



**COMMUNITY DEVELOPMENT DEPARTMENT**

March 2022 – April 2022

**BI-MONTHLY  
CODE ENFORCEMENT ACTIVITY  
SUMMARY REPORT**

Prepared by: John Cumpek, Code Enforcement Officer  
April 27, 2022



# March and April Code Enforcement Activity Summary

## General Activity

- 52 new cases were opened this reporting period.
- 66 signs were removed from the City right of way during the March/April reporting period.
- Seven commercial properties were inspected for violations involving signs installed without permits, prohibited signs, and parking lot condition. All properties but one are currently in compliance.
- One unlicensed businesses has been contacted this reporting period. This case is ongoing.
- One instance of having an expired permit was reported this period. A citation written for this case is still pending.
- One issue of an illegal connection to the City of Warrenville's sanitary sewer system has been addressed. Temporary repairs have been put in place and permanent repairs are still in progress.

## Administrative Adjudication Hearings Summary

- 2S358 Riverside Avenue: Disabled vehicles, improper storage of materials/debris. March 16, 2022, hearing date = \$250.00 fine. Compliance still needed and new citations issued.
- 2S358 Riverside Avenue: Disabled vehicles, improper storage of materials/debris. April 20, 2022 hearing date = \$500.00 fine. Compliance still needed and new citations issued.
- 27W653 Galusha Avenue: Exterior surfaces in disrepair, exposed wiring, and disabled vehicle. March 16, 2022, hearing date = Compliance achieved / \$100.00 fine.
- 27W650 Greenview Avenue: Vehicle parked on unimproved surface. March 16, 2022 hearing date = Continued until May 18, 2022.
- 2S700 Cerny Road: Unauthorized connection of storm water systems to the City sanitary sewer. March 16, 2022, hearing date = \$250.00 fine, repairs in progress.
- 28341 Diehl Road Unit D: Signs installed without permits. March 16, 2022, hearing date = Compliance achieved prior to court / citation non-suited.
- 28W707 Main Street: Expired permit without a final inspection. March 16, 2022, hearing date = Continued until May 18, 2022.
- 3S158 Birchwood: Shed constructed without a permit. April 20, 2022, hearing date = Continued until May 18, 2022.
- 27W680 Warrenville Road: Improper storage of materials/debris. April 20, 2022, hearing date = \$100.00 fine, compliance still needed / new citations issued.
- 28W012 Galusha Avenue: Exterior surfaces in disrepair. April 20, 2022, hearing date = Continued until May 18, 2022.

- 3S450 Route 59: Failure to comply with a special use ordinance. September 15, 2021 hearing date = Continued until June 15, 2022.
- 28301 Ferry Road: Failure to comply with a PUD special use ordinance. May 18, 2022, hearing date.

The next Administrative Adjudication Hearing is scheduled for May 18, 2022.

Address of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
<b>ONGOING FROM PRIOR REPORTING PERIODS</b>					
4625 Weaver Parkway	5/24/21	4/4/22	Collapsed wall between tennis courts	Owner has applied for a PUD amendment to accommodate desired fence repair/changes.	In Progress
Alliance Construction/Beacon Building Supply 3S540 Route 59	6/17/21	4/4/22	Property not in compliance with Special Use Ordinance 3026	Progress being made, Due to requirement of planting of trees continuation until spring of 2022 granted.	In Progress (continued by adjudication)
29W701 Butterfield Road	8/9/21	4/25/22	Water damage from apparent roof leak	Debris within building was cleaned up, a permit for the replacement of the roof was issued December 9th. At the last inspection interior finishes remain in disrepair.	In Progress
28W012 Galusha Road	9/17/21	4/20/22	Numerous exterior violations visible. House tagged as Do Not Occupy due to violation of temporary Certificate of Occupancy conditions	Court citation continued until 5/18/22 Adjudication hearing	In Progress
2S358 Riverside Avenue	10/20/21	4/20/22	Disabled vehicles, outside storage	\$250.00 fine for first citation issued. \$500.00 fine for second citation issued. A third citation issued for 5/18/22 adjudication hearing.	In Progress
2S700 Cerny Drive	11/17/21	4/25/22	Connection to sewer	\$250.00 Fine	In Progress
28W012 Galusha Avenue	11/19/21	4/20/22	Exterior surfaces in disrepair.	Citation issued continued until 5/18/22 adjudication hearing.	In Progress
30W218 Butterfield Road	12/20/21	4/4/22	Inoperable vehicles being stored on property, debris/rubbish accumulation and fence in disrepair.	Business is a car repair shop. Fence was found in disrepair and storage of vehicles located at other businesses. Letter sent outlining violations of the special use permit agreement.	In Progress

Address of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
27W650 Greenview Avenue	1/10/22	4/20/22	Disabled vehicle	Citation continued until 5/18/22 adjudication hearing.	In Progress
28W707 Main Street	1/12/22	4/20/22	Expired permit	Permit #20140534 5/18/22 adjudication hearing	In Progress
3S440 Briggs Street	1/17/22	4/18/22	Outside storage	Meeting with homeowner agreed to an extension of 5/16/22	In Progress
28341 Diehl Road	1/19/22	2/28/22	Dumpsters	Not stored in enclosure	In Progress
28301 Ferry Road	1/19/22	4/8/22	PUD agreement violation	Landscaping is not in compliance with approved landscape plans 5/18/22 adjudication hearing	In Progress
3S158 Brichwood Drive	2/14/22	4/20/22	Shed without a permit	citation written AA-1455 5/18/22 adjudication hearing	In Progress
27W680 Warrenville Road	2/16/22	4/20/22	Trash cans and debris	\$100.00 fine second citation written for 5/18/22 adjudication hearing.	In Progress
<b>MARCH 2022</b>					
3S520 Mignin Drive	3/2/22	3/14/22	Trailer outside storage		Complete
3S258 Manning Avenue	3/2/22	3/2/22	Illegal right of way obstruction	seven signs removed	Complete
3S306 Williams	3/2/22	3/14/22	Multiple violations	trailer, disabled vehicle, exterior surfaces, and outside storage	Complete
29W535 Winchester Circle N #2	3/7/22	3/7/22	animal waste accumulation	Forwarded to Police Department animal control officer	Complete
29W460 Blackthorn Lane	3/7/22	3/7/22	Water shut off for non-payment	Utility bill paid	Complete
3S258 Manning Avenue	3/9/22	3/9/22	Illegal right of way obstruction	One sign removed	Complete
1S721 Route 59 West Chicago	3/9/22	3/9/22	signs greater than 16 square feet		Complete
3S258 Manning Avenue	3/11/22	3/11/22	Right of way obstruction	Three signs removed	Complete

Address of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
3S258 Manning Avenue	3/16/22	3/16/22	Illegal right of way obstruction	One sign removed	Complete
3S258 Manning Avenue	3/16/22	3/16/22	Illegal right of way obstruction	Two signs removed	Complete
3S258 Manning Avenue	3/21/22	3/21/22	Illegal right of way obstruction	Nine signs removed	Complete
28W265 Warrenville Road	3/21/22	3/30/22	Sign without a permit	sign removed	Complete
28W631 Ray Street	3/21/22	3/21/22	Fence complaint	Neighbor dispute does not require City enforcement	Complete
Summerlake's Park	3/23/22	3/23/22	Playground equipment safety	Requested by HOA	Complete
29W677 - 29W645 Butterfield Road	3/15/22	3/15/22	Expansion of gravel driveways	Properties not in the City. County code enforcement notified	In progress
28258 Diehl Road #2	3/23/22	4/4/22	Commercial sign no permit	The Corner Bakery	Complete
29W468 Butternut Lane	3/23/22	3/30/22	Debris accumulation	Adjacent property HOA notified	Complete
2S541 Route 59	3/23/22	4/18/22	No annual permit for outdoor display	Warrenville Ace Hardware Permit applied for	Complete
28W241 Warrenville Road	3/23/22	3/23/22	ADA violations	No work being done that would require ADA compliance	Complete
29W141 Warrenville Road	3/23/22	3/23/22	Parking of a trailer on driveway.	No violation	Complete
30W115 Maplewood Drive	3/23/22	4/4/22	Commercial vehicles in a residential district	Police Department verified vehicle was parked in residential district	Complete
1S700 Route 59	3/25/22	3/25/22	Illegal right of way obstruction	Signs removed	Complete
Cantera subarea G	3/25/22	3/30/22	Tree pulled from ground due to weather	Maybe seek site plan amendment	In progress
3S258 Manning Avenue	3/25/22	3/25/22	Illegal right of way obstruction	One sign removed	Complete
3S258 Manning Avenue	3/28/22	3/28/22	Illegal right of way obstruction	Seven signs removed	Complete
29W770 Galbreath Drive	3/28/22	4/18/22	Damaged fence	Extension granted until 5/4/22	In progress

Address of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
30W051 Branch Avenue	3/28/22	4/18/22	Expired permit	#20200268 extension granted until 5/2/22	In progress
2S610 Route 59 #10	3/28/22	4/8/22	Two feather fin signs and a wall banner without permits	K V Hotshots	Complete
1S781 Ascot Lane	3/28/22	3/28/22	Damaged fence	Permit issued	Complete
3S051 Barkley Avenue	3/28/22	4/25/22	Disabled vehicle		Complete
Warrenville Lakes HOA	3/28/22	4/18/22	Illegal dumping of concrete	South of 2S815 Grove Lane in wooded area scheduled for clean-up 5/2/22	In progress
3S335 Winfield Road	3/30/22	4/25/22	Rubbish in rear yard		Complete
2S631 River Oaks Drive	3/30/22	4/20/22	Fence in disrepair		Complete
3S740 Melcher Avenue	3/30/22	4/18/22	Illegal right of way obstruction	Soccer goal	Complete
27W760 Greenview Avenue	3/30/22	3/30/22	Exterior surfaces in disrepair, vehicles parked on unimproved surfaces and debris accumulation		In progress
3S405 Route 59	3/30/22	3/30/22	Sign and violation of special use PUD agreement		In progress
<b>APRIL 2022</b>					
3S258 Manning Avenue	4/4/22	4/4/22	Illegal right of way obstruction	One sign removed	Complete
2S610 Route 59	4/4/22	4/4/22	Pot holes in parking lot		In progress
Country Ridge Apartments	4/4/22	4/4/22	Pot holes in parking lot and overhanging tree branch		In Progress
3S258 Manning Avenue	4/6/22	4/6/22	Illegal right of way obstruction	Three signs removed	Complete
2S151 Continental Drive	4/6/22	4/25/22	Outside storage of rubbish and debris	Adjacent to driveway	Complete
28361 Diehl Road	4/6/22	4/18/22	Commercial sign without a permit	Potbelly Sandwich Works	Complete



<b>Address of Violation</b>	<b>Issued Date</b>	<b>Latest Follow-up Date</b>	<b>Complaint/ Violation</b>	<b>Comments</b>	<b>Status</b>
3S145 Route 59	4/6/22	4/6/22	Outside storage debris rubbish	Dreamscape Ponds	in progress
28W631 Ray Street	4/6/22	4/11/22	Outside storage of debris		in progress
28252 Diehl Road	4/8/22	4/8/22	Sign without a permit	Twin Peaks	in progress
30W310 Batavia Road	4/11/22	4/11/22	Illegal right of way obstruction	Sign returned to resident with notice of proper installation	Complete
3S258 Manning Avenue	4/11/22	4/11/22	Illegal right of way obstruction	Seven signs removed	Complete
2S620 Angeline Court	4/18/22	4/18/22	Fence without a permit		In progress
3s258 Manning Avenue	4/18/22	4/18/22	Illegal right of way obstruction	Five signs removed	Complete
3S446 Batavia Road	4/20/22	4/20/22	Fence without a permit		In progress
3s258 Manning Avenue	4/25/22	4/25/22	Illegal right of way obstruction	19 signs removed	Complete
3S580 Elizabeth	4/25/22	4/25/22	Deck no permit	Spoke to homeowner	In progress
30W031 Sunset Court	4/25/22	4/25/22	Drainage and sump pump discharge		In progress