



COMMUNITY DEVELOPMENT DEPARTMENT

November 2024 – December 2024

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

Prepared by: John Cumpek, Code Enforcement Officer
December 30, 2024

November and December Code Enforcement Activity

Summary

General Activity

- 70 new cases were opened in this reporting period. 434 Cases have been opened to date.
- 145 signs were removed from the City right of way during the November/December reporting period. A total of 984 signs have been removed year to date.
- Three instances of work without a permit have been addressed to residents and contractors in this reporting period. Since January of 2024 there has been a total of 36 instances.
- Four properties were posted as uninhabitable due to water shut off because of non-payment of utility bills. 34 properties in total have been posted for the year.
- 15 building-related inspections were conducted by Code Enforcement staff.
- One fire-related inspection was conducted by Code Enforcement staff.

Administrative Adjudication Hearings Summary

Address	Owner	Case Date	Hearing Date	Outcome
30W218 Butterfield Road	Peter Andriopoulos	7/31/2024	11/20/2024	\$500.00 fine
30W218 Butterfield Road	Peter Andriopoulos	7/31/2024	11/20/2024	\$500.00 fine
30W218 Butterfield Road	Peter Andriopoulos	7/31/2024	11/20/2024	\$500.00 fine
30W218 Butterfield Road	Peter Andriopoulos	7/31/2024	11/20/2024	\$500.00 fine
30W218 Butterfield Road	Peter Andriopoulos	7/31/2024	11/20/2024	\$500.00 fine
30W218 Butterfield Road	Peter Andriopoulos	7/31/2024	11/20/2024	\$500.00 fine
30W218 Butterfield Road	Peter Andriopoulos	7/31/2024	11/20/2024	\$500.00 fine
30W218 Butterfield Road	Peter Andriopoulos	7/31/2024	11/20/2024	\$500.00 fine
28W012 Galusha Avenue	Shah A Alam	7/29/2024	12/18/2024	Withdrawn*
2S224 Continental Drive	Eric Zimowski	9/9/2024	11/20/2024	\$100.00 fine
2S224 Continental Drive	Eric Zimowski	9/9/2024	11/20/2024	\$100.00 fine
2S224 Continental Drive	Eric Zimowski	9/9/2024	11/20/2024	\$100.00 fine
2S224 Continental Drive	Eric Zimowski	9/9/2024	11/20/2024	\$100.00 fine
2S224 Continental Drive	Eric Zimowski	9/9/2024	11/20/2024	\$100.00 fine
3S276 Gates Place	Jason & Kristy Freewalt	8/12/2024	11/20/2024	\$100.00 fine
28409 Torch Parkway	Igor Blumin	10/28/2024	11/20/2024	\$100.00 fine **
3S276 Gates Place	Jason & Kristy Freewalt	8/12/2024	12/18/2024	\$250.00 fine
2S224 Continental Drive	Eric Zimowski	9/9/2024	12/18/2024	\$250.00 fine

2S224 Continental Drive	Eric Zimowski	9/10/2024	12/18/2024	\$250.00 fine
2S224 Continental Drive	Eric Zimowski	9/11/2024	12/18/2024	\$250.00 fine
2S224 Continental Drive	Eric Zimowski	9/12/2024	12/18/2024	\$250.00 fine
2S224 Continental Drive	Eric Zimowski	9/13/2024	12/18/2024	\$250.00 fine

*Due to an ordinance change the citation written to this property was withdrawn.

** This fine was withdrawn by the City of Warrenville after adjudication. It was discovered that compliance was achieved and that an error by the property owner’s representative caused a delayed response.

The next Administrative Adjudication Hearing is scheduled for January 15, 2025.

2024 End of Year Summary

- 434 activities were assigned/investigated by Code Enforcement staff during 2024.
- 38 Citations were issued in 2024.
- \$7,950.00 in fines were assessed during adjudication hearings in 2024.
- 984 signs were removed from the City’s right of way in 2024.

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	10/28/2024	Property not in compliance with Special Use Ordinance 3026	Court citation issued \$126,000.00 fine	In progress
3S450 Route 59	7/8/2024	10/28/2024	Work without permit	Beacon Building Supply Car drove through the front window.	In progress
30W218 Butterfield Road	12/20/21	8/21/2024	Inoperable vehicles being stored on property, debris/rubbish accumulation and fence in disrepair.	Eight citations issued	In progress
Preserves at Cantera	10/2/2023	12/28/2023	Damaged asphalt walking path and missing landscape		In progress
3S764 Route 59	12/15/2023	6/19/24	Commercial vehicles stored on undeveloped land located in the flood plain		In progress
3S020 Continental Drive	4/3/2024	10/28/2024	Bridge repairs	Summerlakes HOA	In progress
4S241 River Road	8/19/2024	8/19/2024	Graffiti on retaining wall	Bower Elementary School	In progress
2S224 Continental Drive	9/9/2024	12/27/2024	Tall grass, debris accumulation, gutters in disrepair, soffit/fascia in disrepair, disabled vehicle		In progress
November					
3S111 Barkley Avenue	10/30/2024	12/16/2024	Public nuisance	Branches blocking sidewalk	In progress
Miscellaneous location	10/30/2024	10/30/2024	Illegal right of way obstruction	Five signs removed	Complete
29W548 Country Ridge Drive	10/30/2024	10/30/2024	Debris accumulation/ under stair storage		Complete
3S512 Winfield Road	11/1/2024	11/1/2024	Private property tree issue		Complete

Location of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
Miscellaneous location	11/1/2024	11/1/2024	Illegal right of way obstruction	Five signs removed	Complete
Country Ridge Apartments	11/4/2024	11/4/2024	Stagnant water in pond	Facebook post	Complete
2S535 Route 59	11/4/2024	11/15/2024	Improper carbon dioxide tank installation	Montri Thai Restaurant	Complete
Miscellaneous location	11/4/2024	11/4/2024	Illegal right of way obstruction	22 signs removed	Complete
Miscellaneous location	11/6/2024	11/6/2024	Illegal right of way obstruction	73 signs removed	Complete
28W610 Forestview Drive	11/6/2024	11/6/2024	Disabled vehicle in road		Complete
29W540 Country Ridge Drive	11/6/2024	11/6/2024	Untreated exterior surfaces		In progress
29W541 Country Ridge Drive	11/6/2024	11/6/2024	Untreated exterior surfaces		In progress
30W251 Dorchester Court	11/6/2024	12/16/2024	Fence & screen room in disrepair grass/weeds		Complete
Miscellaneous location	11/11/2024	11/11/2024	Illegal right of way obstruction	23 signs removed	Complete
30W002 Lakeview	11/11/2024	12/16/2024	Brush on right of way		Complete
31 Barkley Drive	11/11/2024	11/11/2024	Leaves in the street		Complete
2S781 Route 59	11/18/2024	12/16/2024	Business license inspection	R59 Auto Detailing	Complete
4320 Winfield Road #300	11/18/2024	11/18/2024	Partial above ceiling	BP20241402	Complete
2S415 Emerald Green Drive #B	11/18/2024	11/18/2024	Final HVAC	BP20241493	Complete
28W549 Forestview Avenue	11/18/2024	11/18/2024	Final windows	BP20241497	Complete
3S520 Lorraine Avenue	11/18/2024	11/18/2024	Final building	BP20241489	Complete
3S525 Route 59	11/18/2024	11/18/2024	Damaged landscape	Culvers	In progress
2S606 Route 59	11/18/2024	12/16/2024	Flashing lighting	McDonald's	Complete

Location of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
28W548 Townline Road	11/19/2024	11/19/2024	Ice & water shield	BP2024-1542	Complete
3S012 2nd Street	11/19/2024	11/19/2024	Rough inspection solar panels	BP20241496	Complete
29W140 Butterfield Road #106	11/19/2024	11/19/2024	Business license inspection	Orchid Spa	Complete
28365 Davis Parkway #202	11/19/2024	11/19/2024	Business license inspection	Zak Restaurant Service	Complete
3S012 2nd Street	11/19/2024	11/19/2024	Rough solar	BP20241496	Complete
3S517 Tinker Avenue	11/19/2024	11/19/2024	Final building/mechanical/electrical	BP20241151	Complete
3S441 Warren Avenue	11/19/2024	11/19/2024	Final sump pump	BP20241381	Complete
28W014 Greenview Avenue	11/19/2024	11/19/2024	Footing inspection	BP20241461	Complete
30W081 Elmwood Court	11/20/2024	11/20/2024	Trailer on residential property		Complete
31502 Kline Circle	11/20/2024	11/20/2024	Home occupation	Massage therapy	Complete
Arden Apartments	11/25/2024	11/25/2024	Smoke/marijuana smell in unit		Complete
29W405 Butternut Lane	11/25/2024	12/16/2024	Item blocking public sidewalk	Basketball goal	Complete
Miscellaneous location	11/25/2024	11/25/2024	Illegal right of way obstruction	Seven signs removed	Complete
DECEMBER					
2S541 Route 59	12/2/2024	12/2/2024	Outdoor display permit	Ace Hardware	Complete
2S501 Route 59	12/2/2024	12/2/2024	Outdoor display permit	Tom's Market	In progress
2S540 Route 59	12/2/2024	12/2/2024	Outdoor display permit	Speedway	In progress
2S600 Route 59	12/2/2024	12/2/2024	Outdoor display permit	Circle K	Complete
3S660 Route 59	12/2/2024	12/2/2024	Outdoor display permit	Thorntons	Complete

Location of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
28W050 Warrenville Road	12/2/2024	12/2/2024	Outdoor display permit	Goodstop	In progress
28W104 Warrenville Road	12/2/2024	12/2/2024	Outdoor display permit	Walgreens	In progress
28W125 Warrenville Road	12/2/2024	12/2/2024	Outdoor display permit	BP	In progress
3S405 Route 59	12/2/2024	12/2/2024	Outdoor display permit	Speedway	In progress
2S411 Continental Drive	12/2/2024	12/2/2024	Dog left outside/howling		Complete
29W479 Big Woods Drive	12/2/2024	12/2/2024	Truck blocking sidewalk		Complete
28252 Diehl Road	12/2/2024	12/16/2024	Work without permit	Twin Peaks	Complete
29W444 Tanglewood Lane	12/2/2024	12/16/2024	Unpaid permit		Complete
28W670 Main Street	12/11/2024	12/23/2024	Rubbish accumulation/vehicle storage		In progress
3S611 Landon Avenue	12/11/2024	12/11/2024	light shining on street/temporary driveway removal		In progress
2S539 Route 59	12/11/2024	12/11/2024	Work without permit	Cemitas Nayeli	In progress
2S723 Route 59	12/13/2024	12/16/2024	Feather fin sign installed without a permit	Graba2s Inc	Complete
Miscellaneous location	12/13/2024	12/13/2024	Illegal right of way obstruction	Three signs removed	Complete
2S406 Sanchez Drive	12/16/2024	12/16/2024	JULIE request	Egress window	Complete
Miscellaneous location	12/16/2024	12/16/2024	Illegal right of way obstruction	Seven signs removed	Complete
3S549 Elizabeth Avenue	12/16/2024	12/23/2024	Debris/rubbish Accumulation early/late trash		In progress
29W526 Winchester Circle N #2	12/18/2024	12/18/2024	Obstructed emergency egress window		Complete
2S270 Continental Drive	12/18/2024	12/18/2024	Rubbish/debris accumulation		In progress

Location of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
2S080 Waltham Court	12/23/2024	12/23/2024	Do Not Occupy	Utilities shut off	Complete
30W261 Brighton Court	12/23/2024	12/23/2024	Do Not Occupy	Utilities shut off	Complete
3S631 Camden Street	12/23/2024	12/23/2024	Do Not Occupy	Utilities shut off	Complete
2S021 Bristol Lane	12/23/2024	12/23/2024	Do Not Occupy	Utilities shut off	Complete
4320 Winfield Road #300	12/23/2024	12/23/2024	Final inspection	Requested by fire department BP 2024-1402	Complete
28W504 Rogers Avenue	12/23/2024	12/23/2024	Illegal right of way obstruction	Brick sign	In progress
29W140 Butterfield Road #106	12/23/2024	12/23/2024	Business operating outside of the terms of the business license	Orchid Spa	In progress
4405 Weaver Parkway	12/30/2024	12/30/2024	Pre-pour wall inspection	BP20240995	Complete
3S564 Virginia Avenue	12/30/2024	12/30/2024	Final HVAC inspection	BP20241450	Complete
2S010 Ascot Lane	12/30/2024	12/30/2024	Rough framing & electrical inspection	BP20241586	Complete
28W341 Batavia Road	12/30/2024	12/30/2024	Solar installation final	BP20241313	Complete