



**COMMUNITY DEVELOPMENT DEPARTMENT**

September 2023 – October 2023

BI-MONTHLY  
CODE ENFORCEMENT ACTIVITY  
SUMMARY REPORT

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October 30, 2023

# September and October Code Enforcement Activity

## Summary

### General Activity

- 66 new cases were opened in this reporting period. There have been 341 new cases open to date in 2023.
- 79 signs were removed from the City right of way during the September/October reporting period. There have been 390 signs removed from the right of way to date in 2023.
- 18 instances of work without a permit have been addressed to residents and contractors. A total of 65 instances of work without a permit have been addressed to date in 2023.
- Four instances of work without final inspections have been completed and inspections approved.
- Two properties were posted as uninhabitable due to water shut off due to non-payment of utility bills.
- Unsafe deck conditions at the Cantera Village Condominium property have been addressed. Most repairs were completed. Five hazards remain.

### Administrative Adjudication Hearings Summary

<b>September</b>				
<b>Address</b>	<b>Owner</b>	<b>Case Date</b>	<b>Hearing Date</b>	<b>Outcome</b>
2S660 Harvard Drive	Anna Shah	5/10/2023	9/20/2023	\$500.00 Fine
28301 Ferry Road	Axios Ventures LLC	1/20/2022	9/20/2023	\$750.00 Fine
<b>October</b>				
28301 Ferry Road	Axios Ventures LLC	1/20/2022	10/18/2023	\$750.00 Fine
30W218 Butterfield Road	Peter Andriopoulos	1/5/2022	10/18/2023	Continued until 12/20/2023
27W680 Warrenville Road	Adam & Hina Annala	8/9/2023	10/18/2023	\$250.00 Fine
2S660 Harvard Drive	Anna Shah	5/10/2023	10/18/2023	Withdrawn *

\*This property was vacated prior to the hearing. A bank has taken possession of the property and compliance was obtained in a very short time frame. This property is currently in compliance.

The next Administrative Adjudication Hearing is scheduled for November 15, 2023.

Location of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
<b>ONGOING FROM PRIOR REPORTING PERIODS</b>					
Alliance Construction/Beacon Building Supply 3S540 Route 59	6/17/21	8/14/23	Property not in compliance with Special Use Ordinance 3026	Court citation issued \$126,000.00 fine	In progress
30W218 Butterfield Road	12/20/21	8/16/23	Inoperable vehicles being stored on property, debris/rubbish accumulation and fence in disrepair.	Continuance granted at adjudication until October	In progress
Former BP Training Facility 28301 Ferry Road	1/19/22	8/16/23	PUD agreement violation		In progress
Cantera Village Condominiums	2/13/2023	8/14/23	Hazardous deck conditions		In progress
2S660 Harvard Drive	5/10/2023	8/16/23	Debris accumulation, yard waste, damaged fence, damaged siding, damaged roof	\$250.00 fine assessed new citation issued.	In progress
29W045 Batavia Road	6/5/2023	8/9/23	Fence installed without permit	On public property	In progress
3S063 Glen Drive N	6/5/2023	8/30/23	Tall grass		In progress
28262 Diehl Road	7/12/2023	7/12/2023	Work without permits	Westlyn	In progress
<b>SEPTEMBER</b>					
Miscellaneous locations	9/7/2023	9/7/2023	Illegal right of way obstruction	Eleven signs removed	Complete
Batavia Road/Route 59	9/7/2023	9/7/2023	Debris in roadway	Large piece of metal ductwork	Complete
2S675 Harvard Drive	9/8/2023	9/8/2023	Inoperable vehicle		Complete
Miscellaneous locations	9/8/2023	9/8/2023	Illegal right of way obstruction	Four signs removed	Complete
28W766 Main Street	9/8/2023	9/8/2023	JULIE request	Fence	Complete
4355 Weaver Parkway	9/13/2023	9/13/2023	JULIE request	Parking lot	Complete
2S522 Country Ridge Drive	9/13/2023	9/13/2023	Work without final inspection	Generator 2023-0115	In progress

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29W538 Country Ridge Drive	9/13/2023	9/20/2023	Work without final inspection	Roof 2023-0107	Complete
29W545 Country Ridge Drive	9/13/2023	9/20/2023	Work without final inspection	Roof 2021-1185	Complete
29W550 Country Ridge Drive	9/13/2023	9/20/2023	Work without final inspection	Mailboxes 2023-0141	Complete
Miscellaneous locations	9/13/2023	9/13/2023	Illegal right of way obstruction	Three signs removed	Complete
30W256 Maple Court	9/18/2023	9/25/2023	Illegal right of way obstruction	Water heater	Complete
4201 Winfield Road	9/18/2023	9/18/2023	JULIE request	Tent	Complete
Country Ridge Apartments	9/18/2023	9/18/2023	Work without permits	Doors/windows	Complete
Fox Hollow Subdivision	9/18/2023	9/18/2023	Snakes climbing walls		Complete
Miscellaneous locations	9/18/2023	9/18/2023	Illegal right of way obstruction	18 signs removed	Complete
Riverside Avenue	9/18/2023	9/18/2023	Speed bumps installed by resident	Traffic counters installed by Police	Complete
2S505 Route 59	9/18/2023	9/25/2023	Feather fin flag without permit/flashing window sign	Harvest Social	Complete
28250 Diehl Road	9/20/2023	10/16/2023	Sign installed without permits	Cinemark	In progress
29W524 Country Ridge Drive	9/20/2023	10/2/2023	Roof in disrepair		In progress
Miscellaneous locations	9/20/2023	9/20/2023	Illegal right of way obstruction	One sign removed	Complete
29W553 Country Ridge Drive	9/20/2023	9/27/2023	Work without permits	Door and Window	Complete
Maple Hill Subdivision	9/22/2023	9/22/2023	Construction equipment parked on City street		Complete
29W541 Country Ridge Dr #E	9/25/2023	10/16/2023	Mold, bugs, water leak		In progress
29W551 Country Ridge Drive	9/25/2023	9/25/2023	Doors/ windows installed without a permit		Complete
Miscellaneous locations	9/25/2023	9/25/2023	Illegal right of way obstruction	Six signs removed	Complete
29W551 Country Ridge Drive	9/25/2023	10/4/2023	Door/window installed without a permit		Complete

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Warrenville Fire Protection District	9/25/2023	9/25/2023	Signs installed without	fire prevention week	Complete
3S268 Patterman Road	9/27/2023	9/27/2023	Construction equipment parked on City street/damage		Complete
28341 Diehl Road	9/27/2013	10/16/2023	Potholes in parking lot		In progress
Miscellaneous locations	9/27/2023	9/27/2023	Illegal right of way obstruction	11 signs removed	Complete
<b>OCTOBER</b>					
2S340 Continental Drive	10/2/2023	10/2/2023	JULIE request	Fence	Complete
3S318 Briarwood Drive	10/2/2023	10/2/2023	Question concerning unknown pipe located in the side yard		Complete
3S558 Virginia Avenue	10/2/2023	10/2/2023	Posted Do Not Occupy	Utilities shut off	Complete
2S628 Wildwood Court	10/2/2023	10/2/2023	Posted Do Not Occupy	Utilities shut off	Complete
Preserves at Cantera	10/2/2023	10/16/2023	Damaged asphalt walking path and missing landscape		In progress
River Road/Warrenville Road	10/2/2023	10/2/2023	Vision Triangle		Complete
3S555 Everton Drive	10/4/2023	10/4/2023	JULIE request	Retaining wall	Complete
Rockwell Street	10/4/2023	10/4/2023	Tires placed in dumpster instead of being recycled	No evidence of dumpster	Complete
2S405 Continental Drive	10/4/2023	10/16/2023	Sump pump discharge too close to property line		Complete
Miscellaneous locations	10/4/2023	10/4/2023	Illegal right of way obstruction	Six signs removed	Complete
Miscellaneous locations	10/9/2023	10/9/2023	Illegal right of way obstruction	Three signs removed	Complete
28W610 Forestview Drive	10/9/2023	10/16/2023	Vehicle that has not moved/inoperable vehicle		Complete
28W587 Forestview Drive	10/9/2023	10/16/2023	Vehicle that has not moved/inoperable vehicle		Complete
4S015 Warren Avenue	10/9/2023	10/16/2023	Vehicle that has not moved/inoperable vehicle		Complete

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28W577 Forestview Drive	10/9/2023	10/9/2023	Vehicle parked on gravel		Complete
28W530 Woodland Road	10/11/2023	10/11/2023	JULIE request	Underground electric	Complete
2S270 Continental Drive	10/11/2023	10/16/2023	Unpaid permit		Complete
Miscellaneous locations	10/11/2023	10/11/2023	Illegal right of way obstruction	11 signs removed	Complete
28248 Diehl Road	10/16/2023	10/16/2023	Noise complaint	Main Event	In progress
Miscellaneous locations	10/16/2023	10/16/2023	Illegal right of way obstruction	Three signs removed	Complete
2S772 Timber Drive	10/18/2023	10/18/2023	Rodent in home		Complete
Miscellaneous locations	10/18/2023	10/18/2023	Illegal right of way obstruction	Four signs removed	Complete
2S772 Timber Drive	10/20/2023	10/20/2023	Exterior surfaces/vacant		In progress
28W365 Batavia Road	10/20/2023	10/20/2023	Fence no permit, debris accumulation, firepit violations		In progress
Miscellaneous locations	10/20/2023	10/20/2023	Illegal right of way obstruction	Six signs removed	Complete
2S500 River Oaks Drive	10/23/2023	10/23/2023	Unpaid permit		Complete
30W280 Heather Court	10/23/2023	10/23/2023	Unpaid permit		Complete
30W060 Greenbrook Court	10/23/2023	10/23/2023	Unpaid permit		Complete
27775 Diehl Road	10/23/2023	10/23/2023	Unpaid permit		Complete
28W608 Ray Street	10/23/2023	10/23/2023	JULIE request	Damage to utility line hit while doing permitted work.	Complete
2S772 Timber Drive	10/23/2023	10/23/2023	Exterior lighting in disrepair		Complete
Miscellaneous locations	10/23/2023	10/23/2023	Illegal right of way obstruction	Five signs removed	Complete
28W125 Jefferson Street	10/25/2023	10/25/2023	Work without permit	Accessory building	In progress

<b>Location of Violation</b>	<b>Issued Date</b>	<b>Latest Follow-up Date</b>	<b>Complaint/ Violation</b>	<b>Comments</b>	<b>Status</b>
Summerlakes HOA	10/25/2023	10/25/2023	Damaged/open storm sewer manhole		In progress