



**Town of Cedar Lake**  
**Unsafe Building Department Minutes**  
**May 16, 2018 6:30 pm**

Call to Order (Time): 6:30 pm

Pledge to Flag:

Roll Call:

Present	Chuck Kouder	Present	Tim Kubiak, Director of Operations
Present	Richard Sharpe	Present	Michelle Bakker, Building Administrator
Present	Greg Parker	Absent	Todd Wilkening, Fire Chief
Present	David Austgen, Town Attorney	Present	Jessica Chick, Recording Secretary
Present	Ryan Deutmeyer, Town Attorney		

**Minutes:**

Minutes of the March 21, 2018 Public Meeting

Motion made by Richard Sharpe and seconded by Chuck Kouder to approve the March 21, 2018 Public Meeting minutes.

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

**Old Business:**

1. **12611 Cline Avenue – Owner: Sergio H. Urquiza, Daniel A. Urquiza and John Paul Urquiza J/T R/S**

**Deferred from October 18, 2017**  
**Deferred from November 15, 2017**  
**Deferred from December 20, 2017**  
**Deferred from January 17, 2018**  
**Deferred from February 21, 2018**  
**Deferred from March 21, 2018**

Building Department: Michelle Bakker stated, there has been no new updates concerning this property.

Motion made by Chuck Kouder and seconded by Richard Sharpe to defer this item to the next meeting and to send a notice to appear at the next meeting.

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

2. **13301 Lincoln Plaza - Owner: J. Sadler Properties, Inc.**

**Deferred from October 18<sup>th</sup>, 2017**  
**Deferred from November 15, 2017**  
**Deferred from December 20, 2017**  
**Deferred from January 17, 2018**  
**Deferred from February 21, 2018**  
**Deferred from March 21, 2018**

**Building Department:** Michelle Bakker stated, I believe Todd did conduct an inside premise report of this property and he did not deem it unsafe.

**Town Attorney:** David Austgen stated, I had a verbal discussion with Todd after the Town Council meeting and he has been in the building. It is not deemed unsafe and he has had a discussion with the owner regarding the aesthetics. The Town would require her to address the aesthetics given what the Town and other property owners are improving in that area. It has not been documented yet, but I am assuming there was a course conversation had. We need to break down what a clean-up means. I am in the process of scheduling a meeting with her attorney and her regarding the Morse Street properties. I will also discuss this property, we can add this to another count in the lawsuit.

Tim Kubiak asked, do we need to find another person to conduct the inspections? He doesn't ever seem to be able to show up to the meetings. I am adamant that this is not something I can complete. David Austgen stated, a conversation can be had regarding this that it is not optional, that it is mandatory.

**Board's Discussion:** Chuck Kouder asked, the property did not fit the criteria on the inside to be deemed unsafe? Greg Parker stated, yes that is correct. Chuck Kouder stated, so as for the outside, does that fall in our jurisdiction? David Austgen stated, aesthetics do count and it is your call as to what you would like to see. Chuck Kouder stated, if it is the aesthetics from the outside in concern, does that fall under the Code Enforcement Officer or under the Unsafe Board? David Austgen stated, yes it could. We are waiting for a report and it can be discussed with the Fire chief who conducted a report.

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

3. 7224 W. 136<sup>th</sup> Ln. -Vanderbilt, Tracy & Harold Et Al R/L  
Deferred from February 21, 2018  
Deferred from March 21, 2018

**Building Department:** Tim Kubiak stated, there has been no work done on this property.

**Board's Discussion:** Mr. Vanderbilt was present and addressing the board. Greg Parker stated, there is no footing on this property. Tim Kubiak stated, step one would be the foundation if a rehab of this property was to be done. Greg Parker stated, we are at the point of demolition on this property. You would need to only pay the lien, demolition costs, in order to keep the property. You can either hire your own demolition contractor or the Town will do it. The Town charges what it costs for the Town to demolish the property. If you decided to do the work the only charge would be for the demolition permit. You will still have time to hire a contractor although the order was issued. If you do demolish the home you will only need to get the demolition permit through the Town. Tim Kubiak stated, we will need to call in locates so I would imagine it would be a couple of weeks before we would get to this demolition. We would like to give you time to get any belongings out of the property. We will give you until June 6<sup>th</sup> to get any belongings out of the property.

Town Attorney: Ryan Deutmeyer stated, the title work came back clear on this property. Owner: Harold Vanderbilt stated, I have prospect buyers of this property. There was discussion about rehabbing the property as well as interest in the property.

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

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

4. 7502 W. 136<sup>th</sup> Ln. - Foster, James E  
Deferred from February 21, 2018  
Deferred from March 21, 2018

**Town Attorney:** Ryan Deutmeyer stated, a request was sent in for approval to inspect the property. It was responded to with a set of hypothetical questions, we received another notice yesterday informing us that he will be out of town until an unknown date. The next option is to request a discovery to pursuit meeting with him and the step following that will be to apply with the court a motion to compel and get the inspection. His concerns were that there would be some subterranean drilling to determine if there is a sewer tap. We ensured him that we would not be disturbing the soil, that we just wanted to inspect the property.

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

**Update Item:**

- 1. **9710 W. 133<sup>rd</sup> – Rosario Levy J & Josephine Del - *Deferred to June 20, 2018***  
**Building Department:** Michelle Bakker stated, there is a demolition permit out on this property.
- 2. **8913 W. 142<sup>nd</sup> Place – Kurt Neubauer**  
**Building Department:** Michelle Bakker stated, they have picked up all the building permits for this property.  
**Commission’s Discussion:** Chuck Kouder asked, is there a deadline or a timeframe as to when they will start working on this house? Michelle Bakker stated, I believe he had mentioned starting it in roughly two (2) weeks. Chuck Kouder asked, did we decide how we are going to fix situations like this? Tim Kubiak stated, although this is frustrating it is a busy time and he has a starting date and people lined up for the work. Chuck Kouder stated, in future situations like this one I would like if the property would still hold a demolition order and a date is set as to when we need to see work started. These buildings need to stay on the list until completion. David Austgen stated, I suggest inviting the owner in to discuss this property with him. You can control the time frame of the building permit that is given out. Chuck Kouder stated, the boards that were put up are weathering, the property still is in bad shape.
- 3. **14325 Lake Shore Drive – Johann Clark**  
**Building Department:** Tim Kubiak stated, we need to finish the bill for this and we are all done.

**Commission Discussion:**  
Greg Parker stated, there is a property on 129<sup>th</sup> and Edison that needs our attention. We need a report on this property, 6916 W. 129<sup>th</sup> Avenue.

Michelle Bakker stated, there are also four (4) other properties that I had asked to have reports done on April 16, 2018; 7424 W. 140<sup>th</sup> Place, 8816 W. 141<sup>st</sup> Avenue, 14714 Dewey and 14725 Bryan.

**Public Comment: None.**

**Adjournment: 7:17 pm**

**Press Session:** Unsafe Building Department –June 20, 2018 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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**Richard Sharpe**

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**Greg Parker**

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**Jessica Chick, Recording Secretary**