



Town of Cedar Lake
Unsafe Building Department Minutes
July 15, 2020 at 6:30 p.m.

Call to Order (Time): Chuck Kouder called the meeting to order at 6:30 p.m.

Pledge to Flag

Roll Call:

Present	Chuck Kouder, President	Present	Tim Kubiak, Director of Operations
Present	Richard Sharpe, Vice President	Present	Michelle Bakker, Building Administrator
Absent	Colleen Schieben	Absent	Todd Wilkening, Fire Chief
Present	David Austgen, Town Attorney	Present	Sarah Rutschmann, Recording Secretary
Present	Ryan Deutmeyer, Town Attorney		

Minutes:

A motion was made by Richard Sharpe, seconded by Chuck Kouder, to approve and waive the reading of the Minutes of the June 17, 2020 meeting.

Colleen Schieben	Richard Sharpe	Chuck Kouder	Vote
Absent	Yes	Yes	2-0

Old Business:

- 1. 6425 W 141st Ave – Ward, Pamela R:** Bakker indicated she had no contact with the owner. Deutmeyer stated there was no title. Kouder stated he had driven by but it did not look like anything has been done.

Richard Sharpe made a motion, seconded by Chuck Kouder, to order title work.

Colleen Schieben	Richard Sharpe	Chuck Kouder	Vote
Absent	Yes	Yes	2-0

- 2. 7223 W. 126th Ave. Wellwerts, Noreen & Brooks, Patricia:** Deutmeyer stated demo order had been prepared and they were awaiting confirmation of a good address of the property owner.

Richard Sharpe made a motion, seconded by Chuck Kouder, to issue the order for demolition.

Colleen Schieben	Richard Sharpe	Chuck Kouder	Vote
Absent	Yes	Yes	2-0

- 3. 14403 Lauerman St – Mills, Kay:** Bakker stated pictures had been presented last month and a little bit of work has been done to the yard. Kubiak indicated he had seen a pile of brush on the property and looked like a little bit of work had been completed. Kouder stated it did look like work was being done.

Richard Sharpe made a motion, seconded by Chuck Kouder, to remove the item from the agenda.

Colleen Schieben	Richard Sharpe	Chuck Kouder	Vote
Absent	Yes	Yes	2-0

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4. **7105 W 128th Ave – Lake Cottage 20 LLC:** Deutmeyer reminded the board this home was close to the neighbor, the neighbor had concerns about fire and there was no report on file. Bakker stated she has talked with the homeowner numerous times and the homeowner indicated there was no hole in the roof. Kubiak stated there was a small hole in the roof but they are keeping the grass mowed. Deutmeyer stated a report would need to indicate whether or not the property qualifies as an unsafe property.

Richard Sharpe made a motion, seconded by Chuck Kouder, to have a report from Fire Chief Wilkening prepared for the next meeting.

Colleen Schieben	Richard Sharpe	Chuck Kouder	Vote
Absent	Yes	Yes	2-0

5. **12611 Cline Avenue – Urquiza, Sergio H.:** Deutmeyer stated updated title work has been ordered but he has not received it yet. Once this has been received, a demo order will be prepared.
6. **7118 W 131st Pl – Orellano, Noel V:** Noel Orellano was present and stated he received a survey for the property and dropped off a building permit application at Town Hall. Orellano confirmed for Sharpe the plan was to fix up the property. Kouder explained the process to him regarding following up with the Building Department and the board, but he did not need to attend the next month's meeting. This item will be moved to an update item on the agenda.

New Business:

1. **12740 Hilltop – Wade & Dunn Land Trust #1351:** Bakker stated Kubiak had taken photos today. Kubiak indicated the property was dilapidated, garbage outside, recently mowed, no foundation, roof falling in and felt the criteria was present for an unsafe structure, however no formal report has been prepared by the Fire Chief. Kouder explained the process to Tosh Krupa, 7517 W 127th Pl, who was present tonight and voiced her complaints about this property to the board last month.

Richard Sharpe made a motion, seconded by Chuck Kouder, to order title work and send a notice to appear.

Colleen Schieben	Richard Sharpe	Chuck Kouder	Vote
Absent	Yes	Yes	2-0

Update Items:

1. **13415 Edison – Young, Robert:** Permit 19-660 for siding, windows and roof has not picked up.

Richard Sharpe made a motion, seconded by Chuck Kouder, to order send a notice to appear.

Colleen Schieben	Richard Sharpe	Chuck Kouder	Vote
Absent	Yes	Yes	2-0

2. **9115 W 142nd Ave:** Kouder read prior minutes indicating Fire Chief Wilkening was to provide a report. No report has been provided. The board would like an updated report on the property available for the next meeting.

Board members discussed their frustration on not having timely reports from the Fire Chief available and not being able to update petitioners or the property status. Austgen confirmed for Deutmeyer that there was not an ordinance but rather an overlap in assistance for workflow regarding the reports

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provided by the Fire Department. Members discussed Kubiak being spread thin and Code Enforcement limitations. Kouder asked that Town Council for assistance with progress. Austgen stated he, Sharpe and Carnahan would take that back to Council.

Public Comment: None.

Adjournment: Kouder called for a motion to adjourn. Sharpe made the motion, seconded by Kouder to adjourn the meeting. Kouder adjourned the meeting at 6:48 pm.

Next meeting: August 19, 2020 at 6:30 p.m.

Chuck Kouder, President

Richard Sharpe, Vice President

Colleen Schieben

Sarah Rutschmann, Recording Secretary

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