

# CRESTWOOD

## DEPARTMENT OF PUBLIC WORKS

One Detjen Drive  
Crestwood, MO 63126  
(314) 729-4720

April 22, 2025

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED  
AND REGULAR U.S. MAIL

Forestview Apts. Owner, LLC  
Registered Agent: SPI agent Solutions, Inc.  
222 E. Dunklin Street, Suite 102  
Jefferson City, Missouri 65101-3168

**Re: 8500-8506 Park Crestwood – Dangerous Building Determination**

Dear Interested Party:

This letter is inform you – as an interested party, per St. Louis County Property Records – that the property located at 8500-8506 Park Crestwood (the “Building”) has been found by the Building Inspector for the City of Crestwood to be a dangerous building under § 7-181 of the Municipal Code of the City of Crestwood (the “City Code”), which includes within the definition of “dangerous building” any buildings that are “so dilapidated, decayed, unsafe, unsanitary or that so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or welfare of those occupying such building,” those buildings “having light, air and sanitation facilities that are inadequate to protect the health, safety or general welfare of human beings who live or may live therein,” those buildings “having inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes or other adequate means of evacuation,” those buildings “having parts thereof that are so attached that they may fall and injure members of the public or property,” and those buildings “that because of their condition are unsafe, unsanitary or dangerous to the health, safety or general welfare of the people of this City.” As a violation of § 7-181, the Building constitutes a public nuisance.

Per Chapter 7, Article VIII of the City Code, the Building qualifies as a dangerous building, and is subject to an order to vacate, vacate and repair, or demolition. The Building Inspector has determined that the Building must be **VACATED AND REPAIRED**, or if the Building cannot be repaired so that it no longer will exist in violation of Article VIII of Chapter 7 of the City Code, it shall be **DEMOLISHED**, in accordance with this notice.

The Building Inspector has determined that the Building qualifies as a dangerous building for the following reasons:

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- Electric Service lines less than 12' feet from walkways to residential units (National Electrical Code<sup>1</sup>, § 230.23(B))
- Electric Service lines worn through, not properly insulated or covered, conductors on west side of the building worn through and exposed (NEC, § 230.22)
- Improper/open electrical – Multiple NM cables run under joist without proper protection, multiple electrical boxes missing secured cover (NEC, §§ 314.15(C), 314.25)
- Improper/missing fire blocking – proper fire blocking/sealant missing in multiple locations. Non-approved foam in multiple locations requires removal and replacement of approved caulk/blocking (International Fire Code<sup>2</sup>, §§ 701, 703.1.1)
- Leaking plumbing stack causing cellar or basement to be wet or damp from water or other liquid (Uniform Plumbing Code<sup>3</sup>, § 1103.P-120)
- Open/rotted subfloor in multiple locations throughout basement (IFC § 107.1, International Property Maintenance Code<sup>4</sup>, §§ 305.1, 305.1.1, 305.2, 305.4)
- Failed basement concrete structure/supports held up with 2x6 plywood (IFC § 110.1.2, IMPC §§ 305.1, 305.1.1, 305.2, 305.4)
- Improper support column in basement added (IFC § 110.1.2, IMPC §§ 305.1, 305.1.1, 305.2, 305.4)
- Failing exterior wooden walkway, rotten/failed wood structure and flooring (IFC § 110.1.2, IPMC 2015 §§ 302.3, 304.1.1, 304.11)

Interested parties may, at their own risk, repair, vacate, and clean up the property and complete the work herein required. **In accordance with §§ 7-185 and 7-187 of the City Code, you have thirty (30) days to commence work repairing the above-listed deficiencies. Confirmation that such work has been commenced must be provided to the Building Inspector, and such work must proceed continuously without unnecessary delay. All items must be repaired in accordance with the ordinances of the City of Crestwood. All work must be done with proper permits. Work must be completed no later than June 21, 2025.**

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<sup>1</sup> National Electrical Code, 2014 edition, National Fire Protection Association, adopted by St. Louis County, Missouri, § 1102.020, St. Louis County Revised Ordinances ("SLCRO"), and the City of Crestwood, § 7-1 of the Municipal Code of the City of Crestwood, Missouri (the "City Code").

<sup>2</sup> International Fire Code, 2015 edition, International Code Council, Inc., adopted by the City of Crestwood, §§ 9-36 through 9-37 of the City Code.

<sup>3</sup> Uniform Plumbing Code, 2015 edition, International Association of Plumbing and Mechanical Officials, adopted by St. Louis County, Missouri, § 1103.P-020, SLCRO, and the City of Crestwood, § 7-1 of the City Code.

<sup>4</sup> International Property Maintenance Code, 2015 edition, International Code Council, Inc., adopted by the City of Crestwood, §§ 7-32 through 7-33 of the City Code.

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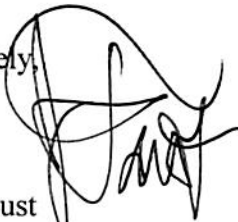
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Should the repair work not be commenced, if repair work does not proceed expeditiously, or if repair work is not completed as provided above, a hearing before the Building Commissioner will be held, after notice to the owner and all interested parties. Any person or entity with an interest in the Building may present testimony and evidence at the hearing. If the Building Commissioner determines that the Building constitutes a dangerous building, an order will be issued for the building to be vacated, vacated and repaired, or demolished. If the building is not vacated, vacated and repaired, or demolished within the time provided by the Building Commissioner's order, the Building Commissioner shall cause the building to be vacated, vacated and repaired, or demolished, and the costs assessed against the Building as a special tax bill.

If you have any questions, please contact the City.

Sincerely,



Jeff Faust  
Deputy City Administrator

cc: James Swingle, Building Commissioner/Director of Public Works, City of Crestwood (*via email only*)  
Leo Meyer, Fire Chief, City of Crestwood (*via email only*)  
John Kintz, Building Inspector/Code Enforcement Officer (*via email only*)  
Robert E. Jones (*via email only*)  
Forestview Apts. Owner, LLC, 200 Park Ave, Suite 410, Beachwood, Ohio 44122  
Forest View Development, LLC, Brian Bruce, Registered Agent, 165 N. Meramec Avenue, Suite 340, St. Louis, Missouri 63105  
Midwest Bankcentre, Inc., Richard E. Grimmer, 2191 Lemay Ferry Road, St. Louis, Missouri, 63125  
Integrated Facility Services, 1055 Cassens Industrial Court, Fenton, Missouri 63026  
Panina Inc., d/b/a JA Construction Services, 6703 Levelland Road, Suite D, Dallas Texas 75252  
The Sherwin-Williams Company, 9 Higbee Building, 101 W. Prospect Avenue, Cleveland, Ohio 44115  
Residents of 8500-8506 Park Crestwood