



PLANNING & ZONING REPORT
Zoning Board of Appeals Meeting of April 21, 2026

File # 008-26

APPLICANT: Manuel R. Pedroza

LOCATION: 1320 21st Avenue

REQUESTED ACTION: A Variation to reduce the rear yard setback from 30 feet to nine (9) feet in an R-2, Two-family Residential Zoning District.

EXISTING USE: Vacant land

PROPOSED USE: Single-family residence

DIMENSIONS: 49 feet by 84.67 feet **SQUARE FOOTAGE:** 4,147.36 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	R-2	Single-family Residences
EAST:	R-2	Single-family Residences
SOUTH:	R-2	Single-family Residences, Two-family residences
WEST:	R-2	Single-family Residences

YEAR 2040 PLAN: RM Medium Density Residential

SOILS REPORT: #026-41:
Erosion Concerns
 The proposed land use of this site is community solar project. It is vacant farmland that is zoned R1. Soil disturbance will occur as a result of developing the site, which is slightly sloping and maybe susceptible to erosion. The area of disturbance will be greater than one acre, so an IEPA NPDES permit will be required; as well as any City/County Permit requirements.

Soil disturbance can create soil erosion, which must be properly managed to prevent adverse environmental impacts. Erosion from construction sites is a leading cause of water quality problems in Illinois. Problems caused by this sediment include:

- increased flooding – Sediment build-up lowers the flow capacity of channels causing more frequent flooding in areas that rarely or never flooded before
- Financial burden to taxpayers - Sediment that finds its way into streets, storm sewers, and ditches result in additional maintenance costs for local, state and federal governments

- Water quality impairment - Sediment laden runoff transfers nutrients and other pollutants to downstream lakes and rivers degrading aquatic habitats and increasing costs for water treatment.

Simple but effective controls include preserving existing trees and grass where possible, using silt fence to trap sediment on the down slope sides of the area of disturbance, using a gravel drive used by all vehicles to limit tracking of mud onto streets, cleaning up sediment carried off-site by vehicles or storms, installing curb inlet controls, using downspout extenders to prevent roof runoff from eroding exposed soil, locating soil piles away from any roads or waterways, and reseeding or sodding the site as soon as possible. The materials (silt fence, stakes, gravel entrance, inlet controls, and grass seed) are easy to find and relatively inexpensive.

The Illinois Urban Manual is a resource of practices used throughout the State and can be accessed at <http://www.aiswcd.org/ium/>. The concept of these practices can be carried over to good housekeeping measures after development occurs and buildings are occupied to prevent storm water runoff from becoming contaminated.

Surface and Groundwater Contamination from Heavy Equipment and Vehicle Traffic

There will be several vehicles moving on and stored on the site. Most of these vehicles are heavy duty pieces of equipment, with high capacity fuel tanks and large hydraulic oil reservoirs. Due to bedrock being at or near the soil surface, absorbents should be readily available in the event of a spill or leak to promptly contain hazards that would otherwise be environmentally harmful to groundwater recharge areas. Personnel should be properly trained to contain and clean up any spills. They should periodically check for indications of leaks or spills under or around vehicles and fix issues to prevent further contamination.

Properly label, store and dispose of all fluids and other hazardous chemicals to avoid environmental contamination. Keep storage containers off the ground to avoid stormwater contamination. Any fuel storage areas should be properly located away from high traffic areas; and have secondary containment.

Prevent stormwater from washing contaminants off the site in the event of a storm. Contaminants on impermeable surfaces (concrete, asphalt, rooftops, etc.) will wash off with rain and will eventually make its way into drainage ways which go directly to natural surface water areas (ditch, creek, river, etc.) without treatment. Avoid washing impermeable surfaces off with a hose, but rather use a broom and dispose of waste versus having contaminants wash off the site.

Woodland Information

The Winnebago County Soil and Water Conservation District encourages preserving as much of the wooded character of this site as possible. Long-term preservation of the trees will require taking certain precautions during and after construction. The ground around each tree to be saved should be flagged or fenced off. Also, it should be protected from heavy machinery. This area should be at least as wide as the area covered by the

spread of the tree branches. Soil compaction around the roots of the trees can permanently interfere with the uptake of oxygen, nutrients, and water. This may cause the premature death of the trees. The placement of fill material around the trunks of trees can have the same adverse effects. Other construction practices to avoid near the trees are: cutting and filling, raising the soil level, and removing neighboring trees. Contractors and construction crews should be informed of all tree preservation efforts.

Native Plantings

Native plants like grasses and flowers provide critical habitat for many key species like the Rusty Patch Bumble Bee and Monarch Butterflies. These deep-rooted native species are preferred because of their abilities to enhance soil permeability and pollutant filtering and their reduced needs for fertilizer, herbicides, irrigation, and mowing. Unfortunately, loss and degradation due to the development of the land and an invasion of exotic species is a serious problem in Illinois.

HISTORY:

There is no relevant history in the immediate area.

REVIEW COMMENTS:

The Applicant is requesting a Variation to reduce the rear yard setback from 30 feet to nine (9) feet in an R-2, Two-family Residential Zoning District. The subject property is surrounded by residential uses (Exhibits A & B).

The Applicant, Manuel R. Pedroza, is requesting a Variation to reduce the rear yard setback from 30 feet to nine (9) feet in an R-2, Two-family Residential Zoning District. The Applicant obtained this property through the County Trustee and is looking to build a single-family house with a one (1) car garage. The Zoning Ordinance says "In all other R districts, the required rear setback for principal buildings other than detached accessory structures is 30 feet. Due to the required setback and lot size it reduces the rear yard setback to nine (9) feet. The Zoning Ordinance defines the rear yard as "The area between the side lot lines and most nearly opposite the front lot line at a depth specified for the respective district in which it is located. On irregularly-shaped lots, the rear *yard* may be designated by the Zoning Officer. Since the setback will be less than the required rear setback, it requires a Variation approval.

Exhibit D is a site plan of the proposed layout. The plan shows that the single-family, one-story home will be 26' by 56'. There will be a covered entry in the front of the house. No deck is shown at this time but any future deck will need to be a minimum of 6' from the north property line.

Exhibit E is the interior floor plan. There will be three (3) bedrooms, one bathroom, a family room, and a kitchen. The plan shows the proposed front porch.

Exhibit F is the proposed elevations for the front and rear of the house. The house will have vinyl siding with various windows and sliding doors throughout. There will be an open frame porch in the front and it will have an attached garage. The garage door will have windows as well.

Staff is of the opinion that the Applicant's request is unique due to the lot size. In this case it allows for flexibility by allowing a reduction in the rear

yard and encouraging infill development with new construction. This broadens the goal of encouraging continued residential reinvestment in the area. Infill development often involves constrained or irregularly shaped parcels that do not align with current zoning standards established for larger, more uniform subdivisions. Additionally, it will be consistent with the character of the existing neighborhood. For these reasons, Staff recommends approval of this request.

RECOMMENDATION: Staff recommends APPROVAL of a Variation to reduce the rear yard setback from 30 feet to nine (9) feet in an R-2, Two-family Residential Zoning District.

SC: BM 04/14/2026

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO
REDUCE THE REAR YARD SETBACK FROM
30 FEET TO 9 FEET IN A SIDE YARD
IN AN R-2, TWO-FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 1320 21ST AVENUE**

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 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 not 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 caused by this Ordinance and has not 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
1320 21st Avenue
Var.
#008-26

R2

I1 I1

10TH

R2

R2

21ST

R2

R2

R2

R2

9TH

R2

21ST

21ST

R2

R2

R2

R2

R2

N



22ND

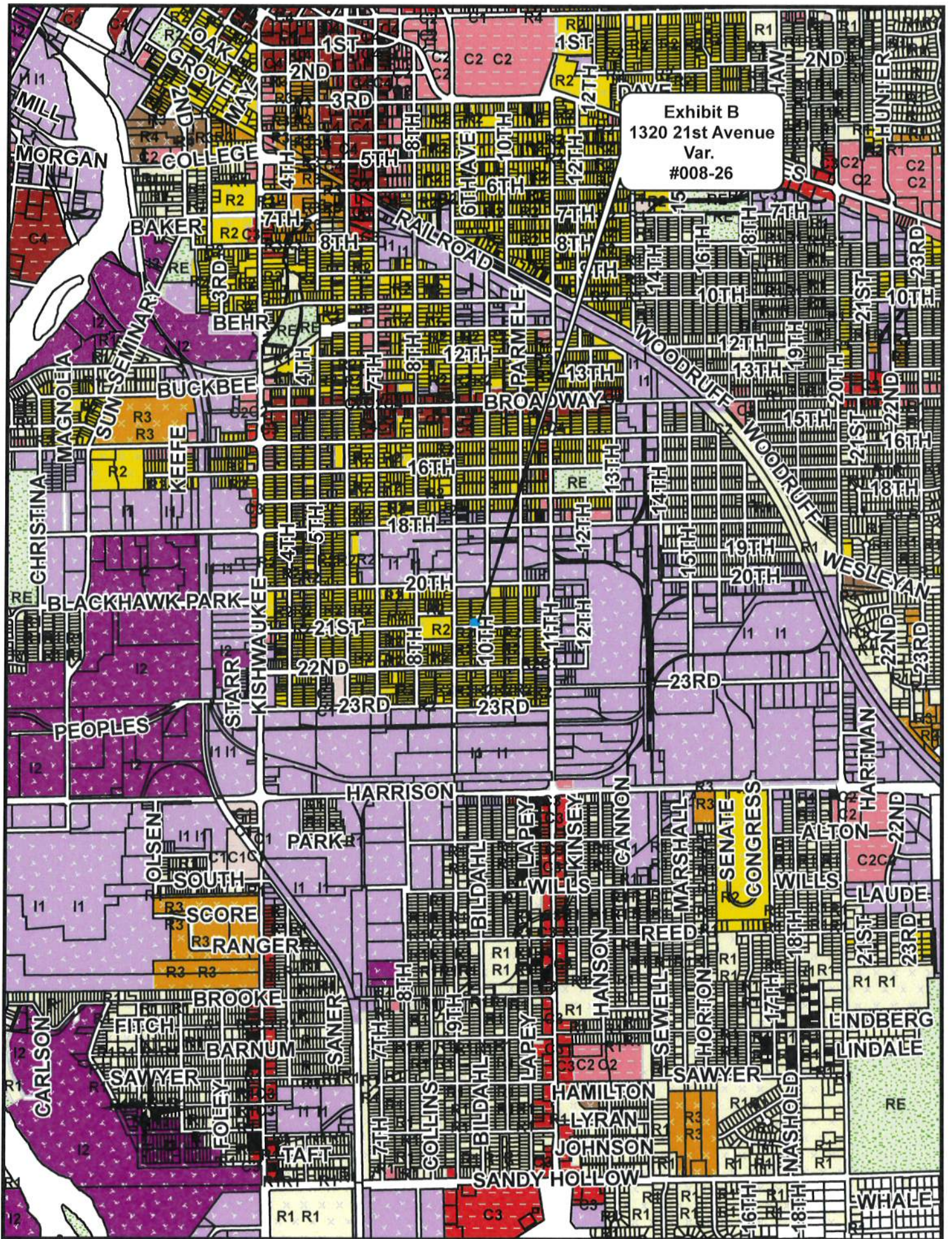


Exhibit B
1320 21st Avenue
Var.
#008-26

Map labels include street names: MILL, GROVE, COLLEGE, BAKER, BEHR, BUCKBEE, KEEFE, KISHWAUKEE, STARR, HARRISON, PARK, OLSEN, SOUTH, SCORE, RANGER, BROOKE, FITCH, BARNUM, SANER, SAWYER, FOLEY, TAFT, COLLINS, BILDAHL, LAPEY, WILKS, KINSEY, GANNON, MARSHALL, SENATE, CONGRESS, WILLS, ALTON, HARTMAN, LAUDE, 21ST, 23RD, LINDBERG, LINDALE, SANDY HOLLOW, HAMILTON, LYRAN, JOHNSON, WHALE, WOODRUFF, WESLEYAN, HUNTER, and HAWK.

Map labels include zoning codes: R1, R2, R3, C2, C3, RE, and 11.



Exhibit C
1320 21st Avenue
Var.
#008-26

20TH

10TH

21ST

9TH

21ST

21ST

22ND

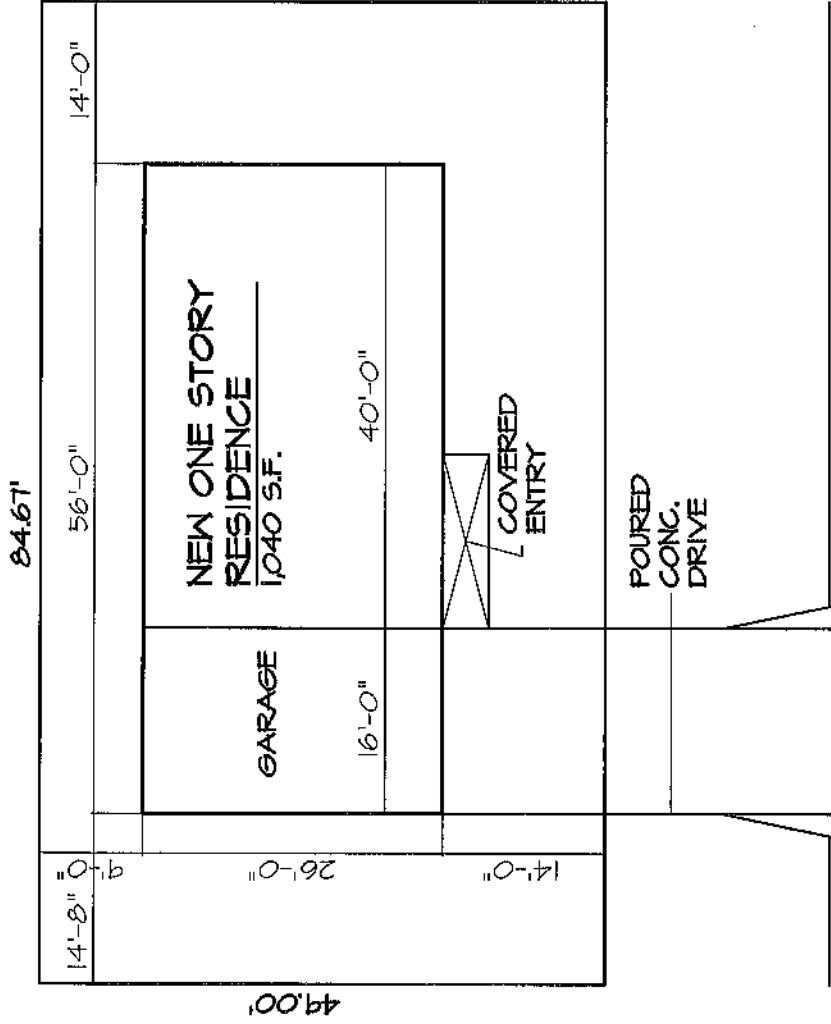


Exhibit D
1320 21st Avenue
Var.
#008-26

ADDRESS:
1320 21ST AVENUE
ROCKFORD, ILLINOIS

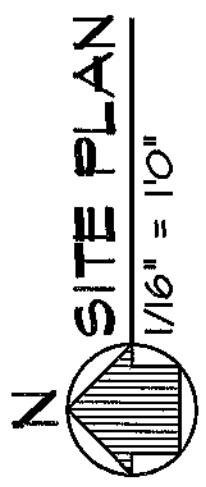
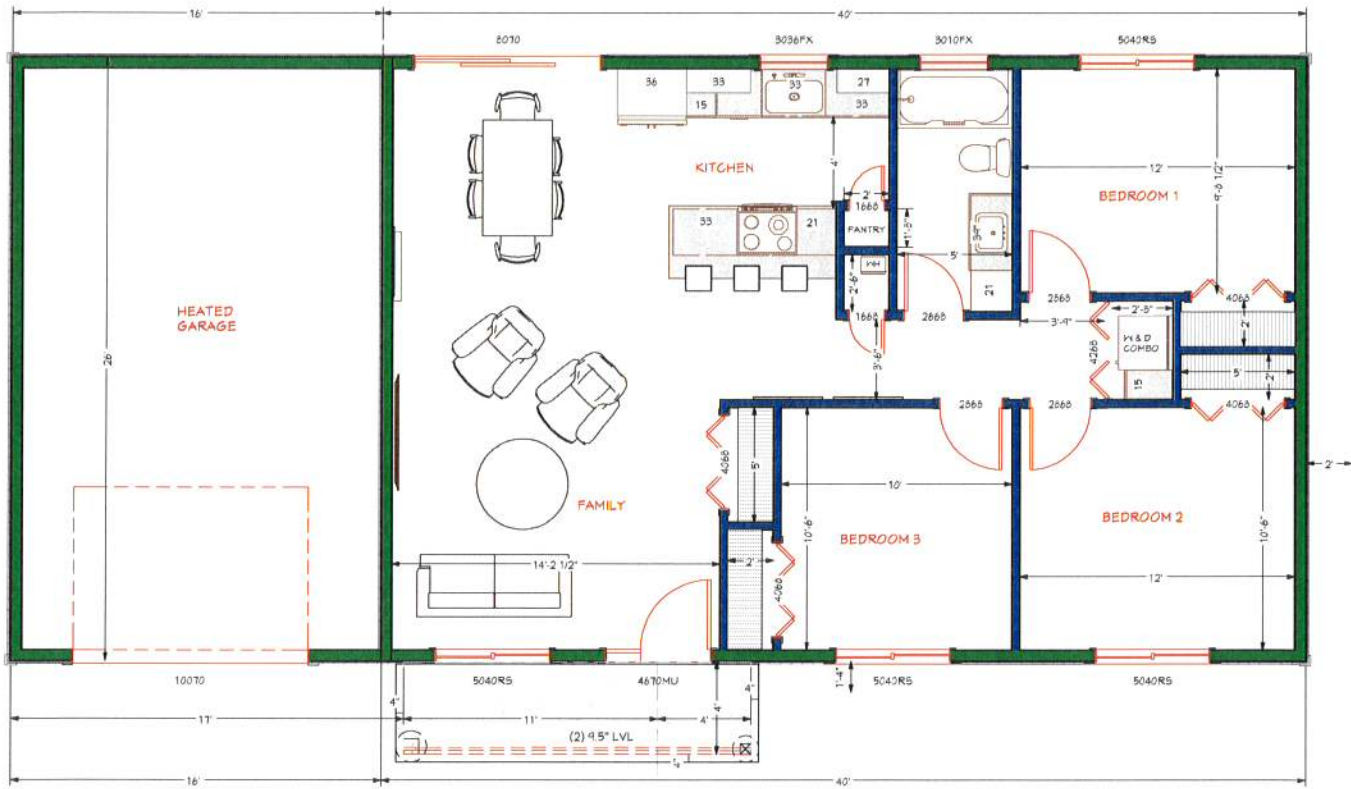


Exhibit E
1320 21st Avenue
Var.
#008-26

1320 15th AVE



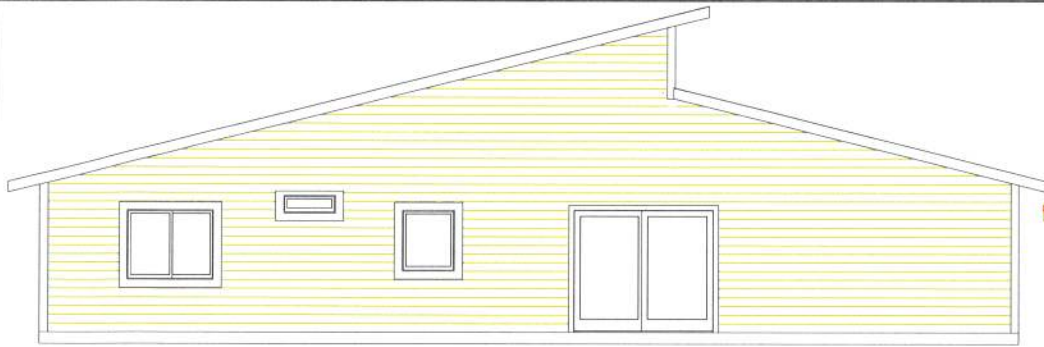
1st Floor 1/4" = 1'

Exhibit F
1320 21st Avenue
Var.
#008-26

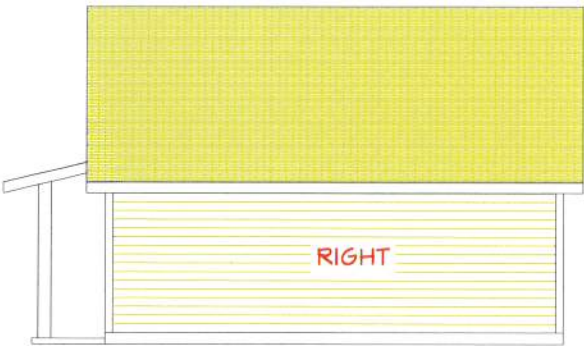
1320 1ST AVE



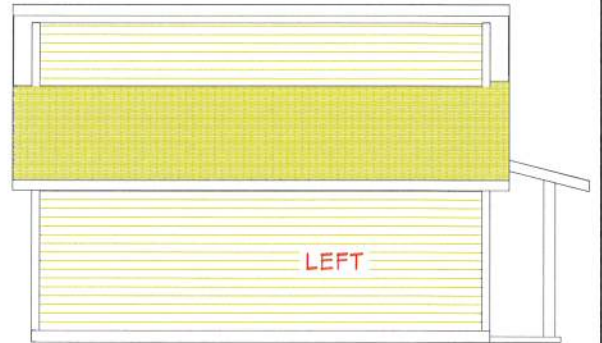
1320 1ST AVE



REAR 3/16" = 1'



RIGHT



LEFT



FRONT
3/16" = 1'