

INDIANA PIMENTEL-RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-033131
8:48 AM 2021 Apr 22

BOARD OF PUBLIC SAFETY
CITY OF EAST CHICAGO

CITY OF EAST CHICAGO BUILDING
DEPARTMENT
v.

PROPERTY ADDRESS:
3805 PULASKI STREET (GARAGE)
EAST CHICAGO, INDIANA

BERTHA LOZANO, HECTOR LOZANO,
JR. AND ANY AND ALL UNKNOWN
TENANTS

Re: 3805 Pulaski Street, East Chicago, IN 46312 (Garage)

Legal Description: LOT 3, BLOCK 13 2ND ADDITION TO INDIANA HARBOR IN THE
CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 5 PAGE 18,
IN THE OFFICE OF THE RECORDER OF LAKE COUNTY,
INDIANA.

Key No.: 45-03-22-333-003.000-024

ORDER

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, March 24,
2021 following the tendering of a March 5, 2021, 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: 3805 Pulaski Street, East Chicago, IN 46312 (Garage)

and legally described as: *Legal Description: 2ND. ADD. INDIANA HARBOR ALL L.3
BL.13*

FILED

APR 20 2021

Key No.: 45-03-22-333-003.000-024

JOHN E. PETALAS
LAKE COUNTY RECORDER

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

25
#7624
75

NOT AN OFFICIAL DOCUMENT

notice dated March 5, 2021 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 East Chicago was Building Inspector James Portalatin, who at the hearing possessed photographs showing the condition of the property and testified that no significant repairs have been made on the property since the notice was sent to the property owner and interested parties, nor has any work has been done on the property listed above to bring it into compliance before the hearing date.

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 finalized as an 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.

NOT AN OFFICIAL DOCUMENT

Such recommendation and action are 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 to demolish the unrepaired structure is affirmed by the Board, the Hearing Authority.
2. That the owners and parties with interest in said property shall cause said building at the 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 by the City, 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. SO ORDERED.

DATED: March 24, 2021


MILTON REED, President
City of East Chicago Board of Public Safety

