

**Town of Cedar Lake – Unsafe
Public Meeting Minutes
August 21, 2013**

Call to Order: 7:00 p.m.

Roll Call:

Present	Diane Cusack Member	Present	Tim Kuiper Town Attorney
Present	Tom Cutsinger Member	Present	Ian Nicolini Town Manager
Present	Greg Parker Member	Present	Jessica Chick Recording Secretary
Present	Jack Slager Building Commissioner		

Approval of June 19, 2013 public meeting minutes.

Motion made by Diane Cusack and seconded by Tom Cutsinger to approve. Vote 3-0

Note: At the June 19, 2013, public meeting, the Unsafe Building Department, after presentation of evidence, approved issuing Demolition Orders on the Twenty-One Public Hearing items on this agenda. An order to demolish was sent via certified mail to the owner of record for each parcel on 6/21/13 and a notice was posted on each of the properties.

Public Hearings:

1. #63-7417 (7427) W 136th Ct.- Owner: Karlovsky, Anna

Certified notice signed by Rosalie Karlovsky

6/27/13- Family member contacted the building department.

6/28/13- Notice posted on premises by Building Commissioner.

7/19/13- Contractor applied for building permit to repair siding and roof.

7/26/13- 60 day permit approved (never picked up).

- (1) Attorney to Review Legal’s: Notices and legals were properly made in this case by certified mail and posted on the property for tonight’s public hearing per Town Attorney Tim Kuiper.
- (2) Building Commissioner Comments: This property as stated number one on the agenda as well as number two, both having the same owners, these two properties are adjacent and were noted in disrepair. In the past two months since we have notified the owners, the properties have had some substantial maintenance done. There has been a permit pulled on each of the properties to do repairs, minimal amount of repairs have been done so far, it appears that there is an effort to clean up the properties. The recommendation per Town Attorney Tim Kuiper is to continue this item to the November 20, 2013 public meeting at 7:00 p.m. for a continued public hearing while allowing for the issuance of a ninety (90) day building permit for work to be completed. If substantial progress has been made towards the identified issues with the property then the matters will be dismissed at that time.
- (3) Owner’s Comments: There is a website which states that both of these properties are listed for auction, this is false. The owners agree with the continuance till the November 20, 2013 public meeting at 7:00 p.m. with regards to the allowable issuance of a ninety (90) day building permit for work to be completed before that meeting.
- (4) Commission’s Discussion: none.
- (5) Commission’s Decision:

Motion made by Diane Cusack and seconded by Tom Cutsinger for the continuance to the November 20, 2013 public meeting at 7:00 p.m. while allowing for the issuance of a ninety (90) day building permit for work to be completed on the property.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

2. #64-7500 W. 137th Ave.- Owner: Karlovsky, Anna and Maryann

Certified notice signed by Rosalie Karlovsky

6/27/13- Family member contacted the building department.
6/28/13- Notice posted on premises by Building Commissioner.
7/19/13- Contractor applied for building permit to repair siding and roof.
7/26/13- 60 day permit approved (never picked up).

- (1) Attorney to Review Legal's: Notices and legals were properly made in this case by certified mail and posted on the property for tonight's public hearing per Town Attorney Tim Kuiper.
- (2) Building Commissioner Comments: This having the same property owner as the first item on the agenda, this is the same situation. It is on record that the permit was never picked up,. Permits are in hand for the construction of this home as well as on the home for the first item on the agenda.
- (3) Owner's Comments: none.
- (4) Commission's Discussion: none.
- (5) Commission's Decision:

Motion made by Diane Cusack and seconded by Tom Cutsinger for the continuance to the November 20, 2013 public meeting at 7:00 p.m. while allowing for the issuance of a ninety (90) day building permit for work to be completed on the property.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

3. #44- 7127 W. 128th Ave.- Owner: Jeffrey Lane

Certified mail signed by Jeff Lane on 6-26-13

6/5/13- Owner contacted the building department.
6/18/13- Owner applied for building permit for full remodel.
6/25/13- 90 day permit issued (no work done to date).
6/28/13- Notice posted on premises by Building Commissioner.

- (1) Attorney to Review Legal's: Notices and legals were properly made in this case by certified mail and posted on the property for tonight's public hearing per Town Attorney Tim Kuiper.
- (2) Building Commissioner Comments: This property has had a permit applied for and issued for a full remodel. The permit was issued on June 25, 2013, the property was visited yesterday and there has been absolutely no progress on the site. The grass is mowed, other than that there have been no repairs on the site. The property is in need of a full remodel.
- (3) Owner's Comments: The remodel will get underway; an injury has delayed the construction. The property had been exterminated due to an abundance of raccoons living in the building. The construction will begin in one week with hopes for a quick recovery. There is a five (5) foot easement that runs directly through the house. A meeting with the Plan Commission is in order already for the easement to be vacated. If this is granted I plan to change the original plan that has been approved by the Building Department by including a third bedroom. Building Commissioner: There is paper work that must be filled out in order for the vacation of the easement to be considered. Then once that is completed the case will need to be presented to the Town Council. A survey of the proposed vacated area will need to be included with the paper work.
- (4) Commission's Discussion: none.

- (5) Commission’s Decision: Motion made by Diane Cusack and seconded by Tom Cutsinger for the continuance to the November 20, 2013 public meeting at 7:00 p.m. while allowing for the issuance of a ninety (90) day building permit for work to be completed on the property.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

4. #57-14744 Dewey St.- Owner: Tanda, Kristen

Certified notice returned unopened

6/28/13- Notice posted on premises by Building Commissioner

7/31/13- Realtor contacted the building department indicating pending sale.

7/31/13- E-mail sent to realtor suggesting a representative attend 8/21 public hearing.

- (1) Attorney to Review Legal’s: Notices and legals were properly made in this case by certified mail and posted on the property for tonight’s public hearing per Town Attorney Tim Kuiper.
- (2) Building Commissioner Comments: Mr. Lane, the owner of the previous property is here on behalf of Kristen Tanda, owner of this property. This is the small stucco house, the certified notice was returned unopened as well as postings applied on the premises. I was notified by Mr. Lane as well as a realtor regarding potential sale of the property. Mr. Lane is planning to purchase the property if he is able to obtain a permit for the property.
- (3) Owner’s Comments: none.
- (4) Commission’s Discussion: This is the home that the most complaints are made about.
- (5) Commission’s Decision:

Motion made by Diane Cusack and seconded by Tom Cutsinger for the continuance to the November 20, 2013 public meeting at 7:00 p.m. while allowing for the issuance of a ninety (90) day building permit for work to be completed on the property.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

5. #60-7216 W. 142nd Ave.- Owner: JHT Real Estate Investments, LLC

Certified notice returned unopened

6/26/13- Stop work order issued after work began without permit & unlicensed contractor.

6/27/13- Notice posted on premises by Building Commissioner.

6/27/13- Owner applied for building permit for full remodel.

7/26/13- 60 day permit issued.

- (1) Attorney to Review Legal’s: Notices and legals were properly made in this case by certified mail and posted on the property for tonight’s public hearing per Town Attorney Tim Kuiper.
- (2) Building Commissioner Comments: A stop work order was issued after work began without permit and unlicensed contractor. Some of the situations from June have been rectified, there has been work done on the property beginning right around the time of the last meeting. They have since come to the building department for a permit for remodel, contractors licensed. I had met with the contractor last week and took a walk through the property and went over some of the issues. The remodeling has continued to proceed. A sixty (60) day permit was issued approximately thirty (30) days ago.
- (3) Owner’s Comments: Attorney Susan Kozlowski is present, owner of the property James Tanahill, and the owner’s building manager. With the ninety (90) day extension and a continuance to the next meeting all the work on the home should be wrapping up.

(4) Commission’s Discussion: none.

(5) Commission’s Decision:

Motion made by Diane Cusack and seconded by Tom Cutsinger for the continuance to the November 20, 2013 public meeting at 7:00 p.m. while allowing for the issuance of a ninety (90) day building permit for work to be completed on the property.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

6. #16-6629 W. 135th Place- Owner: Sikma, Ronald

Certified notice signed by Scott Sikma on 6/28/13

6/28/13- Notice posted on premises by Building Commissioner.

8/7/13- Petitioner requested to remove debris, leave foundation and backfill.

(1) Attorney to Review Legal’s: Notices and legals were properly made in this case by certified mail and posted on the property for tonight’s public hearing per Town Attorney Tim Kuiper.

(2) Building Commissioner Comments: This property was involved in a fire approximately two years ago. It currently is a foundation full of burnt debris, it is considered to be one of the most unsafe in the town. The property is located all the way to the back of a dead end road, but it is in a rough situation that needs to be cleaned up. I had visited the property recently; the intention of the owner is to clean up the debris and to fill the foundation in with sand. There is at least one large crack in the foundation and most likely others from the heat of the fire. I am not comfortable with issuing a permit for someone to build on this existing foundation since it had been through a fire. It is a recommendation per Building Commissioner, Jack Slager, that the foundation is removed and not filled with sand.

(3) Owner’s Comments: Petitioner present is a family member of the property owner. A permit had been applied for today for the cleanup of the property; also we have a contractor in place to begin on the property. I have been in contact with the Town Manager, Ian Nicolini, about being able to keep the foundation in place while moving all debris and backfilling the foundation. The property is itself up for sale and we would like to see if that is a possibility for cutting down on costs. It has taken so long because of insurance reasons.

(4) Commission’s Discussion: The foundation will most likely have to be removed for safety reasons. Something will have to be in the file for this parcel for a structural assessment when the property is purchased. The owner can remedy the site safe by doing what has been proposed, it doesn’t meet the demolition ordinance standard, and it is our job as board members to ensure that the site is safe. Sufficient records will be kept on file when and/or if a permit is applied for regarding the lot.

(5) Commission’s Decision:

Motion made by Diane Cusack and seconded by Tom Cutsinger for the continuance to the November 20, 2013 public meeting at 7:00 p.m. while allowing for the issuance of a ninety (90) day demolition permit for the site to be cleaned up, foundation to be filled with sand, the ground leveled, as well as the property being maintained.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

7. #28-12805 Hilltop St.- Owner (partial): Alton R & Ruthetta Curry

Certified notice to Curry return unopened

Certified notice signed by carol Ford on 6/22/13

6/26/13- Partial owner (Carol Ford) contacted the building department.

6/26/13- Partial owner applied for building permit to remodel garage.

6/28/13- Notice posted on premises by Building Commissioner.

7/15/13- Permit denied due to incomplete ownership.

- (1) Attorney to Review Legal's: Notices and legals were properly made in this case by certified mail and posted on the property for tonight's public hearing per Town Attorney Tim Kuiper.
- (2) Building Commissioner Comments: This property is on Hilltop, North of Lake Shore Drive. The interesting part about this property is that it is a house that sits on four (4) lots, three (3) of which are owned by one petitioner and the fourth a different. This is a situation in which there is not full ownership by any one party. The house is in bad shape, the garage is half standing. Since the notices have gone out, there has been an attempt made at cleaning up the property. The house is in a very bad state of disrepair.
- (3) Owner's Comments: Ruthetta Curry is present regarding this item. She has enclosed a packet which includes pictures, and a letter stating her claim. As this is an unusual situation, it will have an unusual resolve. On May 13, 2013 I had visited the property to see if the grass needed to be mowed, that is when I had noticed that the siding and metal roof had been removed. I then proceeded to put temporary covering over the windows as well as a few other places on the house. The neighbors stated that the police had been to the property and that they were aware of the damage being done. A police report was made due to the damage done to the property. On May 20th, I had gone to speak to the chief of police to discuss the matters of the house. I was concerned that I was not notified after the damage had been done since I had been notified when the yard needed the upkeep. The chief was out of town and I was told that he would notify me, which never happened. I had gone eat week working on the property and on June 7th branches were picked up and on June 10th I had brought debris to the town complex. On June 19th I had stopped at the town complex to pick up a building permit for construction on the garage. I had received the notice of demolition on June 24th, turned in the building permit application on June 26th with the request to rebuild the garage back to its original condition. All of the information was uncertain at the time so I added demolition to the application per request. I would still like to repair the garage. I would like to request a four (4) month permit. I should have total ownership within one (1) year of the property. I currently own about half of the house with the garage alone sitting completely on my lot. The center of the house is owned by the other person with about two (2) feet on each end of the house being ours. Building Commissioner: A permit cannot be granted for just the garage without the house. Also, there is no access to the garage since the property in front of it is owned by the other person. Petitioner: The yard is in good standing condition, the electric meter has been returned to the house and operable. The house is up for Lake County tax sale on September 13, 224. It will then proceed to the Commissioner's tax sale which will occur in December. I legally cannot do anything with the Curry families' property without their permission. James Curry does not own the property, and he had no permission to be allowed to stop or allow demolition to any of the property. The kitchen, bath, and one bedroom are located on my lots. I am able to start work on them areas of the house. He The well, water, holding tank, and electric box are also located on my lots. The foundation and roof on the property is in good condition. The basement is dry, even without a sump pump. Therefore, I feel this house is worth saving and I am willing to put in the time and money to do so. I have all intention of buying the lot, and within one (1) year this house will be a decent,

affordable place to live. I had spoken to the others in the neighborhood and most do not oppose although some are hesitant. Letters had been sent to the neighbors for their opinions on this issue. If there were no issues with ownership and I were to apply for a permit for windows, siding, and a deck there would be no problem with the one year permit. I can do windows and siding on my portion of the house within the year, and once the house is acquired through tax sale I will complete the rest of the house. I need to know as to what I need to do to take this diamond in the rough into a decent affordable home.

- (4) Commission’s Discussion: There is a request for a motion for a continuance till the next meeting, with a ninety (90) day extension. Permits cannot be issued on just a portion of a house. Since the property cannot be obtained within the ninety (90) days we will just keep in touch as to the progress that is being made on the property. A substantial amount of the issues have been cleaned up, so if you were to keep cleaning up although a building permit cannot be issued, it will go a long way as to gaining additional time later on. There is permission granted to tear down the garage, although if they were to want to rebuild a variance would need to be applied for. The foundation can remain.

- (5) Commission’s Decision:
A motion has been made by Tom Cutsinger and seconded by Diane Cusack to issue a permit to demolish the garage and for a continuance to the November 20, 2013 meeting.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

8. #52-13240 Colfax St.- Owner: Thomas Vanderwerf (current owner listed as James Vasilopulos)

Certified mail signed by Thomas Vanderwerf on 6/24/13
6/25/13- Owner contacted the building department.
6/28/13- Notice posted on premises by Building Commissioner.
7/8/13- Owner set e-mail with intentions to remodel.

- (1) Attorney to Review Legal’s: Notices and legals were properly made in this case by certified mail and posted on the property for tonight’s public hearing per Town Attorney Tim Kuiper.
- (2) Building Commissioner Comments: I had spoken with Mr. Vanderwerf and he had stated that he was in the process of selling the property. The Lake County GIS shows that the current owner is James Vasilopulos. He has come in for a full remodel permit which has yet to be granted pending tonight’s hearing.
- (3) Owner’s Comments: Attorney Bob Golding is present on behalf of James Vasilopulos; he had recently acquired this property from Thomas Vanderwerf. The petitioner was in the same position as the previous petitioner, although he was able to acquire both of the parcels. An application for a building permit had been submitted and the petitioner’s intentions are that within the next ninety (90) days to rehab this structure. The electricity is on and the roof is in good condition. The request is for a ninety (90) day continuance to complete the work.
- (4) Commission’s Discussion: none.
- (5) Commission’s Decision:
Motion made by Tom Cutsinger and seconded by Diane Cusack for the continuance to the November 20, 2013 public meeting at 7:00 p.m. while allowing for the issuance of a ninety (90) day building permit for work to be completed on the property.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
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YES	YES	YES	3-0
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9. #4-14619 Huseman St.- Owner: Forsell, Robert & Frances

Certified notice signed by Fran Foresell on 6/27/13

6/28/13- Notice posted on premises by Building Commissioner.

(1) Attorney to Review Legal's: Notices and legals were properly made in this case by certified mail and posted on the property for tonight's public hearing per Town Attorney Tim Kuiper.

(2) Building Commissioner Comments: This property is on the southwest corner of the lake, we have received numerous complaints from neighbors. I had visited the site recently and it is now in worse shape than it was a few months ago. The crawl space is open with animals living inside of it. No contact with any owner or any evidence of maintenance on the property.

(3) Owner's Comments: not present.

(4) Commission's Discussion: The staff recommends demolition per Town Manager, Ian Nicolini, to be performed by the Public Works. The recommendation is based upon the evidence that was presented at the last public hearing in June upon this item. There have been no changes in the meantime besides further deterioration. The owners are aware of tonight's meeting and the certified notice was signed.

(5) Commission's Decision:

Motion made by Tom Cutsinger and seconded by Diane Cusack to affirm the previous demolition order based upon the evidence presented at the June 21, 2013 hearing, to request of Cedar Lake Public Works Department to perform the demolition after statutory notice is provided to the owner, and to apply the average processing expense of nine hundred seventy-eight dollars (\$978.00) to this matter.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

10. #10-8613 W. 132nd Place- Owner: Wheeler, Mark

Certified notice returned unopened

6/28/13- Notice posted on premises by Building Commissioner.

(1) Attorney to Review Legal's: Notices and legals were properly made in this case by certified mail and posted on the property for tonight's public hearing per Town Attorney Tim Kuiper.

(2) Building Commissioner Comments: This property is located in Minor Manor, since the original building findings the property has continued to deteriorate. A large tree located on the property had fallen and damaged one of the neighbor's garages. Before any more damages occur on any more of the neighboring properties, demolition is recommended. There has been no contact from any owner and the certified notice was returned unopened.

(3) Owner's Comments: not present.

(4) Commission's Discussion: none.

(5) Commission's Decision:

Motion made by Diane Cusack and seconded by Tom Cutsinger to affirm the previous demolition order based upon the evidence presented at the June 21, 2013 hearing, to request of Cedar Lake Public Works Department to perform the demolition after statutory notice is provided to the owner, and to apply the average processing expense of nine hundred seventy-eight dollars (\$978.00) to this matter.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

11. #12- 8711 W. 131st St.- Owner: HHL Enterprises, LLC

Certified notice signed by someone

6/28/13- Notice posted on premises by Building Commissioner.

- (1) Attorney to Review Legal's: Notices and legals were properly made in this case by certified mail and posted on the property for tonight's public hearing per Town Attorney Tim Kuiper.
- (2) Building Commissioner Comments: This property is also located in the Minor Manor subdivision. The certified notice was signed by someone unknown; there has been no contact with anyone. I had recently visited the site, it had appeared that a truck had been backed up to the front door and some contents from within the house had been removed. Public works had re-secured the property and the recommendation is for demolition.
- (3) Owner's Comments: not present.
- (4) Commission's Discussion: none.
- (5) Commission's Decision:
Motion made by Tom Cutsinger and seconded by Diane Cusack to affirm the previous demolition order based upon the evidence presented at the June 21, 2013 hearing, to request of Cedar Lake Public Works Department to perform the demolition after statutory notice is provided to the owner, and to apply the average processing expense of nine hundred seventy-eight dollars (\$978.00) to this matter.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

12. #32- 12930 Fulton St.- Owner: Madison, Lovie

Certified notice returned unopened

6/27/13- Notice posted on premises by Building Commissioner.

- (1) Attorney to Review Legal's: Notices and legals were properly made in this case by certified mail and posted on the property for tonight's public hearing per Town Attorney Tim Kuiper.
- (2) Building Commissioner Comments: The property had recently been visited, no maintenance had taken place, and the house is boarded, as well as high weeds. This property is located north of Zip Foods, the recommendation is for demolition.
- (3) Owner's Comments: not present.
- (4) Commission's Discussion: none.
- (5) Commission's Decision:
Motion made by Tom Cutsinger and seconded by Diane Cusack to affirm the previous demolition order and for the request of Cedar Lake public works to perform demolition while applying the average processing expense of nine hundred and seventy-eight dollars (\$978.00) per demolition.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

13. #33- 13004 Fulton St.- Owner: Malinak, Jerry & Jill

Certified notice returned unopened

6/27/13- Notice posted on premises by Building Commissioner.

- (1) Attorney to Review Legal's: Notices and legals were properly made in this case by certified mail and posted on the property for tonight's public hearing per Town Attorney Tim Kuiper.
- (2) Building Commissioner Comments: This property had recently been visited. The grass had been mowed; a neighbor had stated that a crew comes every two to three weeks to maintain the lawn. The property is potentially bank owned. The note posted for demolition was posted prominently on the door frame. The building is boarded up with a partial tarp on the roof. This item is two

doors down from the last item listed; therefore, Public Works could probably conduct a demo on the same day on both items. The recommendation is for demolition.

- (3) Owner's Comments: not present.
- (4) Commission's Discussion: Compliance Connections had been contacted regarding a different property and there was no further contact from them. All of the orders that have been issued are good for two years subject to Public Works being able to conduct the demo under the ten thousand dollar (\$10,000) cap; they can be scheduled at their convenience as it works in their schedule.

- (5) Commission's Decision:
Motion made by Diane Cusack and seconded by Tom Cutsinger to affirm the previous demolition order based upon the evidence presented at the June 21, 2013 hearing, to request of Cedar Lake Public Works Department to perform the demolition after statutory notice is provided to the owner, and to apply the average processing expense of nine hundred seventy-eight dollars (\$978.00) to this matter.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

14. #43- 7111 W. 128th Ave.- Owner: Kralek, Douglas N & Debra F

Certified notice returned unopened

6/28/13- Notice posted on premises by Building Commissioner.

- (1) Attorney to Review Legal's: Notices and legals were properly made in this case by certified mail and posted on the property for tonight's public hearing per Town Attorney Tim Kuiper.
- (2) Building Commissioner Comments: This property was also recently visited, it is boarded up, no lawn maintenance, with continued deterioration. The recommendation is for demolition.
- (3) Owner's Comments: not present.
- (4) Commission's Discussion: none.
- (5) Commission's Decision:

Motion made by Tom Cutsinger and seconded by Diane Cusack to affirm the previous demolition order based upon the evidence presented at the June 21, 2013 hearing, to request of Cedar Lake Public Works Department to perform the demolition after statutory notice is provided to the owner, and to apply the average processing expense of nine hundred seventy-eight dollars (\$978.00) to this matter.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

15. #47- 6920 W. 131st Place- Owner: Knoblock, Richard D & Shirley J

Certified notice signed by Shirley Knoblock on 6/26/13

6/27/13- Notice posted on premises by Building Commissioner.

- (1) Attorney to Review Legal's: Notices and legals were properly made in this case by certified mail and posted on the property for tonight's public hearing per Town Attorney Tim Kuiper.
- (2) Building Commissioner Comments: The house in the same condition as before, it is boarded up and shingles are missing. The grass has not been maintained.
- (3) Owner's Comments: This property had been sold and the request is a ninety (90) day continuance. The new owner will be applying for building permits to remodel the house. The new buyer is aware of the condition of the property. The Town Manager, Ian Nicolini, had spoken to the new owner.
- (4) Commission's Discussion: none.

(5) Commission’s Decision:

Motion made by Diane Cusack and seconded by Tom Cutsinger for a continuance to the November 20, 2013 public meeting at 7:00 p.m. while allowing for the issuance of a ninety (90) day building permit for work to be completed on the property.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

16. #48- 13028 Edison St.- Owner: Secretary of Housing & Urban Development of Washington DC (HUD)

Certified notice returned unopened

6/27/13- Notice posted on premises by Building Commissioner.

(1) Attorney to Review Legal’s: Notices and legals were properly made in this case by certified mail and posted on the property for tonight’s public hearing per Town Attorney Tim Kuiper.

(2) Building Commissioner Comments: This property as recently been visited as well, the grass was mowed. There was however no other maintenance on the property, it is boarded up, and the roof is in bad shape. The notice had been sent to the property owner on record with no feedback. The recommendation is for demolition.

(3) Owner’s Comments: not present.

(4) Commission’s Discussion: none.

(5) Commission’s Decision:

Motion made by Diane Cusack and seconded by Tom Cutsinger to affirm the previous demolition order based upon the evidence presented at the June 21, 2013 hearing, to request of Cedar Lake Public Works Department to perform the demolition after statutory notice is provided to the owner, and to apply the average processing expense of nine hundred seventy-eight dollars (\$978.00) to this matter.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

17. #49-13026 Edison St.- Owner: Ellsworth, Robert & Tammera

Certified notice returned unopened

6/27/13- Notice posted on premises by Building Commissioner.

(1) Attorney to Review Legal’s: Notices and legals were properly made in this case by certified mail and posted on the property for tonight’s public hearing per Town Attorney Tim Kuiper.

(2) Building Commissioner Comments: The property had recently been visited, the grass has been maintained. There have been no other repairs or maintenance done to the property. The recommendation is for demolition. Town Manager, Ian Nicolini, had received a phone call from the property owner, Robert Ellsworth, they had indicated to believe that the property had been in foreclosure. Their mortgage had been sold and they are unsure as to whether it is foreclosed on or not. They had been advised about the hearing this evening and did not seem interested in the property.

(3) Owner’s Comments: not present.

(4) Commission’s Discussion: none.

(5) Commission’s Decision:

Motion made by Tom Cutsinger and seconded by Diane Cusack to affirm the previous demolition order based upon the evidence presented at the June 21, 2013 hearing, to request of Cedar Lake Public Works Department to perform the demolition after statutory notice is

provided to the owner, and to apply the average processing expense of nine hundred seventy-eight dollars (\$978.00) to this matter.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

18. #50-13012 Edison St. - Owner: Lagacy. Thomas Phillip & Tina Marie

Certified notice returned unopened

6/27/13- Notice posted on premises by Building Commissioner.

- (1) Attorney to Review Legal's: Notices and legals were properly made in this case by certified mail and posted on the property for tonight's public hearing per Town Attorney Tim Kuiper.
- (2) Building Commissioner Comments: This property has also been recently visited, a small area of grass had been mowed. This property is adjacent to the Boys and Girls Club; the town had been contacted for vandalism to the property. The windows are boarded, there is also garbage and debris all over the yard, the recommendation is for demolition. Town manager, Ian Nicolini, had taken the initial photos of this site and found on the site were hypodermic needles as well as blood testing supplies.
- (3) Owner's Comments: not present.
- (4) Commission's Discussion: This is a priority demolition.
- (5) Commission's Decision:
Motion made by Tom Cutsinger and seconded by Diane Cusack to affirm the previous demolition order based upon the evidence presented at the June 21, 2013 hearing, to request of Cedar Lake Public Works Department to perform the demolition after statutory notice is provided to the owner, and to apply the average processing expense of nine hundred seventy-eight dollars (\$978.00) to this matter.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

19. #53-13309 Morse St.- Owner: Kwansy, Ronald & Donna (Other Owner: Iroquis Assessment Management, LLC)

Certified letter signed by R. Kwansy on 7/3/13

Certified letter signed by someone at Iroquis on 6/28/13

6/28/13- Notice posted on premises by Building Commissioner.

- (1) Attorney to Review Legal's: Notices and legals were properly made in this case by certified mail and posted on the property for tonight's public hearing per Town Attorney Tim Kuiper.
- (2) Building Commissioner Comments:
- (3) Owner's Comments: Jim Stravosky is present on behalf the Iroquis Assessment Management. The company he is representing had purchased the property. The lots go length wise off of Morse St., which they go about half way through the house. Three years ago a demolition permit had been received to demolish the inside of the house which was done. At the time he had thought that the property was split the other way which would have given him one of the two houses that currently sit on the property. Once the house was gutted, there was not much more action that could be taken on his part until the other deed was obtained. The petitioner is requesting one hundred and eighty (180) days for the deed to the property to be obtained. Upon getting the other deed, the plan is to get a permit to do a full remodel on both of the homes. He is currently paying someone to maintain the lawn which he had only cut one half of the yard. The long term goal is to sell the parcels to the Town once the remodels are completed.

(4) Commission’s Discussion: The request of the Commission is to get the grass cut and the shrub trimmed and/or taken down. Ownership of the second parcel is vital. Till that has been received, the yards must be maintained. At the moment this case will be continued till the November 20th meeting with a ninety (90) day continuance. If the property is maintained till that meeting, the request for the additional ninety (90) days will most likely be granted.

(5) Commission’s Decision:
Motion made by Diane Cusack and seconded by Tom Cutsinger for a continuance to the November 20, 2013 public meeting at 7:00 p.m. while allowing for the issuance of a ninety (90) day building permit for work to be completed on the property and requiring continued maintenance of the property.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

20. #55-14007 Fairbanks St.- Owner: Dembowski, Phillip
Certified letter signed by Phillip Dembowski on 6/24/13
6/28/13- Notice posted on premises by Building Commissioner.

- (1) Attorney to Review Legal’s: Notices and legals were properly made in this case by certified mail and posted on the property for tonight’s public hearing per Town Attorney Tim Kuiper.
- (2) Building Commissioner Comments: This is also a foundation where a fire had occurred, Fairbanks, the foundation is covered by rotting and burnt plywood. It is located within a fairly dense neighborhood; this is considered one of the highest priorities. The recommendation is for demolition.
- (3) Owner’s Comments: not present.
- (4) Commission’s Discussion: The foundation will be completely taken out then filled with dirt.
- (5) Commission’s Decision:
Motion made by Tom Cutsinger and seconded by Diane Cusack to affirm the previous demolition order based upon the evidence presented at the June 21, 2013 hearing, to request of Cedar Lake Public Works Department to perform the demolition after statutory notice is provided to the owner, and to apply the average processing expense of nine hundred seventy-eight dollars (\$978.00) to this matter.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

21. #66-13511 Lee St.- Owner: Derrickson, William H & Kathy L
Certified notice returned unopened
6/28/13- Notice posted on premises by Building Commissioner.

- (1) Attorney to Review Legal’s: Notices and legals were properly made in this case by certified mail and posted on the property for tonight’s public hearing per Town Attorney Tim Kuiper.
- (2) Building Commissioner Comments: This property has recently been visited, the grass has been mowed. There is continued deterioration on the building. The recommendation is for demolition.
- (3) Owner’s Comments: not present.
- (4) Commission’s Discussion: none.
- (5) Commission’s Decision:
Motion made by Diane Cusack and seconded by Tom Cutsinger to affirm the previous demolition order based upon the evidence presented at the June 21, 2013 hearing, to request of Cedar Lake Public Works Department to perform the demolition after statutory notice is

provided to the owner, and to apply the average processing expense of nine hundred seventy-eight dollars (\$978.00) to this matter.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
YES	YES	YES	3-0

Public Comment: none

Town Manager, Ian Nicolini- This is very historic for the Town of Cedar Lake, to have taken on twenty-one unsafe buildings within one hearing. Considering that this board has just reformed, close to two years ago, I commend all of you for moving through this agenda and for being able to take on and respond to what is a serious issue that impacts neighborhoods and growth as well. I recognize that your staff has contributed significantly; Building Commissioner Jack Slager and Administrative Assistant Nicole Hoekstra have pieced together a tremendous presentation and kept great record. We would not have been able to take on such an aggressive step as we have done tonight without an excellent staff. This also extends to Town Attorney, Tim Kuiper, for piecing together orders that are accurate and succinct that gets the message across.

Town Attorney, Tim Kuiper- That actions that have been taken tonight is still subject to a notice to the property owners. There is a ten (10) day right of appeal that has to be done to the circuit of superior court in Lake County. Within approximately twenty to thirty (20-30) days, they should be back to us so then we will know if we can proceed with demolition. Public Works cannot go out tomorrow but, once the ten (10) day notice is expired, we can proceed with demolition.

Adjournment: 8:13pm

Diane Cusack

Greg Parker

Tom Cutsinger

Attest: _____
Jessica Chick, Recording Secretary