DUPAGE COUNTY

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

M E M O R A N D U M

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: August 19, 2025

RE: **ZONING-25-000023 Sleiman (Lisle/District 5)**

DuPage County Board: August 26, 2025:

Development Committee: August 19, 2025: The Motion to Approve failed relative to the following zoning relief:

1. Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop.
2. Variation to reduce the rear setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop.

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent

Zoning Hearing Officer: July 2, 2025: The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop.
2. Variation to reduce the rear setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop.

ZHO Recommendation to Deny

FINDINGS OF FACT:

A. That petitioner testified that the subject zoning relief is to allow a Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop and a Variation to reduce the rear setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop.

B. That petitioner testified that he has owned the subject property for approximately one (1) year.

C. That petitioner testified that there was a small chicken coop in the same area as the new chicken coop before he purchased the subject property.

D. That petitioner testified that he built the new coop in the same area as the previous chicken coop without a building permit.

E. That petitioner testified that there is a vacant lot behind the existing chicken coop.

F. That petitioner testified that it would be expensive to move the existing chicken coop to meet the required setbacks.

G. That petitioner testified that he does not want to have a chicken coop twenty-five (25) feet from the interior side and rear property line as a chicken coop would cause too much noise and smells adjacent to his house.

H. 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 interior side setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop and a Variation to reduce the rear setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop.

   a. Furthermore, that the Zoning Hearing Officer finds that petitioner indicated economic reasons for the subject zoning relief and also indicated that compliance with the required setbacks would cause a chicken coop to be located too close to his house in spite of the fact that he stated that he has a large property approximately 0.84 acres in size.

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** that the existing chicken coop located less than 25 feet from the interior side and rear property lines 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** that the existing chicken coop located less than 25 feet from the interior side and rear property lines 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** that the existing chicken coop located less than 25 feet from the interior side and rear property lines 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** that the existing chicken coop located less than 25 feet from the interior side and rear property lines 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** that the existing chicken coop located less than 25 feet from the interior side and rear property lines 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** that the existing chicken coop located less than 25 feet from the interior side and rear property lines 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** that the existing chicken coop located less than 25 feet from the interior side and rear property lines 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-25-000023 Sleiman**	
ZONING REQUEST	1. Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop. 2. Variation to reduce the rear setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop.	
OWNER	MOUSSA & MARIELE SLEIMAN, 5S571 TUTHILL ROAD, NAPERVILLE, IL 60563	
ADDRESS/LOCATION	5S571 TUTHILL ROAD, NAPERVILLE, IL 60563	
PIN	08-08-401-038	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 5
ZONING/LUP	R-3 SF RES	0-5 DU AC
AREA	0.84 ACRES (36,590 SQ. FT.)	
UTILITIES	WELL/SEPTIC	
PUBLICATION DATE	Daily Herald: MAY 6, 2025	
PUBLIC HEARING	WEDNESDAY, MAY 21, 2025, CONTINUED TO JUNE 18, 2025	

ADDITIONAL INFORMATION:	
Building:	Objects.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	No Objections.
Stormwater:	No Objections.
Public Works:	"DPC Public Works doesn't own any sewer or water mains in the area."
EXTERNAL:	
Village of Lisle:	Our office has no jurisdiction in this matter. "The subject property is outside of the Village's boundary agreement."
City of Naperville:	*No Comments Received.*
Lisle Township:	*No Comments Received.*
Township Highway:	Our office has no jurisdiction in this matter.
Lisle-Woodridge Fire Dist.:	"N/A"
Sch. Dist. 203:	*No Comments Received.*
Forest Preserve:	No Objection.

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Int. Side Yard:	25 FEET	APPROX. 3 FT	APPROX. 3 FT
Rear Yard:	25 FEET	APPROX. 3 FT	APPROX. 3 FT

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	R-3 SF RES	HOUSE	0-5 DU AC
South	R-3 SF RES	HOUSE	0-5 DU AC
East	R-3 SF RES	HOUSE	0-5 DU AC
West	TUTHILL ROAD AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC

ARS
Surveying Service LLC
REAL ESTATE SURVEYORS
1229 LAKEVIEW COURT
ROMEOVILLE, ILLINOIS 60446
PH:(630) 226-9200 FAX: (630) 226-9234
EMAIL: SURVEY@ARSSURVEY.COM

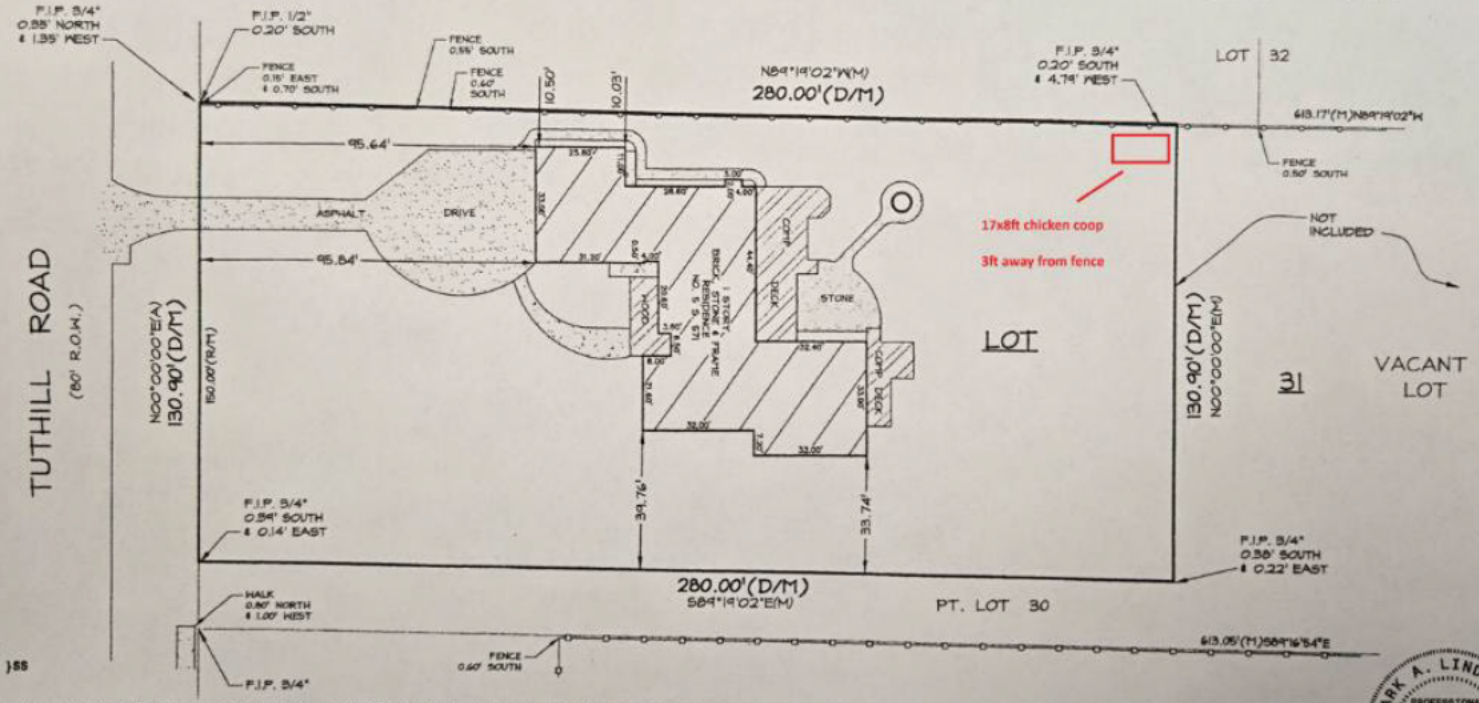
PLAT OF SURVEY

BASIS OF BEARING:
EAST LINE OF TUTHILL ROAD AS MONUMENTED AND OCCUPIED PER RECORDED SUBDIVISION PLAT.
N 0°00'00" E (A)

N
W E
S
SCALE: 1"=30'

THE NORTH 130.90 FEET OF THE WEST 280.00 FEET OF LOT 31 IN BLOCK 4 IN ARTHUR T. MC INTOSH & COMPANY'S EDGEWOOD, BEING A SUBDIVISION OF PART OF SECTIONS 8 AND 9, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1929 AS DOCUMENT 279197, IN DU PAGE COUNTY, ILLINOIS.

AREA OF SURVEY:
"CONTAINING 36,649 SQ. FT. 0.841 ACRES MORE OR LESS"



STATE OF ILLINOIS }SS
COUNTY OF WILL

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS 5TH DAY OF MARCH, A.D., 2024, AT ROMEOVILLE, ILLINOIS.

[redacted]
. 3482

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

CLIENT HAHN
JOB NO. 106820-24
FIELDWORK DATE. 03-05-24

LEGEND

(R) = RECORD	(NW) = NORTHWESTERLY	= CHAIN LINK FENCE
(M) = MEASURED	(NE) = NORTHEASTERLY	= WIRE FENCE
(D) = DEED	(SW) = SOUTHWESTERLY	= SPLIT RAIL FENCE
(C) = CALCULATED	(SE) = SOUTHEASTERLY	= WOOD FENCE
(L) = ARC LENGTH	(RAD)= RADIUS	= VINYL FENCE
(CH)= CHORD	(A) = ASSUMED	P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
(R.O.W.) = RIGHT OF WAY	(F.I.P.) = FOUND IRON PIPE	
	(F.I.R.) = FOUND IRON ROD	B.S.L. = BUILDING SETBACK LINE

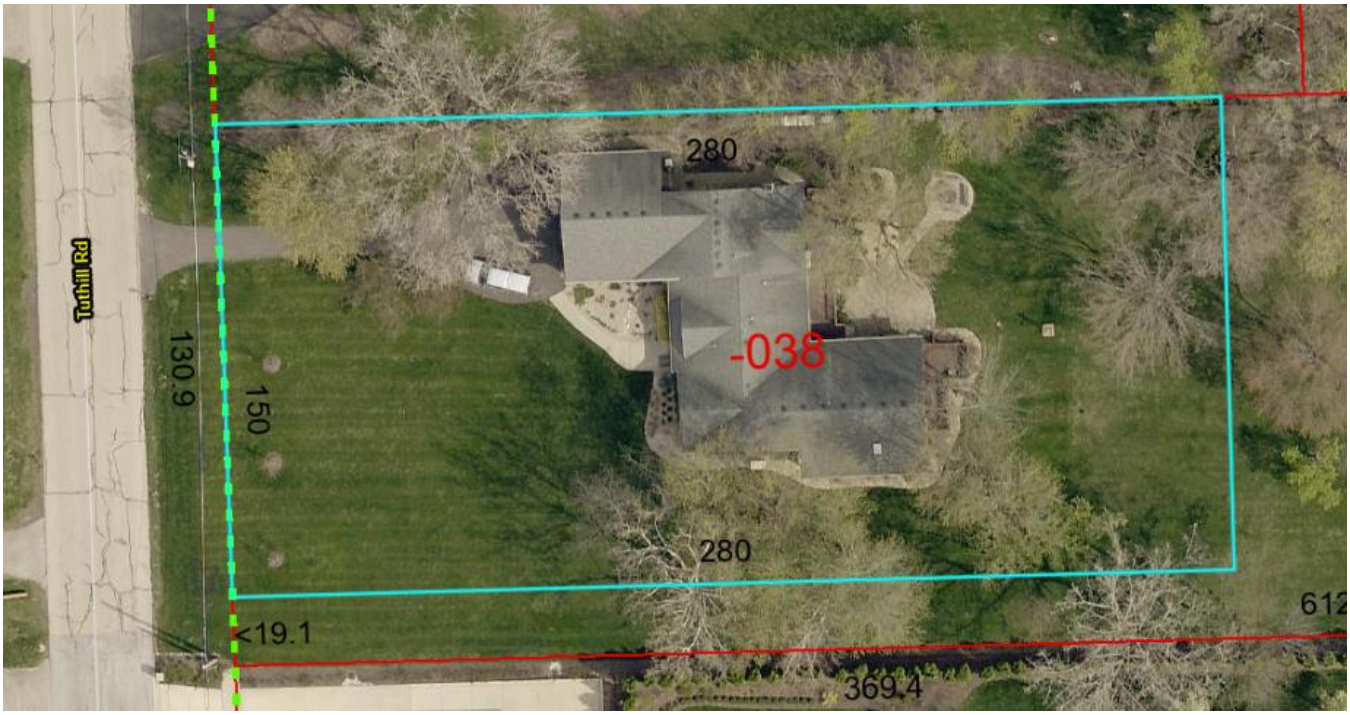
LOT 30

MARK A. LINDSTROM
PROFESSIONAL LAND SURVEYOR NO. 35-3482 ROMEOVILLE, ILLINOIS
STATE OF ILLINOIS

LICENSE EXPIRES ON NOVEMBER 30, 2024

Naperville Wheaton Rd
Plank Rd
Sanastag Ct
Turhill Rd
Larson Ln
Napier Blvd
301
303
401
408

Naperville Wheaton Rd
Plank Rd
Turhill Rd
Larson Ln
Napier Blvd
301
303
401
408


Tuthill Rd
280
-038
130.9
150
280
<19.1
369.4