



**Town of Cedar Lake**  
**Unsafe Building Department**  
**Meeting Minutes**  
**January 17, 2018 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

Absent David Austgen, Town Attorney

Present Ryan Deutmeyer, Town Attorney

Present Tim Kubiak, Director of Operations

Present Michelle Bakker, Building Administrator

Present Todd Wilkening, Fire Chief

Present Jessica Chick, Recording Secretary

1. Nomination and Appointment of Officers:

**President: Greg Parker**

Motion made by Chuck Kouder and seconded by Richard Sharpe

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

**Vice President: Chuck Kouder**

Motion made by Richard Sharpe and seconded by Greg Parker

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

**Legal Services: Austgen Kuiper & Jasaitis**

Motion made by Richard Sharpe and seconded by Chuck Kouder

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

2. Minutes of the December 20, 2017 Public Meeting:

Motion made by Chuck Kouder and seconded by Richard Sharpe

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

**Old Business:**

1. 8913 W. 142<sup>nd</sup> Place – Owner: Kurt Neubauer

**Deferred to January 2018 Public Meeting**

Owner: Kurt Nebauer, co-owner of Sons of Realty, 2112 Thames River Lane, New Lenox, IL. The blueprints are completed, we will have them to the Building Department next week. We would then like to meet with Tim Kubiak to see if there is anything further that he would like to see completed. Greg Parker asked, do you currently have this house on the market for sale? There is not anything currently stated in the ordinance but, we like to get things cleaned up before new ownership takes place. Kurt Nebauer replied, yes we are willing to sell if we find a buyer, we just spent a chunk of money to get the blueprints completed. Ryan Duetmeyer stated, my suggestion is to keep him on the agenda just for updates from the Building Department.

Motion made by Richard Sharpe and seconded by Chuck Kouder to defer this item till the March meeting with oral updates in between if any.

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

2. 12611 Cline Avenue – Owner: Sergio H. Urquiza, Daniel A. Urquiza and John Paul Urquiza J/T R/S

There has been no communication from the owner regarding this property. Greg Parker stated, I would like an update. If it is secured, that should be good enough given the different circumstances for the time being. Todd Wilkening stated, I would like to get a progress report for the game plan.

Deferred from October 18, 2017  
Deferred from November 15, 2017  
Deferred from December 20, 2017

Motion made by Chuck Kouder and seconded by Richard Sharpe to request the owner at the February 21, 2018 meeting for a progress report and plan.

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

3. 13301 Lincoln Plaza - Owner: J. Sadler Properties, Inc.

Deferred from October 18, 2017  
Deferred from November 15, 2017  
Deferred from December 20, 2017

Ryan Deutmeyer asked, has there been an unsafe premises report done on this property? Chuck Kouder stated, we need to know what her plans are with this building. I am not pleased with her lack of communication. There is a lot of clutter at her other properties that was never there before. Ryan stated, you can send a notice to appear or you can issue a demo order, we can get the title work going and she would have to appear anyways. Based off of the premises report, this body can get the wheels in motions and issue the demo order which would then result in title work being completed. She would then need to appear before the body. Chuck Kouder stated, I would like to move this forward as quickly as possible.

Motion made by Richard Sharpe and seconded by Chuck Kouder to issue a demo order and a notice to appear at the February meeting.

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

4. 9710 W. 133<sup>rd</sup> – Rosario Levy J & Josephine Del

Demolition Order Issued October 18, 2017

Ryan Deutmeyer stated, revised orders are in Michelle’s possession to be posted. This will be set up for the February meeting. At the February meeting you can affirm the order for this property and carry on with the demolition.

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

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

5. 14524 Bryan Street –Federal National Mortgage Association (Fannie Mae)

Demolition Order Posted October 31, 2017  
Demo set for December 2, 2017

Tim Kubiak stated, the house has been demolished and we are waiting on NIPSCO to disconnect the gas and about ten (10) loads of fill to fill in the hole. Michelle Bakker stated, they had called many times and want to pay for the demo before it gets a lien.

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

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

6. 14325 Lake Shore Drive –Johann Clark

Demolition Order Posted October 31, 2017

Michelle Bakker stated, the second order was posted today, January 17. Ryan Duetmeyer stated, once the orders affirming were posted and served this property is good to be demolished. I would give it some time for the orders to be received. Tim Kubiak stated, I will contact NIPSCO to get the power off. For clarity, if we wait 30 days and we hear nothing we can demolish this property? Ryan Duetmeyer stated, yes. Tim Kubiak stated, February 17, 2018 we can tear this down.

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

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

7. 8518 W. 131<sup>st</sup> Lane -Loudermilk Living Trust dtd 2/2/00 (The)

Deferred from October 18, 2017  
Deferred from November 15, 2017  
Deferred from December 20, 2017

Michelle Bakker stated, we have not heard anything. There is no report done on this property. The owner was supposed to create a list with all the work needing to be done. Todd Wilkening stated, I will get a report done on this property.

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

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

8. 7224 W. 136<sup>th</sup> Ln. -Vanderbilt, Tracy & Harold Et Al R/L

Greg Parker stated, there has not been any correspondence? Michelle Bakker stated, they have not been noticed.

Motion made by Richard Sharpe and seconded by Chuck Kouder to send a notice to appear at the February meeting.

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

9. 7502 W. 136<sup>th</sup> Ln. - Foster, James E

Tim Kubiak stated, someone is living in a camper next to the house. There is electric to the house, NIPSCO refuses to shut off the electric. They have been doing work on the house without a permit. Ryan Duetmeyer stated, he has not given up on the litigation in twelve (12) years. Tim Kubiak stated, the house is not in complete terrible shape. The main problem is someone living in the trailer. The house is hooked up to the sewer, there is no functioning bathroom in the camper. Chuck Kouder stated, isn't it against town ordinance to live in a camper? Tim Kubiak stated, it is. Greg Parker stated, I do not understand why the camper has not been taken care of by the Police Department. Tim Kubiak stated, I have the authority to turn on someone's power but not to turn it off apparently. I have been in contact with NIPSCO many times and have not gotten anywhere. Ryan Duetmeyer stated, we have been in court with Mr. Foster a couple of times a year. You will need a report conducted in order to have the owner appear. Chuck

Kouder stated, we need the Police Department to be involved for violating the ordinance and maybe they can contact the Health Department.

Motion made by Chuck Kouder and seconded by Richard Sharpe to conduct a premises report on the property.

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

**Public Comment:**

**Adjournment: 7:10 pm**

**Press Session:**

Unsafe Building Department – February 21 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.*

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**Chuck Kouder**

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**Richard Sharpe**

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**Greg Parker**

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**Jessica Chick, Recording Secretary**