



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: September 3, 2025

RE: **ZONING-25-000056 Gegenheimer (Lisle/District 2)**

Development Committee: September 16, 2025:

Zoning Hearing Officer: September 3, 2025: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the required lot size for two new lots serviced with water and septic from 40,000 sq. ft./each to approximately 22,500 sq. ft. for Lot 1 and 22,500 for Lot 2.

ZHO Recommendation to Deny

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to reduce the required lot size for two new lots serviced with water and septic from 40,000 sq. ft./each to approximately 22,500 sq. ft. for Lot 1 and 22,500 for Lot 2.
- B. That petitioner testified that the subject property's size has been a hindrance to maintain and that he proposes to divide the property in order reduce the size of property his house sits on and to sell off the new lot that would be created.
- C. That petitioner testified that there are smaller lots in the surrounding neighborhood compared to the two lots he would create with the lot division.
 - a. That at the public hearing, the neighbors testified in objection to this and to the contrary.
- D. That the Zoning Hearing Officer finds that petitioner has not demonstrated sufficient evidence for a practical difficulty or particular hardship in relation to the subject zoning relief for a Variation to reduce the required lot size for two new lots serviced with water and septic from 40,000 sq. ft./each to approximately 22,500 sq. ft. for Lot 1 and 22,500 for Lot 2.

- a. Furthermore, the Zoning Hearing Officer finds that petitioner testified to economic reasons for the subject zoning relief.

STANDARDS FOR VARIATIONS:

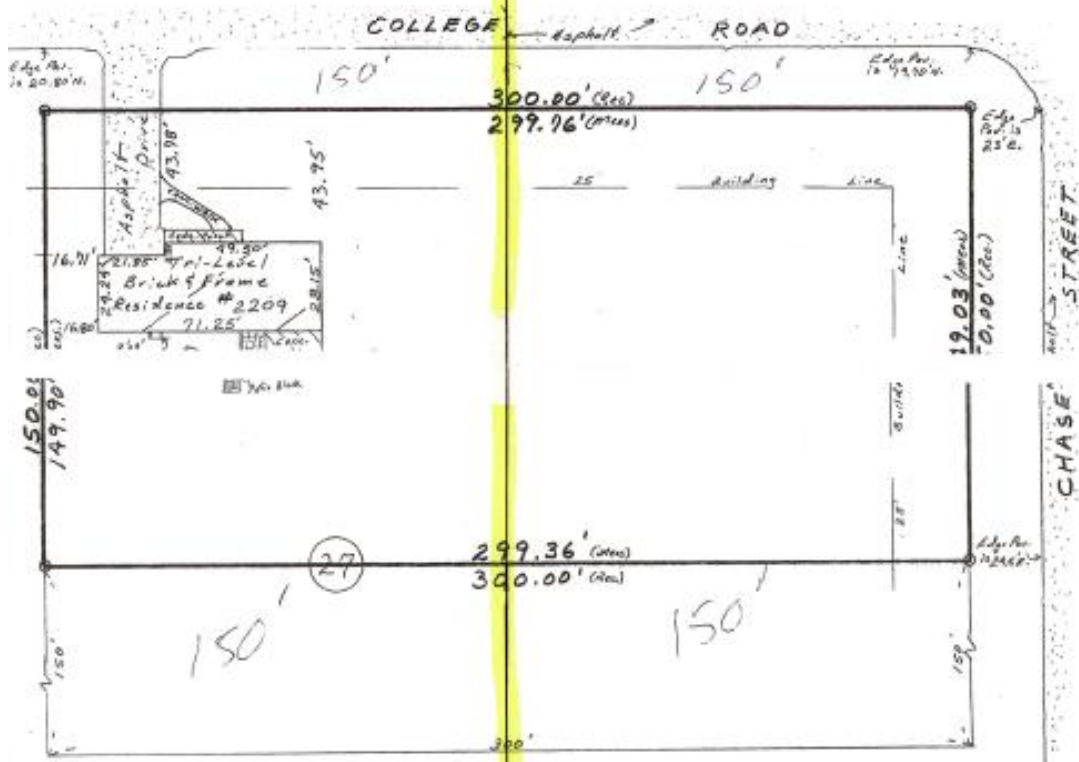
1. That the Zoning Hearing Officer finds that petitioner has not demonstrated that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Hearing Officer finds that petitioner has not demonstrated the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has not demonstrated or provided evidence that the proposed lot division will not impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has not demonstrated or provided evidence that the proposed lot division will not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner has not demonstrated or provided evidence that the proposed lot division will not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner has not demonstrated or provided evidence that the proposed lot division will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner has not demonstrated or provided evidence that the proposed lot division will not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner has not demonstrated or provided evidence that the proposed lot division will not incur additional public expense for flood protection, rescue, or relief.
 - g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner has not demonstrated or provided evidence that the proposed lot division will not impair the public health, safety, comfort, morals, or general welfare and will be an added benefit to the neighborhood.

PETITIONER'S DEVELOPMENT FACT SHEET

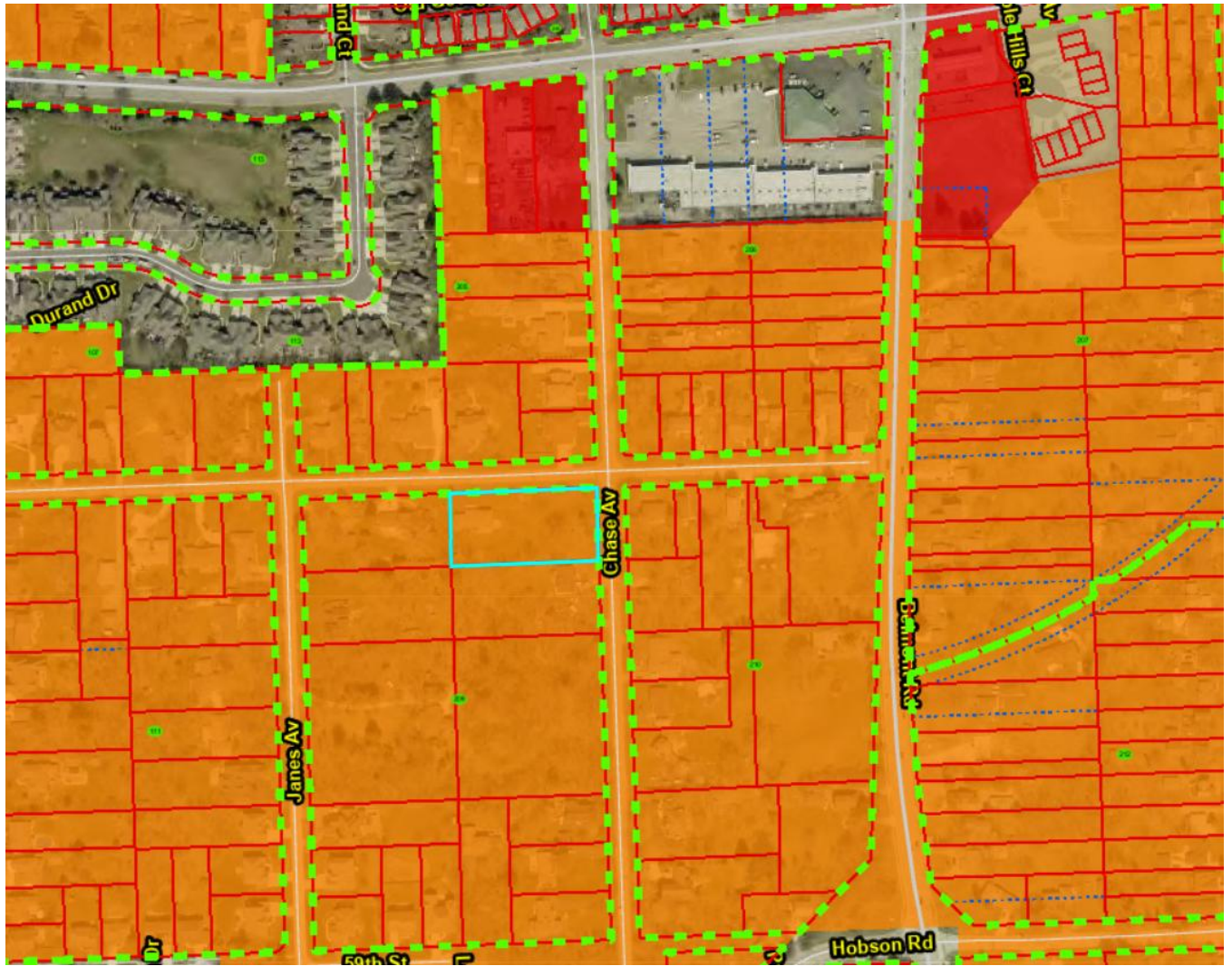
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000056 Gegenheimer	
ZONING REQUEST	Variation to reduce the required lot size for two new lots serviced with water and septic from 40,000 sq. ft./each to approximately 22,500 sq. ft. for Lot 1 and 22,500 for Lot 2.	
OWNER	EDWARD AND NANCY GEGENHEIMER, 2209 COLLEGE ROAD, DOWNERS GROVE, IL 60516	
ADDRESS/LOCATION	2209 COLLEGE ROAD, DOWNERS GROVE, IL 60516	
PIN	08-13-209-006	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 2
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	1.03 ACRES (44,867 SQ. FT.)	
UTILITIES	WELL/SEPTIC	
PUBLICATION DATE	Daily Herald: August 5, 2025	
PUBLIC HEARING	WEDNESDAY, AUGUST 20, 2025	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application. "See attached documentation."	
Public Works:	"DPC Public Works doesn't own any sewer or water mains in this area."	
EXTERNAL:		
Village of Downers Grove:	<i>No Comments Received.</i>	
Village of Lisle:	Our office has no jurisdiction in this matter. "The subject property is outside of the Village's boundary agreement."	
Village of Woodridge:	<i>No Comments Received.</i>	
Lisle Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Darien-Woodridge Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 58:	<i>No Comments Received.</i>	
Sch. Dist. 99:	"No Concerns."	
Forest Preserve:	"We do not have any comments."	

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	COLLEGE ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	CHASE ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC









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DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-25-000056 Gegenheimer

Please review the information herein and return with your comments to:

Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via facsimile at 630-407-6702 by **August 19, 2025**.

COMMENT SECTION:	
	: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER
	: NO OBJECTION/CONCERNS WITH THE PETITION
X	: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION
	: I OBJECT/HAVE CONCERNS WITH THE PETITION.
COMMENTS: The face of the plat should contain language similar to the following: "This property was subdivided on [date]. At the time of subdivision, the Post Construction Best Management Practice (PCBMP) and stormwater detention thresholds for the original parcel were subsequently subdivided among the newly created parcels. The threshold distribution ratio for each of the new parcels shall be calculated as the area of the new parcel divided by the area of the original parcel. This threshold distribution ratio shall be multiplied by the regulatory thresholds in effect at the time of any new development. If a PCBMP is required pursuant to the DuPage County Countywide Stormwater and Floodplain Ordinance, the property owner shall be obligated to implement the required PCBMP directly on the property and shall not have the option to satisfy such requirement through payment of a fee-in-lieu, unless such implementation is deemed impractical or is not in accordance with the ordinance at the time of submittal(s). . Please check with your local permitting authority regarding all stormwater management requirements."	
SIGNATURE: [REDACTED] DATE: 8/6/25	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: DPC Stormwater Management	
GENERAL ZONING CASE INFORMATION	

Sent: Friday, August 8, 2025 2:54 PM
To: Hoss, Paul <Paul.Hoss@dupagecounty.gov>
Subject: Fwd: 2209 College Road, Downers Grove

[Caution: This email originated outside Dupagecounty.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Paul,

Thanks so much for taking the time to talk with me earlier this week regarding my neighbor's property located at 2209 College Road in Downers Grove.

Upon speaking with you, I felt it necessary to summarize key points regarding this property and the proposed lot split for sale that my neighbor is currently presenting to the county.

Over the past weekend, my neighbor, Ed Gegenheimer, stopped by my home, located at [REDACTED] Chase Ave in Downers Grove, with a petition to sign regarding his desire to sell off a portion of his property for development. I stated that I could not sign it, expressing my concerns with water issues and development of the property and how it would impact my property, specifically my septic field. I'm assuming this petition will be presented during the county meeting and I ask that those that are reviewing the various items understand the significance and weight of my signature NOT being on that petition. Any development to my neighbor's property would have no negative impact to any other property other than mine, as my property is just south of his and shares 300 feet of property line. As in the past, my concern is due to increased water drainage onto my property, affecting not only my septic field which is located ten feet from the shared property line and potentially creating a health hazard, but also the rest of my property on the south edge, as I believe it is already designated a LPDA (localized poor drainage area).

I will try to summarize as best possible the history between our two lots and water related issues:

Our first encounter with the Gegenheimers after moving into our home was them expressing their concerns about water drainage. They had to cement their lower level heat vents and reroute the vents due to water accumulating in the in-ground basement vents. They went on to say that they installed a French tile drainage system, starting on their property and running north and south to south east through my property ending just short of a pond on my southern neighbor's property. They did this to drain water away from their lot, specifically their septic field, as they had some trouble with it. I will state here, that my family of four has lived in our home for about twenty years, and we have never had any issues with our septic field and do not want any development that will impact it, potentially causing it to fail. At this time, we do not have any option to connect with a public sewer line in front of our house should our system fail.

Whenever my husband and I would landscape along the shared property line, the Gegenheimers would be very concerned that we did not disrupt the French tile drainage system they had installed, again citing drainage problems on their property.

Several years ago, they had discussions with a builder about developing their open lot with at least two homes, creating a retention area, and spill over to utilize the French tile drainage system via my property. I needed to hire a lawyer and engineer to fight that proposal - the key points being that the development could not increase the amount and / or timing of water draining from their property onto and through mine. That project was not pursued.

Since then, my neighbor has had work done on his property, replacing his cement patio with paver blocks, and at the same time, he added even more underground piping to pull water away from his property and directing it through that pre-existing French tile drainage system that he tapped into. he has also added "pits" to collect and direct water run off, again away from his property via the French tile drainage system that runs through my property.

We also had conversations with the Gegenheimers about the storm water culvert that passes under the street and pours onto their property on the north. I'm confident that if the county and Lisle township look back at their records, they will find complaints from my neighbor about the storm water culvert as well as the storm ditch that runs north to south on their property along Chase and their concerns about water issues with their property due to these two items.

As a side note to the conversation and to highlight just how significant the challenges are to water drainage in this area, my neighbor to the south (he has over five acres with that previously mentioned pond) had approached us a few years ago about selling our property to him, as he was having discussions with a developer for his large piece of property. His claim was that he wanted to stay in the neighborhood and wanted to make an offer to purchase our home. We believe that this was just a cover - his real intent had more to do with the developer and water drainage / retention issues due to the high water table and pond on his property.

Please pass this email on to all departments that are reviewing the details for the upcoming meeting on August 20th regarding my neighbor's request to divide his property (with variance) so that he can sell it for development. I am requesting that I be kept up to date on the details and progress of his request. I also want to state for the record, our opposition to any development on this property without redirecting ALL water drainage where it will not go through my yard and create a potential health issue regarding my septic system. Unfortunately my neighbor's yard has significant water drainage from both the north culvert as well as a natural path that runs diagonally from the north east corner of his property to the

south west across the part of his property that he would like to sell for development. This parcel would not be able to sustain it's own septic field, rather it would require a hook up to the public sewer system.

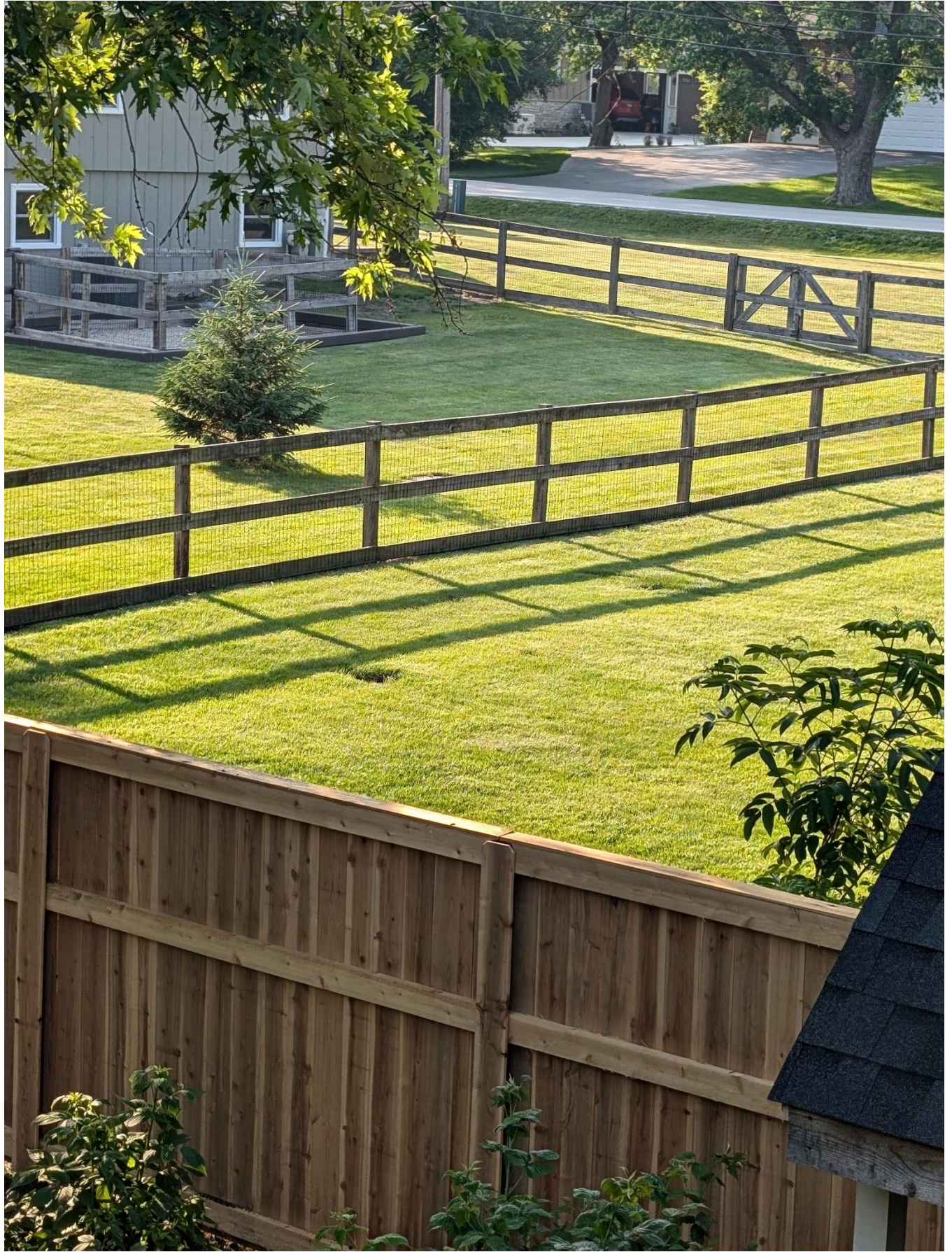
Please confirm receipt of this email and that you have passed it on to all departments reviewing my neighbor's lot split request.

Thank you again for your time.

Sincerely,

Jayne Agner













Pictures of pits, newer drain clean outs to the east of his fence, and standing water on both properties.

Sent: Friday, August 15, 2025 3:28 PM
To: Infelise, Jessica
Subject: Zoning Petition 25-000056 Gegenheimer

[Caution: This email originated outside Dupagecounty.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hi Jessica

We are absolutely in total SUPPORT of this action. The lot to the east of us 2238 College Road PIN # 0813206020 has a large house on it and it was approved as a 65' lot and it is on septic.

The 2 lots to the west of us on Chase 5628 Chase PIN # 0813205014 and 5626 Chase Ave PIN # 0813205013 were broken into 2 lots 100' each SMALLER then the Gegenheimer family is asking for. They are on sewer.

2309 College road PIN # 0813210002 is a 50' wide lot with a septic field and 2303 College road PIN # 0813210001 is a 100' wide lot and on a septic field. 2229 College road PIN # 0813210003 is 100' wide and on a septic field. We can talk a walk down Chase ave and you see the lots are all 150' wide and smaller and they are all on septic.

This should absolutely be approved as smaller lots were approved with septic with no consideration of the neighbors and this proposed lot width is much larger then the other lots are in the area with a septic.

Please feel free to reach out to me with any questions but again we are in SUPPORT of this for our neighbor and his family.

Diane and Michael Duncan

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