THE CITY OF ROCKFORD ILLINOIS, USA

PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of June 16, 2026

(Revised) File # 013-26

APPLICANT: Attorney Christian Solares

LOCATION: 2520 Driftwood Lane

REQUESTED ACTION: A Variation to reduce the required front yard setback from 30 feet to 20 feet, inches in an R-1, Single family Residential Zoning District.

EXISTING USE: Vacant land

PROPOSED USE: Single-family residence

DIMENSIONS: Irregular shape lot. See Exhibit D

ADJACENT ZONING AND LAND USES:

NORTH:	R-1	Single-family Residences
EAST:	R-1	Single-family Residences
SOUTH:	R-1	Single-family Residences
WEST:	R-1	Single-family Residences

YEAR 2040 PLAN: RL Low Density Residential

SOILS REPORT: No soils report.

HISTORY: There is no relevant history in the immediate area.

REVIEW COMMENTS: The Applicant is requesting a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District (Exhibits A & B). This is north of Spring Creek Road and on the west side of Driftwood Lane.

The Applicant, Christian Solares, is requesting a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District. This item was dismissed last month. The Applicant had requested a Variation for both the front and rear yard setback. The original request incorporated a three (3) car attached garage with a new single-family house. There were a few residents in the area that had opposed this proposal so the Applicant has made changes to appease the residents in the area. The Applicant is now just proposing a two (2) car attached garage with the proposed new single family house. The original request is no longer needed for the rear yard since the size of the home has been reduced and it will meet the rear yard setback.

The Zoning Ordinance says "Where no average exists, the front façade of a residential structure must be setback a minimum of 25 feet and any parking garage including an attached garage must be setback a minimum of 30 feet. However, where a residential structure is constructed on a street designated as an arterial street by the Metropolitan Planning Organization Transportation Study, the setback must be consistent with the setback indicated on the recorded lot, or equal to one-half the consistent with the setback a minimum of 30 feet. Additionally, in all other R districts, the required rear setback for principal buildings other than detached accessory structures is 30 feet." Due to the required setbacks for the front yard ting a minimum of 30 feet, a Variation is needed. The Zoning Ordinance defines the front yard as "Any yard adjoining a street shall be considered a front yard and shall meet the required setback for the respective district in which it is located." For a front yard exception, the Zoning ordinance indicates "Buildings and structures in R Districts must be setback from the front property line a distance equal to the average front yard depth that exists on the nearest 2 lots on either side of the subject lot. The Zoning Officer may issue a zoning certification based on a determination that the proposed development complies with the depth of the average front setback. The property is located within the platted Spring Creek Grove Subdivision with a front yard setback of 30 feet.

Exhibit D is an updated site plan of the proposed layout. The plan shows that the single-family one-story home will be 78' by 34'. There will be a covered entry in the front of the house shown as a covered patio 8' by 25'. A pergola covered patio is shown rear of the house that will be 12' by 19'. The closest point of the house will be 20'5" at the southeast corner and 28' 1 5/8" at the northeast point of the house.

Exhibit E is both the front and rear house elevations along with the interior floor plan. The house will have wood siding with various windows and glass doors throughout. There will be an open frame patio/pergola and the garage door will have windows. The house will consist of four (4) bedrooms, two bathrooms, great room, dining room, and kitchen. This house elevation is not the correct one. The Applicant did not provide the updated house elevation and floor plan with only a two-car garage. Staff recommends that an updated floor plan and elevation plan be submitted for the file.

Staff is of the opinion that the Applicant's request is unique due to the irregular shaped lot. In this case, it allows for flexibility by permitting a reduction in the front yard and encourages new construction. This helps achieve the goal of encouraging continued residential reinvestment on a lot that has sat vacant for over 60 years. Infill development often involves constrained or irregularly shaped parcels that do not align with current zoning standards that were established for larger, more uniform subdivisions. Additionally, the character of the home will be consistent with the character of the existing neighborhood. Also, there are existing homes to the south that appear closer to the front and rear yard property than the required setbacks. For these reason, Staff recommends approval of this request.

RECOMMENDATION: Staff recommends **APPROVAL** of a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District with the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of an updated floor plan and elevation plan reflecting the change to the two (2) car garage.
3. Must construct according to the revised building elevation and floor plan based on Exhibit E.

SC; BM 06/08/2026

FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO REDUCE THE REQUIRED FRONT YARD SETBACK FROM 30 FEET TO 20 FEET AND 5 INCHES IN AN R1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT LOCATED AT 2520 DRIFTWOOD LANE

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would not result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are applicable, generally, to other property within the same zoning classification.

3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.

4. The alleged difficulty or hardship is not caused by this Ordinance and has been created by any persons presently having an interest in the property or by any predecessor in title.

5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.

7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

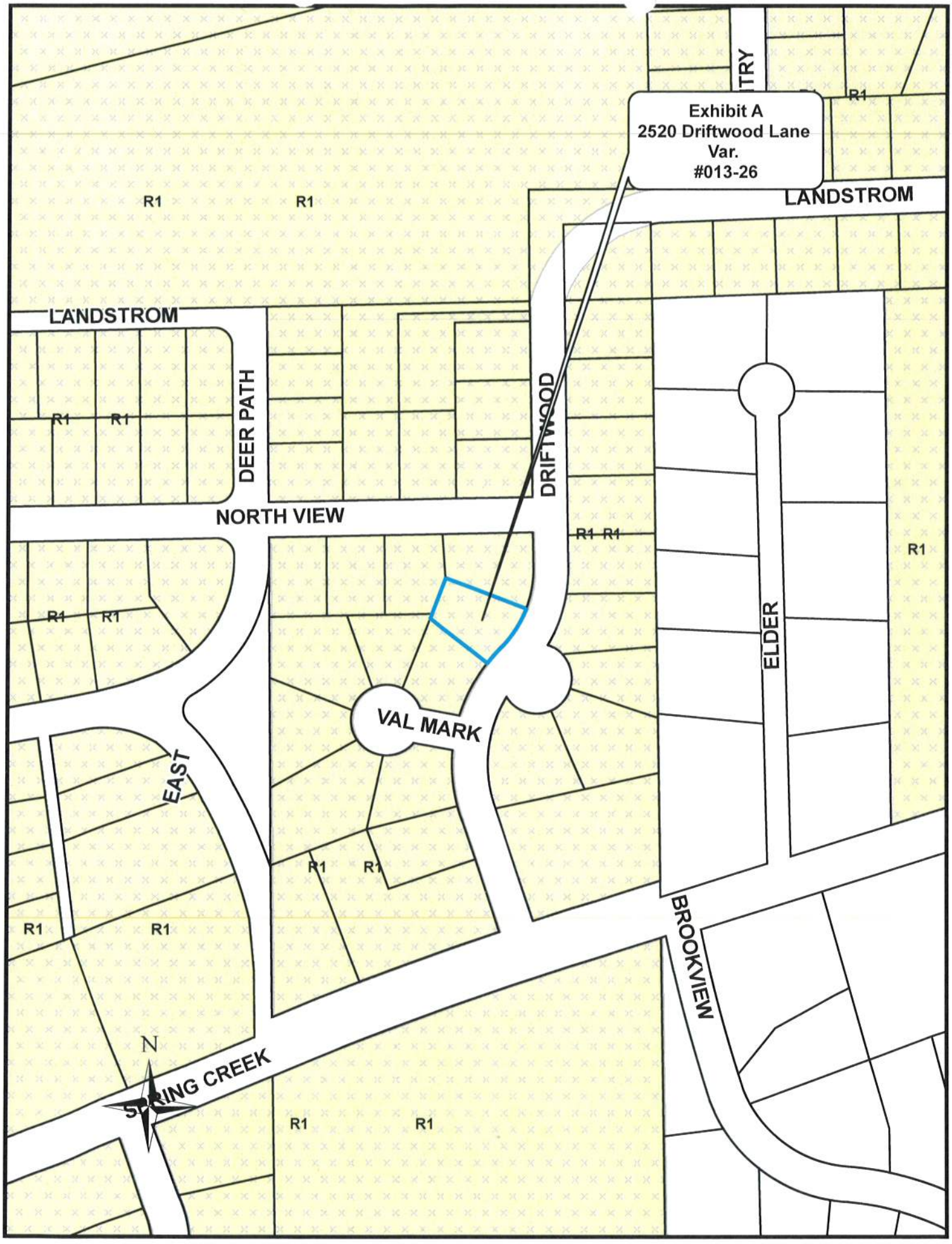


Exhibit A
2520 Driftwood Lane
Var.
#013-26
LANDSTROM
LANDSTROM
DEER PATH
NORTH VIEW
DRIFTWOOD
ELDER
VAL MARK
EAST
BROOKVIEW
SPRING CREEK
N
R1

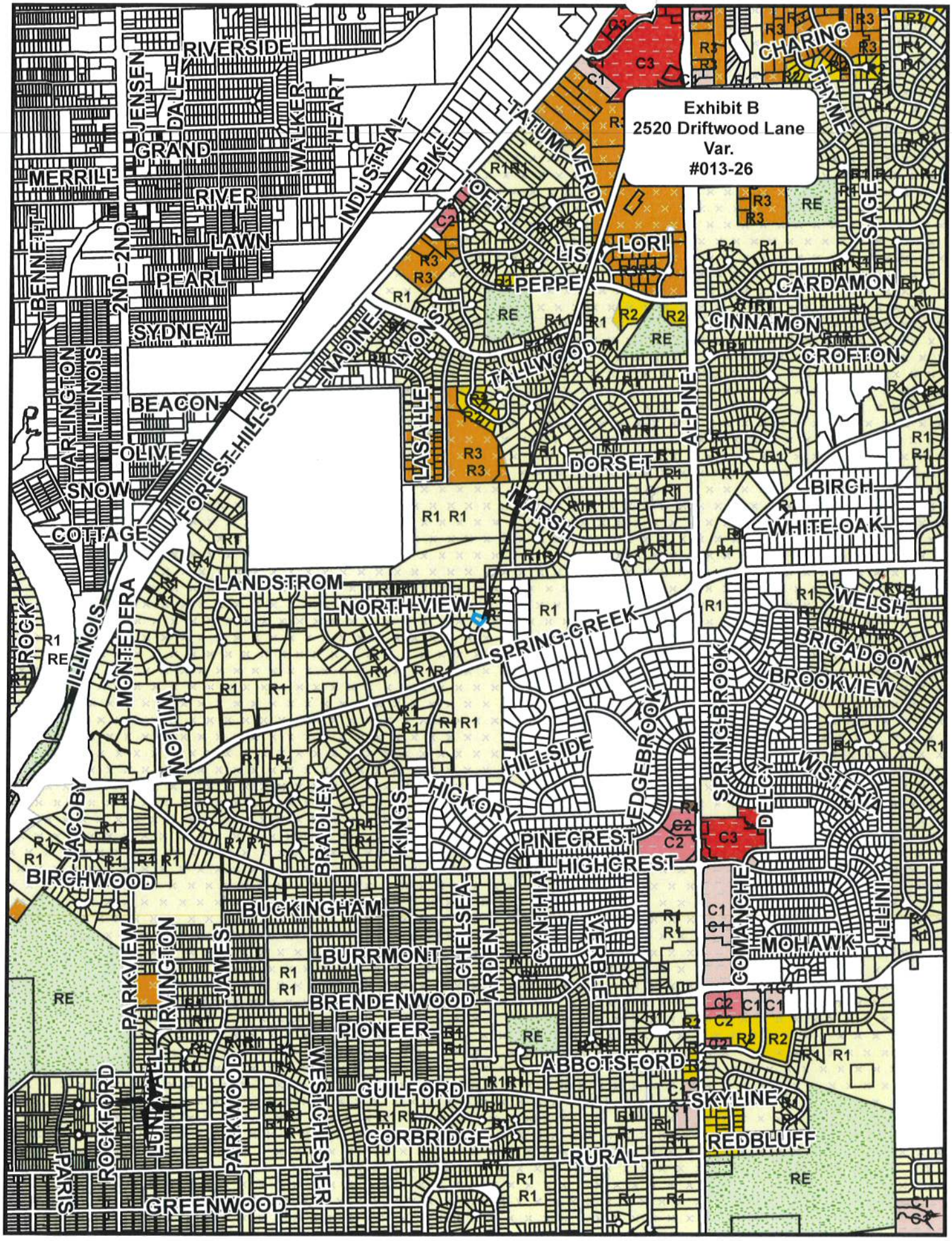


Exhibit B
2520 Driftwood Lane
Var.
#013-26
RIVERSIDE
JENSEN
DALE
GRAND
MERRILL
RIVER
LAWN
PEARL
SYDNEY
BENNETT
2ND
2ND
WALKER
HEART
INDUSTRIAL
PIKE
TATUM
VERDE
CHARING
THYME
SAGE
LORI
LISA
PEPPER
CARDAMON
CINNAMON
CROFTON
NADINE
LYON
TALLWOOD
ALPINE
DORSET
BIRCH
WHITE OAK
ARLINGTON
ILLINOIS
BEACON
OLIVE
SNOW
COTTAGE
FOREST HILLS
LASALLE
MARST
LANDSTROM
NORTH VIEW
SPRING CREEK
WELSH
BRIGADOON
BROOKVIEW
SPRINGBROOK
EDGEBROOK
HILLSIDE
WISTERIA
DELCY
MONTEDERA
WILLOW
ILLINOIS
ROCK
JACOBY
BRADLEY
KINGS
HICKORY
PINECREST
HIGHCREST
BIRCHWOOD
BUCKINGHAM
CHELSEA
ARDEN
CYNTHIA
VERBENA
COMANCHE
ILLINI
MOHAWK
PARKVIEW
IRVINGTON
JAMES
BURRMONT
BRENDENWOOD
PIONEER
ABBOTSFORD
GUILFORD
SKYLINE
REDBLUFF
RURAL
CORBRIDGE
WESTCHESTER
PARKWOOD
LONGMEAD
ROCKFORD
PARIS
GREENWOOD
RE
R1
R2
R3
C1
C2
C3

Exhibit C
2520 Driftwood Lane
Var.
#013-26
LANDSTROM
LANDSTROM
DEER PATH
DRIFTWOOD
NORTH VIEW
ELDER
VAL MARK
EAST
BROOKVIEW
SPRING CREEK

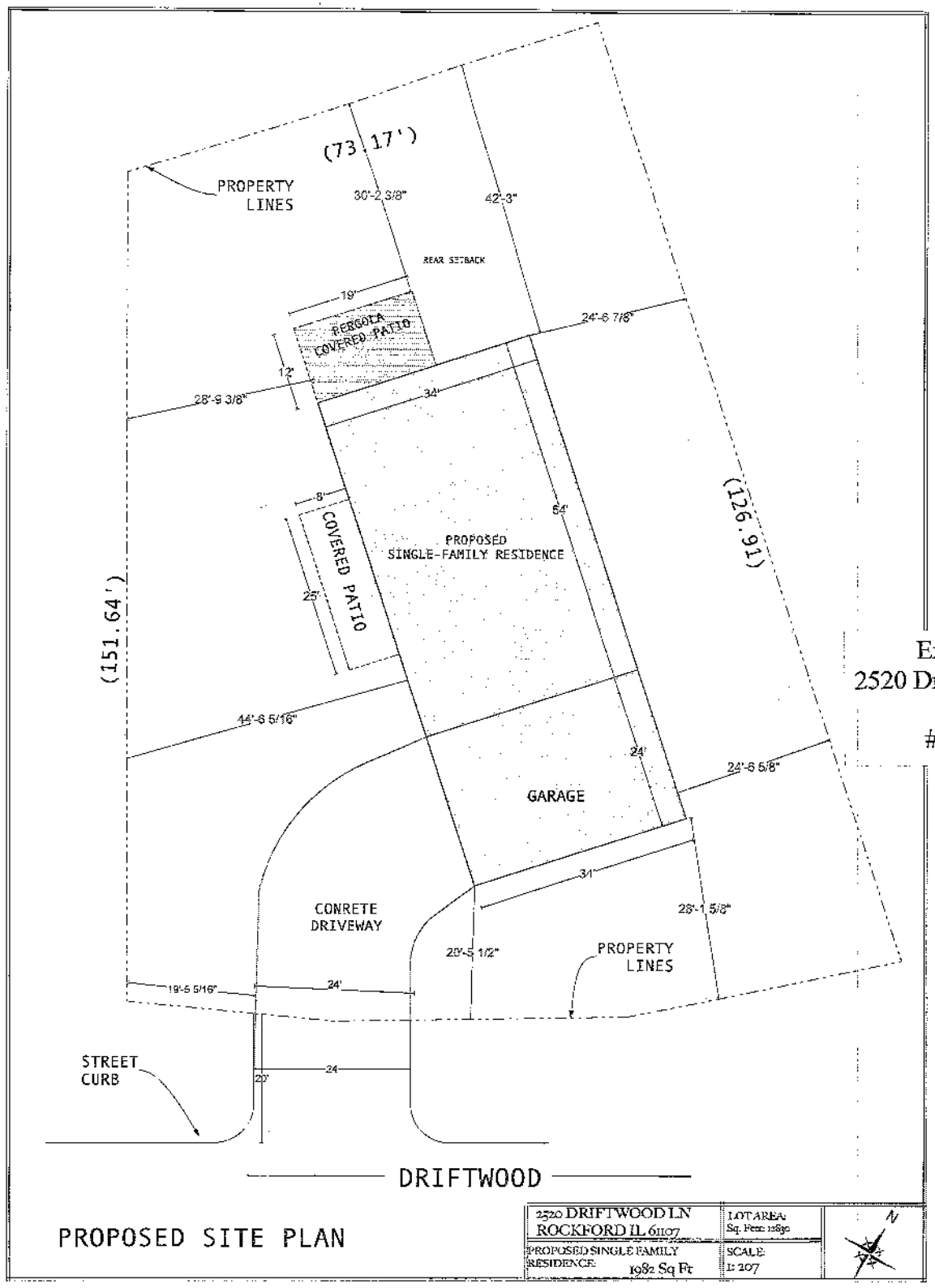
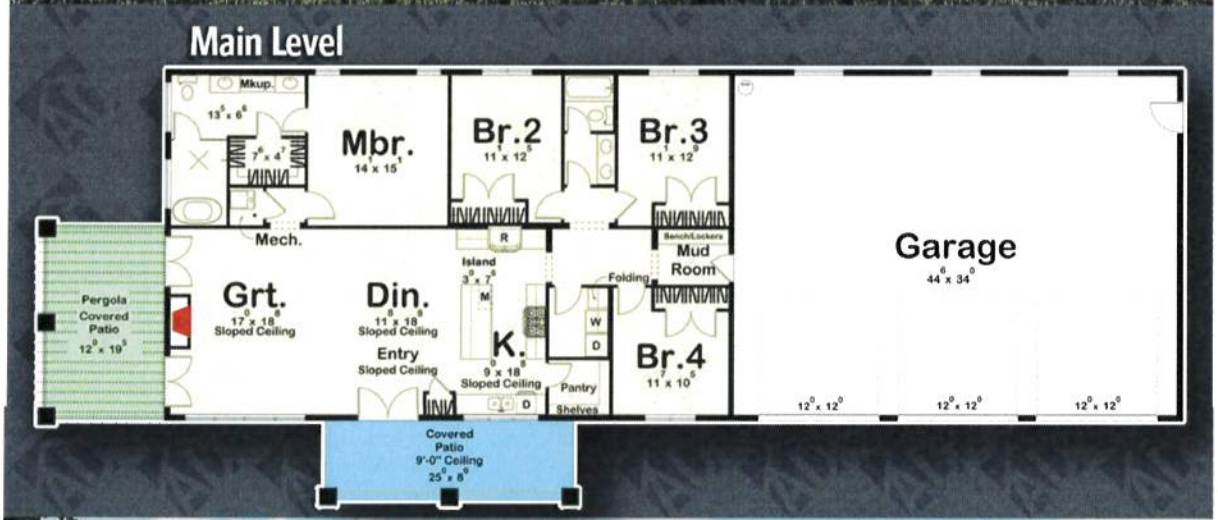


Exhibit D
2520 Driftwood Lane
Var.
#013-26

Exhibit E
2520 Driftwood Lane
Var.
#013-26



1,982 Sq.Ft. | 4 Beds | 2 Baths | W: 114' 4" D: 43' 4" H: 18' 7"