



November – December 2025

BI-MONTHLY
CODE ENFORCEMENT ACTIVITY
SUMMARY REPORT

Prepared by: John Cumpek, Code Enforcement Officer
December 29, 2025

November and December Code Enforcement Activity Summary

General Activity

- 67 new cases were opened in this reporting period. 424 cases total for reporting year 2025.
- 89 signs were removed from the City’s right-of-way during the November/December reporting period. 784 signs have been removed from the right-of-way in 2025.
- Seven instances of work without a permit have been addressed to residents and contractors in this reporting period. There have been 39 total instances in 2025.
- Six properties were posted as uninhabitable due to water shut off because of non-payment of utility bills. In 2025 there have been 29 properties posted as do not occupy.
- Two building-related inspections were conducted by Code Enforcement staff. 42 inspections have been conducted by code enforcement staff in 2025.
- Eight complaints have been received during this reporting period via the citizen portal. 59 complaints via the citizen portal in 2025 have been received.

Approximately 67 percent of code cases addressed this reporting period have been closed.

Administrative Adjudication Hearings Summary

Two citations were heard during the November - December recording period. The next Administrative Adjudication Hearing is scheduled for January 21, 2026.

3S636 Lorraine Avenue	Robyn Joy Bigford-Ozelis		11/19/2025	withdrawn	*
2S797 Grove Lane	Ulysses Stephen Cruz		12/17/2025		\$100.00
3S267 Briarwood Drive	Supriya Bhatia	10/1/2025	12/17/2025		\$100.00

*The citation was dismissed when evidence of resident removing the violation prior to the hearing date was observed.

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 January 7, 2026. On this date the City of Warrenville will be bringing a motion against the property owner so that a more thorough inspection can be carried out of the interior of the property.

2025 End of Year Summary

- 424 activities were assigned/investigated by Code Enforcement staff during 2025.
- 17 Citations were issued in 2025.
- \$400.00 in fines were assessed during adjudication hearings in 2025.
- 784 signs were removed from the City's right of way in 2025.
- 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.
- A code enforcement case concerning a property on Riverside Avenue which began in approximately 2006 has been brought into compliance. The violations included vehicle storage, debris accumulation, unlicensed/inoperable vehicles, and having a commercial vehicle on residential property.
- In conjunction with the police department a business license was revoked for operating outside of the requirements of the business license. The business ceased operations and moved out of the City of Warrentville.
- In a joint effort between Code Enforcement, Community Development, Police, Fire, and outside agencies a long-time resident and military veteran suffering from mental health issues has received treatment. The resident was able to receive new crutches to assist in walking his daughter down the aisle on her wedding day in October.