

Dangerous Building Meeting Minutes from July 14, 2016

City of Lincoln Park

July 14, 2016

DANGEROUS BUILDING AND CODE OF APPEALS HEARING

A meeting of the Dangerous Building and Code of Appeals board was called to order at 7:05 pm.

PRESENT: Commissioner LoDuca, Lukasik, Behr, Leader  
ABSENT: Commissioner Palmer  
EXCUSED: Commissioner Palmer  
ALSO PRESENT: Building Official Kirk Malcomson; Salim Huerta, Building Inspector; Rikki Varieur, Building Department; Matt Coppler, City Manager; Mario DiSanto, Councilperson; Ed Zelenak, City Attorney

OLD BUSINESS: NONE

APPROVAL OF

MINUTES: MOVED BY: Commissioner Behr  
SUPPORTED BY: Commissioner Lukasik

NEW BUSINESS:

CASE NO 16-11

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 **985 Garfield, FD199 LOT 199 ALSO N ½ ADJ VAC ALLEY LINCOLN PARK SUB NO 2 PC 95,84,83 L30 P80 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 **June 20, 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, July 14, 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, **Kathy & Kenneth Lambert**, to whom said notices were mailed, being the name and address as it appears on the title search were present. NOW THEREFORE BE IT RESOLVED, that

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the board, after full hearing, with a quorum of its members present, does find and determine that said structure identified as **Case #DBB 16-11** is a dangerous building under Section 144.01 et seq and hereby order that said structure **be demolished immediately.**

Motion unanimously carried

CASE NO 16-12

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 **1533 Morris, CE 66 UNDIV ½ INT UNDIVIDED 50% INTEREST IN THE FOLLOWING DESC. PARCEL; LOT 66 ALSO N ½ ADJ VAC ALLEY PENNSYLVANIA GARDENS SUB PC 50 L48 P12 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 **June 20, 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, July 14, 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, **George Barta 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 its members present, does find and determine that said structure identified as **Case #DBB 16-12** is a dangerous building under Section 144.01 et seq and hereby order that said structure **have an interior inspection within 10 days, Surety Bond of \$10,000 and brought to code within 6 months or be demolished.**

Motion unanimously carried.

CASE NO 16-13

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 **1933 Moran, NA24 25 26 LOTS 24 25 AND 26 ALSO N 9 FT ADJ VAN ALLEY LINCOLN PARK TERRACE SUB PC 169 L48 P54 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

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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 **June 20, 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, July 14, 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, **Abdelhakeem Fakhoury**, 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 16-13** is a dangerous building under Section 144.01 et seq and hereby order that said structure **be demolished immediately.**

Motion unanimously carried.

CASE NO 16-14 ✓

MOVED BY: Commissioner LoDuca

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 **980 White, FC419A ELY ½ OF LOT 419 SUBURBAN PARK SUB PC 85, 92 L29 P46 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 **June 20, 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, July 14, 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, **Maureen Burk**, 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 16-14** is a dangerous building under Section 144.01 et seq and hereby order that said structure **be demolished immediately.**

Motion unanimously carried.

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CASE NO 16-15 ✓

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 **1737 Garfield, GB14B 15 ELY 10 FT OF LOT 14 ALSO ADJ VAC ALLEY 8FT WIDE FREDERICK-ROBERTS-MCKENNY REALTY CO'S SUB PC 43 L31 P9 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 **June 20, 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, July 14, 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, **Jeffrey Higginson**, 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 16-15** is a dangerous building under Section 144.01 et seq and hereby order that said structure **be demolished immediately.**

Motion unanimously carried.

CASE NO 16-16

MOVED BY: Commissioner Behr

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 **1738 Garfield, GB186 187A LOT 186 AND THE ELY 15FT OF LOT 187 ALSO S ½ ADJ VAC ALLEY FREFERECK-ROBERTS-MCKENNY REALTY CO'S SUB PC 43 L31 P9 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 **June20, 2016**, and that such notice was

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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, July 14, 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, **Josephine Leleniewski**, 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 16-16** is a dangerous building under Section 144.01 et seq and hereby order that said structure **be demolished immediately.**

Motion unanimously carried.

CASE NO 16-17 ✓

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 **839 Lincoln, FD407 LOT 407 ALSO N ½ ADJ VAC ALLEY LINCOLN PARK SUB NO 2 PC 959, 84, 83 L30 P80 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 **June20, 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, July14, 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, **Andy Strattan, Attorney for 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 16-17** is a dangerous building under Section 144.01 et seq and hereby order that said structure **inspect within 10 days to determine if it can be fixed.**

Motion unanimously carried.

ADJOURNMENT:

MOTION BY: Commissioner Leader

SUPPORTED BY: Commissioner Behr

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RESOLVED, that there being no further business, the meeting be adjourned at 8:25 P.M.  
Motion unanimously carried.