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MICHAEL B. BROWN

BOARD OF PUBLIC SAFETY RECORDER  
CITY OF EAST CHICAGO

CITY OF EAST CHICAGO )  
BUILDING DEPARTMENT )  
-vs- )  
Estate of Patricia A. White, Shontel L. Cody, )  
Lake County Treasurer, Lake County )  
Commissioners and Any and All Unknown )  
Tenants. )

PROPERTY ADDRESS:  
4856 TOD AVENUE  
EAST CHICAGO, INDIANA

Re: 4856 Tod Avenue, East Chicago, IN 46312

Legal Description:

LOT 38 AND LOT 39, EXCEPT THE NORTH 3 FEET OF THE EAST 85 FEET OF LOT 39 IN BLOCK 7 IN SUBDIVISION OF THAT PART OF THE WEST 1317.5 FEET TO THE SOUTHEAST 1/4 OF SECTION, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE CHICAGO AND CALUMET TERMINAL RAILWAY LAND, IN THE CITY OF EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 11, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Key No.: 45-03-29-454-050.000-024; 45-03-29-454-051.000-024



This matter was heard at a public hearing before the hearing authority, Board of Public Safety of the City of East Chicago, County of Lake, State of Indiana, on Wednesday January 25, 2017 following the tendering of a written notice of this hearing date, by the Building Commissioner for said City to the owners and all parties with interest in property commonly known as: 4856 Tod Avenue, East Chicago, IN 46312

and legally described as: *Legal Description:* Lot 38-39, Block 7  
*Key No.:* 45-03-29-454-050.000-024  
45-03-29-454-051.000-024

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The above listed property had been previously identified by the Building Commissioner, the enforcement authority, as a building or structure that is unsafe to person or property, a fire or health hazard, a public nuisance and due to the condition, failure to repair or maintain or vacancy is in violation of Municipal Code and the Unsafe Building Act, Indiana Code 36-7-9-1.

Pursuant to these findings and acting to eliminate blight and protect public health and safety, the enforcement authority issued to the property owners and interested parties a written notice dated January 3, 2017 which required the above listed property to be repaired or demolished pursuant to I.C. 36-7-9-5.

This notice to repair or demolish complied with I.C. 36-7-9-5 and contained the required information including in part, the name of the person to whom the order was issued, a legal description and common address of the unsafe premises, the action requested on the unsafe property, the time frame permitted for compliance and notice of the time, date and place of a scheduled hearing before the Board of Public Safety.

Service was made upon all parties possessing a known or recorded interest in the property, including fee interest, life estate interest, substantial property interest or equitable interest, as determined from information maintained by the Lake County Recorder.

Service was made on all parties listed above by certified, regular mail, publication or posting on the premises, and such service complies with the statutory requirement and the hearing authority now finds a reasonable attempt has been made to obtain service and provide notice of the hearing which was held.

Appearing for the Building Department of said city was Building Commissioner Winnia Guzman who testified that no repairs have been made on the property since the notice of violation was issued and the property remains in an unsafe and unmaintained condition.

The property listed above was not substantially repaired nor demolished by the owner prior to the scheduled hearing and the Notice and Order to Repair or Condemn and Demolish issued by the enforcement authority is now amended to Order said property to be torn down, demolished, and the land cleaned of all debris, rubbish, and material, pursuant to the Unsafe Building Act, Indiana Code 36-7-9-1 et seq. as well as pursuant to East Chicago Municipal Code, Chapter 12, Section 15.12.150.


Such recommendation and action is necessary and reasonably related to the condition of the property, the failure of the owners of the property to remedy the condition of the property and given the nature and use of the nearby properties. Demolition of the above listed structure is necessary and reasonable in relation to the present condition of the property, which requires services of the City in excess of ordinary maintained property, and which creates a negative effect on property values, as well as affects the quality of life, and use, of the surround area in the City of East Chicago

IT IS HEREBY ORDERED BY THE BOARD OF SAFETY:


1. That the recommendation of the Building Commissioner is affirmed.
2. That the owners and parties with interest in said property shall cause said property to be torn down, demolished and the land cleared of all debris, rubbish, and material.
3. That said work shall be completed no later than thirty (30) days from the date of this order.
4. Upon the failure to comply with said order within the required time frame, the required work will be put to public bid and performed by a contractor who has been awarded a base bid contract to perform such work or by this agency's own personnel, and all costs, expenses, interest, fees including attorney fees, filing fees, recording fees, etc., will be charged to

the owners and all other parties with interest in said real estate pursuant to I.C. 36-7-9-13 and recorded as a lien on the taxes of the property.

DATED: January 25, 2017

  
CARLA MORGAN, President  
City of East Chicago Board of Public Safety

  
THOMAS DAVIS, Vice President  
City of East Chicago Board of Public Safety

  
RICHARD TREMBCZYNSKI, Member  
City of East Chicago Board of Public Safety



I affirm, under the penalties for perjury, that I have taken reasonable care to react each social security number in this document, unless required by law.

  
Kevin C. Smith (#18169-45)  
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219-933-7600  
Attorney for the East Chicago Building Commissioner