

LAW OFFICES OF  
SAMUEL V. P. BANKS

SAMUEL V.P. BANKS D. 3-6-2010  
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January 4, 2022

*Sent Via Electronic Mail*

Mr. Charles T. Marlas

Kensington School

[Address Intentionally Omitted]

E: [cmarlas@kensingtonschool.com](mailto:cmarlas@kensingtonschool.com)

**Re: 1741 North Damen Avenue, Chicago, Illinois  
Proposed Type 1 Zoning Map Amendment + Parking Determination**

Dear Chuck:

Per our recent and ongoing communications, and in consideration of services already rendered to date, this firm will continue to represent Ownership in an application with the Chicago City Council, in order to obtain a *Type 1 Zoning Map Amendment* for the above-referenced property, pursuant to the *2021 Air Quality Ordinance*. This zoning relief is necessary in order to permit the establishment and operation of an early education facility (*daycare center*), at the subject site.

Our fee in this matter is \$15,000.00 plus costs. (This is a modifiable flat fee; not a contingent fee). The fees and costs are payable as follows:

1. A check for \$2,500.00 made payable to "Law Offices of Samuel V.P. Banks" (*Initial Retainer*) → **PAID (on or about 12-21-21)**
2. A separate check for \$7,500 made payable to "Law Offices of Samuel V.P. Banks" (*Interim Legal Fee*), due upon acceptance of this Proposal;
3. A separate check for \$1,025.00 made payable to the "City of Chicago – Department of Revenue" (Application Fee – *Zoning Map Amendment*);
4. A separate check for \$500.00 made payable to "JIM MGMT LLC" (Property Search Fee – *Public Notice*)
5. A separate check for \$150.00 made payable to "Law Offices of Samuel V.P. Banks" (Lobbyist Registration Fee);

Upon final ratification of the underlying *Zoning Map Amendment*, by City Council, this firm will continue to represent you in a request for *Parking Determination*, by and through the City's Department of Planning and Development (DPD), which such *Determination* is required for permitting and licensing of the proposed new facility. Please be advised that the City may request a processing fee of \$150.00, associated with the *Parking Determination*. We will keep you advised of such additional fees, timely and accordingly. \*[PLEASE NOTE: The City will NOT accept or process the request for *Parking Determination* until the *Zoning Map Amendment* is fully ratified.]

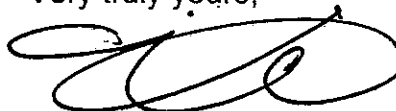
Please be advised that the legal fee detailed above includes our participation in one meeting with Alderman Scott Waguespack (32<sup>nd</sup> Ward) and one meeting with representatives of the local community (*Community Meeting*), which may be required for this project. Our participation in any additional meetings or ongoing communications-negotiations with the Alderman and/or representatives of the local community, including any residents (neighbors) or other property owners in the area, will be invoiced at the rate of \$675.00 per hour.

The balance of all outstanding fees and costs will be invoiced and collected upon issuance of the *Parking Determination*.

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

We look forward to continuing to work 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,



Sara K. Barnes  
Partner

JJB/skb

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

**\*PLEASE NOTE THAT WE WILL NEED FIVE (5) ORIGINAL, STAMPED AND SEALED SURVEYS OF THE SUBJECT PROPERTY THAT ARE NO MORE THAN 180 DAYS OLD.**