Response to Neighbor Comment – 3121 Illinois Avenue

Thank you for your comments regarding the proposed duplex at 3121 Illinois Avenue. We appreciate the opportunity to clarify key aspects of the project and provide context for the requested side street setback variance.
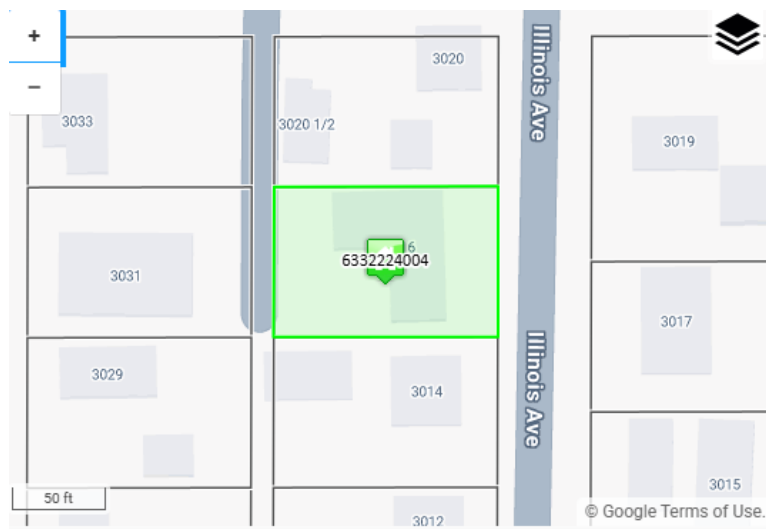
The proposed structure fully complies with the front setback requirement and is well below the maximum allowable height of 50 feet. Although a 5-foot side street setback is requested, the building remains entirely outside the 25-foot sight triangle, maintaining all safety standards related to intersection visibility. Additionally, there is another 13' of city right of way from our property line to the street. This means that the building would be almost 18' from the street even with this variance.

It's also important to consider the existing neighborhood context. Your property at 3016 Illinois Avenue is a two-story, six-unit multifamily building—a strong example of how R-5 zoning can support increased housing. It is set close to the front of the lot with tight side setbacks, consistent with the development pattern throughout the area. This type of density is often referred to as the "missing middle," addressing housing needs within established neighborhoods.

Several nearby properties reflect similar conditions:

- The property directly north of 3016 Illinois is built to the property line along 2nd Avenue.
- 3101 Illinois is located closer than 15 feet from the side street and appears to have no rear setback, effectively utilizing the full depth of the lot.
- This neighborhood, platted in the early 1900s, includes many examples of homes with minimal setbacks and higher residential density, consistent with its R-5 multifamily zoning.

The proposed duplex is designed in keeping with these established patterns, reinforcing the neighborhood's traditional form while meeting all applicable safety and land use requirements. A screen shot from the county of your residence and adjacent properties is included to illustrate how most nearby buildings do not conform to current setback standards.

Respectfully,