

**ORDINANCE NO.**

**An Ordinance Amending Ordinance 623,  
Zoning Districts of the City of O’Fallon,  
Illinois (Development known as “Four Paws  
Veterinary Expansion,” Parcel Numbers 03-  
26.0-103-035, -038, and -039)**

**WHEREAS**, the applicant, Jim Bollmeier for Visions of Clarity, LLC, has filed an application requesting approval to expand the veterinary clinic and build a separate dental clinic at 2010 W Hwy 50, 2006 W Hwy 50 and 101 Homestead Avenue in O’Fallon; and

**WHEREAS**, the applicant has requested and heretofore filed a petition with the City of O’Fallon for a zoning change from B-1 Community Business District to B-1(P) Planned Community Business District; and

**WHEREAS**, the applicant has filed an application with the City of O’Fallon, Illinois pursuant to the requirements of all applicable laws, including City Ordinance 3471, “Planned Uses”; and

**WHEREAS**, said Planning Commission of the City of O’Fallon, Illinois held a public hearing on February 10, 2009, in accordance with state statute, and recommended to approve the petitioner’s request to obtain B-1(P) Planned Community Business District zoning for the property with a vote of 8-ayes to 0-nay subject to conditions as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

**WHEREAS** on February 23, 2009 the Community Development Committee of the City Council reviewed and recommended the rezoning for approval; and

**WHEREAS** on March 9, 2009 the Community Development Committee of the City Council reviewed and recommended the rezoning for approval with amended conditions.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O’FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:**

**Section 1. Approval of the Zoning Amendment.** That upon the effective date of this

Ordinance, the described property, known as “Four Paws Veterinary Expansion”, be henceforth classified as zoning district B-1(P) Planned Community Business District with the following conditions:

- 1) A written shared access and joint maintenance agreement between the vet clinic and dental clinic

