

STEVEN C. BAUER | PARTNER

Commercial Real Estate, Land Use, Zoning and Entitlement, Condominium and Condo-Like Development



Steve concentrates his practice primarily on land use matters including annexation, zoning, subdivision, development and redevelopment, and use of tax-assisted real estate development vehicles, including tax increment financing, special service areas, business districts, and economic incentive agreements. Steve has handled such matters throughout the Chicago metropolitan area including residential, commercial,

industrial, entertainment, and institutional uses.

Additionally, he has counseled corporate authorities, plan commissions, zoning boards, and various other committees and commissions at public meetings and hearings regarding various land use matters.

Steve regularly drafts and examines various land use and zoning documentation including annexation agreements, development agreements, redevelopment agreements, ordinances, and resolutions in connection with such matters. His practice also includes business licensing, liquor licensing, and building and zoning compliance.

Prior to earning his law degree, Steve served as a land planner at both the county and municipal levels in Will County, Illinois, and the Village of Lincolnshire, Illinois. Prior to joining MPS, Steve was associated with an Am Law 100 international law firm, a national law firm, and a Chicago-based mid-size law firm.

“For real estate, you can’t beat our locations. The Loop and Schaumburg, city and suburbs, the best of both. We’re right where you want to be.”

CONTACT

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EDUCATION

- J.D., Chicago-Kent College of Law, Illinois Institute of Technology, 2004
- B.A., University of Illinois at Urbana-Champaign, 1999

ADMISSIONS

- Illinois

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EXPERIENCE

- Represented local and national homebuilders in gaining various annexation, land use and subdivision approvals, and impact fee reductions.
- Represented local and national commercial property owners in gaining land use, subdivision, and tax increment financing approvals necessary to foster development, redevelopment, and continued viability.
- Represented institutional users in pursuit of land use approvals necessary to establish or alter existing operations.

MEMBERSHIPS

- Chicago Bar Association

PUBLICATIONS

- "Lenders Beware: Maximum Lien Clause May Weaken Anaconda Clause's Grip," Chicago Daily Law Bulletin, 2012.
- "Land Use Law: Impact Fees," Contributing Author, Illinois Institute of Continuing Legal Education, 2010.
- "Comprehensive Future Land Use Planning," Speaker, DuPage Mayors and Managers Conference, 2010.

AWARDS

- Illinois "Rising Star," Super Lawyers