

LAW OFFICES OF  
SAMUEL V. P. BANKS

SAMUEL V.P. BANKS D. 3-8-2010  
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June 13, 2022

*Via Electronic Mail – Only*

Mr. Mohamed Musa  
c/o Mr. Mario Pinchao  
[Address Intentionally Omitted]  
E: [mario71pinchao@yahoo.com](mailto:mario71pinchao@yahoo.com)

**Re: 6101 West Diversey Avenue, Chicago, Illinois  
Proposed Zoning Map Amendment**

Dear Mr. Musa,

Per my recent communications with your Project Architect – Mario Pinchao, and in consideration of preliminary consultation provided to date, this firm will represent you (“Owner”) in an application for a *Zoning Map Amendment*, with the Chicago City Council, for and benefiting the above-referenced property. This zoning relief is necessary in order to permit the physical expansion of the existing one-story *commercial* building at the subject site, the programming for which such expansion calls for the construction of a 1<sup>st</sup> Floor lateral addition and a 2<sup>nd</sup> Floor vertical addition, wherein you intend to operate a *retail* (furniture) *store* and *showroom*.

Our fee in this matter is 6,500.00 plus costs. (This is a modifiable flat fee; not a contingent fee). The fees and costs are payable as follows:

1. A check for \$4,000.00 made payable to “Law Offices of Samuel V.P. Banks” (*Retainer*);
2. A separate check for \$150.00 made payable to “Law Offices of Samuel V.P. Banks” (*Lobbyist Registration Fee*);
3. A separate check for \$1,050.00 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 Ariel Reboyras (30<sup>th</sup> Ward) and one meeting with representatives of the local community, which such outside engagement 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, as well as any additional meetings or negotiations with the City's *Department of Planning* (DPD), will be invoiced at the rate of \$675.00 per hour.

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

We look forward to working with you and your Design Team 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, FOR THE ZONING AMENDMENT APPLICATION, WE WILL REQUIRE FIVE (5) ORIGINAL STAMPED AND SEALED BOUNDARY SURVEYS OF THE SUBJECT PROPERTY THAT ARE NO MORE THAN 180 DAYS OLD.**