AGENDA
PLANNING COMMISSION
September 10, 2019
7:00 P.M.
City Council Chambers

1. CALL TO ORDER AND ROLL CALL

2. CITIZENS COMMENTS- This is an opportunity for the public to address the Plan Commission on non-agenda related items. Comments made during this section of the agenda that require a response will be referred to the appropriate City staff member or official for follow-up at a later date.

3. MINUTES OF AUGUST 13, 2019

4. PUBLIC HEARINGS
   a. Amendment to a Site Development Plan: PC 09-19
      Applicant: Bob Hamilton, PFMW Fairview Heights
      Request: Amend the Site Development Plan to allow a new use in an existing building located at 120 Commerce Lane in the PB-Planned Business District.
      VOTE REQUESTED AFTER PUBLIC HEARING IS CLOSED

5. OLD BUSINESS
   a. Update on City discussions regarding recreational cannabis

6. NEW BUSINESS
   a. Consideration of a Resolution to City Council seeking guidance on the preparation of zoning regulations for recreational cannabis facilities

7. ANNOUNCEMENTS
   a. Chair/Plan Commission Member Comments
   b. Director’s Report

8. ADJOURNMENT

The next regularly scheduled meeting is October 8, 2019.
The meeting may be canceled if there is no business to conduct. Please contact Department of Land Use and Development staff at (618) 489-2060 for an update.
1. CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Chairman Jim Bramstedt with (10 members) in attendance: Don Barkley, Patrick McCarthy, Clarence Carthen, Larry Mensing, Pat Herrington, Greg Moats, Linda Hoppe, Kelly Smith, Pat Wesemann, and Gregory Coleman. Also, in attendance were Andrea Riganti (Director of Land Use and Development), Andrew Hoerner (Attorney), and Kendra Tucker (Secretary).

2. CITIZENS COMMENTS

None

3. APPROVAL OF MINUTES

The minutes of June 11, 2019 approved as written.

4. PUBLIC HEARING

None

5. NEW BUSINESS

Ms. Riganti presents information on the recently adopted Illinois State Statute/Act allowing the use/sales of recreational cannabis throughout the State and what local regulatory options are permitted by the Act. Ms. Riganti indicated that the use is permitted throughout the State; however, municipalities have the ability to “opt out” of allowing recreational sales in their community. To opt out, a municipality will need to adopt an ordinance. If a community is going to allow recreational sales, regulations for time, place and manner must be established by zoning. Tonight the Planning Commission is being asked to discuss this topic from a zoning perspective. This is for discussion only; no formal action is to be taken.

The commission discussed options and what actions neighboring communities are taking to decide whether or not to allow cannabis sales.

Bill Poletti, 5358 Tulane Court addressed the commission. Mr. Poletti indicated he was speaking as a resident of the community and would like to provide commission members with four articles on the potential health impacts of cannabis use. He asked that the articles be made part of the record.

Ms. Riganti stated that the impacts of recreational cannabis sales can be researched. Case studies have been prepared on states such as Colorado that permit sales.
The commission generally discussed whether or not recreational sales should be permitted in the City. Ms. Riganti reminded members that Planning Commission’s role is to consider zoning regulations if the use was permitted, but that the decision to opt out is that of the City Council. The consensus amongst members was to wait to discuss zoning regulations until it was known whether the City would opt out or allow. Members wanted that message communicated to City Council. Ms. Riganti indicated that a Resolution is an appropriate manner to accomplish the objective. A Resolution can be prepared for consideration at a future meeting.

6. ANNOUNCEMENTS

Ms. Riganti presented the commission with updates on previously approved applications.

ADJOURNMENT – There being no further business, the meeting adjourned at 7:45 p.m.

Respectfully,

Andrea Riganti
Director of Land Use and Development
AR/kt

ATTACHMENT A: Articles submitted by Mr. Bill Poletti, 5358 Tulane Court
APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW

Department of Land Use and Development
10025 Bunkum Road
Fairview Heights, IL 62208
Phone (618) 489-2060

DATE APPLICATION RECEIVED BY LUD

Department of Land Use and Development
10025 Bunkum Road
Fairview Heights, IL 62208
Phone (618) 489-2060

OFFICE USE ONLY

DATE APPLICATION DEEMED COMPLETE: CASE NUMBER ASSIGNED:

RESUBMITTALS RECEIVED/DATE: APPLICATION FEES PAID ($150 + $25 per acre above one acre):

ZONING DISTRICT: DATE PUBLIC NOTICE SIGN POSTED:

DATE SET FOR HEARING: NEWSPAPER NAME AND PUBLICATION DATE:

APPLICATION CIRCULATION DATE____:

Comments Received:
☐ Public Works
☐ Fire District
☐ Parks and Recreation
☐ Economic Development
☐ Police Department
☐ Finance Department
☐ Administration Department
☐ Other

AUTHORITY MEETING DATE/RECOMMENDATION:
☐ Planning Commission_______/___________
☐ Community Committee_______/___________
☐ City Council_______/___________

DATE OF MEETING:

RESOLUTION NUMBER:
(Maintain copy with LUD file)

Most Site Development Plans are reviewed simultaneously with a map amendment request, and by the City's Planning Commission, Community Committee and City Council. City Council has the final decision on the application. Representation is required at these meetings. The application will be processed and scheduled for Plan Commission consideration after it is deemed complete.

Applicants are encouraged to schedule a pre-application conference with the Director of Land Use and Development prior to submittal to determine what is required for the specific request. If submitted for simultaneous processing with a separate development request, some requirements may be waived.

Applicants are responsible for the following:

1. Two hard copies and one electronic version of the completed application and submittal requirements. The application deadline to the Department of Land Use and Development is at least thirty-six (36) days prior to the Plan Commission meeting.
2. Application fees.
3. Posting a public hearing notice sign on the subject property, providing photographic evidence of same.
4. Newspaper public notification fee.

Revised 3/2019
PROJECT INFORMATION FOR SITE DEVELOPMENT PLAN

Project Name: Planet Fitness - Fairview Heights
Project Address: 120 Commerce Lane, Fairview Heights, IL 62208
Parcel ID: 03-28-0-200-053, 054
Current Use of Property: Vacated Toys R Us toy store
Project Size/Acreage: 4.63 acres
Number of Lots: 2
Density: 

CONTACT INFORMATION FOR SITE DEVELOPMENT PLAN

Property Owner(s): 120 Commerce Group, LLC
Mailing Address: 650 NE 32nd St. Suite 5304, Miami, FL 33137
Phone: 917.676.6709
E-Mail: adhawan@corbinre.com
Applicant/agent: PFMW Fairview Heights, LLC c/o Bob Hamilton
Relationship to owner: Tenant
Mailing Address: 8886 Bayside Ct, Mason, OH 45040
Phone: 518.857.5098
E-Mail: buildingplanets@gmail.com

AUTHORIZATION

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and are consistent with the ordinances relating to this application. I also understand that as the applicant, it is my responsibility to obtain all additional approvals, permits or licenses required by any applicable regulatory agency for this project.

I consent that the entry upon the premises described in this application by an authorized official of Fairview Heights, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF THE OWNER OF RECORD OR AUTHORIZED APPLICANT/AGENT.

Signature of Owner: Ajay D. Dhawan Date: 8/20/2019
Printed Name: Ajay Dhawan, Authorized Signatory, 120 Commerce Group, LLC

Signature of Applicant: Bob Hamilton Date: 8/20/2019
Printed Name: Bob Hamilton
SUBMITTAL REQUIREMENTS FOR SITE DEVELOPMENT PLAN

The minimum standards for land subdivision and development are contained in Section 14-9-8 of the City's Development Code. Please consult this section, as well as the relevant zoning district regulations, when preparing the application. http://www.cofh.org/DocumentCenter/View/298/COMPLETE-PDF-CODE

1. *Site plan- drawn to scale and includes the following information:
   a. Location and dimensions of lot (boundary) and adjacent properties and right of way; note zoning designation of surrounding properties
   b. Location and dimensions of existing and proposed buildings and structures
   c. Location and size of proposed off-street parking, loading areas, pedestrian facilities, curbcuts/driveways and vehicular traffic circulation, and relationship to adjacent circulation systems (all curb cuts within 150' of property and road intersections)
   d. Distances between buildings (front, side, and rear lot lines); principal building and accessory buildings; principal building and principal buildings on adjacent lots
   e. Location of public and/or private utilities and facilities proposed to serve the subject area; including water supply, sewage, and drainage facilities
   f. Location of light standards
   g. Size and design of signs
   h. Location and type of landscaping (of a sufficient detail to ensure parking lot landscaping and buffer requirements are met). Indicate existing and to be removed landscaping
   i. Small key map
   j. Any additional information as may be reasonably required by the Land Use and Development Department

   NOTE: ALL INFORMATION SHALL BE PROVIDED ON A SINGLE SHEET, UNLESS OTHERWISE AGREED BY THE DIRECTOR OF LAND USE AND DEVELOPMENT. RE-OCCUPANCIES MAY NOT REQUIRE ALL INFORMATION; PLEASE CONSULT WITH LUD.

2. Narrative- statement describing the proposed project, estimated development schedule, economic viability of the project, extent of grading, anticipated traffic, impact upon community, and other information considered relevant to the project.

3. Photographs- aerial and/or ground-level photographs of the site

4. Buffered Parcel Report- listing of all property owners within 300 feet of the subject property. This information can be obtained through St. Clair County Mapping and Platting at 618-825-2527. Be sure to request that the list includes: name of owner, complete mailing address, and parcel number.

5. Building elevations or perspectives- to show compatibility with surrounding area and of sufficient detail to ensure building material requirements are met (for new construction and significant rehabilitation only)

6. Floor plan drawn to approximate scale and dimensioned (for new construction, change of use and significant rehabilitation only)

7. Legal description of the property
The proposed redevelopment of the vacate Toys R Us building will include the renovation of the existing building floor plan and exterior elevations for a new Planet Fitness health club and retail tenant space. The existing property consists of two tract of land, Tract 1 is 3.60 acres and Tract 2 is 1.03 acres for a total of 4.63 acres. The existing building consists of roughly 44,950 s.f., of which, Planet Fitness will occupy 28,450 s.f with the remaining 16,500 s.f. as retail tenant lease space. Planet Fitness will lease their building space for the current property owner, 120 Commerce Group, LLC. Planet Fitness has over 1,800 locations nationwide and this location will be owned and operated by Planet Fitness Midwest (franchisee). PFMW owns and operates over 30 locations in the St. Louis, MO; Cincinnati, OH; and Northern Alabama regions and have been named franchisee of the year by PF corporate.

The existing building renovations will include the removal of the existing entrance vestibule and replacement with a new front façade. The rear façade facing Interstate 64 will also be replaced. The interior renovation of the new Planet Fitness will include a new reception area, tanning, men’s and women’s locker rooms, free weights area, and roughly 120 cardio machines.

The existing building utilities will have minor upgrades to suit the current building standards. The existing water and sanitary sewer services will remain and will have minor modifications to the interior of the building for the new Planet Fitness locker rooms. The existing storm sewer will remain in place with no changes. The Planet Fitness ownership group currently seeking bid proposals to upgrade the existing parking lot pavement. Nevertheless, the parking lot layout will remain the same and consist of roughly 273 spaces. All existing parking lot site lighting, landscaping and greenspace areas will remain, with modifications to the landscape for current upkeep. The existing pylon sign will be upgraded to reflect the new Planet Fitness use.
# Buffered Parcel List

**Planet Fitness**  
120 Commerce Lane Fairview Heights, IL 62208

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<thead>
<tr>
<th>Property Owner</th>
<th>Address of Owner</th>
<th>Parcel ID #</th>
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<tr>
<td>Central Bank</td>
<td>2800 E Lake St., Minneapolis, MN 55406</td>
<td>03-28.0-200-034</td>
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<tr>
<td>Bell Key, LLC</td>
<td>1045 S. Woods Mill Rd., Suite 1 Chesterfield, MO 63017</td>
<td>03-28.0-200-040</td>
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<td>120 Commerce Group, LLC</td>
<td>650 NE 32nd St., Suite 5304, Miami, FL 33137</td>
<td>03-28.0-200-051</td>
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<tr>
<td>MJP Holdings, LLC</td>
<td>25 Fordyce Lane, St. Louis, MO 63124</td>
<td>03-28.0-200-067</td>
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<td>03-28.0-200-074</td>
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<tr>
<td>Pace-64 Associates, LLC</td>
<td>1401 S Brentwood Blvd, Suite 100, St. Louis, MO 63144</td>
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Planet Fitness
120 Commerce Lane Fairview Heights IL
Legal Description

Tract 1:

Parts of Lots 7 and 8 of U.S. Survey 768, St. Clair County, Illinois and being more particularly described as
follows, to-wit:

Commencing at a nail in the limestone rock, said nail being the Northwest corner of Lot 9 of U.S. Survey 768, also being the Northeast corner of Lot 10; thence North 00° 22’ 21” West, 169.00 feet to an iron pin; thence South 89° 25’ 21” East, 181.85 feet to an iron pin, said iron pin being the Southwest corner of a tract of ground, leased to Southern Illinois Bank by the Protestant Hospital Builders Club, henceforth referred to as Southern Illinois Bank Property; thence North 00° 32’ 39” East, 137.58 feet along the West property line of Southern Illinois Bank to an iron pin, said iron pin being the point of beginning; thence North 89° 27’ 21” West, 300.00 feet to an iron pin; thence North 00° 32’ 39” East, 335.89 feet to an iron pin; thence along a tangential curve concave to the East having a radius of 330.00 feet, a central angle of 33° 05’ 00” and an arc length of 190.55 feet; thence North 33° 37’ 39” East, 25.08 feet to an iron pin; thence along a tangential curve concave to the South having a radius of 28.00 feet, a central angle of 90° 00’ 00” and an arc length of 43.98 feet to an iron pin; thence South 56° 22’ 21” East, 216.11 feet; thence along a tangential curve concave to the South having a radius of 100.05 feet, a central angle of 18° 15’ 00” and an arc length of 31.87 feet to an iron pin; thence South 38° 07’ 21” East, 142.51 feet; thence South 00° 00’ 00” and an arc length of 306.41 feet to an iron pin; thence South 89° 22’ 21” East, 181.85 feet to an iron pin; thence South 00° 22’ 21” East, 169.00 feet to the point of beginning.

Except any interest in the coal, oil, gas, and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas, and other minerals, if any.

Tract 2:

Part of Lot 8 of U.S. Survey 768, St. Clair County, Illinois and being more particularly described as follows, to-wit:

Beginning at a nail in a limestone rock, said nail being the Northwest corner of Lot 9 of U.S. Survey 768, also being the Northeast corner of Lot 10; thence North 00° 22’ 21” West, 65.85 feet to an iron pin; thence North 00° 32’ 39” East, 306.41 feet to an iron pin; thence South 89° 27’ 21” East, 245.00 feet to an iron pin; thence South 00° 32’ 39” West, 137.58 feet to an iron pin; thence North 89° 25’ 21” West, 181.85 feet to an iron pin; thence South 00° 22’ 21” East, 169.00 feet to the point of beginning.

Except any interest in the coal, oil, gas, and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas, and other minerals, if any.
DESCRIPTION: QTY (1) SET OF FLUSH MOUNTED ILLUMINATED CHANNEL LETTERS

QTY: 1

SCALE: 1/4" = 1'-0"

SIGN DETAILS

- 5" ALUMINUM RETURNS - PAINT PMS 2415C MULBERRY FOR LETTERS & BLACK FOR LOGO
- ALUMINUM BACKS - PP WHITE
- 1" TRIM CAP - PAINT PMS 2415C MULBERRY FOR LETTERS
- ACRYLIC FACES W/ 1/4" SURFACE VINYL GRAPHICS - ORACAL 8800 SERIES 422 MULBERRY FOR LETTERS & FLEX FACE W/ FULL-COLOR DIGITAL PRINT FOR LOGO
- FLEX FACE RETAINER & CLIP SYSTEM FOR LOGO
- WHITE LED ILLUMINATION
- MOUNTING TO BE DETERMINED BY FINAL WALL CONSTRUCTION DETAILS
- ALL WALL PENETRATIONS TO BE SEALED W/ SILICONE

COLOR SPECS

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NIGHT VIEW - FACE LIT NO HALO ILLUMINATION

APPROVED
PROPOSED REAR ELEVATION  SCALE: 1/16" = 1'-0"
DESCRIPTION: QTY (1) SET OF FLUSH MOUNTED ILLUMINATED CHANNEL LETTERS
OPTION 1 - QTY: 1
SCALE: 3/16" = 1'-0"

FRONT
268.17 sq ft

SIGN DETAILS

- 5" ALUMINUM RETURNS - PAINT PMS 2415C MULBERRY FOR LETTERS & BLACK FOR LOGO
- ALUMINUM BACKS - PP WHITE
- 1" TRIM CAP - PAINT PMS 2415C MULBERRY FOR LETTERS
- ACRYLIC FACES W/ 1/4" SURFACE VINYL GRAPHICS - ORACAL 8800 SERIES 422 MULBERRY FOR LETTERS & FLEX FACE W/ FULL-COLOR DIGITAL PRINT FOR LOGO
- FLEX FACE RETAINER & CLIP SYSTEM FOR LOGO
- WHITE LED ILLUMINATION
- MOUNTING TO BE DETERMINED BY FINAL WALL CONSTRUCTION DETAILS
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<td>106C</td>
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<td>BLACK C</td>
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NIGHT VIEW - FACE LIT NO HALO ILLUMINATION

APPROVED
PROPOSED REAR ELEVATION  SCALE: 1/16" = 1'-0"
DESCRIPTION: QTY (1) SET OF FLUSH MOUNTED ILLUMINATED CHANNEL LETTERS
OPTION 2 - QTY: 1
SCALE: 3/16" = 1'-0"

FRONT
271.5 sq ft

SIGN DETAILS
- 5' ALUMINUM RETURNS - PAINT PMS 2415C MULBERRY
- ALUMINUM BACKS - PIP WHITE
- 1" TRIM CAP - PAINT PMS 2415C MULBERRY
- ACRYLIC FACES W/1st SURFACE VINYL GRAPHICS - ORACAL 8800 SERIES 422 MULBERRY FOR
- WHITE LED ILLUMINATION
- MOUNTING TO BE DETERMINED BY FINAL WALL CONSTRUCTION DETAILS
ALL WALL PENETRATIONS TO BE SEALED W/SILICONE

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NIGHT VIEW - FACE LIT NO HALO ILLUMINATION

APPROVED
NEW ID PANELS FOR D/F ILLUMINATED PYLON SIGN  SCALE: 3/16" = 1'-0"

MANUFACTURE & INSTALL (2) NEW TENANT PANELS

FACES: 3" DEEP PAN FORMED WHITE POLY FACES - FACE WILL HAVE SEAMS IN IT DUE TO SIZE

VINYL: SEE COLOR PALETTE

ILLUMINATION: RETROFIT W/ WHITE LEDS

REPAINT EXISTING CABINET & POLES BLACK
August 26, 2019

RE:  PC09-19, Site Development Plan, 120 Commerce Lane, Fairview Heights, IL

Dear Property Owner:

Please be aware that a Public Hearing before the Fairview Heights Planning Commission will be held on Tuesday, September 10, 2019, at 7:00 p.m. in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois regarding 120 Commerce Lane. As a property owner within the vicinity of the subject site, you are being notified of the Public Hearing.

The Planning Commission will consider a Site Development Plan in the PB – Planned Business Development at 120 Commerce Lane to allow the building to be used for a private fitness facility. The building was formerly occupied by Toys R Us.

All persons desiring to appear and be heard on this proposal may appear at said hearing and be heard thereon. We cannot contact all interested parties by mail, so please share this information with anyone who may be interested.

If you have any questions, please feel free to contact this office at 489-2063 or 489-2060.

Sincerely,

Kendra Tucker
Recording Secretary
City of Fairview Heights
Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, September 10, 2019, at 7:00 p.m. in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, at which time and place the Commission will consider a Site Development Plan in the PB – Planned Business Development at 120 Commerce Lane to allow for the building to be used for a private fitness facility. The building was formerly occupied by Toys R Us.

Request was made by PFMW Fairview Heights, LLC c/o Bob Hamilton Tenant 8886 Bayside Ct, Mason, OH 45040.

All persons desiring to appear and be heard on this proposal may appear at said hearing and be heard thereon.

Dated this 26th day of August, 2019.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Jim Bramstedt, Chairman
PC: 9-19
FAIRVIEW HEIGHTS PLANNING COMMISSION -
PUBLIC HEARING

Date: August 26, 2019
Category: Government and Politics

Description:
Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, September 10, 2019, at 7:00 p.m. in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, at which time and place the Commission will consider a Site Development Plan in the PB – Planned Business Development at 120 Commerce Lane to allow for the building to be used for a private fitness facility. The building was formerly occupied by Toys R Us.

Request was made by PFMW Fairview Heights, LLC c/o Bob Hamilton Tenant 8886 Bayside Ct, Mason, OH 45040

All persons desiring to appear and be heard on this proposal may appear at said hearing and be heard thereon.

Dated this 20th day of August, 2019.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY:  Jim Bramstedt, Chairman

PC:  9-19

Create Press Release | Edit This Article | Delete This Article
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<td>650 NE 32ND ST STE 5304</td>
<td>MIAMI, FL</td>
<td>33137</td>
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<tr>
<td>MPJ HOLDINGS LLC</td>
<td>25 FORDYCE LN</td>
<td>SAINT LOUIS, MO</td>
<td>63124</td>
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<tr>
<td>CENTRAL BANK</td>
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<td>PACE-64 ASSOCIATES LLC</td>
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<td>6601 N ILLINOIS ST</td>
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<td>62208</td>
</tr>
<tr>
<td>ATTN: CRE TAX DEPARTMENT US BA</td>
<td>2800 E LAKE ST</td>
<td>MINNEAPOLIS, MN</td>
<td>55406</td>
</tr>
<tr>
<td>Pontiac District #105 c/o Spt. Ms. Brown</td>
<td>400 Ashland Avenue</td>
<td>Fairview Heights, IL</td>
<td>62208</td>
</tr>
<tr>
<td>Belleville HS #201 c/o Spt. Dr. Dosier</td>
<td>920 N. Illinois Avenue</td>
<td>Belleville, IL</td>
<td>62220</td>
</tr>
<tr>
<td>Fairview-Caseyville Twp Fire c/o Chief Doyle</td>
<td>214 Ashland Avenue</td>
<td>Fairview Heights, IL</td>
<td>62208</td>
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PC09-19 SPO Addresses