



John R. Zemenak

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John R. Zemenak practices in the areas of municipal law, commercial litigation, commercial real estate and land use law and employment law.

He represents several Illinois municipalities as village attorney on a wide range of matters such as land use litigation, economic redevelopment, corporate governance, employment law, real estate transactions, tax increment financing, and public utility law. Mr. Zemenak serves as village attorney for the Village of Westmont and the Village of Big Rock and serves as special counsel for zoning litigation for the Village of Oak Brook. He has previously represented the Village of Oakbrook Terrace.

In addition, Mr. Zemenak represents local and national corporations for their commercial real estate and zoning needs, and he has worked on numerous private/public partnerships.

Practice Areas

- Business & Corporate
- Commercial Litigation
- Employment Law
- Municipal Law
- Real Estate, Land Use and Development

Education

- John Marshall Law School (J.D., 1994): John Marshall Journal of Computer and Information Law (1993 - 1994)
- Miami University of Ohio (B.A., 1990)

Bar Admissions

- 1994 State of Illinois
- 1994 U.S. District Court for the Northern District of Illinois (Trial Bar)

Memberships

- Director, Glen Ellyn Historical Society (2011 - present)
- DuPage County Bar Association
- Illinois Institute for Local Government Law
- Illinois Municipal League and International Municipal League Association
- Illinois State Bar Association

Classes, Seminars & Presentations

- Lecturer - International Municipal League Conference regarding zoning and the public hearing process (2001)
- Lecturer - Lorman Educational Services Seminars regarding land use law (2005 - 2006)
- Lecturer - American Planning Association (IL)

Articles & Publications

- Co-Author: Lisle, Illinois Zoning Hearings, "The Big Box and Fair Process," International Municipal Law Association, Sept. 2001

Representative Clients

- Beacon Home Builders, Inc.
- Bradford Real Estate Companies
- Chicago Motor Cars Corp.
- Kansas Bankers Surety Co.
- LP Software, Inc.
- Premier Dermatology, LLC
- Standard Market, LLC
- Village of Big Rock
- Village of Oak Brook (Special Zoning Counsel)
- Village of Oakbrook Terrace
- Village of Westmont

Representative Cases

- *Canali v. Satre*, 293 Ill.App.3d 407 (2nd Dist. 1997)
- *Equity Builders & Contractors, Inc. v. Russell*, 406 F.Supp.2d 882 (N.D.Ill.2005)
- *Independent Trust Corp. v. Kansas Bankers Surety Co.*, 2011 WL 2623344 (1st Dist. 2011)
- *McGee v. State Farm Fire & Casualty Co.*, 315 Ill. App.3d 673 (2nd Dist. 2000)
- *People ex rel. Klaeren v. Village of Lisle*, 202 Ill.2d 164 (2002) *Pierce Downer's Heritage Alliance v. Village of Downers Grove*, 302 Ill.App.3d 286 (2nd Dist. 1998)
- *Tannahill v. Bd. of Fire & Police Com'rs of Village of Westmont*, 354 Ill. App. 3d 1172