

CHAPTER 10
VC-PD VILLAGE CENTER-PLANNED DEVELOPMENT DISTRICT

9A-10-1: INTENT AND GENERAL CONDITIONS:

- A. Purpose: The VC-PD District is established to provide for the development of a compatible mixture of commercial, cultural, institutional, governmental, and residential uses in compact, pedestrian-oriented, traditional village centers consistent with the Village's Comprehensive Plan. Specific land uses, designs, and densities allowed in the VC-PD District shall adhere to the principles and guidelines described in the "Comprehensive Plan Amendment for the Village Center" adopted by the Village Board on November 24, 1998, by Ordinance 98-0-26. The procedures and standards that govern the VC-PD District are set forth in subsection 9A-1-5-1G3 of this Title.
- B. Size, Location And Services: The VC-PD District, when mapped, shall be no less than thirty (30) acres nor more than sixty (60) acres in size located in accordance with the Village's Comprehensive Plan, and shall be served by major arterials with capacity to handle the traffic generated. The VC-PD District shall be located only in areas served by public water and sewer. (Ord. 99-0-6, 3-11-1999)

9A-10-2: PERMITTED USES:

The following uses may be permitted in the VC-PD District subject to approval as part of an approved Village Center-Planned Development pursuant to subsection 9A-1-5G3 of this Title:

Art gallery.

Bank or financial institution.

Bed and breakfast and country inn.

Bicycle sales, rental and repair shop.

Business and personal service establishments.

Community center.

Condominium housing, freestanding and above-the-ground floor of nonresidential uses.

Convenience and specialty food store.

Cultural, educational and instructional facility.

Food store.

Health and fitness center.

Mass transit facility and station.

Municipal facilities.

Offices, general, including medical, dental and other professional services.

Park.

Pharmacy.

Post office, drop-off and pickup.

Restaurant, sit-down with table service.

Retail, general, but not exceeding twenty thousand (20,000) square feet per establishment.

Senior and assisted-living residential facility.

Service business establishment.

Single-family attachment dwellings. (Ord. 99-0-6, 3-11-1999)

9A-10-3: PERMITTED USES, WITH CONDITIONS:

The following uses are permitted in the VC-PD District, subject to conditions:

Childcare center.

Commuter parking lot.

Drive-thru facilities accessory to a permitted business, unless specifically prohibited herein.

Fast-food and carry-out food service establishments, without drive-thru facilities.

Nightclubs, music clubs, bars, and similar entertainment facilities, in combination with restaurant uses, not freestanding.

Off-street parking facility, freestanding.

Parking structure.

Self-service gas station, with or without accessory convenience retail.

Theater, indoor. (Ord. 99-0-6, 3-11-1999)

9A-10-4: PROHIBITED USES:

The following, and similar uses, are prohibited uses in the VC-PD District:

Automobile and truck laundries.

Automobile sales.

Automotive service station, including service and minor repair.

Industrial and warehouse uses.

Truck terminals, cartage operations and similar uses.

Any other use which, as determined by the Village Board upon recommendation of the Plan Commission, produces an impact which would adversely affect the overall character of the Village Center, or adjacent property. (Ord. 99-0-6, 3-11-1999)