



Richard F. Klawiter

Partner

CO-VICE CHAIR, US REAL ESTATE PRACTICE

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Rich is a real estate development and finance lawyer with particular expertise in the areas of land use, zoning, incentives and government relations.

Rich's practice is primarily representing developers and investors in securing entitlements and financial incentives for urban and suburban projects. Rich has entitled millions of square feet of land and improvements in Chicagoland and beyond and 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 and is the 2018 recipient of DLA Piper's Global Pro Bono and Community Service Partner of the Year.

LANGUAGES SPOKEN

- 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 global headquarters relocations
- 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 in South Loop, Chicago
- Represented international infrastructure debt and equity fund on numerous infrastructure projects across the United States

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

- Real Estate

Spanish

CREDENTIALS

Admissions

- Illinois

Recognitions

- *Chambers USA*
 - Band 1, Illinois Real Estate: Zoning/Land Use (2012-2022)
- *The Legal 500 United States*
 - Recommended, Land Use / Zoning (2015-2022)
 - Recommended, Real Estate (2020-2021)

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

- Board of Directors - IFF
- Board of Directors - Legal Aid Chicago
- Advisory Board Member - National Immigrant Justice Center
- Vice Chair - Obama for America Housing Policy Committee
- Fellow and Board Member - Leadership Greater Chicago

INSIGHTS

Publications

Optimism about the recovering market: DLA Piper's 2022 Mid-Year US Real Estate Trends Report

13 September 2022

The brisk pace of our own work supports these bullish predictions.

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 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

NEWS

DLA Piper advises LEGO Group in its US\$1 billion-plan to build its first factory in the US

6 July 2022

DLA Piper advised global toy manufacturer the LEGO Group in its plans to invest over US\$1 billion to build a factory in Chesterfield County, approximately 20 miles south of Richmond, Virginia — and the first in the US. The factory, which is expected to open in 2025, will employ 1,760 people and span 1.7 million square foot.

DLA Piper partner Richard Klawiter honored with Legal Aid Chicago's 2022 Champion of Justice Award

21 June 2022

DLA Piper is pleased to announce that Richard Klawiter, co-vice chair of the firm's US Real Estate Practice, has been honored with Legal Aid Chicago's 2022 Champion of Justice Award. This lifetime award recognizes Klawiter for his many years on Legal Aid Chicago's board of directors, including two terms as the board's chair.

MEDIA MENTIONS

- "Lifetime of service for others," *Chicago Lawyer*, August/September 2022
- "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.