



David L. Reifman

Partner

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David Reifman concentrates his practice primarily in land use and zoning, real estate transactions, public-private financing transactions including tax increment financing, landmarks and historic preservation issues and other transactions involving community and economic development.

David has extensive experience securing required development, zoning, annexation and subdivision approvals for commercial, retail, residential, hotel, industrial, office and mixed use developments. He also has a widely recognized practice in public-private development transactions, including many high-profile office, industrial, commercial, retail and residential tax increment financing projects, creation of special service areas, structuring of sales tax rebates, property tax abatements, hotel tax reimbursements and government grants. David's practice additionally involves representing developers and property owners in the acquisition and disposition of property, including contract negotiations, due diligence and property evaluation, satisfaction of contract contingencies, project financing and closings.

EXPERIENCE

Representative projects and engagements include:

REDEVELOPMENT

- Representation of the Chicago Cubs and related entities in connection with the restoration, renovation and expansion of historic Wrigley Field and the redevelopment of adjacent and nearby parcels with office, plaza, hotel, retail, parking and related uses. This representation included planned development, rezoning, Landmarks Commission, Class L landmark tax classification, right-of-way vacation, signage, night game, community benefits and other related approvals
- Representation of Chicago Neighborhood Initiatives in connection with the redevelopment of a vacant 13 acre site at 63rd and Halsted Streets in Chicago's Englewood neighborhood. The project will have multiple phases, including almost 50,000 square feet of retail to be anchored by Whole Foods
- Represented the owner of the iconic Wrigley Building in Chicago, Illinois in connection with historic landmark designation, Class L landmark property tax classification, plaza reconstruction and project redevelopment issues
- Represented Fox Motors to obtain Class 7b real property tax classification and other land use entitlements for the redevelopment of property in Chicago with a new state-of-the-art Ford dealership
- Represented the developer venture in securing tax increment financing and related approvals for redevelopment of the historic former Montgomery Ward's 1.5 million square foot distribution facility and adjoining properties at 600 West Chicago Avenue, Chicago.
- Representation of Midwest Family Housing, LLC, a public/private venture of Forest City Military Communities and the United States Navy, in redevelopment of properties in North Chicago, Highland Park and Glenview, Illinois for Navy personnel housing and with the disposition and development of related properties owned by the United States Navy
- Represented Northwestern Lake Forest Hospital in connection with land use and related approvals for redevelopment of its hospital campus in Lake Forest, Illinois
- Represented ML Realty in securing tax increment financing assistance, Class 6(b) approval and zoning approval for redevelopment of the 40-acre former Brach's Candy Factory site on Chicago's West Side
- Represented the Town of Fort Sheridan Company (Mesirow Stein, Red Seal Development Corp. and LR Development) as master developer of the

"[A] widely recognized practice in public-private development transactions," and "a leading practitioner in zoning and land use matters," *Chambers USA*

RELATED SERVICES

- Real Estate
- Projects, Energy and Infrastructure

RELATED SECTORS

- Energy

Fort Sheridan Historic District in Highland Park and Highwood, Illinois, in obtaining annexation, zoning, historic preservation, intergovernmental and related development approvals of a 500-unit residential project on a former military installation

- Represented Mather LifeWays in the redevelopment of its properties at Davis Street and Hinman Avenue in Evanston, Illinois for a state-of-the-art continuing care retirement facility, including successfully challenging local landmark and national register nominations and obtaining required zoning and planned development approvals
- Represented Diamond Bank in successfully challenging the proposed landmark designation of its building at the northwest corner of North Avenue and Clark Street

MIXED USE

- Obtained land use and zoning, tax increment financing, intergovernmental and real estate acquisition and development approvals for Block 37 in Chicago, a mixed-use redevelopment project including 400,000 square feet of retail, a CBS broadcast studio and office and residential uses
- Represented Holsten Development in obtaining the planned development/zoning approvals and securing tax increment financing assistance from the City of Chicago for redevelopment of the CTA Wilson Yard site. The redevelopment included a Target store, 178 units of affordable family and senior housing, land exchanges with the city, the CTA and private owners and relocation of an existing Aldi grocery store
- Represented Chicago Neighborhood Initiatives in securing planned development, tax increment financing and related approvals for the redevelopment of the approximately 200 acre former Ryerson Steel site at 111th Street and the Bishop Ford Expressway in Chicago's Pullman neighborhood. The project includes 400,000 square feet of big box retail, 75,000 square feet of neighborhood retail and commercial uses, industrial uses including a new manufacturing facility for Method Home Products, residential uses, a multi-purpose community and recreational facility, and open space and public park uses
- Represented Hines in securing zoning/planned development and tax increment financing approvals for a mixed-use development containing approximately 1 million square feet of Class A office use and a 1.5 acre public riverfront park in downtown Chicago.
- Represented Arthur Hill and Company in obtaining zoning/planned development approvals for the development of Church Street Plaza, a mixed-use hotel, commercial, residential and retail project in downtown Evanston, Illinois
- Represented the developer in obtaining land use and zoning approvals for a 2 million square foot residential and condominium-hotel project on the former Chicago Sun-Times site in Chicago
- Represented a venture including GlenStar Properties in the annexation, zoning and development approvals for office, residential, hotel and retail uses for the 40-acre former Culligan property in Glenview, Illinois
- Represented Regency Centers and Focus Development in connection with the redevelopment of the 20 acre former Avon site in Glenview, Illinois with a new Mariano's grocery store and multi-family residential uses
- Represented a venture led by Mesirow Stein in annexation, land use and zoning entitlements, municipal boundary adjustments and related matters for residential and commercial development of the 610 acre Klehm property in South Barrington, Illinois

OFFICE AND RESIDENTIAL

- Represented Hines in planned development approvals for high-rise office buildings at 1 South Dearborn and 191 North Wacker Drive, Chicago
- Represented the developer in obtaining land use and zoning approvals for the residential redevelopment of the former Columbus Hospital site in Chicago
- Represented Carroll Properties and Fifield Companies in obtaining planned development approvals for the new E2 high-rise tower in downtown Evanston, Illinois. The representation originally included securing a home rule property and sales tax reimbursement agreement
- Represented CMK Companies in obtaining planned development/zoning approvals for high-rise residential developments at 235 West Van Buren and 1720 South Michigan Avenue, Chicago
- Represented Holden Investments LLC in the entitlement and disposition to Lake Forest Open Lands of 190 acres in Lake Forest, Illinois

CORPORATE HEADQUARTERS AND MANUFACTURING FACILITY SITE SELECTION

- Represented the Boeing Company in the evaluation, negotiation and implementation of state and local incentives for the widely publicized relocation of its world headquarters to Chicago
- Represented the Boeing Company in all facets of the initial national site selection for assembly of the 787 "Dreamliner" airplane, including site and infrastructure development, bonds, grants, tax incentives, tax abatements and other public financing tools and land and facilities conveyancing and leasing matters
- Representation of Unilever Manufacturing (US) Inc. in connection with planned development approvals for the expansion of its Hellmann's Mayonnaise production facility in Chicago's Little Village neighborhood
- Represented Peppercorn Capital in obtaining tax increment financing assistance for the location of the CB2 headquarters on Chicago's West Side
- Represented Sears Holdings Corporation in the negotiation of an EDGE Tax Credit Agreement in connection with the retention of its corporate headquarters in Illinois
- Represented Anixter, Inc. in connection with Class 7b real property tax classification for its headquarters expansion in Glenview, Illinois
- Represented Ecolab, Inc. in the negotiation of an EDGE Tax Credit Agreement related to the retention and expansion of facilities in Illinois

HOSPITALITY AND LEISURE

- Represented Sage Hospitality Resources in the redevelopment of the historic Blackstone Hotel in Chicago, including tax increment financing approvals.
- Represented a venture including Virgin Hotels in connection with Class L landmark property tax classification and related redevelopment issues for its hotel project at 203 North Dearborn in Chicago, Illinois
- Representation of Albion Hotels, LLC (Atira Hotels) as co-applicant (with Loyola University) in connection with zoning and lakefront protection approvals for a 145 room limited service hotel, neighborhood retail and related parking relief at a transit-served location at Albion and Sheridan in Chicago's Rogers Park neighborhood
- Represented ECD Company in development, zoning and land use approvals for the Wit Hotel, Chicago
- Represented the developer of Key Lime Cove resort in Gurnee, Illinois, in all zoning/planned unit development approvals and the creation and implementation of a home rule hotel tax rebate in excess of \$20 million
- Represented historic Ravinia Festival in Highland Park, Illinois in development, zoning and land use matters

RETAIL

- Representation of Costco Wholesale Corporation on numerous real estate development projects throughout the Midwest, including property acquisition and site development
- Represented Bloomingdales, Inc. in negotiating a tax increment financing redevelopment agreement and related landmark approvals for the historic Medinah Temple in Chicago
- Represented the Mills Corporation in the development, land use and sales tax rebate approvals for the 2 million square foot Gurnee Mills Shopping Center in Gurnee, Illinois
- Represented Target Corporation in numerous zoning, land use and public sector financing projects, including in Chicago (multiple sites), Villa Park, Niles, Wheeling and Woodridge, Illinois
- Represented a subsidiary of SuperValu, Inc. in annexation, zoning and tax increment financing approvals for a 1 million square foot distribution facility in LaSalle County, Illinois. This project also involved securing state funds for roadway improvements, negotiating a power supply agreement with a city-owned electric utility, and securing a state community development assistance grant (CDAP) to pay for public utility costs

CREDENTIALS

Admissions

- Illinois

Recognitions

Chambers USA has repeatedly recognized David, having noted that he is "a leading practitioner in zoning and land use matters" who is "well-respected" and "highly regarded." In addition, he is a "key partner" with "a widely recognized practice in public-private development transactions, including work on many high-profile commercial and residential tax increment financing projects." *Chambers'* sources said he is "very quick" and "very astute."

David has been designated an Illinois Super Lawyer in Real Estate, as the result of research projects conducted jointly by *Law & Politics* and *Chicago* magazines, and he is listed in *The Best Lawyers in America*. The Leading Lawyers Network has named him among the Top 100 Real Estate-Related Lawyers in Illinois.

Education

- J.D., Northwestern University School of Law 1988
- M.A., University of Illinois at Urbana-Champaign 1985
- B.A., University of Illinois at Urbana-Champaign 1981

Memberships

- American Bar Association
- Urban Land Institute
- Leadership Greater Chicago
- Metropolitan Planning Council
- Illinois Tax Increment Association
- Lambda Alpha, Ely Chapter

INSIGHTS

Publications

Chicago Affordable Housing Ordinance passes: key provisions, key requirements

23 MAR 2015

Chicago Land Use News Series

The 2015 ARO will change, and, in most cases increase, affordable housing requirements applicable to residential projects throughout Chicago

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

Cook County adopts new Class 7C property tax incentive: key points for commercial developers

23 SEP 2014

Chicago Land Use News Series

Class 7c is available to real estate primarily used for commercial purposes
