

Dangerous Building Meeting Minutes from January 26, 2017

City of Lincoln Park  
January 26, 2017

DANGEROUS BUILDING AND CODE OF APPEALS HEARING

A meeting of the Dangerous Building and Code of Appeals board was called to order at 7:10 pm.

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

OLD BUSINESS: NONE

APPROVAL OF  
MINUTES:

MOVED BY: Commissioner Behr  
SUPPORTED BY: Commissioner Lukasik

NEW BUSINESS:

CASE NO 17-01

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 **653 LEBLANC – 45 020 01 0279 000** - PC279 LOT 279 ALSO N ½ ADJ VAC ALLEY 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 **Januray 9, 2017**, 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, January 26, 2017 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, **NATIONSTAR MORTGAGE LLC**, 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

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it's members present, does find and determine that said structure identified as **Case #DBB 17-01** is a dangerous building under Section 144.01 et seq and hereby order that said structure **be demolished immediately**.

Motion unanimously carried

CASE NO 17-02

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 **1544 ARLINGTON – 45 006 03 0193 000** - EA193 194A LOT 193 ALSO E ½ LOT 194 ALSO S ½ ADJ VAC ALLEY ELMWOOD HEIGHTS SUB PC 50 L35 P31 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 **Januray 9, 2017**, 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, January 26, 2017 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, **CLIFTON HAMMONS**, 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 17-02** is a dangerous building under Section 144.01 et seq and hereby order that said structure **be demolished immediately**.

Motion unanimously carried

CASE NO 17-03

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 **625 CLEOPHUS – 45 008 03 0099 002** - FC99B FC100 ELY 20 FT OF LOT 99 ALSO LOT 100 SUBURBAN PARK SUB PC 85, 92 L29 P46 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

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was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **Januray 9, 2017**, 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, January 26, 2017 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, **DIANE JOHNSON**, to whom said notices were mailed, being the name and address as it appears on the title search was not present. NOW THEREFOREBE 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 17-03** is a dangerous building under Section 144.01 et seq and hereby order that said structure **be demolished immediately.**

Motion unanimously carried

CASE NO 17-04

MOVED BY: Commissioner Behr

SUPPORTED BY: Commissioner LoDuca

RESOLVED, that WHEREAS the Building Official of the City of Lincoln Park heretofore notified this Board that the structure located at **1580 FORT – 45 006 06 0232 000** - ED232 LOT ASSESSORS FOR 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 **Januray 9, 2017**, 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, January 26, 2017 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, **Dick Lee, Representative of owner Ray Lee**, to whom said notices were mailed, being the name and address as it appears on the title search were present. NOW THEREFOREBE 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 17-04** is a dangerous building under Section 144.01 et seq and hereby order that said structure **be demolished due to a consent order with the owner**

Motion unanimously carried

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CASE NO 17-05

MOVED BY: Commissioner Leader

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 at **1359 RIVERBANK GARAGE ONLY– 45 006 06 0232 000** - NC188B NC189A NC189B1 E 25 FT OF LOT 188 AND THE W 20 FT OF LOT 189 ALSO ADJ VAC ALLEY 18 FT WIDE ZIRKALOSOS LINCOLNMOOR SUB PC 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 **Januray 9, 2017**, 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, January 26, 2017 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 CODD**, to whom said notices were mailed, being the name and address as it appears on the title search was not present. NOW THEREFOREBE 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 17-05** is a dangerous building under Section 144.01 et seq and hereby order that said structure **be demolished immediately**

Motion unanimously carried

CASE NO 17-06

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 at **1091 EMMONS GARAGE ONLY –45 019 01 0893 000** - KD893 LOT 893 ALSO N ½ ADJ VAC ALLEY 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,

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with return receipt requested on **Januray 9, 2017**, 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, January 26, 2017 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, **JACK PHILLIPS**, to whom said notices were mailed, being the name and address as it appears on the title search was present. NOW THEREFOREBE 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 17-06** is a dangerous building under Section 144.01 et seq and hereby order that said structure **be brought to code within 90 days or it will be demolished**

Motion unanimously carried

CASE NO 17-07

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 at **1628 CHANDLER – 45 007 08 0028 000** - EK28 LOT 28 FREDERICK-ROBERTS-MCKENNEY REALTY CO'S SUB PC 118 L32 P49 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 **Januray 9, 2017**, 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, January 26, 2017 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, **CALEDON PROPERTY LLC, BILL HALL**, to whom said notices were mailed, being the name and address as it appears on the title search was not present. NOW THEREFOREBE 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 17-07** is a dangerous building under Section 144.01 et seq and hereby order that said structure be **demolished immediately**

Motion unanimously carried

CASE NO 17-08

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 at **762 FORD – 45 020 01 0140 000** – 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 **Januray 9, 2017**, 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, January 26, 2017 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, **JOHN CAVATAIO, GUARDIAN OF ROBERT NIEDERMEYER**, to whom said notices were mailed, being the name and address as it appears on the title search was present. NOW THEREFOREBE 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 17-08** is a dangerous building under Section 144.01 et seq and hereby order that said structure be **demolished immediately**

Motion unanimously carried

ADJOURNMENT:

MOTION BY: Commissioner LoDuca

SUPPORTED BY: Commissioner Leader

RESOLVED, that there being no further business, the meeting be adjourned at 7:40 P.M.

Motion unanimously carried.