



Richard F. Klawiter

Partner

CO-VICE CHAIR, US REAL ESTATE PRACTICE

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Rich Klawiter is a real estate development and finance lawyer with particular experience in the areas of land use and zoning, municipal finance (including tax increment and other public sector financing), landmarks and historic preservation matters and other public-private financing transactions.

Rich also has extensive experience in domestic and international infrastructure financings and alternative energy development and finance.

Rich's practice focuses on representing developers and municipalities in annexation, zoning and public sector related matters for complex commercial, retail, residential, hotel and office developments. He also concentrates on public-private development transactions, including the establishment of industrial, commercial, retail and residential tax increment financing projects; the creation of special assessment and service areas; and the structuring of sales tax sharing agreements, property tax abatements and government grants. Rich has secured more than US\$2.5 billion in economic incentives for his clients.

Rich is a member of DLA Piper's North American Pro Bono Committee.

LANGUAGES SPOKEN

- Spanish

- Real Estate
- Public Finance
- Mergers and Acquisitions
- Real Estate Development and Planning
- Finance

- Real Estate

Spanish

REPRESENTATIVE TRANSACTIONS

- Represented international steel company in connection with federal, state and municipal legislative approvals and incentives to facilitate the relocation from the north side of Chicago to the south side of Chicago of a US\$300 million steel production facility
- Represented numerous local universities in connection with construction of new residential, sports and academic facilities on north and south sides of Chicago

- Represented numerous Fortune 500 and other companies in connection with the relocation of global corporate headquarters
- Represented developer of 53 acre site in connection with securing 14 million square feet of development and US\$500 million of infrastructure financing for former industrial site (2019)
- Represented developer of 60 acre site in connection with securing entitlements for 15 million square feet of development and US\$550 million of infrastructure financing for site at Roosevelt and Clark Streets in Chicago, Illinois (2019)
- Represented international infrastructure debt and equity fund on numerous infrastructure projects across the United States

CREDENTIALS

Admissions

- Illinois

Recognitions

The respected English legal research publisher Chambers & Partners has repeatedly recognized Rich in *Chambers USA*. Clients quoted in the directory have praised him for "knowing how to get through the red tape on any matter." He "thinks creatively," "is wonderful to work with and is very strategic." Rich's "impressive reputation has been enhanced" by recent representation in major retail developments. Chambers & Partners has also noted that sources "describe him as 'terrific' and someone they 'love to deal with.'"

He has also been named an Illinois Super Lawyer, as the result of a research project conducted jointly by *Law & Politics* and *Chicago* magazines, and is listed in *The Best Lawyers in America* for land use and zoning law. Rich is a frequent lecturer on topics ranging from municipal law, including eminent domain, to public-private partnerships, including tax increment financing.

Education

- J.D., Stanford Law School 1990
Associate Editor, *Stanford Law Review*
- M.A., Harvard University 1987
- B.A., St. Olaf College 1985

Memberships

- Member, American College of Real Estate Lawyers
- Urban Land Institute
- Economic Club of Chicago
- Illinois Tax Increment Association
- Lambda Alpha, Ely Chapter
- Metropolitan Planning Council

Civic and Charitable

- Current member of the Board of Directors of IFF
- Board of Directors, Legal Aid Chicago
- Obama for America Housing Policy Committee, Vice Chair
- Leadership Greater Chicago, Fellow and Former Member of Board of Directors

INSIGHTS

Publications

Chicago City Council adopts Industrial Air Quality and Zoning Ordinance

24 March 2021

Chicago Land Use News Series

Its oversight is vested in the City departments of Planning and Development, Transportation, and Public Health.

Chicago City Council strengthens landlord notification requirements for lease terminations and non-renewals by passing "Fair Notice" ordinance

23 July 2020

Chicago Land Use News Series

The ordinance strengthens tenant protections.

Chicago City Council adopts eviction protection ordinance

17 June 2020

Chicago landlords should take notice of new requirements and conditions associated with the filing of future eviction actions.

Public legislative processes and public meetings during the time of COVID-19

3 April 2020

While modifications to open meetings laws may allow many public meetings to take place remotely, municipalities and petitioners must also take steps to ensure the legal sufficiency of public participation in remote public hearings.

Chicago City Council introduces draft affordable housing ordinance amendment

16 DEC 2014

Chicago Land Use News Series

Key provisions of Chicago's proposed 2015 affordable housing ordinance amendment

- Co-author, "The True Faces of Immigration In the Wake of the Zarate Verdict," *Texas Lawyer*, 1 Feb 2018
- Co-author, "What Two Lawyers Learned at a Texas Detention Center," *Crain's Chicago Business*, 8 Feb 2017
- "Chicago Affordable Housing Ordinances passes: Key provisions, Key requirements," 23 Mar 2015
- Author, "Inclusionary Zoning: How to Make a Good Social Policy Better and More Fair," *The Real Estate Finance Journal*, Fall/Winter 2015

[Events](#)

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CARES Act: A practical guide for the real estate industry

3 April 2020
Webinar

NEWS

DLA Piper announces new office and practice group leadership

9 March 2020

DLA Piper is pleased to announce several recent changes to the firm's US office and practice group leadership.

MEDIA MENTIONS

"3 Drivers Of Real Estate M&A In 2017," *Law360*, December 7, 2017

PRO BONO

Rich serves as the chair of the firm's pro bono committee for the Chicago office and is a member of the firm's national pro bono committee. His pro bono interests are various and include representing families on immigration matters, including asylum and family reunification matters, representing indigent tenants in eviction court, handling an ongoing capital appeal for a death row inmate in Mississippi and representing not for profit community development corporations on zoning and transactional matters. He was awarded DLA Piper's Global Pro Bono and Community Service Partner of the Year in 2018.