

LAW OFFICES OF  
SAMUEL V. P. BANKS

SAMUEL V.P. BANKS D. 3-8-2010  
JAMES J. BANKS

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NICHOLAS J. FTIKAS  
SARA K. BARNES  
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October 5, 2021

*Via Electronic Mail – Only*  
Mr. Paul Coen  
[Address Intentionally Omitted]  
E: [paulcoen81@gmail.com](mailto:paulcoen81@gmail.com)

**Re: 1756 West Newport Avenue, Chicago, Illinois  
Proposed Zoning Map Amendment**

Dear Paul:

Per my recent and ongoing communications with your Project Designer – Michael Maresso, this firm will represent you in an application for a *Zoning Map Amendment*, with the Chicago City Council, which will affect and benefit the above-referenced property. This zoning relief is necessary in order to permit the construction of a new multi-unit *residential* building, at the subject property.

Our fee in this matter is \$9,500.00 plus costs. (This is a modifiable flat fee; not a contingent fee). The fees and costs are payable as follows:

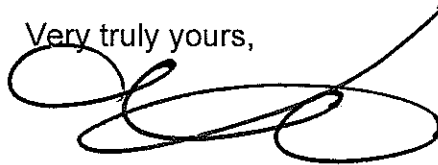
1. A check for \$3,500.00 made payable to "Law Offices of Samuel V.P. Banks" (*Initial Retainer* – Preliminary Communications with Alderman and Community Organization(s));
2. A check for \$2,500.00 made payable to "Law Offices of Samuel V.P. Banks" (*Interim Legal Fee*), due upon conclusion of initial meeting with the 47<sup>th</sup> Ward Zoning Advisory Committee (ZAC);
3. A separate check for \$1,025.00 made payable to the "City of Chicago - Department of Revenue" (*Application Fee*);
4. A separate check for \$75.00 made payable to "Law Office of Samuel V.P. Banks" (*Lobbyist Registration Fee* - Mandatory);
5. A separate check for \$350.00 made payable to "JIM MGMT, LLC" (*Property Owner Search Fee* – Public Notice Requirement); and
6. 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), one meeting with the *47<sup>th</sup> Ward Advisory Committee (ZAC)*, and one meeting with representatives of the local community or organization representing the same (*Community Meeting*), 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 check identified in *Line 1* above, in order to commence our representation.

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 horizontal stroke, positioned above the printed name.

Sara K. Barnes  
Partner

JJB/skb

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