



CEDAR LAKE UNSAFE PUBLIC MEETING MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
April 17, 2024 at 5:30 pm

Call To Order:

Mr. Thiel called the Unsafe Public Meeting to order on Wednesday, April 17, 2024, at 5:31 pm with its members attending on-site. The Pledge of Allegiance was said by all.

Roll Call:

Members Present via Zoom: None

Members Present On-Site: Jeff Biel, Member; Heather Dessauer, Vice Chairperson; Rich Thiel, Chairperson. A quorum was attained. **Also present:** Tony Gatto, Building Inspector; Ashley Abernathy, Planning Director; Ryan Deutmeyer, Town Attorney; David Austgen, Town Attorney; and Cheryl Hajduk, Recording Secretary.

Absent: None

Minutes:

Mr. Thiel entertained a motion for the February 21, 2024 Unsafe Building Minutes; a motion was made by Mr. Biel and seconded by Ms. Dessauer to approve the same. Motion passed unanimously by roll-call vote:

Mr. Biel	Aye
Ms. Dessauer	Aye
Mr. Thiel	Aye

Active Unsafe:

1. 8120 Lake Shore Drive – Bank Shots Bar & Grill (Formerly Schane’s Bar & Grill)

Mr. Thiel stated the first order of business is for the property located in the vicinity of 8120 Lake Shore Drive.

Ms. Abernathy commented they were at the April 2024 Plan Commission Work Session Meeting and we are on the same page with the owners, their attorney and engineer on what they need to do.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to give a 30-day deferral to the next meeting on May 15, 2024 with an update. Motion passed unanimously by roll-call vote:

Mr. Biel	Aye
Ms. Dessauer	Aye
Mr. Thiel	Aye

2. 9320 W. 142nd Avenue – NWI Casas LLC (Formerly Midland Trust Company as Custodian fbo Pamela Broadway Account #1716575)

Mr. Thiel stated the next order of business is for the property located in the vicinity of 9320 W. 142nd Avenue.

Ms. Abernathy commented nobody was present. Mr. Martin does have an interior Demolition Permit pulled with a General Contractor on that permit. There is a clerical error that the permit is to expire next year on April 16, 2025. The Building Department will update the permit application information and have them come pick up a new permit and will expire on May 14, 2024.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to update the expiration date of the permit to May 14, 2024 and to defer this matter to the May 15, 2024 meeting and to have the Petitioner to appear. Motion passed unanimously by roll-call vote:

Mr. Biel	Aye
Ms. Dessauer	Aye
Mr. Thiel	Aye

3. 7308 W 138th Place – Herrera (Formerly Parat)

Mr. Thiel stated the next order of business is for the property located in the vicinity of 7308 W. 138th Place.

Ms. Abernathy commented Ms. Herrera is the new owner of the property and she did reach out and she was unable to be at this meeting. They would like to restore the building prior to becoming unsafe. They have been cleaning the property and they will get an Interior and Exterior Demolition Permit to fix the property.

A motion was made by Mr. Biel and seconded by Ms. Dessauer for a 30-day deferral to the next meeting and for the owner to appear at the next meeting on May 15, 2024. Motion passed unanimously by roll-call vote:

Mr. Biel	Aye
Ms. Dessauer	Aye
Mr. Thiel	Aye

4. 7105 W. 128th Avenue – Cagnina

Mr. Thiel stated the next order of business is for the property located in the vicinity of 7105 W. 128th Avenue.

Mr. Gino Cagnina, 16120 Forest Avenue, Oak Forest, IL, commented he has been searching for builder and demolition people.

Mr. Thiel asked if the plan is to demolish the house on this property and on 7109 W. 128th Avenue. Mr. Cagnina responded in the affirmative.

Ms. Abernathy commented we have Demolition Permits for both properties awaiting time periods to be stipulated by the Unsafe Board. The last motion in March 2024 was for Mr. Cagnina to pull a Demolition Permit for 30-days, but the permits were not submitted and pulled.

Mr. Cagnina asked is he could put a POD on the property temporarily. Ms. Abernathy commented these types of boxes are not allowed, but if there is an ongoing construction project or storage and security of the building materials, we have been allowing for a contractor to keep a storage container on the property during and after construction.

Ms. Abernathy stated we can add a note on the bottom of the permit that any storage container is to be removed by the time the demolition of the buildings is completed.

Mr. Deutmeyer commented the Board is to handle unsafe buildings and not storage boxes and is beyond the scope and the Building Department can handle this situation.

A motion was made by Mr. Biel and seconded by Ms. Dessauer to issue a 45-day Demolition Permit and to defer this item for 60-days and for the Petitioner to appear at the June 19, 2024 meeting. Motion passed unanimously by roll-call vote:

Mr. Biel Aye
Ms. Dessauer Aye
Mr. Thiel Aye

5. 7109 W. 128th Avenue – Cagnina

Mr. Thiel stated the next order of business is for the property located in the vicinity of 7109 W. 128th Avenue.

A motion was made by Mr. Biel and seconded by Ms. Dessauer to issue a 45-day Demolition Permit and to defer this item for 60-days and for the Petitioner to appear at the June 19, 2024 meeting. Motion passed unanimously by roll-call vote:

Mr. Biel Aye
Ms. Dessauer Aye
Mr. Thiel Aye

6. 14616 Dewey Street – Frick

Mr. Thiel stated the next order of business is for the property located in the vicinity of 14616 Dewey Street.

Mr. Tom Frick, 8008 West 146th Avenue, Cedar Lake, IN, commented he had sketches of the house that he would like to build on the property.

Ms. Dessauer asked is the whole house coming down. Mr. Frick commented most likely the house will come down.

Ms. Dessauer asked what will be the timeframe for this property. Mr. Frick commented as soon as the plans come in, the permits can start to be pulled and getting a general contractor. Sometime in August, the foundation can be dealt with, when it is drier outside. Discussion ensued.

Mr. Thiel commented we need a report and when can a contractor can be called to get something done sooner than August. Discussion ensued regarding demolition of the house and the foundation.

Ms. Dessauer explained to Mr. Frick what constitutes as an unsafe building or structure.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to give a 30-day deferral to the May 15, 2024 meeting with a plan.

Mr. Biel Aye
Ms. Dessauer Aye
Mr. Thiel Aye

7. 14737 Bryan Street – 14737 Bryan Street Land Trust

Mr. Thiel stated the next order of business is for the property located in the vicinity of 14737 Bryan Street.

Ms. Abernathy commented there has been some clean-up, the garage is down.

Mr. Gatto commented there is a picture in the packet that shows a concrete outhouse. The concern is that it is a concrete foundation and it is an open hole. There was a shed, but the wind had knocked it down.

Ms. Dessauer asked if this property is up for sale. Ms. Hasenjaeger commented the property is not for sale yet.

Ms. Lokia Hasenjaeger, Maxwell Properties, 8410 Kennedy Avenue, Highland, IN, asked if the building inspector has updated photos. Mr. Gatto responded in the affirmative.

Ms. Hasenjaeger commented they would like to sell the property before the winter. We would like to include a list of repairs that need to be made, so the next person coming in already knows what repairs need to be done.

Mr. Thiel asked Mr. Gatto to update the report and they will give a 30-day deferral. Discussion ensued regarding cleaning up the property.

Ms. Navarro (inaudible), 8410 Kennedy Avenue, Highland, IN, we have been cleaning out the property and asked if they can get the updated report sooner than the next meeting. Ms. Abernathy commented she can call the Building Department for the report.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to give a 30-day deferral to the May 15, 2024 meeting and to clean up the debris outside and remove the outhouse. Also, with the understanding that Mr. Gatto will make an updated report and to send out the report to the owner prior to the next meeting.

Mr. Biel Aye
Ms. Dessauer Aye
Mr. Thiel Aye

8. 14714 Dewey Street – Urban James Linden

Mr. Thiel stated the next order of business is for the property located in the vicinity of 14714 Dewey Street.

Mr. Urban James Linden, 14714 Dewey Street, commented he would like to get a permit to finish cleaning up the necessary things that need cleaning up.

Mr. Thiel asked should Mr. Linden get a Demolition Permit. Ms. Abernathy commented an exterior remodel.

Mr. Linden commented he would like to get the appearance to where it is acceptable now, then after, replace windows and siding, which has rotted at the bottom. Discussion ensued regarding Mr. Linden's list that he presented.

Mr. Biel commented there is a lot of work with having to look at the siding, but something needs to be started. Discussion ensued in length regarding the plan that Mr. Linden has with repairing the siding on the house.

Ms. Dessauer asked should we issue a Remodel Permit. Mr. Gatto commented as long as we can assure that nothing rotted on the inside and Mr. Linden would need to demolish it first by taking off the old siding and then the house would be house wrapped.

Mr. Gatto stated we would do a site inspection and see what needs to be done first on the inside and outside.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to give a 30-day deferral to the May 15, 2024 meeting and the Building Inspector will do a Site Inspection with Mr. Linden for an exterior remodel.

Mr. Biel Aye
Ms. Dessauer Aye
Mr. Thiel Aye

9. 13713 Parrish Avenue – Diamond Peak Homes LLC

Mr. Thiel stated the first order of business is for the property located in the vicinity of 13713 Parrish Avenue.

Mr. Michael Herbers, Diamond Peak Homes, 1313 White Hawk Drive, Crown Point, IN, commented we have been working internally what the next best step is with the barn and it will probably need to come down. We are trying to work with local furniture restoration companies that can utilize some of the barn wood to repurpose it.

Discussion ensued regarding other purposes for the barn and Mr. Herbers commented it is zoned as a commercial lot and there are a lot of other factors making it difficult to do try and some other type of use.

Mr. Herbers commented the door is secure and securing the roof is on hold for now.

Ms. Dessauer asked what is the timeframe to do something with the building. Mr. Herbers commented he isn't sure at this time and would like more time to salvage the history and structure.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to give a 60-day deferral to the June 19, 2024 meeting and within that time to issue a permit for demolition.

Mr. Biel Aye
Ms. Dessauer Aye
Mr. Thiel Aye

10. 14523 Bryan Street – Cox

Mr. Thiel stated the next order of business is for the property located in the vicinity of 14523 Bryan Street.

Ms. Abernathy commented around the property needed to be cleaned up and they were to come up with a plan for the deck to start.

Mr. Thiel commented he would like to see updated pictures of the property. A site inspection should be done to see what is underneath the porch and behind it. Mr. Gatto stated there was never a permit pulled for the porch and we do not know how it was built.

Mr. Patrick Cox, 14523 Bryan Street, handed the Board a list of what the Scope of Work would be.

Ms. Abernathy commented there was a permit for a deck in 1999, but when it was enclosed, that was after 2013.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to give a 30-day deferral to the May 15, 2024 meeting and the Building Inspector will do a Site Inspection with updated pictures of the exterior of the home.

Mr. Biel	Aye
Ms. Dessauer	Aye
Mr. Thiel	Aye

11. 9110 W 142nd Avenue – Pavokovich

Mr. Thiel stated the next order of business is for the property located in the vicinity of 9110 W. 142nd Avenue.

Ms. Abernathy commented this property had the Emergency Demolition Order. The owner contracted to get the garage removed and the permit was pulled.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to give a 30-day deferral to the May 15, 2024 and for the owner to appear at the next meeting and to extend the permit to May 14, 2024. Motion passed unanimously by roll-call vote:

Mr. Biel	Aye
Ms. Dessauer	Aye
Mr. Thiel	Aye

Potentially Unsafe:

1. 8705 W 132nd Place – Kubiak Properties Inc.

Ms. Abernathy commented Mr. Gatto made a report for this unsafe property and we will send notice for the owner to appear at the next Unsafe Meeting.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to move this to Active Unsafe and give a 30-day deferral to the May 15, 2024 meeting and to notify the owners to appear. Motion passed unanimously by roll-call vote:

Mr. Biel Aye
Ms. Dessauer Aye
Mr. Thiel Aye

2. 13333 Lemoore Street – Vogl

Ms. Abernathy commented Mr. Gatto gave a verbal report on at the last meeting.

Mr. Gatto commented we were in the house a few months ago, and told the owner that they need a general contractor and that we do not do any work on unsafe properties.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to have the Building Inspector to make an Unsafe Report. Motion passed unanimously by roll-call vote:

Mr. Biel Aye
Ms. Dessauer Aye
Mr. Thiel Aye

Update Items:

1. 7512 W 128th Lane – Ristevski

Ms. Abernathy commented we were waiting on tax sale to finish up and the property owners' intention is to demolish the house and re-build. We can notice the owner to come to the next meeting.

2. 12901 Hilltop – Lomberger

Ms. Abernathy commented the bill has not been created yet, because we are waiting for fill to come in.

3. 6599 Fernwood – Mogan
4. 14021 Windsor Street – Mogan
5. 7029 W 135th Avenue – Ward
6. 7020 W 139th Place – Land Bank Builders & Associates, Inc. (Formerly INACQ, LLC)

Ms. Abernathy commented these are on the Demolition List and the order will expire in October 2024 for 7029 W. 135th Avenue and this house may be the next on the list for demolition.

7. W 127th Lane – Town of Cedar Lake
8. 14324 Edison – Town of Cedar Lake

Ms. Abernathy commented she is working with the Director of Operations and are trying to get these taken care of. Discussion ensued.

9. 13941 Morse Street - Steuer

Ms. Abernathy commented the owner can give updates as things progress.

Public Comment:

Mr. Thiel asked if the Unsafe Ordinance is almost ready. Mr. Deutmeyer commented we are working on the Ordinance and by the May meeting, it should be good to go. We are also working on the fee schedule, as that was way off.

Ms. Dessauer asked is the direction clear on how money is going to go into the non-reverting fund. Mr. Thiel stated it would be from the Nuisance Ordinance.

Mr. Chuck Becker, 6100 W. 136th Place, commented if the barn is going to be torn down, there needs to be greenspace and not be able to develop. Ms. Dessauer commented Schilling sold it to Diamond Peak and it is a commercial property.

Ms. Abernathy commented she will need to look to see how approvals were worded prior and she will look at past minutes to see if there was supposed to be a community center there or just commercial space.

Mr. Robert Groseck, 14055 Deodor Street, asked what is going on with the property on Cline Avenue. Mr. Thiel commented this is a Kubiak property. Mr. Groseck commented this should go on Potential Unsafe.

Ms. Abernathy commented there was an update last October 2023 and the direction at the time was to make sure the property is being mowed and the building is kept secure. Mr. Deutmeyer stated this property was talked about in the past, and to reduce the building to rubble, it would have cost \$250,000.

Mr. Thiel stated Mr. Gatto can do an amended report on this property.

Discussion ensued putting up “no trespassing” signs up at the front property.

Ms. Donna Corey, 14605 Bryan Street, commented the barn is a historical part of Cedar Lake. She also wanted to thank the Board for dealing with the houses in her subdivision. Mr. Cox’s property looks better, but it will not look like that for long. The houses get worse and worse in this area and she feels like a couple of the owners are not going to do anything with their properties.

Adjournment: Mr. Thiel adjourned the meeting at 7:19 pm.

TOWN OF CEDAR LAKE UNSAFE BUILDING

Rich Thiel, Chairperson

Heather Dessauer, Vice Chairperson

Jeff Biel, Member

ATTEST:

Cheryl Hajduk, Recording Secretary

These Minutes are transcribed pursuant to IC 5-14-1.5-4(b) which states:

(b) As the meeting progresses, the following memoranda shall be kept:

(1) The date, time, and place of the meeting.

(2) The members of the governing body recorded as either present or absent.

(3) The general substance of all matters proposed, discussed, or decided.

(4) A record of all votes taken by individual members if there is a roll call.

(5) Any additional information required under section 3.5 or 3.6 of this chapter or any other statute that authorizes a governing body to conduct a meeting using an electronic means of communication.

Minutes of April 17, 2024