

**ORDINANCE NO. 2004-502**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VILLA PARK  
AMENDING SECTIONS 23-19.1, 23-19.10, 23-19.16 AND 23-19.22 OF CHAPTER XXIII  
OF THE VILLA PARK MUNICIPAL CODE  
RELATING TO VARIANCES CONDITIONAL USE PERMITS  
AND ZONE CHANGES**

THE CITY COUNCIL OF THE CITY OF VILLA PARK HEREBY ORDAINS AS FOLLOWS:

SECTION 1: Section 23-19.1 of Chapter XXIII of the Villa Park Municipal Code is hereby amended to read as follows:

**23-19.1. Purpose-Zone Change.**

The zoning map and zoning regulations may be amended by changing the boundaries of any zone or by changing any zone regulation or any other provision of this chapter in accord with the procedure prescribed in this section and state law. In the event of any conflict state law shall control.

SECTION 2: Section 23-19.10 of Chapter XXIII of the Villa Park Municipal Code is hereby amended to read as follows:

**23-19.10. Action of the City Council on Variance or Conditional Use Permit.**

Within thirty-one (31) days following the closing of the public hearing on a variance or conditional use permit application, the City Council shall act on the application. The Council may grant by resolution, adopted by at least three affirmative votes, a variance or conditional use permit as it was applied for or in a modified form, or the application may be denied. Variances or use permits may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the Council may prescribe. Conditions may include, but shall not be limited to, requiring special yards, open spaces, buffers, fences, and walls; requiring installation and maintenance of landscaping; requiring street dedications and improvements; regulation of points of vehicular ingress and egress; regulation of traffic circulation; regulation of signs; regulation of hours of operation and methods of operation; control of potential nuisances; prescribing standards of maintenance of buildings and grounds; prescription of development schedules and development standards; and such other conditions as the Council may deem necessary to insure

compatibility of the use with surrounding developments and uses and to preserve the public health, safety and welfare. Variances from regulations prescribed elsewhere in the zoning chapter, for fences, walls, hedges, screening and landscaping, site area, width and depth, front, rear and side yards, coverage, height of structures; distances between structures, usable open space, signs, off-street parking facilities or frontage on a public street shall be separately administered in accordance with the procedures in this section.

SECTION 3: Section 23-19.16 of Chapter XXIII of the Villa Park Municipal Code is hereby amended to read as follows:

**23-19.16. Zone Change.**

The City Council may grant or deny applications for a zone change in accordance with state law. Any zone change shall be enacted by ordinance and shall be consistent with the General Plan.

SECTION 4: Section 23-19.22 of Chapter XXIII of the Villa Park Municipal Code is hereby amended to read as follows:

**23-19.22. Suspension and Revocation.**

Upon violation of any applicable provision of this chapter, or, if granted subject to conditions, upon failure to comply with conditions, a variance or conditional use permit shall be suspended automatically. The City Council shall hold a public hearing within forty (40) days, in accordance with the procedure prescribed in subsection 23-19.7, and if not satisfied that the regulation, general provision, or condition is being complied with, by at least three affirmative votes, may revoke the variance or conditional use permit or take such action as may be necessary to ensure compliance with the regulation, general provision, or condition. The decision of the Council revoking a variance shall become effective fifteen (15) days following the date on which it was revoked.

PASSED AND ADOPTED by the City Council of the City of Villa Park at a regular meeting held on the     day of                     , 2004.

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PATRICIA L. BORTLE, Mayor  
City of Villa Park

