



**Town of Cedar Lake**  
**Unsafe Building Department Minutes**  
**September 19, 2018 6:30 pm**

Call to Order (Time): 6:30 pm

Pledge to Flag:

Roll Call:

Present Chuck Kouder

Present Richard Sharpe

Absent Julie Rivera

Present 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

**Minutes:**

Minutes of the August 15, 2018 Public Meeting

Motion made by Richard Sharpe and seconded by Chuck Kouder to approve the August 15, 2018 Public Meeting minutes.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
N/A	Yes	Yes	2-0

**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<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**

**Deferred from May 16, 2018**

**Deferred from June 20, 2018**

**Deferred from July 18, 2018**

**Deferred from August 18, 2018**

Owner: Daniel Urquiza stated, I would like to apologize for not being at any of the past meeting, my father is very sick. Chuck Kouder asked, what are your future plans for this property? Daniel stated, we want to work with the Town. I was going to come prepared with invoices but we do have our own crew to work on the property. We will be getting this done in the very near future, hoping within the next couple of weeks. After that, I would like to work with some off duty officers to take a drive through and have a presence. The cinderblocks were kicked in and we understand the seriousness of this. We just need one last crack at this to move forward. Chuck Kouder stated, you need to go have a talk with the Police Chief. Todd Wilkening stated, I think that is a terrible idea. The road is not maintained and I have personally gotten a few flat tires from being out there. It has been 25 years, what are you doing with this property? Daniel stated, my father purchased this property to build a home for our family. We had plans and the recession hit, a lot of time has passed and things have happened in between. We have had a lot of interest in the building and the property. Todd stated, I don't see anything aggressive being done with this property to sell. It is not desirable, the county police and cedar lake police were just out there. It is a matter of time and I am surprised nobody has been hurt yet and I would hate to see something happen. Daniel stated, this property has been an issue for us with moving forward and we need to be realistic and get the building secured. I own an excavator and I would like to build a trench. I would like to make the roadway safe so we can work something out for security. We want to improve the parcel and make it a family compound. Chuck stated, Halloween is coming and the block didn't work. We are mostly concerned about the first floor, is there some sort of steel reinforcement you can use? I have dealt with this property many times when I was on the patrol. We need you to supply some sort of security to move people along, it is becoming a priority and we need more aggressive action by the family to secure the building or to tear it down. This commission has been dealing with this for too long and we need

your family to step up and give your word. Daniel stated, we will get it done and if we do anything aggressive we will consult with you all first. We will have someone out there for the day of Halloween. Tim stated, there are four (4) other buildings on the property that need to be addressed. They are all even more of a danger then the main building. I had a contractor come out and they priced forty-eight thousand dollars (\$48,000) to level all the buildings into a pile. No hauling off or anything just making it safe. Daniel stated, our end game is to keep the main building intact. I would like to move forward with the cinderblocks, security and police presence and we will take a ride out to see what we can clean up. We will do whatever it takes to get things done and I am sorry this has been a long time coming. Chuck stated, we need you to get started by October 1, 2018 on the progress of the property with some sort of plan in place and also that you meet with the Police Chief regarding security on the property.

**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*  
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*Deferred from July 18, 2018*  
*Deferred from August 18, 2018*

Todd Wilkening stated, I spoke with her and discussed what we needed done. She did everything asked of her and started work on the inside.

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

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
N/A	Yes	Yes	2-0

**3. 7424 W. 140<sup>th</sup> Pl.-Graves, Sheila**

*Deferred from June 20, 2018*  
*Deferred from July 18, 2018*  
*Deferred from August 18, 2018*

Ryan Deutmeyer stated, I have a drafted Demo order and the title work has been completed. I will send it to Michelle when it is done to post. Once the order is issued the board will affirm the issuance and from there they will get the notice in the mail and notice to appear.

**Update Item:**

- 1. 9710 W. 133<sup>rd</sup> – Rosario Levy J & Josephine Del** – Michelle Bakker stated, they need to make a disconnection from the Town’s water, final grade, and lot seeded.
- 2. 14325 Lake Shore Drive –Johann Clark** – Michelle Bakker stated, I have the invoice in hand which I will get over to David. It can be removed from the list.
- 3. 7224 W. 136<sup>th</sup> Ln. -Vanderbilt, Tracy & Harold Et Al R/L** – Michelle Bakker stated, I have the invoice in hand which I will get over to David. It can be removed from the list.
- 4. 7502 W. 136<sup>th</sup> Ln. - Foster, James E** – Ryan Deutmeyer stated, he has gone MIA, his attorney has not heard from him either. There hasn’t been a determination that this property is unsafe, it’s just the issue with the trailer.
- 5. 8816 W. 141<sup>st</sup> Ave. – Bird, Stanley & Jane G** – Todd stated, this is an occupied structure with four (4) adults in it. The report is almost done with this. All of the reports are in progress on these properties.
- 6. 7223 W. 126<sup>th</sup> Ave. – Wellwerts, Noreen & Patricia Brooks**
- 7. 9125 W. 142<sup>nd</sup> Ave. – Robison, Robert & Judith**
- 8. 7118 W. 131<sup>st</sup> Pl. – Riese, Mark**
- 9. 12712 Dewey St. – Jordan, Kathy & Roberta Pace**
- 10. 9115 W. 142<sup>nd</sup> Ave. – Kohanyi, Mark**

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**11. 14403 Lauerman St. – Mills, Kay**

Motion made by Richard Sharpe and seconded by Chuck Kouder to issue a notice to appear be issued 5, 6, 9, and 11 contingent that the Unsafe Premise Report is completed and added to the agenda.

**Public Comment:**

**Adjournment:** 7:00 pm

**Press Session:** Unsafe Building Department – October 17, 2018 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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**Julie Rivera**

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**Jessica Chick, Recording Secretary**