

CITY OF EAST CHICAGO BOARD OF PUBLIC SAFETY
BOARD OF DIRECTORS

BOARD MEMBERS

Milton Reed, President
Richard Trembczynski, Vice-President
Thomas Davis, Member

Regular Meeting Minutes
Wednesday, October 28, 2020, at 5:30 p.m.

Call to Order: 5:40 p.m.

Pledge of Allegiance

Roll Call: Present: Milton Reed
Richard Trembczynski

Staff Present: Kevin Smith, Attorney
James Portalatin

MR. REED: Is there a motion to approve
the regular meeting minutes from October 14, 2020?

Motion to approve meeting minutes of October 14, 2020,
made by Richard Trembczynski. Second by Milton Reed.

Questions/Comments: None

MR. REED: All in favor signify by saying
aye.

(All signify aye.)

MR. REED: Motion carries. The meeting
minutes of October 14th are approved.

There is no correspondence before
us. New Business, we have Resolution 2020-28, 425 W.
141st Street and Release of Lien. Is there a motion to
approve the resolution?

MR. TREMBCZYNSKI: Make a motion.

MR. REED: Second.

Questions/Comments: None

MR. REED: All in favor signify by saying
aye.

1 (All signify aye.)

MR. REED: Motion carries.

2 We'll now turn the meeting over to
3 the Building Department and its representative, Attorney
4 Smith.

5 MS. COSME: We have an additional
6 resolution.

7 MR. REED: I have Resolution 2020-29 in
8 front of me, Release of Lien for 3907 Evergreen Street.
9 Is there a motion to approve?

10 MR. TREMBICZYNSKI: Make a motion.

11 MR. REED: Second.

12 Questions/Comments: None

13 MR. REED: All in favor signify by saying
14 aye.

(All signify aye.)

15 MR. REED: Motion carries.

16 Now we'll turn it over to Attorney
17 Smith and the Building Department.

18 MR. SMITH: Good evening. We do have a
19 long list that I am happy to report we have made
20 substantial progress in the hallway and can report on
21 each of these properties to the Board. Would you like
22 me to run right through them?

23 MR. REED: Yes, please.

24 MR. SMITH: 4738 Alexander Avenue, garage
25 only. Mr. Peterson did appear earlier. He has received
three bids and is working towards self demolition. We
request an order be entered to set over for status
January 27th.

4757 Alexander Avenue, garage only.
Beatrice Williams, the daughter of Mr. and Mrs. Long,
who is the current owner. Mr. and Mrs. Davis Long were
here. They understand that we are going to request the
Board enter the order and bid out demolition on that
property. That is garage only by the way.

5019 Alexander Avenue, owner is
Adams. By the way -- for the record -- we have
presented to the Board photographs to have evidentiary
support for our requests this evening, to show the

1 condition of the properties that are listed, and we
2 would rely on those photographs for the orders that we
3 are requesting to be affirmed and entered tonight on the
4 Unsafe Building Act.

5 5019 Alexander Avenue, this is
6 garage only. Adams family is the owners of the
7 property. They also have an additional address of 2205
8 Cardinal Drive, in the City. You can see the
9 photographs. No one appeared and we request the order
10 be entered as presented.

11 4140 Euclid Avenue, garage only.
12 I'm happy to report the property was self demolished by
13 the owner. And this one will be removed from the
14 demolition list.

15 5613 Grand Boulevard, the owners
16 appeared, Valle. Miss Eva Valle, resident, would like
17 to enter into a rehab agreement. We explained to her we
18 have requested the order be entered, held over to
19 January 27, 2021, for time to allow for inspection and
20 to check progress.

21 4802 Ivy Street, Ramirez owns this
22 property. You can see the poor condition of the
23 property. It's vacant property according to the
24 Building Department. There is no progress. We'd
25 request the order be entered as presented. No one
appears.

MR. REED: Let me have a question on this
one. Is the landscaping a part of the potential rehab
agreement or has there been no conversation?

MR. SMITH: 4802, there's been no
conversation. It is vacant currently, no permits
requested. No progress on the property.

MR. REED: I would ask -- if possible --
for the demolition, on the scope of work, to address the
landscaping as well, if it's possible.

MR. PORTALATIN: It would be demolished
and like the bushes and everything will be removed.

MR. REED: Even where the building does
not exist, because you have these big trees and bushes
out there. I think that's a little unsightly.

MR. PORTALATIN: We'll take a look at it.

MR. REED: Take a look. It's just more

1 than where the property sits that needs to be addressed.

2 MR. SMITH: There is a lot of overgrown
3 trees on the properties. We can make that part of the
4 spec, Mr. President.

5 MR. REED: If appropriate, I would like
6 you to take a look at it.

7 MR. SMITH: 4714 Kennedy Avenue, garage
8 only is the next property. Attorney Sanchez was here.
9 Joe Kurasch Junior, from Whiting, is the attorney on
10 this property. Mr. Sanchez related that he would have
11 no objection to the order being entered. He intends
12 however to demo the property himself. We ask for a
13 status date on that for January 27th.

14 4830 Kennedy Avenue, garage only.
15 Mr. and Mrs. Montanez appeared and they did have some
16 quotes for work. We informed them we will be entering
17 the order or request to the Board, and set it over for
18 status January 27th.

19 4832 Kennedy, garage only. The
20 owner is the Smith family. As you can see, the
21 photographs show a detached or failing roof. We request
22 the order be entered on this garage. No one appears.

23 4842 Kennedy Avenue, garage only.
24 Miss Riaz was her with her daughter and they have some
25 -- there is concerns by the Building Department. There
26 is bricks fallen off the garage structure. Mrs. Riaz
27 believes this can be prepared. Mr. Portalatin has a
28 different opinion, but is willing to give her a little
29 time to see what she can do. We would ask to enter the
30 order and bid out the work, and set it over for
31 January 27th.

32 MR. REED: That's quite a bit of damage
33 so we'll see.

34 MR. SMITH: Agreed. 4803 McCook, the
35 owner is Miss Davis. She was here and they have let us
36 know that they have contracted with D & R. The order
37 would be entered and setting this over for status on
38 January 27th.

39 3810 Melville Avenue, front. I
40 don't believe there is a photo in there for you for that
41 property. We do however -- the owner is Rodriguez --
42 lives at another address on Melville. The photo show a
43 one and half structure with the second floor open to the
44 elements, rotted wood, pillars, a wooden porch is

1 rotted, siding coming off, branches on the roof,
2 entrance door deteriorated, and chimney shows missing
3 bricks and deteriorated roof. We would request -- no
one did appear -- order be entered and set for status
January 27th.

4 3932 Melville, Mr. Draper did
5 contact the Building Department and indicated he would
6 like to self demo the property. Mr. Portalatin is
7 requesting the order be entered.

8 4913 Melville Avenue, garage. Mr.
9 Brooks was present. He lives down the block at 4917
10 Melville. He has promised to spruce up the garage. Mr.
11 Portalatin had a conversation with him. However, we
12 would request the order be entered and set over for
13 status on January 27th.

14 4916 Melville, owner Sanders. This
15 is garage only. No one appears. We request the order
16 be entered and bid out the work.

17 Same for 4422 Northcote Avenue,
18 front. The Norris family has a mortgage on it from
19 Wells Fargo. No progress, so we request the orders be
20 firm as presented.

21 4908 Northcote, the Rodriguez's are
22 the owners. They also have an additional address in
23 Lombard, Illinois. On the south side you can see from
24 the photo, there is no progress. No one appears. We
25 request the order be entered as presented.

4913 Northcote Avenue, garage only.
The Mendoza family is the owners. The photo shows
deteriorated condition of the property and ask the order
be affirmed as presented. No one appears this evening.

4926 Northcote Avenue, owner
Minatosa. The owner called Miss Fowler, due to positive
COVID test, he did not appear this evening. He would
like a rehab agreement. We request the orders be
affirmed and set over for status for January 27th, to
check on the progress.

4235 Olcott Avenue, front and
garage. Owned by Golder Path Properties LLC. No one
appears. Given the condition as we present to the
Board, we request the order be affirmed.

5026 Tod Avenue, the owners name is
Read. As you can see from the photos, there has been no
progress since last time. It continues to be vacate.
No one appears this evening. We request that the orders
by affirmed as presented.

Those are all the new properties,
Mr. President.

1 MR. REED: Let me ask this, 5026 Tod,
2 that looks like a fire.

3 MR. SMITH: Yes, I believe that's a fire.

4 MR. REED: Is this a candidate for
5 emergency demolition or not that bad?

6 MR. PORTALATIN: The roof collapsed on
7 the one side, but I think we would have to probably bid
8 that out. It would be one of the first ones.

9 MR. REED: So we hold this over for
10 January?

11 MR. SMITH: No, it's going to be bid out.
12 We didn't ask for status.

13 MR. REED: So you bid this out?

14 MR. PORTALATIN: We'll bid that out
15 sooner.

16 MR. SMITH: Generally what we'll do, no
17 one appears, so unless someone calls or something like
18 that, we enter the order and bid out. We didn't set for
19 status.

20 Mr. President, as to those
21 properties, 4735 Alexander and all the others through
22 5026 Tod, we would request that the orders be entered
23 and the relief requested on the record be approved. The
24 only property to be removed from the demolition is 4140
25 Euclid due to self demolition.

MR. PORTALATIN: I would clarify
something. Mr. Davis has D & R Site Services for 4842
McCook, not 4803.

MR. SMITH: I amended that to 4803
McCook, which I believe is what the agenda says that.
That should be 4842 McCook.

MR. PORTALATIN: It also has 4803 McCook.
We don't have any pictures.

MR. REED: Okay. That's why I was
confused.

MR. SMITH: Just to be clear, Mr.

1 President, the agenda needs to remove 4803 McCook. We
2 do not have a property there. So otherwise we would
3 request the relief that we requested. As I mentioned,
4 the only property to be removed would be 4140 Euclid due
5 to self demo.

6 MR. REED: Okay. Are you done with the
7 report?

8 MR. SMITH: As per the new properties and
9 then we have status, but we'd request a motion.

10 MR. REED: Can we entertain a motion to
11 accept the recommendations of the Building Department
12 for the new properties that have been presented?

13 MR. TREMBZYNSKI: I'll make a motion.

14 MR. REED: Second.

15 Questions/Comments: None

16 MR. REED: All in favor signify by saying
17 aye.

18 (All signify aye.)

19 MR. REED: Motion carries.

20 MR. SMITH: Next we have status of
21 properties. 4726 Alexander, this was originally set for
22 inspection on September 28th. However, the inspector
23 was unable to gain access. The owner did report that
24 she was hurt and is recovering. There was another
25 attempt on October 9th, another attempt on October 15th.
The Board has seen no progress. I believe we request
that the order be reaffirmed and it be bid out. That's
our request on that property.

4802 Alexander, happy to report that
work is progressing. Permits are issued. Set it for
status date of December 9th on that property.

5008 Alexander, the interior and
exterior inspection scheduled for October 23rd. I
believe that took place. Permits are going to be pulled
thereafter. Set this for status 60 days, so we'll go
with January 27th.

4716 McCook, front and rear.
Actually the inspection was scheduled for today with the
owner. We don't know if it happened. We hope it
happened. Set it for status. We'll go with the
December date on that, just to keep an eye on things.

1 4816 McCook, this inspection was
2 scheduled for September 29th and reasked for
3 October 21st. D & R pulling permits. We'll set this
4 for status please on January 27th.

5 4844 McCook, garage only.
6 October 1st, Mr. Portalatin spoke with Miss Watson, the
7 owner. She's interested in having the garage
8 demolished. We have not entered the order on this. We
9 request it be affirmed as presented and we'll proceed to
10 bid this out, if necessary. If Miss Watson does not
11 gain any self demolition work on it.

12 4751 Melville, front and garage,
13 owner has rehab agreement. We are prepared to enter the
14 agreement with the estate, however there's been no
15 progress yet. We request the order be reaffirmed and
16 this set over for status for January.

17 3806 Catalpa, Mr. Norris is the
18 owner. This is actually for both 3806 and 3808. Mr.
19 Norris continues to make progress on both properties and
20 we'd set it over for status on December 9th. That's for
21 both Catalpa addresses.

22 3927 Deodar, owners are Connect The
23 Dots LLC. However there were other folks that came in,
24 contract owners. I think the family came in before the
25 Board. Work is in progress and we can this set over for
status January 27th.

 3618 Hemlock, rear, East Chicago
Land Development is owner. However, similar to the
Deodar address, there are some other folks that have a
contract. Work is in progress and we can set over for
status for December 9th.

 Last we have 4750 Melville Avenue.
The Bells own this property. They were before you here
and they continue to make progress -- slowly -- but
making some progress. Set this over for status also for
December 9th.

 And that is my report to the Board.
We request relief and status dates that were requested.

MR. REED: Is there a motion to accept
the recommendations for status properties?

MR. TREMBCZYNSKI: Make a motion.

MR. REED: Second.

Questions/Comments: None

MR. REED: All in favor signify by saying

1 aye.

(All signify aye.)

2 MR. REED: Motion carries.

3 There is no audience for
4 participation. Our next regular meeting will be
5 Wednesday, November 18, 5:30 p.m. If there is nothing
6 else before us, we'll take a motion to adjourn.

5 MR. TREMBCZYNSKI: Make a motion.

6 MR. REED: Second. All in favor signify
7 by saying aye.

(All signify aye.)

8 MR. REED: Motion carries.

9 Meeting adjourned.

10 *** Meeting adjourned at 6:00 p.m.***

11 Approval of the Regular Meeting Minutes
12 Approved and Signed, Wednesday, October 28, 2020.

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14 _____
15 Milton Reed, President

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17 _____
18 Richard Trembczynski, Vice President

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20 _____
21 Thomas Davis, Member

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23 _____
24 Olga Cosme, Secretary

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C E R T I F I C A T E

I, Peggy S. LaLonde, a competent and duly qualified court reporter, do hereby certify that I did report in machine shorthand the foregoing proceedings and that my shorthand notes so taken at said time and place were thereafter reduced to typewriting under my personal direction.

I further certify that the foregoing typewritten transcript constitutes minutes of the said proceedings taken at said time and place, so ordered to be transcribed.

Dated at Munster, Indiana, this 3rd day of November, 2020.

Peggy S. LaLonde



Peggy S. LaLonde, CSR, RPR