



Town of Cedar Lake
Unsafe Building Department Minutes
July 19, 2017 6:30 p.m.

Call to Order (Time): 6:30 pm

Pledge to Flag:

Roll Call:

Present Chuck Kouder

Present Richard Sharpe

Present Greg Parker

Present David Austgen, Town Attorney

Present Tim Kubiak, Director of Operations

Present Michelle Bakker, Building Administrator

Present Todd Wilkening, Fire Chief

Present Jessica Chick, Recording Secretary

Minutes:

Minutes of the June 21, 2017 Public Meeting

Motion made by Chuck Kouder and seconded by Richard Sharpe to approve the June 21, 2017 Public Meeting minutes.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

Old Business:

1. 9303 W. 133rd Avenue – Owner Meyer

No Petitioner present, Tim Kubiak stated, he spoke with McAllister and they removed the pool since the last meeting. This property is on their list to be done shortly.

2. 8913 W. 142nd Place – Owner: Bryan Oparka-*status updates April, June & August Meetings*

Current owner; Kurt Neubauer, 2112 Thames River Lane, New Lenox, IL 60451, owner of Sons of Realty. Other partial owner is Michael Neubauer; 5216 W. 111th Place, Crown Point, IN 46307. We are the owners of Sons of Realty and we buy and sell and/or rent properties. We purchased this property at a tax sale on July 7th, we were aware of the IRS lien on the previous owner. There are 120 days after purchase until the lien goes away. We immediately contacted the Town to notify of the new ownership of the property. We have posted “No Trespassing” signs on the property as well as posted our contact information in case of contact. Tim spoke to Michael about the issues, we immediately boarded up the property and installed an entry door on the side of the garage. September 15th an engineer will be at the property to deem what can be removed and what can remain. We plan to start work on November 7th, a lot is salvageable from the property. This is the 4th house we have purchased in Cedar Lake, and we have sold all four properties. The one home on Butternut was in poor condition, we have a long history of flipping houses. We have also done properties in Lowell and Lake County. After the home on Butternut was sold, there were issues with drainage, we went ahead and paid for a portion of the drainage issues on the property. David Austgen asked the owner to provide a copy of the documentation from the Sherriff sale for evidence of ownership. I do not have that with me but I will get that to you. The property is not yet in our name at County. I will be out of Town for the next meeting, but can make other changes. Todd Wilkening was able to look at the property and it is now secure. We have a lawn maintenance company hired for that property. We advise not to go inside the property as it is not all sound. Greg Parker stated he wants to see the property turned around as soon as possible. Kurt stated I am hopeful we can get the outside all done by the middle of December. The electric is to be reviewed by the Town before NIPSCO will come. We will do the best we can and be buttoned up by the middle of December. I am willing to comply with anything you want.

Motion made by Richard Sharpe and seconded by Chuck Kouder to defer this agenda item for 90 (ninety) days.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

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3. **8510 Lake Shore Drive – Owner: Nebraska Alliance Realty Company** (Eller Brady Funeral Home)
- David Braatz, attorney representing the current owner, Nebraska Alliance realty Company stated, I had sent a letter to the owner asking that the issues be addressed that were discussed at the last meeting. I was advised that someone would be coming out to take care of the problems. First thing tomorrow morning I will make contact with them again and advise something be done. Chuck Kouder stated, is there something further that we can do to relieve this from being a public hazard? David Austgen stated, yes. This Board can issue any order that is deemed necessary. David Braatz stated, there is another attorney working on the quiet title. I am not the acting Attorney on the case. This is not a typical 30 (thirty) day response, they have 120 (one hundred and twenty) days.

Deferred from June 21, 2017 Meeting

Motion to defer to next month’s meeting and issue a letter to the Owner stating that the property needs to be boarded up and made safe by July 26th, 2017 made by Chuck Kouder and seconded by Richard Sharpe.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

4. **12920 Knight St – Owner: Oleg Fedosov**
- Owner is not present. Tim Kubiak stated, he is still trying to get a permit with the Town. He is still getting his contractors in order. There is now electric service turned on.

Motion to appear before the Unsafe Building Department at next month’s meeting made by Chuck Kouder and seconded by Richard Sharpe.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

5. **13040 Polk St. – James Despersia**

Notice to appear letter sent June 26th

James Despersia is present, the former owner lost the property due to a reverse mortgage. The garage was separate. The property was in worse condition than I thought, we have been slowly repairing the property. I am willing get a building permit to work on the property. I have been in contact with Henn and Sons to get some work done. I have covered the roof with a tarp. Tim Kubiak stated, the roof is completely deteriorated but the foundation is block. James Despersia continued, I need to make the property safe. I have agreed to let the previous owner keep his belongings in the garage for a year. Todd Wilkening stated that this is the most unsafe building on the current list and I am in fear of the building collapsing. There are many kids running around the neighborhood. James Despersia continued, I am willing to obtain a permit for the roof within the month. Greg Parker asked James to be back at the next meeting if a permit is not pulled.

Motion made to have a site inspection conducted with Todd Wilkening, Tim Kubiak, and the owner made by Richard Sharpe and seconded by Chuck Kouder.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

6. **12611 Cline Avenue – Owner: Sergio H. Urquiza, Daniel A. Urquiza and John Paul Urquiza J/T R/S**
- Sergio H. Urquiza and Daniel A. Urquiza appeared. Sergio stated that he has boarded up the property about 3 times and there are constant trespassers. Last Halloween we were asked to board up the hole for the elevator, which we did. Our plan was and is to make it our home. The building is very sound, it just needs to be secure. David Austgen stated, he had received a letter from an attorney. We need to be clear regarding this. Daniel Urquiza stated, we had initially contacted an attorney to protect our interests and family. We consoled with an attorney but have recently dismissed that. David Austgen asked to have the attorney who was contacted to send the Town a letter stating to disregard the letter previously sent. Daniel continued, we are going to be paying very close attention to the property as we have consulted with a developer to start looking at options. We have recently purchased some heavy machinery to start maintaining the property, someone had stolen our fences so we will address that issue. We will also work on securing the property. Todd Wilkening stated, I had asked you to comply with

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some of my issues a while back, one being the high grass, we need secured fencing, a NOX box so we have access if needed. It is important that we as well as the Police Department have access to the property for safety reasons. Daniel stated, we are in the preliminary steps for a possible development. We are eager to work with the Town to get something in the works for this property. We will get some keys to you and look into purchasing the box you spoke of.

Notice to appear letter sent June 26th

Motion to appear at next month’s meeting and meet the Fire Chief’s requests as stated made by Chuck Kouder and seconded by Richard Sharpe.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

7. 8511 W. 131st Pl. - Owner: Loudermilk Living Trust dtd

No owner present. Todd Wilkening stated, he had a conversation with the grandson who is the new manager of the properties. He is in the process of fixing many of the buildings. I had a verbal request to him and he had it demolished within the next day. I did request his presence at this meeting. There are 30 (thirty) Loudermilk properties. Tim Kubiak stated, a demo order was posted and I also told him to be at this meeting. Michelle Bakker stated, he had mentioned to me that he was wanting to fix this property up, that the previous renter had not taken care of the property.

Order for Demolition posted June 29th

Motion to affirm the order of demolition and proceed made by Chuck Kouder and seconded by Richard Sharpe.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

New Business:

1. 13301 Lincoln Plaza-JNT Enterprizes Inc

No owner present. Michelle Bakker stated, she had heard word that this property had just sold.

Motion to defer this to the next meeting made by Chuck Kouder and seconded by Richard Sharpe.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

2. 9710 W. 133rd – Rosario Levy J & Josephine Del

No owner present. No notice had been sent to this property or any inspection had been done.

Motion to inspect the property and to notify the owner to be at the next meeting made by Chuck Kouder and seconded by Richard Sharpe.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

3. 14524 Bryan Street –Federal National Mortgage Association (Fannie Mae)

No owner present. Todd Wilkening conducted an inspection report on this property and stated, this is one of the worst properties on the list. This house needs to come down, there are currently people living there. David Austgen stated, we may need to go and get a Judge’s order because there are people currently living in the home.

Motion to issue a demolition order made by Chuck Kouder and seconded by Richard Sharpe.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

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4. 14325 Lake Shore Drive –Johann Clark

No petitioner present. Todd Wilkening stated, there is an inspection report for this property.

Motion to issue a demolition order made by Richard Sharpe and seconded by Chuck Kouder.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

5. 8601 W. 131st Lane – Owner: Loudermilk Living Trust dtd

No petitioner present. This property had recently been demolished.

6. 8512 W. 131st Lane - Loudermilk Living Trust dtd 2/2/00 (The)

No petitioner present.

Motion made by Chuck Kouder and seconded by Richard Sharpe for the manager of the Loudermilk Living Trust properties to appear at the next meeting.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

7. 8514 W. 131st Lane -Loudermilk Living Trust dtd 2/2/00 (The)

No petitioner present. This property had recently been demolished.

8. 8518 W. 131st Lane -Loudermilk Living Trust dtd 2/2/00 (The)

No petitioner present.

Motion made by Chuck Kouder and seconded by Richard Sharpe for the manager of the Loudermilk Living Trust properties to appear at the next meeting.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

**Michelle Bakker stated that at the last Unsafe Building Commission meeting on June 21, 2017; 8511 131st Lane was asked to be placed on the agenda and it does not exist.*

Public Comment:

Nick Werley; 7000 W. (inaudible recording) reported on long grass.

Mike Rice, 14738 Bryan Street; the address is 14620 Bryan Street that this house was once on the unsafe building list and wants it placed back on. It has been an eye sore in our subdivision for the past 10 (ten) years. It has been vacant for the past 10-15 (ten-fifteen) years. Greg Parker stated, it was removed because there was an inspection done and it was not deemed unsafe at the time. Mike Rice stated, it smells terrible, it is vacant, it holds water, and it is an eye sore. The grass and yard have been kept up. The owner's name is Tom Fricke.

Adjournment: 7:34 pm

Press Session: Unsafe Building Department – August 16, 2017 at 6:30 pm

The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Cedar Lake Town Hall at (219) 374-7400.

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Chuck Kouder

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Greg Parker

Jessica Chick, Recording Secretary

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