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August 13, 2014

Via e-mail only

To MPC Commissioners

Re: Agenda Item #8; #29; #33
Hand Partnership, L.P.

Dear Commissioners:

Hand Partnership will have before you on Thursday, August 14, 2014 the above three Agenda items.

The first is to close an alley off Metler Street that is presently what is called a paper alley because it exists on the City ward maps but apparently has never been used an alley.

The second is a plat to combine Eagle Distributing's properties south of Radford Place to the railroad track into one tract.

The third is a request to rezone eight lots between Radford Place and Atlantic Avenue to I-3 to enable Eagle Distributing to relocate its maintenance facility from its existing property.

Eagle Distributing is in the process of consolidating and expanding its business at its location on Radford Place. It presently has 200 employees. As you are probably aware, it is a beer distributor, distributing Budweiser products, as well as other beers. Eagle Distributing and other beer distributors have been located at this site since the early 1950s.

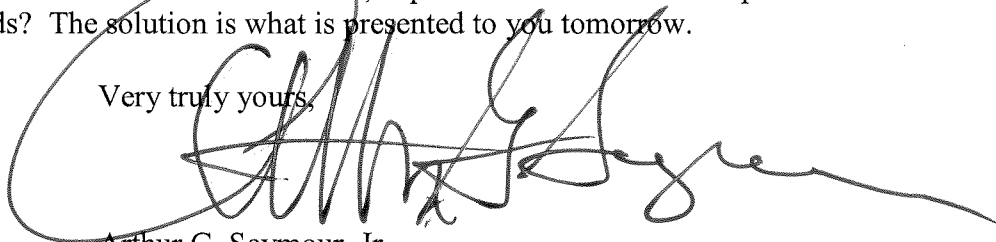
Eagle is in the process of constructing additional warehouse space on its existing property to accommodate its business and business growth. It needs the additional property rezoned in order to build a new maintenance facility. This facility will be fenced and screened from adjoining properties.

As MPC has pointed out in its staff recommendation, it agrees with I-3 zoning on the property south of the alley to be closed, but disagrees and recommends against I-3 zoning to the north of the closed alley. The rationale for the second recommendation is that I-3 zoning should not face residential. However, for many years, there have been homes on the north side of Radford Place, which have faced the existing Eagle Distributing facility without complaint from

the residential properties or Eagle Distributing. I think the evidence is clear that residential can co-exist with a distribution facility such as Eagle without problems.

Eagle is faced with the problem other older city businesses located in the Central Sector have confronted in the past. How can it remain where it is, expand its business and still protect the surrounding neighborhoods? The solution is what is presented to you tomorrow.

Very truly yours,

A large, stylized handwritten signature in black ink, appearing to read 'Arthur G. Seymour, Jr.', written over the 'Very truly yours,' text.

Arthur G. Seymour, Jr.
FRANTZ, McCONNELL & SEYMOUR, LLP

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