

**Table 4 - Public Benefits of the One Winnetka Project**

	July 2017 Final Plan Applicant Estimate - July 27, 2016			Amended Final Plan Village Estimate – August 2, 2018		
	Net Gain in Spaces	Value Per Space		Net Gain in Spaces	Value Per Space (1)	
<b>Public Parking Spaces</b>			<b>\$ 5,000,000</b>			<b>\$ 4,550,000</b>
B1 Level				91	\$50,000	\$ 4,550,000
West Garage (Commuter Spaces)	48	\$ 50,000	\$ 2,400,000			
East Garage (Additional Retail Spaces)	52	\$ 50,000	\$ 2,600,000			
<b>Streetscape - Both Sides of Elm &amp; Lincoln (2)</b>			<b>\$ 1,700,000</b>			<b>\$ 2,299,000</b>
<b>Elm Street Water Main Upgrade</b>			<b>\$230,000</b>			
<b>TOTAL BENEFIT</b>			<b>\$ 6,930,000</b>			<b>\$ 6,849,000</b>
<b>TOTAL COST – Value of Village Property to be Conveyed to Developer</b>			<b>\$1,140,000</b>			<b>\$2,110,000</b>
<b>NET PUBLIC BENEFIT</b>			<b>\$5,790,000</b>			<b>\$4,739,000</b>

(1) For the 2018 Estimates prepared by the Village, staff used the same value per space as the Applicant did in July 2016.

(2) 2018 Village estimate comes from 2018 DMP Streetscape Plan