



Freeborn & Peters LLP

What's New In The Real Estate Department at Freeborn & Peters?

Spotlight: The F & P Land Use Lawyers

Land Use is among the most important capabilities of a real estate development practice, though it is often overlooked by many firms. At Freeborn & Peters, our group includes four land use and zoning attorneys. As our clients can attest, it is rare for a real estate practice of any size to have such a significant contingent of dedicated land use attorneys.

With our development focus, having a strong land use and zoning capability has been essential to our ability to effectively serve our clients.

Our Land Use sub-group is led by **Jerry Callaghan** and also includes **Bob Sitkowski**, **Ann Zwick** and **Ray Pruchnicki**. In their practice, our colleagues represent public and private sector clients in all types of land use issues, including zoning, wetlands regulations, subdivision approvals, annexations, covenants and restrictions, solid waste facility siting, impact fees, utility service, eminent domain and related constitutional issues, including the "taking" issue.

Of particular note, we have extensive experience with proceedings involving "difficult" land uses, such as landfills, waste transfer stations, power plants and cellular communication towers.

Brief profiles for each of the members of our Land Use and Zoning sub-group are included below. If you have any questions regarding this area of our practice, please feel free to contact Jerry Callaghan at 312-360-6555 or jcallaghan@freebornpeters.com.

Jerry Callaghan heads the firm's land use practice and has been with F&P since 1994. He counsels the firm's clients in matters pertaining to the use of land, including zoning, development, permitting, impact fees, eminent domain, solid waste facility siting, economic development incentives and the constitutional limits on land use regulations. In his work, Jerry has represented clients at hundreds of public hearings, and has handled trials and appeals of adverse land use decisions. In addition, Jerry has spoken at seminars and conferences of the Chicago Bar Association, Illinois Municipal League, American Planning Association and American Bar Association.

Bob Sitkowski joined F&P in the summer of 2004 after spending the previous seven years in the nationally known land use practice of Robinson & Cole in Hartford, Connecticut. In addition to being an attorney, Bob is a registered architect and is certified by the American Institute of Certified Planners. Bob focuses his practice in land use law, with a special emphasis on the legal aspects of smart growth and new urbanism. He has significant experience in evaluating, drafting, and implementing zoning and planning regulations, and in representing developers, land owners, municipalities and advocacy groups in land use matters before administrative bodies and in the courts.

Ann Zwick joined F&P in 1994 after having been associated with the Illinois Environmental Protection Agency and the law firm of McDermott, Will & Emery. She practices in the areas of land use, zoning, real estate and government regulations, and has extensive experience in siting solid waste facilities. In addition, while at the Illinois Environmental Protection Agency, Ann co-authored legislation establishing the Clean Air Act Permit Program in Illinois.

Ray Pruchnicki joined F&P in May 2005. Ray is a former city planner and is certified by the American Institute of Certified Planners. Though Ray has a background in land use, he now chiefly focuses his practice on traditional transactional real estate activities, including the financing, acquisition, leasing and disposition of commercial properties, while assisting Jerry and Bob on land use matters when the need arises.

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If you have any questions or would like assistance regarding the matters discussed above, please contact the editors of *Development News*:

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