

LAW OFFICES OF
SAMUEL V. P. BANKS

SAMUEL V.P. BANKS D. 3-6-2010
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July 26, 2022

Via Electronic Mail – Only
Mr. Gabriel Iatarola
Cortez Ventures LLC
[Address Intentionally Omitted]
E: gabriel.iatarola@gmail.com

**RE: 1423 + 1432 + 1503 + 1528 West Cortez Street, Chicago, Illinois
Proposed Zoning Map Amendments**

Dear Gabriel:

Per our recent discussion and preliminary consultation, this firm will represent you and your associates-partners ("Ownership") in four (4) applications, with the *Chicago City Council* - by and through its *Committee on Zoning*, in order to obtain a *Zoning Map Amendment* affecting and for the benefit of each of the above-referenced properties. This zoning relief is necessary in order to permit the lawful establishment and occupancy of a fourth *dwelling unit* within the basement of each of existing multi-family *residential* buildings, at the respective sites, which such buildings and properties are presently classified as *RS-3 Residential Single-Unit (Detached House) District*, and which are not located within a designated *Additional Dwelling Unit Pilot Area*.

Our fee for this matter, as a package, is \$11,500.00 plus costs. (This is a modifiable flat fee; not a contingent fee). The fees and costs are payable as follows:

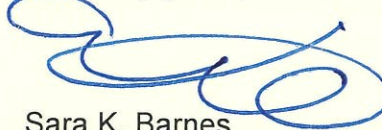
1. A check for \$6,500.00 made payable to "Law Office of Samuel V.P. Banks" (*Retainer*);
2. Four (4) separate checks for \$1,025.00 – EACH, made payable to the "City of Chicago" (*Zoning Amendment Application Fee – PER property*);
3. A separate check for \$150.00 made payable to "Law Office of Samuel V.P. Banks" (*Mandatory Lobbyist Registration Fee*);
4. Two separate checks for \$500.00 – EACH, made payable to "JIM MGMT, LLC" (*Property Owner Search Fee – Statutory Public Notice Mailing By Block*); 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 Brian Hopkins (2nd Ward) and one meeting with the representatives of each of the two respective community organizations – *Eckhart Park Community Council* (EPCC) and *East Village Association* (EVA), representing the same, which such meetings may be required for approval of these projects. Our participation in any additional meetings or our ongoing communications-negotiations with Alderman Hopkins and/or representatives of the community, including any residents or other property owners in the area, will be invoiced at the rate of \$725.00 per hour, upon disclosure of the need for such additional services with you.

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

We look forward to working with you on these projects. Please do not hesitate to contact me – directly, should you have any questions about the zoning process moving forward or any other matter germane thereto.

Very truly yours,



Sara K. Barnes
Partner

JJB/skb

ACCEPTED BY: _____

DATE: _____