

November 5, 2020

To whom it may concern:

As the owner of 507 West High Street, I strongly oppose Plan Case No. 2410-M-20 to rezone 702, 704, 706 and 708 West High Street and 309 South Coler Avenue from R-3 (Single and Two-Family Residential) to R-5 (Medium High Density Multiple-Family Residential). Such a rezoning would be inconsistent with the city's Master Plan. The Master Plan calls for higher density housing on Green St, and a stepping down of density on the north side of High St and a further stepping down of density on the south side of High St., thus providing a predictable and valuable buffered transition to the single-family housing of the State Street neighborhood. The proposed rezoning, in clear contradiction to the Master Plan, would cause great and irrevocable harm to the neighborhood by decreasing property values for the other property owners in the neighborhood, and reducing the quality of life for the residents through increased crowding, increased noise, increased traffic, increased wear to the brick-paved street, and insufficient parking. Furthermore, the proposed rezoning without exceptional cause, would harm the city as a whole by creating a wild-west atmosphere where the predictability of growth supported by the Master Plan and the zoning derived from the Master Plan would be nullified, thereby creating great and needless marketplace risk for those who would consider investing in Urbana's property market. Moreover, the proposed zoning change could expose the City of Urbana to legal liabilities. If the proposed rezoning were to be approved, I will strongly consider taking legal action against the City of Urbana for illegally taking value from my property without compensation, and I will encourage my neighbors to do the same.

Sincerely,



Erik Sacks
507 West High St
Urbana, IL 61801