



WARRENVILLE

COMMUNITY DEVELOPMENT DEPARTMENT

September – October 2025

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

Prepared by: John Cumpek, Code Enforcement Officer
November 3, 2025

September and October Code Enforcement Activity Summary

General Activity

- 78 new cases were opened in this reporting period. 357 cases total for reporting year 2025.
- 96 signs were removed from the City’s right-of-way during the September/October reporting period. 695 signs have been removed from the right-of-way in 2025.
- Nine instances of work without a permit have been addressed to residents and contractors in this reporting period. There have been 32 total instances in 2025.
- Five properties were posted as uninhabitable due to water shut off because of non-payment of utility bills. In 2025 there have been 23 properties posted as do not occupy.
- 21 building-related inspections were conducted by Code Enforcement staff. 40 inspections have been conducted by code enforcement staff in 2025.
- 11 grass and weed complaints were investigated this reporting period.
- Seven complaints have been received during this reporting period via the citizen portal. 51 complaints via the citizen portal in 2025 have been received.

Enforcement Cases by Category

Category	September	October	Filed	Closed
Accessory structure in disrepair	1	0	1	1
Accumulation of rubbish/garbage	2	1	3	2
Building address not visible	0	0	0	0
Building permit required	6	3	9	2
Early/late trash/recycling/brush	1	1	2	2
Grass/weeds exceeding eight inches	6	2	8	5
Illegal right of way obstruction - sign	8	9	17	17
Inoperable vehicle	0	0	0	0
Items in right of way	1	0	1	1
No business license	1	0	1	0
Open burning	0	0	0	0
Other	13	18	31	17
Parking on unimproved surface	0	1	1	0
Sign concern	0	0	0	0
Sump pump discharge too close to property line	0	0	0	0
Water shut off	1	3	4	4
TOTAL	40	38	78	51

Close rate 65 percent

Administrative Adjudication Hearings Summary

Two citations were heard during the September-October recording period.

30W249 Bedford Court	Resident	10/15/2025	AA-1561	Dismissed*
4405 Winfield Road	Fusion Social	10/15/2025	AA-1560	Dismissed**

*The citation was dismissed when evidence of resident parking commercial vehicles in a residential neighborhood ended.

**The citation dismissed after property came into compliance.

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

18th District Court Summary

Code enforcement staff is moving forward in the case against the property located at 2S463 Riverside Avenue at the 18th District Circuit Court of DuPage County on November 20, 2025. On this date the City of Warrenville will be bringing a motion for an injunction against the property owner so that a more thorough inspection can be carried out.

Other Updates

A long-standing code enforcement case which originated as part of a special use granted in 2016 has been resolved. In 2021 code enforcement staff investigated the property located at 3S450 Route 59 for possible violations of their special use agreement. It was discovered that in addition to the violations of the special use agreement work had been performed at the property without permits. After multiple years of communication with the property owner’s representative and efforts of the Community Development Department the property has been brought into compliance. The City has also received \$5,000.00 in collected fines.