



**CEDAR LAKE UNSAFE PUBLIC MEETING MINUTES**  
**CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA**  
**May 15, 2024 at 5:30 pm**

**Call To Order:**

Mr. Thiel called the Unsafe Public Meeting to order on Wednesday, May 15, 2024, at 5:42 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; Ryan Deutmeyer, Town Attorney; David Austgen, Town Attorney; and Cheryl Hajduk, Recording Secretary.

**Absent:** Jeff Bunge, Town Manager

**Minutes:**

Mr. Thiel entertained a motion for the March 20, 2024 Unsafe Building Minutes; a motion was made by Ms. Dessauer and seconded by Mr. Biel to approve the same. Motion passed unanimously by roll-call vote:

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

**Active Unsafe:**

**1. 7303 W. 129<sup>th</sup> Place – Fouch**

Mr. Thiel stated the first order of business is for the property located in the vicinity of 7303 W. 129<sup>th</sup> Place.

Mr. Thiel stated nobody is present. Mr. Gatto commented he did not recall a permit being picked up.

Ms. Dessauer commented he wanted to put in two by four's and four by four posts in. Mr. Gatto commented he wanted to fix the foundation. We wanted a plan with what he wanted to do.

Ms. Hajduk commented she will reach out to Mr. Fouch to attend the next meeting.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item to the next meeting on June 19, 2024 and to reach out for someone to appear at the next meeting. Motion passed unanimously by roll-call vote:

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

**2. 13947 Hobart Street - Wease**

Mr. Thiel stated the next order of business is for the property located in the vicinity of 13947 Hobart Street.

Mr. Thiel commented nobody is here. Mr. Gatto commented the property sold or is in Wease's possession and it needs to be cleaned up.

Mr. Gatto commented at the last meeting it was discussed they may have a prospective buyer. Mr. Deutmeyer commented on January 25, 2024, the Lake Superior Court entered an Order granting the Motion for Default Judgment, which then the Court entered an Order transferring the properties back to the Wease family. In March, an attorney appeared for the Respondent and set a hearing on damages. The Wease family owns the property.

Ms. Dessauer stated they need to be at the next meeting. Mr. Deutmeyer commented he will reach out to their attorney and they need to appear at the next meeting.

A motion was made by Mr. Biel and seconded by Ms. Dessauer to give a 30-day deferral to the next meeting on June 19, 2024 and to have Mr. Deutmeyer reach out to Wease's attorney. Motion passed unanimously by roll-call vote:

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

**3. 8120 Lake Shore Drive – Bank Shots Bar & Grill (Formerly Schane's Bar & Grill)**

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

Mr. Thiel commented he received the packet with what Bank shots is planning on doing. Were they changing anything from the last thing they presented.

Ms. Dessauer commented they were going to adjust their capacity to parking. They have been communicating with the Building Department. Discussion ensued.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to direct the Building Department to see if Bank shots is scheduled for the next Plan Commission Work Session, if not, contact them and they will need to appear at the June 19, 2024 Unsafe Meeting and this item is deferred to the June 19, 2024 meeting. Motion passed unanimously by roll-call vote:

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

**4. 9320 W. 142<sup>nd</sup> 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. 142<sup>nd</sup> Avenue.

Mr. Junior Martin, 2701 W. 45<sup>th</sup> Avenue, Gary, IN, commented the demolition was completed before the prior meeting. The structural engineer was there on May 5, 2024 and we are waiting for the report.

Mr. Thiel asked with the Scope of Work, can we handle this through the Building Department. Mr. Gatto commented we need to see the Engineering Report and need to go and look at the property to make sure it was demoed properly.

Mr. Deutmeyer stated Mr. Gatto had concerns about the structure based upon some work we couldn't see behind the walls and until what the build out is going to be for this property, we need to know what the exact plan fixes are and the time frame.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item to the June 19, 2024 meeting and Mr. Gatto will do an inspection of the property. Motion passed unanimously by roll-call vote:

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

**5. 7308 W 138<sup>th</sup> Place – Herrera (Formerly Parat)**

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

Ms. Alicia Herrera, 9995 White Jasmine Drive, St. John, commented she wants to renovate the house and has talked with a couple of contractors and we will get the proper permits for renovation. We are cleaning the yard and removing garbage.

Ms. Dessauer asked do they think construction will start soon. Mr. Herrera responded in the affirmative.

Mr. Gatto stated they can come and get a Demolition Permit for interior demolition and that cost would be credited to the re-build permit.

A motion was made by Mr. Dessauer and seconded by Mr. Biel for a 30-day deferral to the next meeting with an update and to obtain a 30-day Demolition Permit. 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 W. 146<sup>th</sup> Avenue, commented the house will be a new construction and he is trying to empty the house.

Mr. Thiel asked is the architect getting closer with finishing the drawings and a plan that can be presented. Mr. Frick commented he doesn't know of a timeline.

Discussion ensued if a property is torn down after being cleaned up and it goes past the six months, the concern is it would have to go back to the Subdivision Control Ordinance. Ms. Dessauer commented six months is enough time to take the house down and start to build.

Mr. Frick commented he has been dealing with this property for a lot of years and it holds water. He went to the Town years ago regarding the property fills with water when it rains. When the streets were built, it was better, but a pipe needed to put in. Discussion ensued regarding the water and the damage to the house from the water sitting because it had nowhere to go.

Mr. Gatto commented after the house would be demolished and secure the permit, there would be six months before it is reverted back to the Subdivision Control Ordinance as it stands.

A motion was made by Mr. Biel and seconded by Mr. Thiel to give a 60-day deferral and to get a 60-day Demolition Permit from the Building Department and to expire on July 16, 2024.

Mr. Biel	Aye
Ms. Dessauer	Nay
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.

Mr. Gatto commented they have it cleaned up on the outside and is listed for sale. Mr. Thiel commented he did not see a sign outside of the property.

Mr. Gatto commented the house will need to remodeled on the inside and some repairs on the exterior will be needed. The house is secure.

Mr. Deutmeyer asked are there still unsafe issues with the home. Mr. Gatto commented he didn't think there are any issues.

Ms. Dessauer asked where they supposed to appear at this meeting. Ms. Hajduk commented she sent a certified letter and had not received the green card back.

Ms. Dessauer commented the house is sold and we need to find out who the new owners are.

Mr. Deutmeyer commented there was a Trustees Deed recorded on May 7, 2024 transferring the property from the Bryan Street Land Trust to Philip D. Holmes and Noel C. Holmes.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to have the Building Department instruct the new owners to appear at the June 19, 2024 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 wants to do some of the repairs little by little, because the walls may have some rotten wood and he doesn't want to destroy anything that is still good.

Ms. Dessauer commented at the last meeting Mr. Gatto was going to meet Mr. Linden at the property and come up with a Scope of Work. Mr. Gatto commented that did not happen.

Mr. Thiel asked if items can be prioritized for Mr. Linden on the house. Mr. Gatto commented the siding that is falling off is a concern and the appearance of the house brings down the property values of the homes around it. The inside is still a safety concern.

Mr. Biel asked if an inspection meeting was made with Mr. Gatto. Mr. Linden commented he did not make an appointment with Mr. Gatto as he looked over the outside himself. Discussion ensued in length regarding fixing the outside of the house.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to give a 30-day deferral to the June 19, 2024 meeting and the Building Inspector will need to do a Site Inspection with Mr. Linden for an exterior remodel.

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

**9. 14523 Bryan Street – Cox**

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

Mr. Patrick Cox, 14523 Bryan Street, commented he filed for a permit to tear off the sides of the deck. Mr. Gatto commented the deck can stay as long as it is still good. There is a tree that fell onto other trees. Mr. Cox commented it is on the ground now.

Mr. Deutmeyer commented once the permit is issued, this item can go to the Update Items.

Ms. Dessauer asked will railings need to be installed and does this encompass the Demolition Permit or does it need to be added. Mr. Gatto commented once we do a final inspection on the demo, but if the height requires handrails, then that will be an addition and will need to go through the Building Department.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to give a 30-day Demolition Permit and there is no need to appear at the June 19, 2024 meeting unless the porch is not taken care of and cleaned up. Motion passed unanimously by roll-call vote:

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

**10. 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.

Mr. Gatto commented the garage is down and is graded out.

Ms. Michele Pavokovich, 2611 Kristen Drive, Indianapolis, IN, commented she didn't know if anything else needs to be done. Mr. Gatto commented the house will be a future concern.

Ms. Pavokovich commented she would like to meet with Mr. Gatto at the house to go over concerns.

The Board thanked Ms. Pavokovich for taking care of the garage in a timely manner.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to remove this item from the agenda. Motion passed unanimously by roll-call vote:

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

**11. 8705 W 132<sup>nd</sup> Place – Kubiak Properties Inc.**

Mr. Thiel stated the next order of business is for the property located in the vicinity of 8705 W. 132<sup>nd</sup> Place.

Mr. Thiel commented nobody is present. They will need to figure out when to do a Demolition Permit.

Mr. Gatto commented the letters that were sent out went to a wrong office. The office address has changed.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to defer this item for 30-days to the June 19, 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

**Potentially Unsafe:**

**1. 13333 Lemoore Street – Vogl**

Mr. Thiel stated the next order of business is for the property located in the vicinity of 13333 Lemoore Street.

Mr. Thiel commented nobody is present. Mr. Gatto commented the owners were trying to do some repairs on the building and they were trying to get the electric on one of the units. There was a tenant there, but it

is vacant now. Mr. Gatto commented the basement is always wet. If the structure is going to be repaired, it would be a massive undertaking.

A motion was made by Mr. Biel and seconded by Ms. Dessauer to move this item to the Active Unsafe and for the property owner to appear or zoom link at the next meeting. Motion passed unanimously by roll-call vote:

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

**2. 12611 Cline Avenue – Kubiak Properties Inc.**

Mr. Thiel stated the next order of business is for the property located in the vicinity of 12611 Cline Avenue.

Mr. Gatto commented he was out at this property and not much has changed from last year. The roof is exposed and is unsecure.

A motion was made by Mr. Biel and seconded by Ms. Dessauer to move this item to the Active Unsafe and for the property owner to appear or zoom link at the next meeting on June 19, 2024. Motion passed unanimously by roll-call vote:

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

**Update Items:**

**1. 7512 W 128<sup>th</sup> Lane – Ristevski**

Mr. Gatto commented Ms. Abernathy was going to reach out to him, because Mr. Ristevski purchased the lot next to him on tax sale. Mr. Gatto commented he has his contact information and will try and get an update as to what is going on.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to move this item to the Active Unsafe and for the property owner to appear at the next meeting on June 19, 2024. Motion passed unanimously by roll-call vote:

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

- 2. 6599 Fernwood – Mogan
- 3. 14021 Windsor Street – Mogan

Mr. Thiel commented he spoke with Mr. Kubiak and he went out to revisit the properties and they have Orders that are due to expire in October 2024. Mr. Kubiak evaluated what is needed for demolition.

4. 7029 W 135<sup>th</sup> Avenue – Ward

Mr. Thiel commented there are live utilities to the residence. Nipsco said they will be disconnecting and this house is next to be torn down.

5. 7020 W 139<sup>th</sup> Place – Land Bank Builders & Associates, Inc. (Formerly INACQ, LLC)

Mr. Thiel commented this house is down.

6. W 127<sup>th</sup> Lane – Town of Cedar Lake

Mr. Thiel commented this is in limbo and it needs to be dry to get from the adjacent property owner to access from the South.

7. 14324 Edison – Town of Cedar Lake

Mr. Thiel commented this house is back in the woods and we aren't doing anything with it at the moment and there are challenges to get to it.

8. 13941 Morse Street – Steuer

Mr. Thiel commented this can be removed from the agenda.

A motion was made by Ms. Dessauer and seconded by Mr. Biel to move 13941 Morse Street from the Unsafe List. Motion passed unanimously by roll-call vote:

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

**Public Comment:**

Ms. Donna Corey, 14605 Bryan Street, commented 14523 Bryan Street is concerned about house with it being unsafe. They do things in the night and she is concerned that they may not get the permit for the deck. She is concerned about keeping the property clean and has called the Health Department in the past regarding the owners.

Ms. Corey commented Mr. Kubiak was going to be a drain between the properties by Mr. Frick's home, and he would not let them do that. It is years of abandoned houses in the area.

Ms. Dessauer asked Mr. Gatto can look at 14523 Bryan Street to see if it is unsafe. Mr. Gatto responded in the affirmative.

Mr. Robert Grosek, 14055 Deodor Street, commented the property at 12611 Cline Avenue, does the Town have an Ordinance to keep the grounds maintained. Ms. Dessauer commented years ago, the Fire Chief needs access to the back of the property. Mr. Gatto commented grounds needs to be maintained a certain foot from the roadway, but he wasn't sure the exact feet.

**Adjournment:** Mr. Thiel adjourned the meeting at 7:17 pm.



## TOWN OF CEDAR LAKE UNSAFE BUILDING

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Rich Thiel, Chairperson

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Heather Dessauer, Vice Chairperson

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Jeff Biel, Member

ATTEST:

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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 May 15, 2024*