

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, June 9, 2025

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Kisha Hoover, Treasurer; Patty Walsh, Secretary; Solomon Anderson; Mozell Arthur Bowens; Karl King; Kem Meyer; Gwen O'Brien; Derrick Perry; Paul Phair (Holladay Properties); Beth Sanford; Dr. Amber Selking; Erin Shell; Jill Stenz; Lou Weber; LuElla Webster;.

Excused: LuElla Webster

I. This meeting was called to order at 5:30pm

II. Minutes Approval: May Minutes were approved with revision under Turnock Street development.

III. President's Comments: The variance request for 114 Pokagon to increase the size of the house and change the setback from 20' to 5' has been withdrawn.

IV. Financial Report: The Notre Dame Credit Union account balance at the end of April was \$2,756.14. The First Source statement not yet available.

V. Timothy Saylor, Innovative Communities. Mr. Tim Saylor attended to introduce the proposed Cottages on Arthur. His group is seeking a variance to construct 4 homes on the two lots on the southwest corner of Arthur and Sorin. He displayed the site plan for these homes which would all face Arthur between Sorin Street and the east/west alley off Arthur. The 2 bedroom homes would be 2-story, each measuring 16 x 28 feet. The attached garages measure 12 x 20 feet. They are requesting the lots to be rezoned from U1 to U2 to accommodate the structures on 2 lots currently zoned for 1 home on each. When asked about the demographic they are targeting, Tim responded that it would likely be Notre Dame parents, students or empty nesters looking to downsize. Neighbors and board members voiced overwhelming objection to this proposal citing years of major issues with student housing in the neighborhood. Other problems were cited: Arthur is a very narrow street and overflow parking could cause a hazard when emergency vehicles need access to that street. A zoning variance to U2 could be a precedent for further developments of this type to pop up in the part of the neighborhood designated for single family dwellings. It would not be likely that empty nesters or senior citizens would have interest in a 2-story home. The home immediately west of the development would be deprived of sunlight during certain parts of the day. The approximate price tag of \$330,000 would not attract young families with moderate incomes. Property taxes would increase. Immediate neighbors were not approached by the developer as is customary in the NEN. A host of other concerns were expressed during this prolonged discussion. It was agreed that neighbors and NENC participants remonstrate at the Planning Commission meeting on the following Monday when the variance proposal would be addressed.

VI. Special Reports: Because of the lengthy discussion regarding Cottages on Arthur, these items will be addressed at the July NENC meeting.

- a. Crime Report.
- b. Notre Dame Report.
- c. Food Pantry Report.
- d. Holladay Properties.
- e. NNRO.
- f. Quigley Park, Ignite Grant.
- g. Turnock Street Development.
- h. NENC Website.
- i. COSB.

VII. Open to the Community.

VIII. Announcements.

IX. Adjournment: 6:35 pm

Respectfully Submitted,
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting
August 11, 2025 5:30 pm
Hybrid Meeting: Firehouse, 803 N. Notre Dame Ave.

Or, Join Zoom Meeting:

<https://us02web.zoom.us/j/83549818267?pwd=RXp3WEg1K2RVbkxKUkZlWkVxeW9LZz09>