

LAW OFFICES OF  
SAMUEL V. P. BANKS

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

NICHOLAS J. FTIKAS  
SARA K. BARNES  
EDWARD D. BOX

THIRTY-EIGHTH FLOOR  
221 NORTH LA SALLE STREET  
CHICAGO, ILLINOIS 60601  
PHONE (312) STATE 2-1983  
FAX (312) 782-2433

August 6, 2021

*Via Electronic Mail – Only*

Mr. John Mangan

Mr. Robert Mangan

Mangan Builders

[Address Intentionally Omitted]

E: [manganbuilders@msn.com](mailto:manganbuilders@msn.com)

**Re: 1647-1649 West Irving Park Road, Chicago, Illinois  
Proposed Zoning Map Amendment**

Dear John and Bob,

Per our recent communications, this firm will represent you – as *Contract Purchaser*, in an application with the Chicago City Council, in order to effectuate a *Zoning Map Amendment*, for and benefiting the above-referenced property. This zoning relief is necessary in order to permit the construction and occupation of a new six-unit *residential* building, at the subject site.

Our fee in this matter is \$8,500.00 plus costs. (This is a modifiable flat fee; not a contingent fee). The fees and costs are payable as follows:

1. A check for \$4,500.00 made payable to "Law Offices of Samuel V.P. Banks" (Retainer);
2. A separate check for \$75.00 made payable to "Law Offices of Samuel V.P. Banks" (Lobbyist Registration Fee);
3. A separate check for \$1,025.00 made payable to the "City of Chicago – Department of Revenue" (Zoning Amendment Application Fee);
4. A separate check for \$500.00 made payable to "JIM MGMT LLC" (Property Owner Search Fee – Public Notice); and
5. Balance of all costs and fees, due upon completion of the public hearing, with the Chicago Committee on Zoning.

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), which may be required for this project. Our participation in any additional meetings or ongoing communications-negotiations with the Alderman (beyond our preliminary discussions) 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 \$500.00 per hour.

If this proposal is acceptable, please sign and return it to our Office, along with the checks identified 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: \_\_\_\_\_

**\*PLEASE NOTE THAT WE WILL NEED ATLEAST FIVE (5) ORIGINAL, STAMPED AND SEALED SURVEYS OF THE SUBJECT PROPERTY THAT ARE NO MORE THAN 120 DAYS OLD.**