

## Notice of Pre-Application Neighborhood Meeting

Dear Neighbor,

This letter is to formally notify you of an upcoming Pre-Application Neighborhood Meeting regarding a proposed development in your area.

My name is Avi Khemlani, and I am the owner of Fortune Plus, LLC, the entity proposing the project. The purpose of this meeting is to introduce the project concept, share preliminary information, and provide an opportunity for nearby property owners and residents to ask questions, offer feedback, and better understand the proposed plans before any formal applications are submitted to the City.

We value transparency and community input and look forward to an open and constructive discussion. No approvals or decisions will be made at this meeting.

Meeting Details:

Date: February 17<sup>th</sup>, 2026

Time: 9:30am

Location: St. Charles City-County Library, Corporate Parkway Branch – Community Room B  
1200 Corporate Pkwy  
Wentzville, MO 63385  
636.332.8280

The proposed project address:

-Parcel ID: #4-0060-c645-00-005B.0000000 (Lot 5B – Hawk Ridge Park)

-Adjacent to 4101 Lake St Louis Blvd, Lake St Louis, MO 63367

Short descript of proposed project:

On the two-acre lot, we propose to build a free-standing drive thru on one acre and a two-tenant 5,000 sf retail center on the other acre.

Thank you for your time and participation. We appreciate your interest and look forward to meeting with you.

Sincerely,



Avi Khemlani  
Owner, Fortune Plus, LLC  
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