



3RD WARD MEETING MINUTES – ALDERMAN DENISE RODD

January 7, 2015

AGENDA

- Ozinga
- Restrictive Covenant Draft

GUESTS

Marty Ozinga
Lloyd Meyer
Randi Wille
Alderman Dick Sayad

OZINGA

Ozinga, as of July 1, 2014, is leasing the Meyer Material property (parent company Holcim) at Wolf Road in Des Plaines. A 4th generation cement company, Ozinga's CEO, Marty Ozinga 4th and President of the Chicago Division, Lloyd Meyer (no relation to Meyer Cement) are focused on driving the cement business to a higher level, creating jobs and being a good neighbor to the residents of the 3rd and 4th Ward. Attending tonight's meeting, Marty and Lloyd appreciate that there is a history with the Meyer property and wants to continue those ideas that made Meyer Material a good neighbor. A new Covenant is being drafted between Ozinga and City of Des Plaines.

History of Ozinga: President/CEO Marty Ozinga provided an historic background to the company started 85 years ago by his Great-Great Grandfather (Marty) ago as a coke and coal business to later expand to a premier ready-made cement company in the South Suburbs of Chicago (Evergreen Park) and locations throughout the South Chicago area. Surviving the great depression and WWII, Ozinga has grown to a well-respected cement company and as of 2014 starting a new venture by moving north to lease the Meyer Material property in Des Plaines.

Lloyd Meyer, President of the Chicago Division covers a wide area within Chicago with 250 employees within his Division. Lloyd, a past Federal Prosecutor and Lawyer joined Ozinga with a past history of being a South Sider who knew the Ozinga family. Lloyd brings a set of skills that carries over from his past to his current. Lloyd's moto is "...upper spiral of continued improvement..." Contact Lloyd at Lloyd.meyer@ozinga.com

The cement business is a good job helping employees keep the American Dream. An upward cycle is expected in the year ahead and the cement business is looking good for business and economy. By leasing the old Meyer property in Des Plaines; Ozinga feels the location a great spot to extend their business through the Northside. Cement business keeps jobs in U.S. since cement cannot be imported because the product needs to be poured within 90 minutes of being mixed. Cement business keeps jobs in U.S. since cement cannot be imported.

Ozinga requested to Denise to meet with the residents that live around the Ozinga property at Wolf and Thacker. Their goal is to keep dialogue open between Ozinga, residents, and City of Des Plaines. Ozinga appreciates the history and relationship of the Meyer property and wants to continue a good relationship with the community. The Des Plaines location is unique since it is located within a residential area for Ozinga. Randy noted that Meyer Material came to the present location in Des Plaines in 1951. Randi continues to work for parent company Holcim and overlooks the leasing of the Wolf and Thacker property.

OZINGA COVENANT DRAFT

A local residential activist (Bruce) was instrumental in putting a contract/agreement together between Des Plaines and Meyer Material and currently drafting an amended Covenant between Ozinga and City of Des Plaines. Denise and Bruce did a "walk through" of the Des Plaines Ozinga plant and there is an unpaved area on the lot that kicks up dust; creating maintenance issues; fugitive emissions; and wet cement dust on pavement that blows around when dried.

Current agreement is to be amended and developed in accordance with restrictions and conditions encompassing issues and concerns between the residents the real estate located at 580-582 Wolf Road.

Issues include dust, noise, fencing, railroad property and drainage (with the 2 biggest issues being dust and noise). These are all concerns that surrounding residents that feel are real concerns for their community.

- Dust: Dust must be contained. Dust covers a portion of the property that is not paved and where trucks, driving over the area, cause a cloud of dust. This dust covers residents' patio furniture even causing scratches to the table tops, settles as a film on pool water, and when the wind kicks up, dust is "everywhere".
 - Ozinga Reply: Dust is a by-product of cement. Street cleaners and water trucks are used to help keep dust contained. (Meyer did not use water trucks.) Ozinga will look at the unpaved portion.
- Noise: Residents complain of being woken up at 4:00 a.m. with sounds of garbage trucks emptying dumpsters. Regularly are also heard high end loaders "dumping concrete" in trucks between 5 – 6:00 a.m. causing houses to shake. A window can't be opened because of the noise and dust. Jack hammers are also heard and on a Sunday when there should be no work going on at that time. **[Covenant to include "avoidance to use items to bank on trucks: Section 2 #2.]** Alderman Sayad went to the location between 4 – 5 a.m. to hear for himself; as well as meet with the plant manager regarding these issues. Residents feel nothing was accomplished from this meeting and that the noise continued. Are there mechanics at night working on trucks? Resident is hearing "beepers" of truck moving backwards.
 - Ozinga Reply: Lloyd Meyer will look into where the dump trucks are loaded and try to move them. Hours of operation are 6:30 a.m. to 7:30 p.m. and no weekends. **[Covenant to include Sundays and holidays. Section 2 #7.]** Meyer used an outside independent company to clean cement trucks --- though not on Sundays. The Jarvis plant has a truck repair section so there should not be any vehicle maintenance done at the Wolf plant. Ozinga has a maintenance program in place for their trucks.
- Fence: There is a portion of fence running north along Crestwood. Meyer Material received permission to erect it from the railroad and is now deteriorating. As of date, Meyer Material will not fix or tear down fencing. The fencing in question is on railroad property. Residents are welcome to do what they want with the fence. Who covers the cost of taking down broken fence?
 - Ozinga property on Jarvis built a wall out of waste cement. Wall took 36 months to construct; it is decorative and will last. Wall is 6 – 7 feet in height. Ozinga wants to do the same for the Meyer property and include trees.

Denise will look into the cost covering of the fence and will take pictures of the cement wall at the Ozinga Jarvis property.

- Development: The tallest structure on the property is 30 feet. Covenant wants to add the following to the covenant: **[Local residents to be made aware of changes and be allowed input. Section 2 #7.]**
- Railroad Portion: There are broken pieces of cement and trash along the railroad portion of the property which also borders residential back yards...making the area look like a "garbage dump". Who is responsible to clean this area?
 - Ozinga is interested in the broken cement chunks. Lloyd will check with the railroad.
- Drainage: Residents in the past have had their back yard turned into a lake when there are torrential rains. If water is not coming into houses than it may be a drainage problem with the yard. City of Des Plaines website has suggestions and tips on how to slope the yard to prevent flooding. (This portion falls under Section 2 of the Covenant and not in draft.)

Ozinga will look into these issues and if improvements are required will be put into place with or without the Covenant. Lloyd does ask the residents to be patient, these issues will be taken back to the company and each one reviewed. Since we are in winter, a few of these items will need to wait for the weather to break in spring. A follow up meeting for early spring is tentatively scheduled with Ozinga. Safety processes are in place and Ozinga follows OSHA and State regulations.

A request was made to have updates made to the Covenant be available to residents. Denise will provide updates.

NEXT MEETING

Date February 11, 2015 -- Prairie Lakes

Submitted by Ruth Bethscheider, volunteer

TO CONTACT DENISE

- Phone Number: 847.514.6318. Please call Denise at this number with issues, questions and concerns.

- Email: denise@3rdward.org
- Facebook is set up for the 3rd Ward. Search DP3 in Facebook.
 - Twitter's hash tag is @Denise Rodd
 - Web Site: www.3rdward.org