

DANGEROUS BUILDING AND CODE OF APPEALS HEARING

A meeting of the Dangerous Building and Code of Appeals board was called to order at 7:02 pm.

PRESENT: Commissioner LoDuca, Lukasik, Behr, Leader  
ABSENT: Commissioner Palmer  
EXCUSED: Commissioner Palmer  
ALSO PRESENT: Building Official Kirk Malcomson; Salim Huerta, Building Inspector; Larry Kelsy, Councilperson; Thomas Murphy, Councilperson; Ed Zelenak, City Attorney

OLD BUSINESS: NONE

NEW BUSINESS:

CASE NO 16-01

MOVED BY: Commissioner LoDuca  
SUPPORTED BY: Commissioner Behr

RESOLVED, that WHEREAS the Building Official of the City of Lincoln Park heretofore notified this Board that the structure located at **1354 Merrill – Garage Only, MB 212 MB 213 LOTS 212 AND 213 ALSO S ½ ADJ VAC ALLEY GARFIELD PARK SUB PC 48 L36 P96 WCR**, is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and

WHEREAS, the said Building Official has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **April 20<sup>th</sup> 2016**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, May 19<sup>th</sup> 2016 at 7:00 P.M.** in the Lincoln Park City Call Council Chambers, 1355 Southfield Rd, as the time and place of the hearing on the condition of said structure, and that the said Building Official has provided this Board with copies of said notices more than ten days prior to the hearing, and WHEREAS, **Harold Clark**, to whom said notices were mailed, being the name and address as it appears on the title search was not present. NOW THEREFORE BE IT RESOLVED, that the board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 16-01** is a dangerous building under Section 144.01 et seq and hereby order that said structure **garage be demolished within 30 days**. Motion unanimously carried.

CASE NO 16-02

MOVED BY: Commissioner LoDuca

SUPPORTED BY: Commissioner Lukasik

RESOLVED, that WHEREAS the Building Official of the City of Lincoln Park heretofore notified this Board that the structure located at **1911 Paris Ave, DB623B 624A WLY 15FT OF LOT 623 AND THE ELY 25 FT OF LOT 624 ALSO NLY ½ ADJ VAC ALLEY FORD OAKS NO 1 SUB PC 671 L58 9100 WCR**, is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and

WHEREAS, the said Building Official has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **April 20<sup>th</sup> 2016**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, May 19<sup>th</sup> 2016 at 7:00 P.M.** in the Lincoln Park City Call Council Chambers, 1355 Southfield Rd, as the time and place of the hearing on the condition of said structure, and that the said Building Official has provided this Board with copies of said notices more than ten days prior to the hearing, and WHEREAS, **Rhonda Fante, Representative for the owner**, to whom said notices were mailed, being the name and address as it appears on the title search was present. NOW THEREFORE BE IT RESOLVED, that the board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 16-02** is a dangerous building under Section 144.01 et seq and hereby order that said structure **have an interior inspection within 10 days and demolished within 30 days**. Motion unanimously carried.

CASE NO 16-03

MOVED BY: Commissioner Lukasik

SUPPORTED BY: Commissioner Leader

RESOLVED, that WHEREAS the Building Official of the City of Lincoln Park heretofore notified this Board that the structure located at **762 Ford, PC140 LOT 140 FORD CASTLE ESTATES SUB PC 121, 179 L45 P78 WCR**, is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and

WHEREAS, the said Building Official has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **April 20<sup>th</sup> 2016**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice

specified **Thursday, May 19<sup>th</sup> 2016 at 7:00 P.M.** in the Lincoln Park City Call Council Chambers, 1355 Southfield Rd, as the time and place of the hearing on the condition of said structure, and that the said Building Official has provided this Board with copies of said notices more than ten days prior to the hearing, and WHEREAS, **Robert Niedermeyer and John Cavataio** , to whom said notices were mailed, being the name and address as it appears on the title search was present. NOW THEREFORE BE IT RESOLVED, that the board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 16-03** is a dangerous building under Section 144.01 et seq and hereby order that said structure **repair home within 90 days to code and demolish garage immediately**. Motion unanimously carried.

CASE NO 16-04

MOVED BY: Commissioner LoDuca

SUPPORTED BY: Commissioner Lukasik

RESOLVED, that WHEREAS the Building Official of the City of Lincoln Park heretofore notified this Board that the structure located at **1672 Richmond – Garage Only, MB106 107A LOT 106 AND THE E 20FT OF LOT 107 ALSO S ½ ADJ VAC ALLEY GARFIELD PARK SUB PC 48 L36 P96 WCR**, is in a dangerous and unsafe condition as defined under Section 144.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and

WHEREAS, the said Building Official has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **April 20<sup>th</sup> 2016**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, May 19<sup>th</sup> 2016 at 7:00 P.M.** in the Lincoln Park City Call Council Chambers, 1355 Southfield Rd, as the time and place of the hearing on the condition of said structure, and that the said Building Official has provided this Board with copies of said notices more than ten days prior to the hearing, and WHEREAS, **Bradley Matkovich**, to whom said notices were mailed, being the name and address as it appears on the title search was not present. NOW THEREFORE BE IT RESOLVED, that the board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 16-04** is a dangerous building under Section 144.01 et seq and hereby order that said structure **garage be demolished immediately**. Motion unanimously carried.

CASE NO 16-05

MOVED BY: Commissioner LoDuca

SUPPORTED BY: Commissioner Lukasik

RESOLVED, that WHEREAS the Building Official of the City of Lincoln Park heretofore notified this Board that the structure located at **1534 Wilson – Garage Only, AF186B2 187 NYL 15FT LOT 186 ALSO LOT 187 ALSO ELY ½ ADJ VAC ALLEY MARION MANOR SUB PC 669 L 45 P13 WCR**, is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and

WHEREAS, the said Building Official has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **April 20<sup>th</sup> 2016**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, May 19<sup>th</sup> 2016 at 7:00 P.M.** in the Lincoln Park City Call Council Chambers, 1355 Southfield Rd, as the time and place of the hearing on the condition of said structure, and that the said Building Official has provided this Board with copies of said notices more than ten days prior to the hearing, and WHEREAS, **Louis & Shirley Lyle**, to whom said notices were mailed, being the name and address as it appears on the title search was not present. NOW THEREFORE BE IT RESOLVED, that the board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 16-05** is a dangerous building under Section 144.01 et seq and hereby order that said structure **garage be demolished immediately**. Motion unanimously carried.

CASE NO 16-06

MOVED BY: Commissioner Leader

SUPPORTED BY: Commissioner Lukasik

RESOLVED, that WHEREAS the Building Official of the City of Lincoln Park heretofore notified this Board that the structure located at **1580/82 Fort ST, ED232 LOT 232 ASSESSORS FORT SUPERHIGHWAY SUB NO 8 PC 119 L63 P29 WCR**, is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and

WHEREAS, the said Building Official has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **April 20<sup>th</sup> 2016**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, May 19<sup>th</sup> 2016 at 7:00 P.M.** in the Lincoln Park City Call Council Chambers, 1355 Southfield Rd, as the time and place of the hearing on the condition of said structure, and

that the said Building Official has provided this Board with copies of said notices more than ten days prior to the hearing, and WHEREAS, **Alan Lee, Representative of owner Yee Fung Toy Associaiton, Ray Lee**, to whom said notices were mailed, being the name and address as it appears on the title search was not present. NOW THEREFORE BE IT RESOLVED, that the board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 16-06** is a dangerous building under Section 144.01 et seq and hereby order that said structure **must meet with architect and bring to code within 90 days or refer back to Dangerous Building Board**. Motion unanimously carried.

CASE NO 16-07

MOVED BY: Commissioner Lukasik

SUPPORTED BY: Commissioner Behr

RESOLVED, that WHEREAS the Building Official of the City of Lincoln Park heretofore notified this Board that the structure located at **1574 Fort St, ED231 LOT 231 ASSESSORS FORT SUPERHIGHWAY SUB NO 8 PC 119 L63 P29 WCR**, is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and

WHEREAS, the said Building Official has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **April 20<sup>th</sup> 2016**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, May 19<sup>th</sup> 2016 at 7:00 P.M.** in the Lincoln Park City Call Council Chambers, 1355 Southfield Rd, as the time and place of the hearing on the condition of said structure, and that the said Building Official has provided this Board with copies of said notices more than ten days prior to the hearing, and WHEREAS, **Rarmuri, LLC, Cesar A Escobedo**, to whom said notices were mailed, being the name and address as it appears on the title search was not present. NOW THEREFORE BE IT RESOLVED, that the board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 16-07** is a dangerous building under Section 144.01 et seq and hereby order that said structure **be demolished within 30 days**. Motion unanimously carried.

CASE NO 16-08

MOVED BY: Commissioner LoDuca

SUPPORTED BY: Commissioner Lukasik

RESOLVED, that WHEREAS the Building Official of the City of Lincoln Park heretofore notified this Board that the structure located at **1583 Riverbank – Garage Only, NC158B NC159 E 25FT OF LOT 158 ALSO ADJ VAC ALLEY 18FT WIDE ZIRKALOSOS LINCOLN MOOR SUB OPC 169 L53 P58 WCR**, is in

a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and  
WHEREAS, the said Building Official has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **April 20<sup>th</sup> 2016**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, May 19<sup>th</sup> 2016 at 7:00 P.M.** in the Lincoln Park City Call Council Chambers, 1355 Southfield Rd, as the time and place of the hearing on the condition of said structure, and that the said Building Official has provided this Board with copies of said notices more than ten days prior to the hearing, and WHEREAS, **Jeneane Henderson**, to whom said notices were mailed, being the name and address as it appears on the title search was not present. NOW THEREFORE BE IT RESOLVED, that the board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 16-08** is a dangerous building under Section 144.01 et seq and hereby order that said structure **garage be demolished immediately**. Motion unanimously carried.

CASE NO 16-09

MOVED BY: Commissioner LoDuca

SUPPORTED BY: Commissioner Behr

RESOLVED, that WHEREAS the Building Official of the City of Lincoln Park heretofore notified this Board that the structure located at **973 Highland, KD1334 1335A LOT 1334 AND THE WLY 13FT OF LOT 1335 ALSO ADJ VAC ALLEY 8 FT WIDE EMMONS ORCHARD SUB NO 1 PC 113 L41 P81 WCR**, is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and  
WHEREAS, the said Building Official has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **April 20<sup>th</sup> 2016**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, May 19<sup>th</sup> 2016 at 7:00 P.M.** in the Lincoln Park City Call Council Chambers, 1355 Southfield Rd, as the time and place of the hearing on the condition of said structure, and that the said Building Official has provided this Board with copies of said notices more than ten days prior to the hearing, and WHEREAS, **Michael Hamade**, to whom said notices were mailed, being the name and address as it appears on the title search was present. NOW THEREFORE BE IT RESOLVED, that the board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 16-09** is a dangerous building

under Section 144.01 et seq and hereby order that said structure **be brought to code within 90 days, deck and addition be demolished, remove pool, secure garage, seed & grade yard immediately**. Motion unanimously carried.

DISCUSSION:

ADJOURNMENT:

MOTION BY: COMMISSIONER LODUCA

SUPPORTED BY: COMMISSIONER LEADER

RESOLVED, that there being no further business, the meeting be adjourned at 8:00 P.M.

Motion unanimously carried.