

LAW OFFICES OF  
SAMUEL V. P. BANKS

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

NICHOLAS J. FTIKAS  
SARA K. BARNES  
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THIRTY-EIGHTH FLOOR  
221 NORTH LA SALLE STREET  
CHICAGO, ILLINOIS 60601  
PHONE (312) STATE 2-1983  
FAX (312) 782-2433

September 29, 2021

*Via Electronic Mail - Only*  
Mr. Leon Harris  
[Address Intentionally Omitted]  
E: [havatoy@aol.com](mailto:havatoy@aol.com)

**RE: 3355 North Southport Avenue, Chicago, Illinois**  
**Proposed Zoning Map Amendment – *Transit Served Location***

Dear Lee:

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 *Zoning Map Amendment* affecting and for the benefit of the above-referenced property. This zoning relief is necessary in order to permit the construction of a new multi-unit mixed-use (*commercial + residential*) building, with reduced off-street parking, at the subject site, pursuant to the *Transit Served Location* (TSL) provisions of the current Zoning Ordinance.

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:

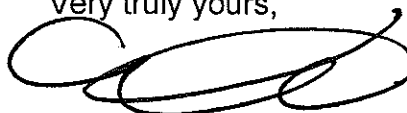
1. A check for \$6,000.00 made payable to "Law Office of Samuel V.P. Banks" (*Retainer*);
2. A separate check for \$1,025.00 made payable to the "City of Chicago - Department of Revenue" (Application Fee – *Zoning Amendment*);
3. A separate check for \$75.00 made payable to "Law Office of Samuel V.P. Banks" (Mandatory *Lobbyist Registration Fee*);
4. A separate check for \$350.00 made payable to "JIM MGMT, LLC" (Property Owner Search Fee – Mandatory *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 Thomas Tunney (44<sup>th</sup> Ward) and one meeting with representatives of the local community organization (*Community Meeting*), both of 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 above-referenced committee(s)-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, appearing to read 'Sara K. Barnes', with a large, stylized loop at the end.

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 ONE-HUNDRED-EIGHTY (180) DAYS OLD.**

**\*FOR LEGAL FEE PAYMENTS - ONLY, WE NOW ACCEPT ALL MAJOR CREDIT CARDS. [When using a *credit* card, a 3.5% convenience fee is added to the total by our credit card processor. The amount may appear as a separate charge on your statement. There is no charge for using a *debit* card. To make a credit/debit card payment, please contact VINCE SERGIO at 312-782-1983.]**