



COMMUNITY DEVELOPMENT DEPARTMENT

March 2023 – April 2023

BI-MONTHLY
CODE ENFORCEMENT ACTIVITY
SUMMARY REPORT

Prepared by: John Cumpek, Code Enforcement Officer
April 26, 2023

March and April Code Enforcement Activity Summary

General Activity

- 70 new cases were opened this reporting period.
- 141 signs were removed from the City right of way during the March/April reporting period.
- 16 instances of work without permit have been addressed with residents and contractors.
- One business was posted as uninhabitable due to water shut off as a result of non-payment of utility bills.
- Unsafe deck conditions at the Cantera Village Condominium property are under investigation. The report from a structural engineering firm confirmed five locations with hazardous deck conditions and multiple more minor deck maintenance issues throughout the property. Repair/remediation efforts are ongoing.
- Due to Building Inspector absence eight building inspections were conducted by the Code Enforcement Division.

Administrative Adjudication Hearings Summary

Address	Violation	Citation Date	Hearing Date	Outcome
29W527 Country Ridge Drive	Richie Singh	1/9/2023	3/15/2023	\$100.00
29W527 Country Ridge Drive	Richie Singh	1/9/2023	4/19/2023	\$250.00
3S260 Winfield Road	Michael & JB Reilly	11/7/2022	4/19/2023	\$100.00
28301 Ferry Road	Axios Ventures LLC	4/25/2022	4/19/2023	\$750.00
27W760 Greenview Avenue	Timothy Lovstad	3/30/2022	4/19/2023	\$100.00
28W125 Warrenville Road	Sushila Property Inc	3/10/2023	4/19/2023	\$100.00

The next Administrative Adjudication Hearing is scheduled for May 17, 2023.

Location of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
ONGOING FROM PRIOR REPORTING PERIODS					
Alliance Construction/Beacon Building Supply 3S540 Route 59	6/17/21	2/20/23	Property not in compliance with Special Use Ordinance 3026	Court citation issued \$126,000.00 fine	In Progress
30W218 Butterfield Road	12/20/21	4/5/23	Inoperable vehicles being stored on property, debris/rubbish accumulation and fence in disrepair.	Fence has been installed	In Progress
Former BP Training Facility 28301 Ferry Road	1/19/22	4/19/23	PUD agreement violation		In Progress
29W527 Country Ridge Drive	1/9/2023	4/24/23	Disabled/Dismantled vehicles in parking lot		In progress
Arden Apartments 28294 Ferry Road	1/25/2023	4/24/2023	Improperly located accessible parking		In progress
Country Ridge Apartments	1/30/2023	2/15/2023	Standing water/ice in parking lot		In progress
3S286 Talbot Avenue	2/6/2023	4/19/2023	Vehicles on unimproved surfaces, driveway in disrepair, debris, & exterior surfaces		In progress
Cantera Village Condominiums	2/13/2023	4/21/2023	Hazardous deck conditions		In progress
Thornton's 3S660 Route 59	2/24/2023	4/24/2023	Special use permit violation	Truck parking	In progress
MARCH					
Misc. locations	3/1/2023	3/1/2023	Illegal right of way obstruction	Three signs removed	Complete
30W001 Wembly Drive	3/1/2023	3/1/2023	JULIE request	Water mitigation	Complete
3S063 Glen Drive	3/6/2023	3/6/2023	Response to Police complaint of well being	WRP23003463	Complete
Torch Parkway Townhomes	3/6/2023	3/6/2023	Trash on walking path		Complete
2S527 Route 59	3/6/2023	3/6/2023	Do Not Occupy due to no water service	posted by public works	Complete

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30W020 Estes Street	3/6/2023	3/10/2023	Noise complaint		Complete
Misc. locations	3/6/2023	3/6/2023	Illegal right of way obstruction	Nine signs removed	Complete
2S541 Route 59	3/6/2023	3/6/2023	Outside storage	Ace Hardware	In progress
Everton Townhomes	3/6/2023	3/6/2023	Water leak questions		Complete
Mack Road/Route 59	3/6/2023	3/6/2023	License plate recovery		Complete
Misc. locations	3/8/2023	3/8/2023	Illegal right of way obstruction	Nine signs removed	Complete
30W020 Estes Street	3/10/2023	3/10/2023	Tree removal	Originated as a noise complaint 3/6/23	In progress
Misc. locations	3/13/2023	3/13/2023	Illegal right of way obstruction	26 signs removed	Complete
30W271 Heather Court	3/13/2023	3/13/2023	Water on sidewalk		In progress
2S610 Route 59	3/13/2023	3/13/2023	Retention pond and debris accumulation		In progress
28W520 Batavia Road	3/13/2023	3/13/2023	JULIE request	Installation of a water line	Complete
28141 Diehl Road	3/20/2023	4/26/2023	PUD violation, landscaping	Lifetime Fitness	In progress
28W104 Warrenville Road	3/20/2023	3/20/2023	PUD violation/property maintenance	Walgreens	In progress
3S720 Melcher Avenue	3/20/2023	4/5/2023	Vehicle parking		Complete
Misc. locations	3/20/2023	3/20/2023	Illegal right of way obstruction	17 signs removed	Complete
27W770 Warrenville Road	3/22/2023	3/22/2023	Right of way restoration	Resolution 2005-34 Herbo Tree Service	In progress
3S611 Melcher Avenue	3/22/2023	3/29/2023	Illegal right of way obstruction	Brush pile	Complete
29W064 Batavia Road	3/22/2023	3/22/2023	Open burning		Complete
Bella Vista Parkway/Mill Street	3/22/2023	3/22/2023	Zoning sign removal		Complete

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Misc. Locations	3/22/2023	3/22/2023	Illegal right of way obstruction	21 signs removed	Complete
Misc. locations	3/24/2023	3/24/2023	Illegal right of way obstruction	Five signs removed	Complete
3S661 Melcher Avenue	3/27/2023	3/27/2023	JULIE request	Swimming pool installation	Complete
2S576 Seraph Holmes Court	3/27/2023	4/5/2023	Accessory structure in disrepair	Fence	Complete
3S625 Wilbur Avenue	3/27/2023	4/3/2023	Debris/sump pump discharge		Complete
Misc. locations	3/27/2023	3/27/2023	Illegal right of way obstruction	Three signs removed	Complete
Misc. locations	3/29/2023	3/29/2023	Inspection done during employee absence	Seven inspection completed	Complete
APRIL					
3S530 Mignin Drive	4/3/2023	4/3/2023	JULIE request	Sewer & water install	Complete
3S625 Lorraine Avenue	4/3/2023	4/3/2023	Inspection done during employee absence	Final window	Complete
30W115 Arlington Court	4/3/2023	4/24/2023	Accessory structure in disrepair	Fence	In progress
2S446 Cottonwood Court	4/3/2023	4/3/2023	Accessory structure in disrepair/disabled vehicle	Fence & car with four flat tires	In progress
3S574 Lorraine Avenue	4/3/2023	4/10/2023	Vehicle on unimproved surface		Complete
2S454 Cottonwood Court	4/3/2023	4/3/2023	Accessory structure in disrepair	Fence	Complete
Briarwood Drive/Cottonwood Court	4/3/2023	4/3/2023	Damage to City property	Spray painted street	Complete
Misc. locations	4/5/2023	4/5/2023	Illegal right of way obstruction	28 signs removed	Complete
30W011 Oakwood Court	4/5/2023	4/5/2023	JULIE request	Fence	Complete
3S032 Timber Drive	4/5/2023	4/10/2023	Illegal right of way obstruction	Trash/debris	Complete
2S700 Continental Drive	4/5/2023	4/5/2023	JULIE request	Clifford Johnson School fence	Complete
29W701 Forest Lane	4/3/2023	4/3/2023	Building inspection done during employee absence	Concrete pre-pour	Complete

Location of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
4S040 Route 59	4/10/2023	4/10/2023	Sign placement/removal		Complete
Misc. locations	4/10/2023	4/10/2023	Illegal right of way obstruction	13 signs removed	Complete
Landon Avenue/Glen Drive S	4/10/2023	4/17/2023	Rooster on property	3S550, 3S538, 3S530, & 3S534 Glen Drive S	Complete
27W480 Warrenville Road	4/12/2023	4/12/2023	Outside storage/debris & abandoned trailer		In progress
28W050 Warrenville Road	4/12/2023	4/17/2023	Flashing parking lot lights		Complete
3S760 Burk Avenue	4/12/2023	4/12/2023	JULIE request	Driveway install	Complete
2S565 Sova Lane	4/12/2023	4/12/2023	JULIE request	Fence replacement	Complete
Weaver Parkway	4/12/2023	4/17/2023	RV on commercial property	Ultimo Motors	Complete
Misc. locations	4/12/2023	4/12/2023	Illegal right of way obstruction	Four signs removed	Complete
3S512 Winfield Road	4/17/2023	4/26/2023	Yard waste/vehicle parking		In progress
28W489 Warrenville Road	4/17/2023	4/17/2023	Accessory structure in disrepair, vehicle parking, recreational equipment storage, and exterior surfaces		In progress
Misc. locations	4/17/2023	4/17/2023	Illegal right of way obstruction	Seven signs removed	Complete
29W740 Hurlingham Drive	4/19/2023	4/19/2023	JULIE request	Fence installation	Complete
28W430 Forestview Drive	4/19/2023	4/19/2023	JULIE request	Fence installation	Complete
3S558 Elizabeth Avenue	4/19/2023	4/19/2023	JULIE request	Expanding crawl space	Complete
29W431 Greenbriar Lane	4/19/2023	4/19/2023	JULIE request	Playground equipment installation	Complete
Misc. locations	4/19/2023	4/19/2023	Illegal right of way obstruction	Four signs removed	Complete
3S221 Route 59	4/19/2023	4/19/2023	Recreational equipment parking		Complete

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28W722 Malvin Albright Street	4/21/2023	4/21/2023	JULIE request	Water service install	Complete
2S641 Harvard Drive	4/24/2023	4/26/2023	Work without permit		Complete
2S654 Westbury Court	4/24/2023	4/24/2023	Inoperable vehicle		In progress
29W070 Batavia Road	4/24/2023	4/26/2023	Illegal right of way obstruction	Trash cans	Complete
3S145 Route 59	4/24/2023	4/24/2023	Installed fence without a permit	Dreamscape Ponds	In progress
2S255 Riverside Avenue	4/26/2023	4/26/2023	JULIE request	Water service install	Complete
Misc. locations	4/26/2023	4/26/2023	Illegal right of way obstruction	13 signs removed	Complete
28W609 Townline Road	4/26/2023	4/26/2023	Odor investigation		Complete
29W534 Country Ridge Drive Unit C	4/26/2023	4/26/2023	Mold complaint		In progress