

**Town of Cedar Lake – Unsafe
Public Meeting Minutes
November 20, 2013**

Call to Order: 7:00 p.m.

Roll Call:

Absent	Diane Cusack Member	Present	David Austgen 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 August 21, 2013 public meeting minutes.

Motion made by Tom Cutsinger and seconded by Greg Parker to approve. Vote 2-0

Note: At the June 19, 2013, public meeting, the Unsafe Building Department, the committee voted to issue unsafe building orders on the following 21 parcels. An Order to Demolish was sent via certified mail to the owner of record for each parcel on 6/21/2013. This meeting is a continuance of the 10 homes that were issued temporary 90 day permits. The 11 parcels identified in the June hearing, 8 of them have been demolished by the Public Works with the remaining 3 scheduled before the end of the year. The remaining 10 were all of the property owners that were present at the public hearing and granted an extension.

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: No legal advertisements are necessary because this is a continuing proceeding.

(2) Building Commissioner Comments: The house had recently been visited, all of the weeds had been cleaned up, repairs had been made to the siding, and the windows. It is in need of a paint job but it has come a long way.

(3) Owner’s Comments: no comment.

(4) Commission’s Discussion: It is a recommendation per Town Manager, Ian Nicolini, that the permit be continued to the meeting in March of 2014.

(5) Commission’s Decision:

Motion made by Tom Cutsinger and seconded by Greg Parker for the continuance of the permit until the March 19, 2014 public meeting.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
ABSENT	YES	YES	2-0

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: No legal advertisements are necessary because this is a continuing proceeding.
- (2) Building Commissioner Comments: This house was recently visited, the weeds had been cleaned up, a new deck has been built, and also a brand new roof. This house is now in very good shape.
- (3) Owner's Comments: no comment.
- (4) Commission's Discussion: no comment.
- (5) Commission's Decision:
 Motion to remove this house from the unsafe building list made by Tom Cutsinger and seconded by Greg Parker.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
ABSENT	YES	YES	2-0

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: No legal advertisements are necessary because this is a continuing proceeding.
- (2) Building Commissioner Comments: no comment.
- (3) Owner's Comments: The owner is currently waiting for a vacation of the easement that goes through the center of the breezeway. The owner has been to county with regards to this matter and wants to go before the Town Council as soon as possible to resolve the issues.
- (4) Commission's Discussion: There are currently legal issues that are being reviewed related to the parcel; this is a strip that is not necessarily an easement. We are looking at title work and the plats in order to resolve this issue. We are making sure we don't vacate something that other people should have access to.
- (5) Commission's Decision:
 Motion made by Tom Cutsinger to extend the permit until the March 2014 meeting and seconded by Greg Parker.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
ABSENT	YES	YES	2-0

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: No legal advertisements are necessary because this is a continuing proceeding.
- (2) Building Commissioner Comments: This parcel had been visited recently, it has come a long way with improvements. There is a new foundation, a brand new roof, and new drywall; Mr. Lane has done a remarkable job with the improvements. Occupancy has not yet been granted.
- (3) Owner's Comments: no comment.

(4) Commission’s Discussion: no comment.

(5) Commission’s Decision:

Motion made by Tom Cutsinger to remove this house from the unsafe building list and a second made by Greg Parker.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
ABSENT	YES	YES	2-0

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: No legal advertisements are necessary because this is a continuing proceeding.

(2) Building Commissioner Comments: This parcel has recently been visited, they are currently remodeling the inside. There has been work done on the roof

(3) Owner’s Comments: James Tanahill, 2801 North Oakley, Chicago, Illinois; representative from JHT Real Estate Investments. There were some changes that the inspector wanted us to make, we made those changes. The insulation was passed by the inspector. We should be in the final stages; we are roughly 2 weeks from completion. Terry Jenkins, Project Manager, 722 Pierce, Gary, Indiana. The roof has the same pitch as it did when we had received this job. The roof used to be metal, we had torn off all of the metal and replaced it with all new OSB sheathing, tar paper, and brand new shingles. I am not opposed to having this inspected.

(4) Commission’s Discussion: There are some concerns with code compliances with the roof. A review of the roof is encouraged to be completed as soon as possible. Complaints had been made by some of the neighbors regarding some of the construction process. There is concern about the way that they reconstructed the roof. Apparently it used to be a flat roof and there is now a peak on it. Once the occupancy permit is given, this parcel will be removed from the unsafe building list; it will just need to be cleared at the next meeting administratively.

(5) Commission’s Decision:

Motion made by Tom Cutsinger to extend this item to the March 2014 meeting with a second made by Greg Parker.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
ABSENT	YES	YES	2-0

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: No legal advertisements are necessary because this is a continuing proceeding.

(2) Building Commissioner Comments: This house had recently been visited, the foundation is clean and all of the debris has been removed. The ground has been graded around the property; all that exists now is the foundation.

- (3) Owner's Comments: no comment.
- (4) Commission's Discussion: no comment.
- (5) Commission's Decision:

Motion made by Tom Cutsinger to remove this item from the unsafe building list and a second made by Greg Parker.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
ABSENT	YES	YES	2-0

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: No legal advertisements are necessary because this is a continuing proceeding.
- (2) Building Commissioner Comments: This item has recently been visited and there have been no changes to the house or the property.
- (3) Owner's Comments: Carol Ford-Ibsen, 848 Apache Ln. Lowell, IN 46356. Full title still has not been obtained. The property is eligible for Commissioner's tax sale, there has been no date set for this.
- (4) Commission's Discussion: A request for the spray paint to be removed has been made by Ian Nicolini.
- (5) Commission's Decision:

Motion has been made by Tom Cutsinger to continue this item to the March 2014 meeting and a second made by Greg Parker.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
ABSENT	YES	YES	2-0

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

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: No legal advertisements are necessary because this is a continuing proceeding.
- (2) Building Commissioner Comments: no comment.
- (3) Owner's Comments: Attorney Robert Olding, 1194 Joliet St., Dyer, IN; present on behalf of the owner. The current owner is Mr. Vasilopoulos; the intention is to have all the work done within the year.
- (4) Commission's Discussion: no comment.
- (5) Commission's Decision:

Motion made by Tom Cutsinger to continue this item to the March 2014 meeting and a second made by Greg Parker.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
ABSENT	YES	YES	2-0

9. #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: No legal advertisements are necessary because this is a continuing proceeding.

(2) Building Commissioner Comments: A permit has been issued, they have been working on the property and they are making progress.

(3) Owner's Comments: not present.

(4) Commission's Discussion: A call had been received from the current owner; this property was sold right around the time of the first public hearing.

(5) Commission's Decision:

Motion made by Tom Cutsinger to continue this item to March 2014 meeting and a second made by Greg Parker.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
ABSENT	YES	YES	2-0

10. #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: The roof has repairs that need to be fixed from the storm. These repairs need to be made for aesthetic reasons and to eliminate any damages to the inside of the house.

(3) Owner's Comments: Jim Stralowsky representing Iroquis Assessment Management; because the property currently sits on two different lots they are having legal issues. Contact has been made to the other owner, Dmitri Imports Inc., there are complications with the deed. The petitioner has plans to close on the other property in either January or February, once the deed is closed on. There is currently nothing inside of the house, it has been gutted.

(4) Commission's Discussion: It would be appropriate to continue this item until March and see where to go from there. The rear yard needs to be kept up debris wise. There are trees growing up and out of the foundation in the back.

(5) Commission's Decision:

Motion made by Tom Cutsinger and seconded by Greg Parker for a continuance to the December 18, 2013 public meeting at 7:00 p.m. contingent that the Petitioner has thirty (30) days to remove the trees in the back yard and repair the roof.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
ABSENT	YES	YES	2-0

Ian Nicolini, Town Manager: There is a property 8608 W. 132nd Place, Cedar Lake, IN 46303. After the storm this past weekend, pieces of the metal roof has come loose. It is a

recommendation to take emergency action to eliminate this hazard and to also contact the property owner. It is also a recommendation for this property to be scheduled for a hearing if we are not able to achieve compliance with the property owner by the next meeting. A call had been received on Monday with high concern. This building is already on the unsafe building list, we have just not gotten to it yet.

Motion made by Tom Cutsinger for emergency action regarding this property seeing that it is a hazardous condition, notification to the owner about the condition, if compliance is not achieved then it will be brought before the board at the December 18, 2013 meeting for demolition and a second made by Greg Parker.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
ABSENT	YES	YES	2-0

Written correspondence: This item was on the watch list but not on this round of public hearings is 14424 Wheeler St., Cedar Lake, IN 46303. We had received written correspondence from the neighbor with concern for the condition for this residence. We recommend that this item be considered in the next round of public hearings. There are broken windows and the siding is in disrepair. It is a recommendation to board up the windows and the doors.

Motion made by Tom Cutsinger to add this property 14424 Wheeler Street to the unsafe building list and a second made by Greg Parker.

Diane Cusack	Tom Cutsinger	Greg Parker	Vote
ABSENT	YES	YES	2-0

Public Comment: 14424 Wheeler Street was owned by an employee of the Town, it is unsure as to what the status is now. We did not see any publication for tax sale.
Adjournment: 6:45 pm

Diane Cusack

Greg Parker

Tom Cutsinger

Attest: _____
Jessica Chick, Recording Secretary