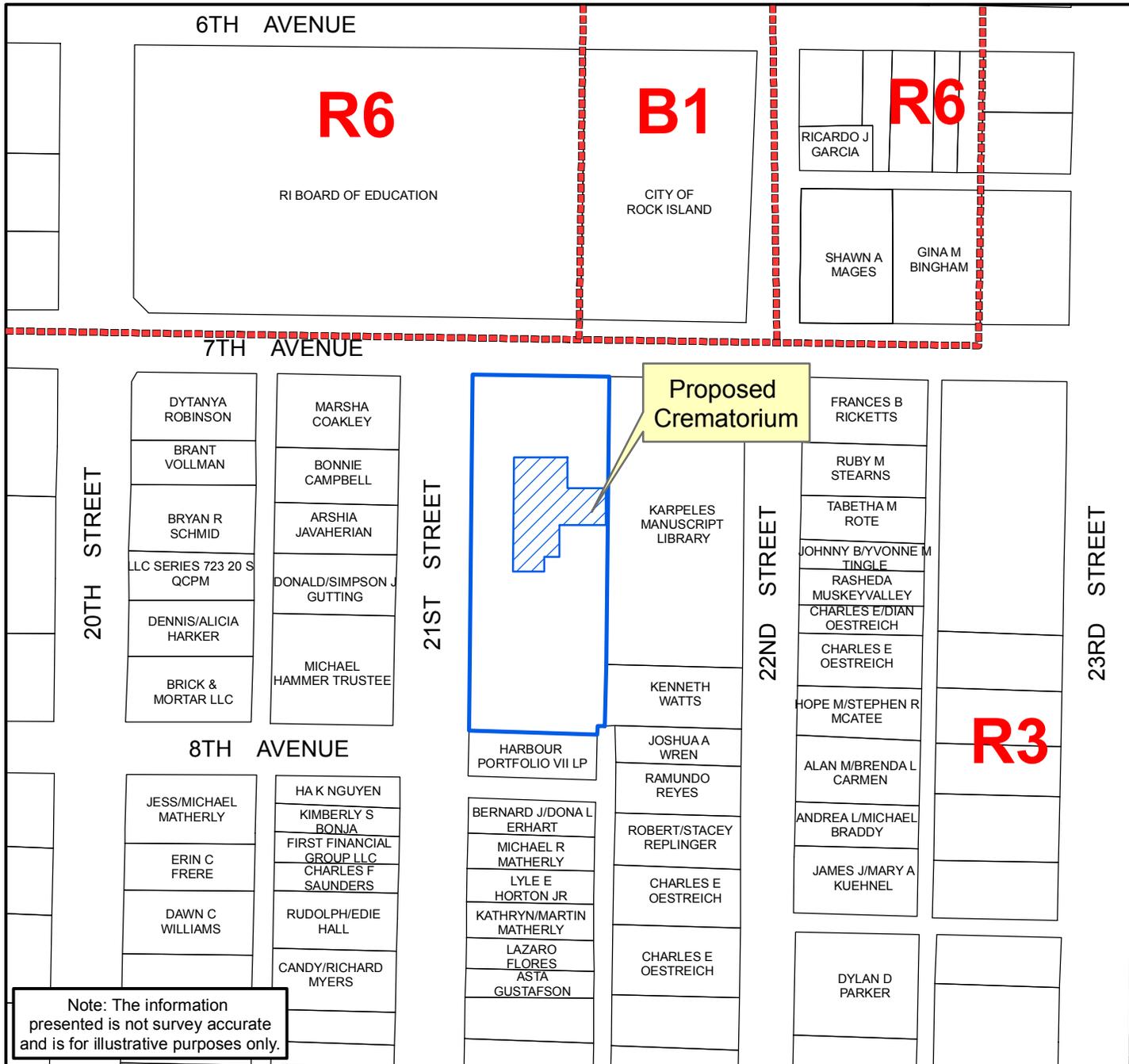
That the request be approved because there is adequate parking and the proposed uses will not have a negative effect on the character of the adjacent neighborhood. Since the site is a non-conforming funeral business use the standard stipulations regarding employment, hours of operation and parking do not apply. Approval should be subject to the following stipulation:

1. The use shall meet all other applicable codes and ordinances.

**Submitted by: Alan Fries, Urban Planner II
Ben Griffith, Planning and Redevelopment Administrator
Jeffery A. Eder, Assistant City Manager / CED Director**

APPROVED: Thomas Thomas, City Manager

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL 2015-2

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.
 APPR. BY: B.G./A.F.



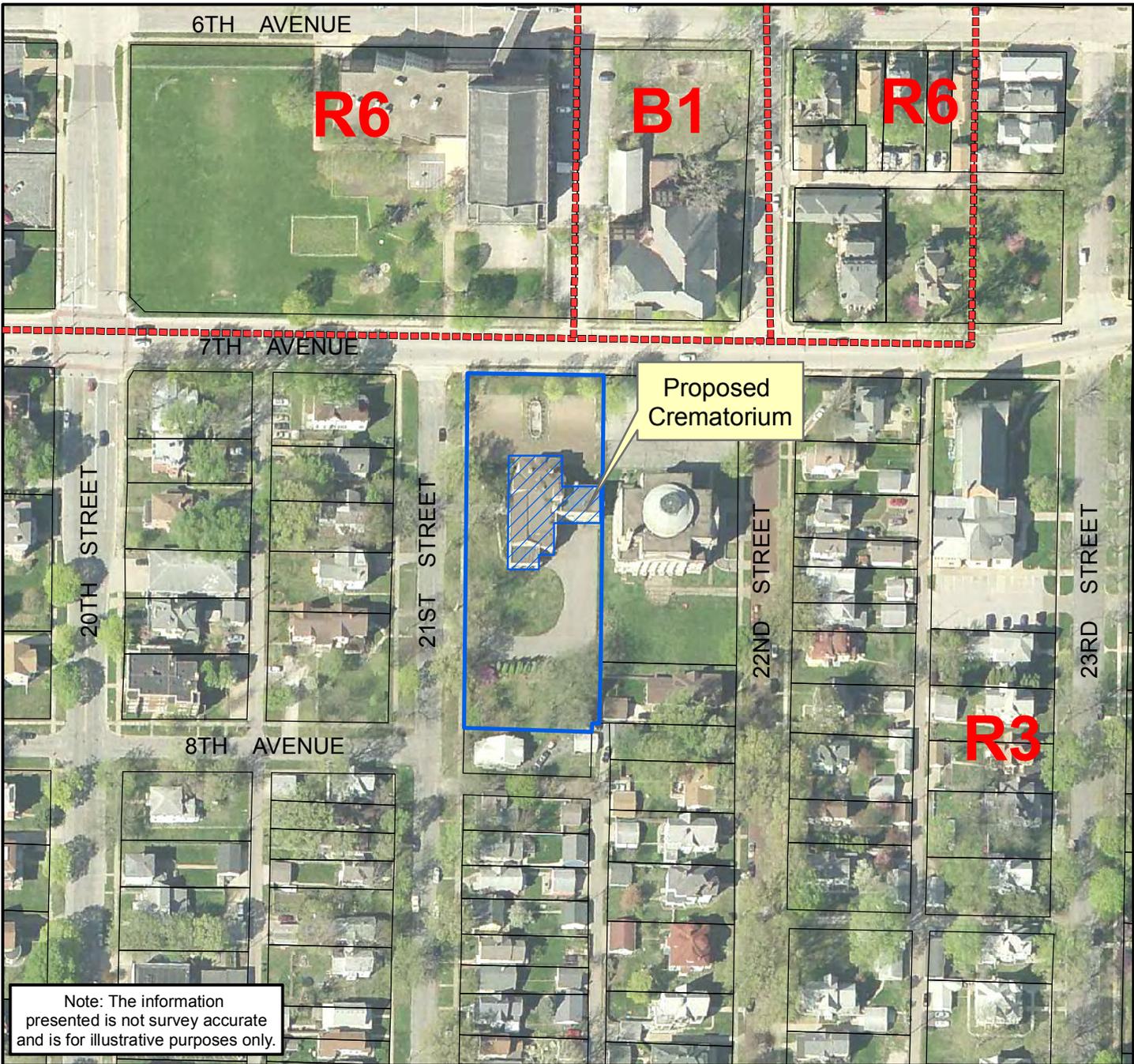
City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



Note: The information presented is not survey accurate and is for illustrative purposes only.

SPECIAL USE PROPOSAL



Note: The information presented is not survey accurate and is for illustrative purposes only.

SPECIAL USE PROPOSAL
2015-2 Aerial

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.
APPR. BY: B.G./A.F.

North arrow pointing up with the letter 'N' below it.

Scale bar: 0 50 100 200 300 Feet

City of Rock Island

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning and Redevelopment

ROCK ISLAND ILLINOIS

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.

A handwritten signature in cursive script, reading "Kenneth E. Given". The signature is written in dark ink and is positioned above the printed name.

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

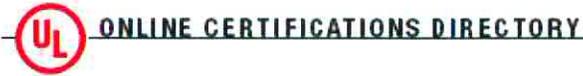
RUN #	% O ₂	PARTICULATE GR/DSCF @ 7% O ₂	CO ppmv @ 7% O ₂	PROCESS RATE POUNDS
1	16	0.0359	1.4	150
2	14	0.1122	2.0	130
3	14.5	0.0165	3.3	130
AVG	14.8	0.0549	2.2	137

E. VISIBLE EMISSIONS

AIR TESTING & CONSULTING, INC.

(813) 651-0878

Facility Name BALDWIN FAIRCHILD		Permit Number <i>075017000000</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 <input checked="" type="checkbox"/> Intermittent N/A											
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 checked="" type="checkbox"/>		Wind <input checked="" 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.

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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

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: Rock Island City Council
FROM: Ben Griffith, AICP, Planning & Redevelopment Administrator
SUBJECT: Comments by Preservation Commission for SUP at 2106 – 7th Avenue
DATE: March 19, 2015

The City of Rock Island’s Preservation Commission considered the Special Use Permit (SUP) request for 2106 – 7th Avenue at their regular meeting of March 18, 2015. The property is known as the former “Langston Funeral Home” and also the “Knox Mansion”. The property is also located within the Broadway Historic District, a National Registry historic district, and next door to the Karpeles Manuscript Museum, a locally landmarked property. The applicant, Steven Pressly, is requesting to operate a funeral home for visitations (no mortuary services will be provided at this location) and a crematorium for the disposal of human remains. The crematory, or “retort,” will be located in the attached garage at the rear (southeastern) corner of the main building.

The Preservation Commission discussed the materials provided by the crematory manufacturer and asked the applicant several questions regarding the equipment, especially the “stack.” Mr. Pressly stated the manufacturer requires the “stack” to be at least 17 feet above the floor that the crematory is installed upon, and that it needed to be 2 feet above the roofline. Since the building has a flat roof, it would be approximately 2 feet above the roof and would be wrapped in brick to look like a chimney. Mr. Pressly emphasized that there would be no visible smoke or odor from the crematory, but mostly water vapor. Mr. Griffith added that both the Fire Marshal and Chief Building Official had reviewed the manufacturer’s materials and inspected the building and neither had any problem with what Mr. Pressly was proposing.

Mr. Pressly stated that Wheelan-Pressly Funeral Home was one of the oldest businesses in the City of Rock Island and was about to celebrate its 126th year. He stated that he had a considerable investment at his 3030 – 7th Avenue location and was prepared to make another sizable investment in the 2106 – 7th Avenue location. The Preservation Commissioners discussed and determined that there would be no negative impact to the Karpeles Museum or any other properties in the vicinity.

After further discussion, Commissioner Craig Kavensky made a motion that the Preservation Commission was in favor of the City Council issuing a Special Use Permit to Mr. Pressly. The motion was seconded by Commissioner Lendol Calder and approved unanimously by the Preservation Commission.



March 23, 2015

Mayor Dennis Pauley and
Rock Island City Council Members
1528 Third Ave.
Rock Island, IL 61201

Dear Mayor Pauley and Rock Island City Council Members:

The Broadway Board recently learned Steven Pressley of Wheelan-Pressley Funeral Home has applied for a special use permit to operate a crematorium at 2106 Seventh Ave., which is part of the Broadway Historic District. It is our understanding the crematorium will be located in the garage at the south end of the property.

The Board has watched the long-time vacant building on this site (most recently Garden Ridge Funeral Home) deteriorate, making it a frequent target of vandals, including broken windows and garbage. After discussing the pros and cons of Mr. Pressley's proposed plan, the Board of the Broadway Historic District Association has taken a position of support because:

- A crematorium is in line with business services provided on the property for many years, which has been the site of a funeral home since 1935.
- The surrounding neighbors should see little impact, as the crematorium will have no emissions, as regulated by the Environmental Protection Agency. Vehicle traffic should be minimal and no more than when the funeral home was operating.
- We've been told Mr. Pressley intends to make improvements to the property, which will make a more welcoming entrance to the Broadway neighborhood.

If any exterior modifications are made to the buildings on the property, the Board recommends Mr. Pressley refer to and follow the "Residential Design Guidelines for Rock Island Historic Districts and Landmarks," published by the Rock Island Preservation Commission.

Sincerely,

Barb Braun

Barb Braun, President

cc: Steven Pressley

----- Original Message -----

Subject: Funeral Home Purchase

Date: 2015-03-17 11:19 AM

From: Karpeles Rock Island <kmuseumrki@aol.com>

To: <steve@wheelanfuneral.com>

Good morning.

I was notified that you are interested in the purchase of the funeral home next to our museum. We would be happy to have you as our neighbor!

I have spoken with Dr. Karpeles and he has no reservations to your purchase of the property next door. We would be thrilled to have the property purchased and put to good use. If you have any other questions or if there is anything we can do to help, please let me know.

My museum host mentioned that there are some issues with the roof leaking at the property. We've had similar issues here and I would love to suggest a product to you.

www.rubberizeit.com

If you visit this website, you can purchase roofing product that applies as a liquid and dries into a rubber membrane. It's a little pricey, but it has worked 100% for us.

Again, if there is anything else I can help with, please let me know.

Sincerely,

--

John N. Snow

Director

Karpeles Manuscript Library Museum

700 22nd Street

Rock Island, IL 61201

P: [\(309\) 788-0806](tel:(309)788-0806)

E: KMuseumRKI@aol.com

www.facebook.com/karpelesrockisland

www.karpeles.org

Special Use Permit Case 2015-2

Diane Oestreich

March 27

Special Use Permit – Case 2015-2

We received notice of the request for a Special Use permit by Steven and Cynthia Pressly who wish to locate a crematorium at the funeral home at 2106 7th Avenue. We own four of the properties which were formally notified of this request.

We are wholeheartedly in support of the Presslys' request. Through the years, we've observed them to be very responsible property owners. We see only a benefit from permitting this use, and believe there is no potential negative impact. We have lived her for 50 years and have never had a problem from the funeral home that has been located there since the mid 1930s.

Thank you for this opportunity to comment.

Charles & Diane Oestreich
816 22nd Street