

LAW OFFICES OF
SAMUEL V. P. BANKS

SAMUEL V.P. BANKS D. 3-6-2010
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March 5, 2021

Via Electronic Mail - Only
Mr. Richard Norton
[Address Intentionally Omitted]
E: rnorton@r3incentive.com

**Re: 2820 North Elston Avenue, Chicago, Illinois
Proposed Type 1 Zoning Map Amendment**

Dear Rick,

Per our recent and ongoing communications, this firm will represent you ("Ownership") in an application with the City of Chicago – City Council, by and through its *Committee on Zoning*, in order to obtain a *Type 1 Zoning Map Amendment* for the benefit of and affecting the above-referenced property. This zoning relief is necessary in order to permit the construction of a new five-story multi-unit mixed-use (*commercial + residential*) building, at the subject site, pursuant to the *Transit Served Location* (TSL) provisions of the current Zoning Ordinance.

Our fee for this matter is \$17,500.00 plus costs. (This is a modifiable flat fee; not a contingent fee). The fees and costs are payable as follows:

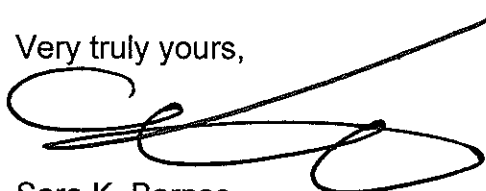
1. A check for \$10,000.00 made payable to "Law Office of Samuel V.P. Banks" (Retainer);
2. A separate check for \$1,025.00 made payable to the "City of Chicago - Department of Revenue" (Application Fee – *Zoning Amendment*);
3. A separate check for \$75.00 made payable to "Law Office of Samuel V.P. 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 the 33rd Ward *Zoning Advisory Committee* (ZAC) and one meeting with representatives of the local community organization, which such meetings may be required for this project. Our participation in any additional meetings and/or our ongoing communications-negotiations with Alderman Rossana Rodriguez-Sanchez (33rd Ward) and/or representatives of the above-referenced community organization, 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, appearing to read 'Sara K. Barnes', with a long, sweeping horizontal stroke extending to the right.

Sara K. Barnes
Partner

JJB/skb

ACCEPTED BY: _____ DATE: _____