



March 2025 – April 2025

BI-MONTHLY
CODE ENFORCEMENT ACTIVITY
SUMMARY REPORT

Prepared by: John Cumpek, Code Enforcement Officer
April 7, 2025

March and April Code Enforcement Activity Summary

Reporting period reduced due to change in meeting schedule

General Activity

- 45 new cases were opened in this reporting period. 78 cases total for reporting year 2025.
- 258 signs were removed from the City’s right-of-way during the March/April reporting period. 275 signs have been removed from the right-of-way in 2025. *
- Four instances of work without a permit have been addressed to residents and contractors in this reporting period. There have been four total instances in 2025.
- Three properties were posted as uninhabitable due to water shut off because of non-payment of utility bills. In 2025 there have been six properties posted as do not occupy.
- Three building-related inspections were conducted by Code Enforcement staff. Five inspections have been conducted by code enforcement staff in 2025.

* There was a rise in placement of signs in the City’s right-of-way due to elections. The increase in the number of signs placed on the right-of-way resulted in more time spent fielding requests from residents concerning sign regulations.

It was reported in the previous reporting period that hearings were in process for the revocation of a business license at 29W140 Butterfield Road #106 – Orchid Spa for violation of the terms of their business license. As a result of this case Orchid Spa voluntarily returned their business license to the City of Warrenville and is no longer conducting business within the City of Warrenville.

Administrative Adjudication Hearings Summary

One citation was heard during the March-April recording period.

The next Administrative Adjudication Hearing is scheduled for April 16, 2025. On this date seven citations are scheduled to be heard.

29W545 Country Ridge Drive #A	HAI Properties LLC	2/3/2025	4/16/2025
Vacant Lot PIN 0433405015, 0433405016, 0433405017	Baldemar Perez	12/15/2023	4/16/2025
Vacant Lot PIN 0433405015, 0433405016, 0433405017	Baldemar Perez	12/15/2023	4/16/2025
Vacant Lot PIN 0433405015, 0433405016, 0433405017	Baldemar Perez	12/15/2023	4/16/2025

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Vacant Lot PIN 0433405015, 0433405016, 0433405017	Baldemar Perez	12/15/2023	4/16/2025
Vacant Lot PIN 0433405015, 0433405016, 0433405017	Baldemar Perez	12/15/2023	4/16/2025

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
30W218 Butterfield Road	12/20/21	4/2/2025	Inoperable vehicles being stored on property, debris/rubbish accumulation and fence in disrepair.		In progress
3S764 Route 59	12/15/2023	4/7/2025	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
3S611 Landon Avenue	12/11/2024	12/11/2024	temporary driveway removal		In progress
29W545 Country Ridge Drive #A	2/3/2025	2/21/2025	Interior drywall damage		In progress
29W441 Point Oak Drive	2/5/2025	4/4/2025	Debris accumulation/vehicle storage		In progress
MARCH					
Miscellaneous location	2/26/2025	2/26/2025	Illegal right of way obstruction	Eight signs removed	Complete
2S531 Sova Lane	2/26/2025	3/21/2025	Accessory structure in disrepair	Fence	Complete
27575 Ferry Road	2/26/2025	3/7/2025	Failed evertor inspection		Complete
Warrenville Road/Ferry Road	2/26/2025	2/26/2025	Water Main Break		Complete
30W260 Butterfield Road Unit 201A	2/26/2025	2/26/2025	Business license check		Complete
30W260 Butterfield Road Unit 207	2/26/2025	2/26/2025	Business license check		Complete
Warrenville Road/Batavia Road	2/26/2025	3/3/2025	Portable sign		Complete

Location of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
25711 Grove Lane	3/3/2025	3/3/2025	DO NOT OCCUPY	Utilities Shut off	Complete
25628 Wildwood Court	3/3/2025	3/3/2025	DO NOT OCCUPY	Utilities Shut off	Complete
28258 Diehl Road Building A Unit C	3/3/2025	3/3/2025	DO NOT OCCUPY	Utilities Shut off	Complete
28W481 Batavia Road	3/3/2025	3/7/2025	Signs in right of way		Complete
Miscellaneous location	3/3/2025	3/3/2025	Illegal right of way obstruction	12 signs removed	Complete
4S120 Route 59	3/3/2025	3/3/2025	Sign installed without permit	Prairie Cannabis Dispensary	Complete
Miscellaneous location	3/5/2025	3/5/2025	Illegal right of way obstruction	42 signs removed	Complete
Miscellaneous location	3/7/2025	3/7/2025	Illegal right of way obstruction	13 signs removed	Complete
Miscellaneous location	3/10/2025	3/10/2025	Illegal right of way obstruction	64 signs removed	Complete
3S115 Timber Drive	3/12/2025	3/12/2025	Rough electric, HVAC, framing, & firestopping	BP 2025-1654	Complete
28W649 Malvin Albright Street	3/12/2025	3/12/2025	Rough framing	BP2025-1649	Complete
29W405 Forestview Avenue W	3/12/2025	3/12/2025	Patio base	BP2024-1525	Complete
3S500 Elizabeth Avenue	3/12/2025	3/17/2025	Work without permit	Concrete porch	Complete
Miscellaneous location	3/12/2025	3/12/2025	Illegal right of way obstruction	Five signs removed	Complete
Tinker Avenue	3/12/2025	3/12/2025	Obstructed mailboxes		Complete
30W025 Oakwood Court	3/17/2025	3/17/2025	Water discharge		In progress
Miscellaneous location	3/17/2025	3/17/2025	Illegal right of way obstruction	13 signs removed	Complete
3S335 Winfield Road	3/17/2025	3/17/2025	Animal waste		Complete
29W140 Butterfield Road #106	3/17/2025	4/4/2025	Work without permits	Former Orchid Spa site	In progress

Location of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
29W610 Patterman Road	3/19/2025	3/19/2025	Vehicles parked on grass	Not located in City limits	Complete
Miscellaneous location	3/19/2025	3/19/2025	Illegal right of way obstruction	Three signs removed	Complete
Miscellaneous location	3/21/2025	3/21/2025	Illegal right of way obstruction	28 signs removed	Complete
4575 Weaver Parkway	3/24/2025	3/24/2025	Fallen tree obstructing sidewalk		Complete
Miscellaneous location	3/24/2025	3/24/2025	Illegal right of way obstruction	Six signs removed	Complete
Miscellaneous location	3/26/2025	3/26/2025	Illegal right of way obstruction	One sign removed	Complete
3S601 Winfield Road	3/26/2025	3/31/2025	Commercial vehicle parked at vacant property		Complete
28262 Diehl Road	3/26/2025	3/31/2025	Multiple complaints	Westlyn Apartments	Complete
Miscellaneous location	3/31/2025	3/31/2025	Illegal right of way obstruction	Three signs removed	Complete
2S533 Route 59	3/31/2025	3/31/2025	Multiple complaints	Laundry City Express	Complete
APRIL					
3S174 Birchwood Drive	4/2/2025	4/4/2025	Work without permit		Complete
2S610 Route 59	4/2/2025	4/4/2025	Sign installed without permit	Subway	Complete
2S610 Route 59 #10	4/2/2025	4/4/2025	Sign installed without permit	Clouds Are Us	Complete
29W509 Point Oak Drive	4/2/2025	4/4/2025	Septic system back up		In progress
Miscellaneous locations	4/2/2025	4/2/2025	Illegal right of way obstruction	57 signs removed	Complete
2S610 Route 59	4/2/2025	4/2/2025	Multiple	Shopping Center	In progress
2S648 Wildwood Court	4/2/2025	4/2/2025	Sump pump/stormwater discharge		In progress

Location of Violation	Issued Date	Latest Follow-up Date	Complaint/ Violation	Comments	Status
Miscellaneous locations	4/4/2025	4/4/2025	Illegal right of way obstruction	Six signs removed	Complete
3S600 Herrick Road	4/2/2025	4/4/2025	Fence repairs	Hubble Middle School	In progress