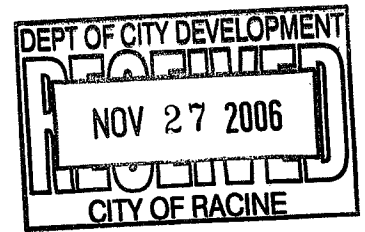




Sales • Service • Residential • Commercial
• Honda • Ariens • Lawn-Boy • Toro • Echo • Stihl • Dixon
• Mantis • Tecumseh • Briggs • Kohler



November 24,2006

To the attention of the Department of City Development:

As property owners connected to the easement that runs along side of the 2617 Lathrop Ave. property. We have a great many concerns about the request from Mr. Samuel Hutchins to move the remainder of his business to this property as well as his business being there now. Our Address is 2625 A Lathrop Ave. Our business depends on customer traffic. Since Mr. Hutchins moved into this building we have experienced many traffic jams due to his parking and storing of cars directly on the easement. This includes a fairly regular delivery of towed cars being dropped off which results in the blocking of the driveway. This makes it extremely difficult for our customers as well as employees and delivery people to come and go to our place of business and at times not being able to get here at all . We understand that his is part of his business and everyone has deliveries but when this goes on for hours at a time it becomes a huge problem. We have been by Mr. Hutchins business at 2101 Lathrop Ave. and have seen a great many more vehicles being kept there. We have no idea where these are going to stored at 2617 Lathrop, since there is not enough room for the current vehicles now. We can only imagine we will be totally cut off from the only access to Lathrop Ave. and our customers. Not only is this extremely bad for our customers and business concerns, it becomes a safety hazard for us and anyone else connected to this easement in case of an emergency.

We feel we have tried to be a good business neighbor. After all we are just trying to make a living for ourselves as well as our employees. We had tried to discuss this with the previous owners of the property (the Martins) but nothing was done. We than contacted our Alderman Gregory Holding several times and we were told that R & S had or would be contacted about the parking and storage issue, but nothing ever seemed to change. We have been at this location for more than 26 years and hope to be here for years to come, however we will be out of business without our access to Lathrop Ave.

Please take a moment to look a the enclosed pictures that we have taken over the past 2 weeks. These include pictures from both locations. Where are all these vehicles going to go?

Thank-you for your time and consideration.

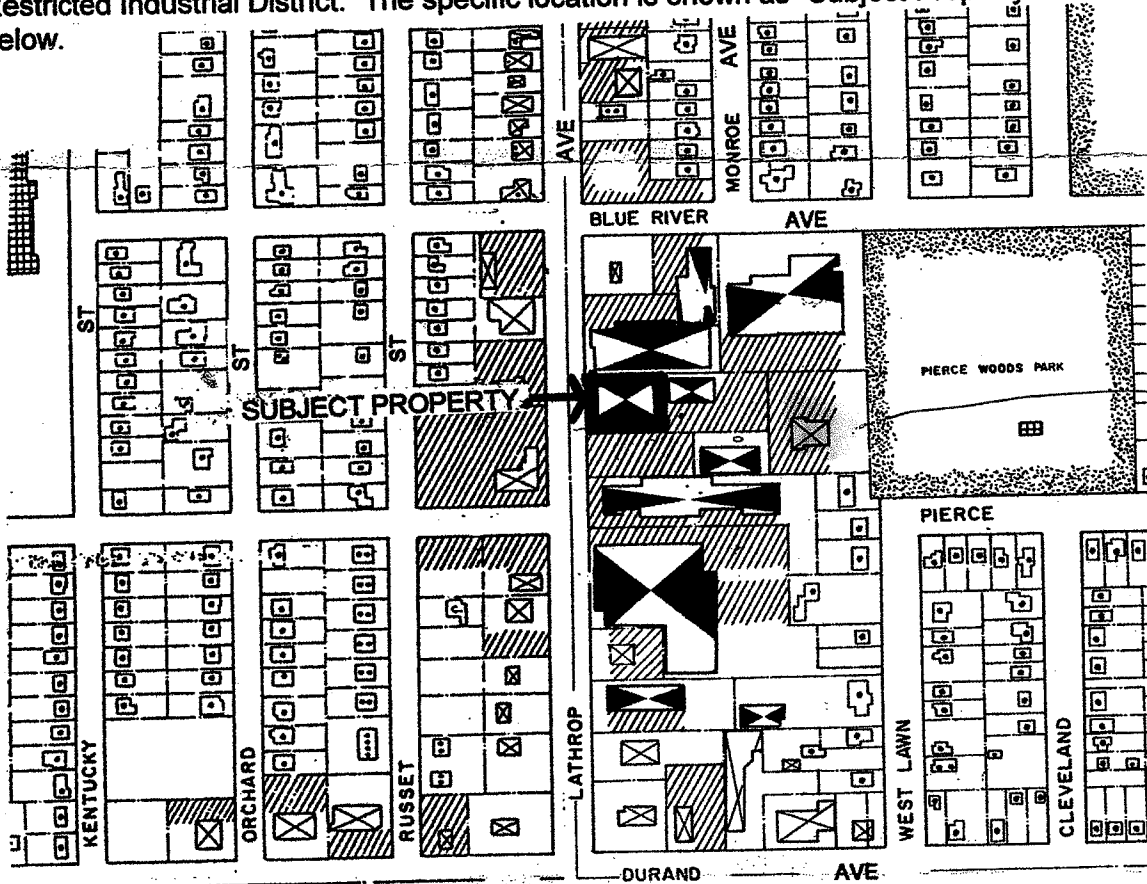

James Monosa
President/Owner

Keith Kudrna
V.P./Owner

November 17, 2006

Dear Property Owner:

The City Plan Commission has received a request from Samuel Hutchins of R & S Performance and Auto Repair seeking an amendment to an existing Conditional Use Permit to expand auto repair operations at 2617 Lathrop Avenue. The intent is to phase out operations at 2101 Lathrop Avenue and move all operations to 2617 Lathrop Avenue. The property is zoned I-1 Restricted Industrial District. The specific location is shown as "Subject Property" on the map below.



The Commission has scheduled a public hearing at which you and other property owners in the vicinity of the request can be informed of the details of the request and where your views regarding the proposal may be expressed. The hearing will be held on **Wednesday, November 29, 2006 at 4:30 p.m.**, or soon thereafter, in Room 103 of City Hall, 730 Washington Ave.

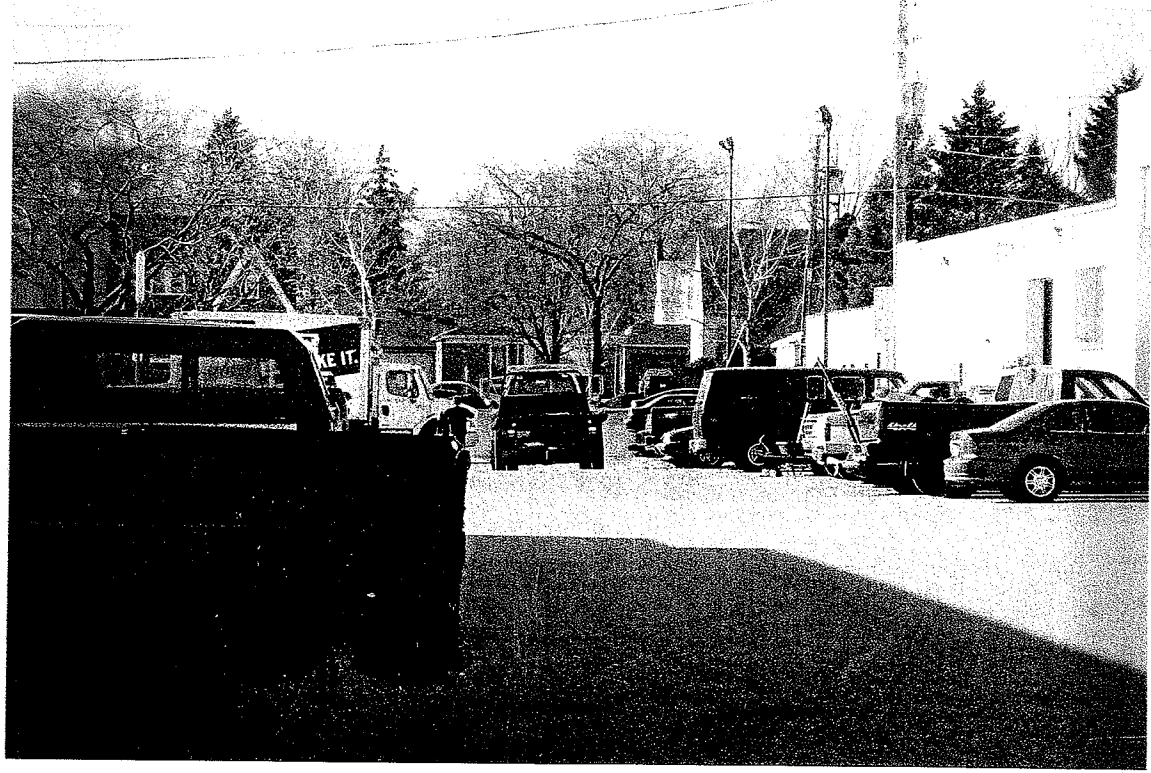
If you have any questions, feel free to contact the Department of City Development at 636-9151.

Brian F. O'Connell
Director of City Development

BFO/mgs

If you are disabled and have accessibility needs or need information interpreted for you, please call the Department of City Development at 636-9151 at least 48 hours prior to the meeting.

2625A Lathrop Avenue



2101 Lathrop Avenue

2101 Lathrop Ave.

PERFORMANCE
& AUTO CARE
202-834-5598

2101 Lathrop Avenue

