



Dear Rebecca Noecker,

5/18/26

My name is John O'Brien, and I have owned the Commodore Squash Club since 1995. My father opened the doors in 1976, and our little Club has become a local treasure, with an international reputation.

On Wednesday, the City Council will vote on a Consent Agenda relating to the Commodore Bar. The LHA & CAO Recommendation has a section relating to parking issues. Everyone agrees the parking is overtaxed when Mr. Rupp's business is operating at full capacity. However, NO restrictions were placed on Mr. Rupp, other than having a security guard on premise, and keeping noise within prescribed limits. There were suggestions regarding parking, including encouraging ride sharing, etc... However, with two shows per night, and three hundred people trying to park in a single lot with 78 parking spaces, you have a nightmare scenario unfolding.

I own two thirds of the parking lot, and have reserved fifteen spaces right next to my Club for my squash players. Technically, with cross easements in place, it is extremely difficult to keep parkers out of that area. However, I see it as unfair for Mr. Rupp to take ALL of the parking. It is against easement law for one party in a non-exclusive easement to "surcharge" all the available parking. Rather than fight a legal battle, I have tried to be a good neighbor, and share the lot.

Perhaps you can help on Wednesday by making it a condition of Council approval that the Commodore Association and Mr. Rupp are not to use the 15 space reserved area?

Countless times, my members have been blocked in that area by Mr. Rupp's patrons waiting in line to drop off passengers at the Commodore Bar. Cars circle the lot endlessly trying to find an open slot, and it can be extremely aggravating for all concerned. It would be nearly impossible for an ambulance or fire truck to navigate the lot when full.



There is also the danger of cars entering the Association entrance, then having to back out across Western Avenue. Really, the lot should be reconfigured to it's original permitted design for safety reasons. The Council has authority to make those requirements when there is a major change to lot usage.

I have testified before the City Council, the Neighborhood Association, and at the recent Hearing trying to put a stop to this dangerous neighborhood nuisance, but to no avail. I was extremely disappointed to read the Recommendation in support of Mr. Rupp's plans. Still, even now, I remain hopeful that you might be able to help.

Should you need my assistance, please don't hesitate to contact me directly.

Respectfully,

John O'Brien  
612-986-6517

P.S. I have first hand testimony that Tom Beech would never have authorized the redesign of the parking lot in the 90's. The City should not have allowed it then.