



# **WARRENVILLE**

## **COMMUNITY DEVELOPMENT DEPARTMENT**

January 2025 – February 2025

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

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February 26, 2025

# **January and February Code Enforcement Activity**

## **Summary**

### **General Activity**

- 33 new cases were opened in this reporting period.
- 17 signs were removed from the City right of way during the January/February reporting period.
- No instances of work without a permit have been addressed to residents and contractors in this reporting period.
- Three properties were posted as uninhabitable due to water shut off because of non-payment of utility bills.
- Two building-related inspections were conducted by Code Enforcement staff.
- Proceedings started to determine if a business license issued to 29W140 Butterfield Road #106 – Orchid Spa should be revoked for possible violations of business licensing regulations. Next hearing date scheduled for March 3, 2025.

### **Administrative Adjudication Hearings Summary**

No citations were heard during the January-February recording period.

The next Administrative Adjudication Hearing is scheduled for March 19, 2025.

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	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	2/24/2025	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
3S611 Landon Avenue	12/11/2024	12/11/2024	light shining on street/temporary driveway removal		In progress
29W140 Butterfield Road #106	12/23/2024	2/24/2025	Business operating outside of the terms of the business license	Orchid Spa	In progress
<b>JANUARY</b>					
Route 59/Albright Street	1/6/2025	2/10/2025	Sign advertising company on vacant parcel		In progress
2S610 Route 59	1/6/2025	1/20/2025	Prohibited door locking device	KV Hotshots	Complete

Location of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
Miscellaneous location	1/6/2025	1/6/2025	Illegal right of way obstruction	Two signs removed	Complete
Diehl Road/West Street	1/13/2025	1/13/2025	Debris in roadway	Property located in Naperville	Complete
Miscellaneous location	1/13/2025	1/13/2025	Illegal right of way obstruction	Six signs removed	Complete
2S621 Continental Drive	1/15/2025	1/27/2025	Work without permits membrane structure		In progress
30W230 Calumet Ave W	1/20/2025	2/7/2025	Illegal dumping/damaged sign		Complete
Miscellaneous location	1/20/2025	1/20/2025	Illegal right of way obstruction	One sign Removed	Complete
3S600 Route 59	1/20/2025	1/22/2025	Overnight truck parking	Thorntons	In progress
3S260 Winfield Road	1/20/2025	1/20/2025	Drainage issues		Complete
30W081 Greenbrook Court	1/8/2025	1/20/2025	Debris accumulation/ vehicle on unimproved surface		Complete
28244 Diehl Road	1/20/2025	1/22/2025	Broken fire sprinkler pipe	A2B	Complete
3S550 Wilbur Avenue	1/23/2025	1/23/2025	Do Not Occupy	Utilities Shut off	Complete
30W151 Arlington Court	1/23/2025	1/23/2025	Do Not Occupy	Utilities Shut off	Complete
30W030 Wembly Drive	1/23/2025	1/23/2025	Do Not Occupy	Utilities Shut off	Complete
28W265 Warrenville Road #100	1/29/2025	2/7/2025	Violation of special use/too many vehicles displayed	Did Dat Auto 4less	Complete
2S781 Route 59 Unti A	1/29/2025	1/29/2025	Signs installed without permits	Route 59 Auto Detailing	Complete
<b>FEBRUARY</b>					
Miscellaneous location	2/3/2025	2/3/2025	Illegal right of way obstruction	Two signs removed	Complete
3S334 Williams Road	2/3/2025	2/3/2025	Solar installation rough	BP2024-2522	Complete

<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>
29W545 Country Ridge Drive #A	2/3/2025	2/21/2025	Interior drywall damage		In progress
29W441 Point Oak Drive	2/5/2025	2/21/2025	Debris accumulation/vehicle storage		In progress
3S145 Route 59	2/5/2025	2/5/2025	Water discharge/vehicle storage	Dreamscape Ponds	Complete
Miscellaneous location	2/5/2025	2/5/2025	Illegal right of way obstruction	Two signs removed	Complete
Burke Avenue/Rogers Avenue	2/5/2025	2/5/2025	Vehicles driving through grass at vacated road		Complete
30W081 Elmwood Court	2/5/2025	2/19/2025	Debris accumulation/vehicle storage/obstruction of public walk		In progress
30W020 Galbreath Drive	2/10/2025	2/10/2025	Keeping of chickens		Complete
Miscellaneous location	2/10/2025	2/10/2025	Illegal right of way obstruction	Three signs removed	Complete
28W501 Batavia Road	2/12/2025	2/19/2025	Obstructed vision triangle	Real estate sign	Complete
Lakewood	2/19/2025	2/19/2025	Disabled vehicle		Complete
Thornwilde Subdivision	2/19/2025	2/19/2025	Deck complaint	Multiple addresses	Complete
2S310 Riverside Avenue	2/21/2025	2/21/2025	Rough framing, electric, & HVAC	BP20251614	Complete
Miscellaneous location	2/24/2025	2/24/2025	Illegal right of way obstruction	Two signs removed	Complete
2S781 Route 59	2/24/2025	2/24/2025	Vehicle storage & rubbish accumulation	Part of special use application	In progress