

3

East Chicago Building Department

Division of Inspections and Permits/Code Enforcement
4444 Railroad Avenue, East Chicago, IN 46312
(219) 391-8294 ~ Fax: (219) 391-7013

2013 031766

March 25, 2013

*Via First Class Mail &
Certified Mail, Return Receipt Requested*

TO: Lake County Trust 3893
2200 North Main Street
Crown Point, IN 46307

Lake County Trust 3893
c/o Dan McArdle
524 W. Chicago Avenue
East Chicago, IN 46312

RE: 524-526 W. Chicago Avenue, East Chicago, IN 46312

Legal Description: SSub. Se. S.29 T.37 R.9L.36 & 37, Bl.2
Key No.: 45-03-29-411-005.000-024

A/k/a 508-522 W. Chicago Avenue, East Chicago, IN

Legal Description: Subdiv. Se. S.29 T.37 R.9 Lots 38 To 43 Bl.2
Key No.: 45-03-29-411-006.000-024

Document is NOT OFFICIAL!
STOP
NOTICE OF EMERGENCY
ORDER TO DEMOLISH AN UNSAFE BUILDING

Please be notified that after an inspection conducted by inspectors of the Building Department, the premises at 524-26 W. Chicago Avenue, East Chicago, IN; a/k/a 508-22 W. Chicago Avenue, East Chicago, IN, has been found to be unsafe posing an immediate danger to the life, health, and safety of persons occupying or using nearby property.

Please be notified that I am hereby exercising my authority as Building Commissioner for the City of East Chicago, Indiana, to declare that an emergency situation exists in these premises, to wit:

1. This is a commercial structure which has sustained extensive fire damage throughout entire premises, which fire occurred on March 9, 2013.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL J. BROWN
RECORDER

2013 MAY -6 PM 1:00

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

16
ECB D
AO
IMC

2. *The entire roof structure has collapsed.*
3. *North side walls have partially collapsed.*
4. *West side wall has partially collapsed.*
5. *East side wall is unstable and on verge of imminent collapse.*
6. *Property has been partially boarded; and a temporary-type fence structure remains erected.*
7. *Roof, walls, etc. have partially collapsed, leaving remaining walls structurally unsound and in danger of imminent collapse presenting a danger to neighboring properties, passersby and/or vehicular traffic.*
 - a. *East side wall is leaning and on verge of imminent collapse.*
 - b. *Remaining west side wall is leaning and on verge of imminent collapse.*
 - c. *South side (at west side) wall is bulging, has partially collapsed - and remaining wall is on the verge of imminent collapse.*
8. *Pursuant to I.C. 36-7-9, these premises are considered a public nuisance and a serious health, safety and fire hazard. The building has been found to be in an impaired structural condition posing an immediate danger to the life, health and safety of passersby, vehicular traffic, and neighboring properties. This building has been found to be structurally unsound and certain areas (walls, etc.) are in danger of imminent collapse. The condition of this property is such that it constitutes a hazard to the public welfare, is unsafe and not maintained in a manner that would allow human habitation, occupancy, or use.*

Pursuant to Indiana Code 36-7-9-9(a), I am issuing this emergency order for you to remove the imminent danger at said premises immediately from the date of this order, to wit: *demolish and remove entire unsafe structure, including any and all fire debris, foundation walls and basement floor, etc.; all sewer/water lines capped, etc. Additionally, you are ordered to secure the premises until such time the unsafe premises are demolished to protect the public safety and prevent unauthorized intrusion.* Should you fail to comply with this order, we will take emergency action to remove any and all immediate danger at these unsafe premises. In the event that any personal property is not removed from these unsafe premises when the demolition to remove the immediate danger begins and should the unremoved personal property also be demolished, the City of East Chicago will not be responsible or liable for the demolished personal property in the unsafe premises.

Indiana Code 36-7-9-9(a) reads in relevant part as follows:

“If the enforcement authority finds it necessary to take emergency action concerning an unsafe premises in order to protect life, safety, or property, it may take that action without issuing an order or giving notice...”

Any person required to demolish an unsafe premises under this subsection may within ten (10) days from the date of this order, challenge in an emergency court proceeding the enforcement authority’s determination that the premises poses an immediate danger to the life or safety of any person.

Also, be advised that the East Chicago Building Department may recover the costs incurred by the enforcement of this emergency action by filing a civil action against the persons who held a fee interest, life estate interest, or equitable interest of a contract purchaser in the unsafe premises at the time the enforcement authority found it necessary to take emergency action. This department is not liable for the cost of this civil action.



- CC: Carla Morgan, City Attorney
Kevin Smith, Attorney At Law
East Chicago Code Enforcement
East Chicago Engineering Department
East Chicago Planning Department
East Chicago Police Department
East Chicago Fire Department
East Chicago Health Department
East Chicago Board of Public Safety