



Town of Cedar Lake
Unsafe Building Department Minutes
October 18, 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

Absent Todd Wilkening, Fire Chief

Present Tammy Bilgri, Recording Secretary

Ryan Deutmeyer is also present from the office of Austgen Kuiper & Jasaitis.

Minutes:

Minutes of the September 20, 2017 Public Meeting

Motion made by Richard Sharpe and seconded by Chuck Kouder to approve the September 20, 2017 minutes.

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

Old Business:

1. 8913 W. 142nd Place – Owner: Kurt Neubauer- Deferred from August 16, 2017 Public Meeting

Petitioner- Kurt Neubauer, 2112 Thames River, New Lenox, IL. This property was purchased through Sherriff sale in July. The day prior to the purchase, the previous owner filed bankruptcy. The Board requested proof of purchase which has been submitted to the Building Department as well as the Town Attorney. We now have clear title to the property as of yesterday, October 17, 2017. The Town does not have the documents yet, I will submit them. This whole process has been extremely difficult on us, we do want to move forward on the property. There have been some glitches but we do have the house secure and everything that has been asked of us. I would like to have the architect out there in November and blueprints submitted to the Town in December. I will stay in touch with the Town in regard to the property and we are anxious to move forward.

Chuck Kouder stated, I am satisfied with the progress and communication he has provided.

Richard Sharpe stated, I agree.

Greg Parker stated, we will need a follow-up in ninety (90) days unless an active permit is obtained.

2. 12920 Knight St – Owner: Oleg Fedosov - Notice to appear letter sent August 24, 2017

Building Department: Tim Kubiak stated, he has obtained his building permit. With that he submitted his blueprints and survey. He is going for a permit for a 16 foot front yard, this item can be removed from the agenda.

Motion made by Chuck Kouder and seconded by Richard Sharpe to remove this item from the agenda.

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

3. 13040 Polk St. – James Despersia

Building Department: Tim Kubiak stated, he has also brought in blueprints and has obtained a building permit for a new roof. This item can also be removed from the agenda.

Motion made by Richard Sharpe and seconded by Chuck Kouder to remove this item from the agenda.

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

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6. 12611 Cline Avenue – Owner: Sergio H. Urquiza, Daniel A. Urquiza and John Paul Urquiza J/T R/S
Petitioner: Sergio Urquiza, 1370 Joliet St., Dyer IN. We have previously boarded the property and that was unsuccessful, this time we are going to cinder block the whole building and block it off. We had a family emergency and had been out of the state, we will have a crew out next week to secure the property. We will try to have it done before Halloween. We will block any openings from the first floor and have given the keys for the requested box to the Fire Chief. We have noticed that there are people who have some tree stands up. Who will we contact about that? Attorney Austgen replied, the Police Department. Greg Parker stated, requested to have someone present out there on Halloween to keep our Police staff from being called out to the property.

Notice to appear letter sent August 24, 2017

Notice to appear letter sent September 29, 2017

Motion made by Richard Sharpe and seconded by Chuck Kouder for a follow-up in thirty (30) days.

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

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

Building Department: Tim Kubiak stated, they have obtained a demo permit for this property and it has been demolished.

Order for Demolition posted June 29, 2017

Motion for Demo Order made on July 19, 2017

Motion made by Richard Sharpe and seconded by Chuck Kouder to remove this item from the agenda.

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

8. 13301 Lincoln Plaza- JNT Enterprizes Inc.

New Owner J. Sadler Properties, Inc.

Notice to appear letter sent September 29, 2017

Building Department: Tim Kubiak stated, they have been notified to be at this meeting. Michelle Bakker stated, she spoke to her and she said that she will board up the window and be here today.

Town Attorney: David Austgen stated, we should have an inspection done on this property so we can move forward with the next action.

Motion made by Richard Sharpe and seconded by Chuck Kouder to have an inspection done on this property.

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

9. 9710 W. 133rd – Rosario Levy J & Josephine Del

Notice to appear letter sent August 8, 2017

Notice to appear letter sent August 24, 2017

Notice to appear letter sent September 29, 2017

Town Attorney: David Austgen reviewed the letter that was sent to the Town regarding the property. David stated, it appears that these are absent owners and they are not spending anytime here. It is continuing in its current position and the owner is looking to demolish it on someone else's dollar. An inspection report was conducted in April and there has been no further work done on this property since.

Motion made by Chuck Kouder and seconded by Richard Sharpe to issue an order for demolition on this property.

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

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10. 14524 Bryan Street –Federal National Mortgage Association (Fannie Mae)

Motion for Demo Order made on July 19, 2017

Greg Parker stated, demolition occurs December 2nd, 2017 on this property. No further action is needed on this property.

11. 14325 Lake Shore Drive –Johann Clark

Motion for Demo Order made on July 19, 2017

Building Department: Michelle Bakker stated, we have not yet posted this notice but it is ready.
Greg Parker stated, no further action is needed besides posting the notice on the property.

12. 8512 W. 131st Lane - Loudermilk Living Trust dtd 2/2/00 (The)

Notice to appear letter sent August 8, 2017

Notice to appear letter sent August 24, 2017

Petitioner: Richard Loudermilk, 8503 W. 131st Place, Cedar Lake, stated I have obtained a permit for this property for the necessary improvements.

Motion made by Chuck Kouder and seconded by Richard Sharpe to remove this item from the agenda.

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

13. 8518 W. 131st Lane -Loudermilk Living Trust dtd 2/2/00 (The)

Notice to appear letter sent August 8, 2017

Notice to appear letter sent August 24, 2017

Petitioner: Richard Loudermilk; 8503 W. 131st Place, Cedar Lake, stated I have been to the property and assessed the work that needs to be done. I need to get a plan together and apply for the permits. I would like an extension for this property.

Motion made by Chuck Kouder and seconded by Richard Sharpe to extend this agenda item to the next meeting on November 15th.

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

Public Comment: None.

Adjournment: 6:55 pm

Press Session: Unsafe Building Department –November 15, 2017 at 6:30 p.m.

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.