

LAW OFFICES OF  
SAMUEL V. P. BANKS

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

NICHOLAS J. FTIKAS  
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THIRTY-EIGHTH FLOOR  
221 NORTH LA SALLE STREET  
CHICAGO, ILLINOIS 60601  
PHONE (312) STATE 2-1983  
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May 23, 2022

*Via Electronic Mail – Only*

Mr. Adam Winick

ICM Properties, Inc.

[Address Intentionally Omitted]

E: [adam.winick@icmproperties.com](mailto:adam.winick@icmproperties.com)

**Re: 3829 North Southport Avenue, Chicago, Illinois  
Zoning Map Amendment**

Dear Adam:

Per our recent and ongoing communications, and in consideration of legal consultation and services already provided, this firm will represent you (*Ownership*), in an application for a *Zoning Map Amendment*, with the Chicago City Council – by and through its Committee on Zoning, which such ordinance will affect and benefit the above-referenced property. This zoning relief is necessary in order to permit the conversion of the grade-level storefront from *commercial* use to a single *dwelling unit*, within the existing four-story 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:

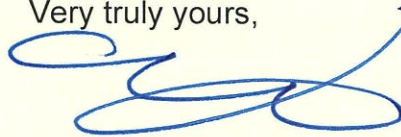
1. A check for \$5,000.00 made payable to "Law Offices of Samuel V.P. Banks" (*Retainer*)
2. A separate check for \$1,025.00 made payable to the "City of Chicago - Department of Revenue" (*Application + Public Notice Sign Fee*);
3. A separate check for \$150.00 made payable to "Law Office of Samuel V.P. Banks" (*Lobbyist Registration Fee - Mandatory*);
5. A separate check for \$500.00 made payable to "JIM MGMT, LLC" (*Property Owner Search Fee – Public Notice Mailing*); 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 Tom Tunney (44<sup>th</sup> Ward) and one meeting with representatives of the local community organization, which may be required for approval of 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 \$725.00 per hour.

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



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 180 DAYS OLD.**