



# **WARRENVILLE**

## **COMMUNITY DEVELOPMENT DEPARTMENT**

November 2022 – December 2022

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

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December 28, 2022

# November and December Code Enforcement Activity

## Summary

### General Activity

- 43 new cases were opened this reporting period.
- 454 signs were removed from the City right of way during the November/December reporting period.
- 13 instances of work without permit have been addressed with residents and contractors.
- Five homes were posted as uninhabitable due to non-payment of utility bills.
- Three businesses operating without business licenses have been corrected.

### Administrative Adjudication Hearings Summary

#### November Adjudication Hearings were cancelled

Address	Violation	Citation Date	Hearing Date	Outcome
28301 Ferry Road	Violation of special use agreement	5/18/22	12/21/22	Continued until 3/15/22
27W270 Greenview Avenue	Debris accumulation, driveway in disrepair, exterior surfaces in disrepair	9/17/22	12/21/22	Continued until 3/15/22
2S463 Riverside Avenue	Exterior surfaces in disrepair	10/7/22	12/21/22	\$500.00 fine
27W680 Galusha Avenue	Disabled Vehicle	10/7/22	12/21/22	Compliance citation withdrawn

30W170 Cynthia Court	Broken windows, chimney with structural damage, exterior surfaces in disrepair	11/7/22	12/21/22	\$250.00 Fine
3S450 Route 59	Violation of special use agreement	8/23/21	12/21/22	\$126,000.00 fine

The next Administrative Adjudication Hearing is scheduled for January 18, 2023.

**For the 2022 calendar year;**

- **373 cases were opened.**
- **34 citations were heard in Administrative Adjudication proceedings.**
- **Fines in the amount of \$134,050.00 were awarded to the City of Warrentville.**
- **948 signs were removed from the right of way.**

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	10/31/22	Collapsed wall between tennis courts	Work is proceeding	In Progress
Alliance Construction/Beacon Building Supply 3S540 Route 59	6/17/21	12/21/22	Property not in compliance with Special Use Ordinance 3026	Court citation issued \$126,000.00 fine	In Progress
30W218 Butterfield Road	12/20/21	11/18/22	Inoperable vehicles being stored on property, debris/rubbish accumulation and fence in disrepair.	Fence has been installed	In Progress
28301 Ferry Road	1/19/22	12/21/22	PUD agreement violation	Continued by Adjudication 3/15/23	In Progress
27W760 Greenview Avenue	3/30/22	12/21/22	Exterior surfaces in disrepair, vehicles parked on unimproved surfaces and debris accumulation	Continued by Adjudication 3/15/23	In progress
3S405 Route 59	3/30/22	10/31/22	Sign and violation of special use PUD agreement	Permits applied for to bring property into compliance	In progress
29W501 Iroquois Court	10/12/22	12/19/22	Shed installed without a permit	Permit applied for	In progress
30W170 Cynthia Court	10/12/22	12/21/22	Broken windows, debris accumulation, exterior surfaces in disrepair, tall grass, and structural damage at chimney.	Court citation issued \$250.00 fine	In progress
<b>NOVEMBER</b>					
28W506 Forestview Drive S	11/2/22	11/2/22	Roof installed without a permit	Permit has been obtained. Homeowner not happy with work	Complete

Address of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
28W631 Ray Street	11/2/22	11/22/22	Vehicle parked on unimproved surface	Unfounded vehicle not present	Complete
3S258 Manning Avenue	11/2/22	11/2/22	Illegal right of way obstruction	37 signs removed	Complete
28W471 Batavia Road	11/2/22	11/2/22	Tree leaning on fence	Resident informed that private property trees do not fall under the jurisdiction of current ordinances.	Complete
30W155 Calumet Avenue	11/7/22	11/14/22	Illegal dumping	Youghal Road	Complete
3S258 Manning Avenue	11/7/22	11/7/22	Illegal right of way obstruction	31 signs removed	Complete
28W571 Batavia Road	11/7/22	11/21/22	Accessible parking signs in disrepair		Complete
3S260 Winfield Road	11/7/22	12/14/22	Outside storage of materials /debris & recreational equipment requirements	Eviction in process 1/19/23 compliance date	In progress
3S258 Manning Avenue	11/9/22	11/9/22	Illegal right of way obstruction	240 signs removed	Complete
29W434 Hawthorne Lane	11/9/22	11/21/22	Illegal right of way obstruction	Water heater	Complete
30W230 Mack Road	11/9/22	11/9/22	Commercial vehicle in residential neighborhood	Unfounded vehicle does not meet requirements of commercial vehicle per ordinance	Complete
28600 Bella Vista Parkway	11/14/22	11/14/22	Permit not paid for	Amalgamated Bank work not performed	Complete
3S515 Mignin Drive	11/14/22	11/14/22	Permit not paid for	work not performed	Complete
3S258 Manning Avenue	11/14/22	11/14/22	Illegal right of way obstruction	Nine signs removed	Complete
28262 Diehl Road	11/14/22	11/14/22	Trash in the hallways	Removed nightly as part of a trash removal service.	Complete

Address of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
3S625 Lorraine Avenue	11/14/22	11/18/22	Permit not paid for	work completed notice left	Complete
2S610 Route 59 #6	11/14/22	11/18/22	Permit not paid for	work completed notice left	Complete
30W051 Branch Avenue	11/16/22	11/21/22	Leaves placed in the street		Complete
28W332 Warrentville Road	11/16/22	12/5/22	Accessory structure in disrepair	Fence	Complete
3S672 West Avenue	11/18/22	12/7/22	Permit not paid for	Roof repair	Complete
29W432 Hawthorne Lane	11/21/22	12/5/22	Car on unimproved surface		Complete
3S085 Briarwood Drive	11/21/22	12/5/22	Illegal right of way obstruction	Basketball goal	Complete
<b>DECEMBER</b>					
3S041 Timber Drive	12/5/22	12/5/22	Mouse in house possible hoarding	No evidence	Complete
2S261 Sanchez Drive	12/5/22	12/12/22	Posted Do Not Occupy	Utilities shut off	Complete
30W109 Lindenwood Drive	12/5/22	12/12/22	Posted Do Not Occupy	Utilities shut off	Complete
3S258 Manning Avenue	12/5/22	12/5/22	Illegal right of way obstruction	Three signs removed	Complete
3S258 Manning Avenue	12/7/22	12/7/22	Illegal right of way obstruction	One sign removed	Complete
28W125 Warrentville Road	12/7/22	12/19/22	Lights installed without a permit	BP	In progress
3S611 Landon Avenue	12/7/22	12/7/22	Cows on property Accessory structure without permit		In progress
2S509 Route 59	12/12/22	12/19/22	Vehicle being used as a sign	Discoveries Resale	Complete
2S515 Route 59	12/12/22	12/19/22	Feather fin sign installed without permit	Sky Smoke Shop	In progress
2S541 Route 59	12/12/22	12/19/22	Egress obstructions/expired storage permit	Ace Hardware	In progress
30W270 Butterfield Road # 114/115	12/12/22	12/16/22	Business operating without a license	Pneutech Engineering	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>
30W270 Butterfield Road #112	12/12/22	12/16/22	Business operating without a license	Jalisco's Carbonfiber	Complete
30W270 Butterfield Road #108	12/12/22	12/16/22	Business operating without a license	Brookdale Holiday Lighting	In progress
3S019 Route 59	12/12/22	12/12/22	Commercial cooking equipment installed without approvals	Alpacake Bakery	In progress
28260 Diehl Road	12/14/22	12/16/22	Signs installed without permits	Red Robin	In progress
29W719 Everton Drive #207	12/14/22	12/19/22	Mold complaint		Complete
3S258 Manning Avenue	12/16/22	12/16/22	Illegal right of way obstruction	Three signs removed	Complete
3S335 Winfield Road	12/16/22	12/16/22	Fence and animal complaint		Complete
Country Ridge Apartments	12/19/22	12/19/22	Accessory structure in disrepair/vehicle maintenance in parking lot		In progress
3S258 Manning Avenue	12/19/22	12/19/22	Illegal right of way obstruction	Two signs removed	Complete
2S610 Route 59 #10	12/19/22	12/19/22	Signs installed without permits	Clouds R Us	In progress