

January 17, 2009

To the Chairman of the Board  
and the Board Members  
Planning, Building and Development  
18 N. County St. - 6th Floor  
Waukegan, Illinois 60085-4368

My name is Milka Velaga. I want to thank the Chairman and the Vacation Board Members for considering my alley vacation application.

I am asking the Board if it is possible to lower the costs of the assessed value per square footage of the alley. I've been told by Pat Tierney that the cost had increased over a year ago from 2/3 the market value to full value per square foot. If I had known this, I would have requested the vacation of this alley some time ago.

This is an alley, not a valuable piece of property. I've cut the grass on it for the last 36 years. And because of the home market situation today, the value of my property will not go up for some years to come. I will be paying taxes on the added land. The alley will be combined with the 2 adjacent properties I own and therefore is not buildable. Also, I have no desire to sell my home for any momentary gain. Lastly, Nemesis Avenue is not improved so my property will not appreciate fully in value.

My purchase cost is \$2216.00. I would like to purchase the land at 2/3 the value which is \$1463.00.

Thank you for your consideration.



Milka Velaga

**Street Vacation Calculation**  
**Applicants: Milka Velaga**

14-Jan-09

Petitioner	PIN Number	Land Area (Sq.Ft.)	Land Valuation
Velaga	807109011	9407	9404
		16059	
		25,466	9,404
<b>Average Assessed Valuation/square foot</b>		0.37	
<b>Area of road portion to be vacated = (a)</b>		2,000.00	
<b>Land Market Value = (AAV*3) = (b)</b>		1.1078	
<b>Purchase Cost (a)*(b) = (c)</b>		<b>\$2,216</b>	

Application fee	1000
Approx. Publication Cost	70
Recording Cost	150
Estimated Admin./Purchase Cost	<b>3,435.66</b>
Add Survey Cost	?