

LAW OFFICES OF  
SAMUEL V. P. BANKS

SAMUEL V.P. BANKS D. 3-6-2010  
JAMES J. BANKS

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March 16, 2021

*Via Electronic Mail - Only*

Mr. Azeem Khan

Mr. Raheem Khan

*AK Custom Homes*

[Address Intentionally Omitted]

E: [azeemrealestate@gmail.com](mailto:azeemrealestate@gmail.com)

E: [raheemrealestate@gmail.com](mailto:raheemrealestate@gmail.com)

**Re: 4137-39 North Western Avenue, Chicago, Illinois  
Proposed Zoning Map Amendment**

Dear Azeem and Raheem:

Per our recent and ongoing communications, this firm will represent Ownership in an application with the City of Chicago – City Council, by and through its *Committee on Zoning*, in order to obtain a *Zoning Map Amendment* for the benefit of and affecting the above-referenced properties. This zoning relief is necessary in order to permit the construction of a new four-story eight-unit *residential* building, at the subject site.

Our fee for this matter is \$12,500.00 plus costs. (This is a modifiable flat fee; not a contingent fee). The fees and costs are payable as follows:

1. A check for \$6,500.00 made payable to "Law Office of Samuel V.P. Banks" (*Retainer*);
2. A separate check for \$1,025.00 made payable to the "City of Chicago - Department of Revenue" (Application Fee – *Zoning Amendment*);
3. A separate check for \$75.00 made payable to "Law Office of Samuel V.P. Banks" (Mandatory Lobbyist Registration Fee);
4. A separate check for \$350.00 made payable to "JIM MGMT, LLC" (Property Owner Search Fee – Public Notice Mailing); and
5. Balance of all costs and fees, due upon final ratification by City Council.

Please be advised that the legal fee detailed above includes our participation in one meeting with Alderman Matthew Martin (47<sup>th</sup> Ward) and one meeting with the 47<sup>th</sup> Ward *Zoning Advisory Committee* (ZAC) and one meeting with representatives of the local community organization (*Community Group*), which such meetings may be required for this project. Our participation in any additional meetings and/or our ongoing communications-negotiations with Alderman Martin and/or representatives of the relevant Community Organization(s), including any residents or other property owners in the area, will be invoiced at the rate of \$500.00 per hour.

If this proposal is acceptable, please sign and return it to our Office, along with the checks described above.

We look very forward to working with you on this project. Please do not hesitate to contact me – directly, should you have any questions about the zoning process or any other matter germane thereto.

Very truly yours,

A handwritten signature in black ink, consisting of several loops and a long, sweeping line extending upwards and to the right.

Sara K. Barnes  
Partner

JJB/skb

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_