Elrod Friedman LLP



Hart M. Passman

PARTNER, ELROD FRIEDMAN LLP

CHICAGO

312.528.5193

hart.passman@elrodfriedman.com

Overview

About Hart Passman

Hart Passman is a land use and local government attorney who represents both municipalities and private sector clients. He serves as the Village Attorney for the Villages of Arlington Heights, Libertyville, and Prairie Grove, and assists with the representation of the City of Highland Park, the Village of Lincolnwood, and several of the firm's other Illinois local government clients.

Hart's municipal practice runs the gamut of legal issues facing local governments. He has extensive experience in public-private partnership and development projects, including the establishment of tax increment financing (TIF) districts and special service areas, as well as the negotiation of property tax and sales tax financing agreements. Hart drafts and negotiates zoning approvals and agreements for numerous zoning variations, special use permits, planned unit developments, annexation agreements and development agreements.

In addition, Hart counsels his municipal clients on a variety of code enforcement, licensing and regulatory affairs, and statutory obligations, such as the Open Meetings Act and the Freedom of Information Act (FOIA). He is well-versed in parliamentary procedures, liquor licensing and enforcement issues.

For private sector clients, Hart works extensively to secure land use and zoning approvals, including annexations, subdivisions and planned developments. Hart has particular experience in drafting and negotiating tax-increment financing, tax sharing, and other public-private partnership agreements. His successful projects include large shopping centers, medical facilities, hotels, mixed-use developments, and office buildings in municipalities large and small.

Hart is active in professional organizations serving both Illinois local governments and the Illinois real estate community. He is an active member of the Illinois Local Government Lawyers Association, serving as Co-Chair of its Professional Development Committee. In 2020, he served as the Chair of the Home Rule Attorneys Committee of the Illinois Municipal League.

Chambers USA 2025 ranked Hart among the best Zoning and Land Use attorneys in Illinois. Here is a link to the full Chambers 2025 Ranking: **Link**

Outside work, Hart serves on the Executive Committee of the Chicago Chapter of the American Jewish Committee, and is a frequent volunteer with The Honeycomb Project, Chicago's leading organization for family volunteering. Hart is also a longtime little league baseball coach through the Oz Park Baseball Association.

Credentials

Education

- Northwestern University Pritzker School of Law, J.D., cum laude
- Washington University in St. Louis, B.A., with honors

Bar Admissions/Licenses

- Illinois
- District Court for the Northern District of Illinois

Awards & Honors

- Chambers USA – America's Leading Business Lawyers guide, Real Estate: Zoning/Land Use, *Up and Coming*, 2021; *Band 3,* 2022-2024

Publications

- Business District and Tax Increment Financing Update | *Elrod Friedman Client Alert* | July 21, 2026
- Building Blocks of the BUILD Agenda: Part 6: Senate Bill 4063 and the Third-Party Plan Review and Inspection Framework | *Elrod Friedman Client Alert* | March 3, 2026
- Downstate Appellate Court Affirms Municipal Towing Fees | *Elrod Friedman Client Alert* | July 9, 2025

- IICLE Land Use Law: Special Topics 2021 Edition
- A Proposed Change to Chicago Zoning Rules May Authorize Future Residential Uses in Fulton Market | *Elrod Friedman Client* Alert | March 31, 2021
- What Ill. Sanctuary City Bill Means For Local Gov’ts, Co-Author | *Law360* | June 7, 2017
- Land Use Law: Special Topics, Co-Author, Glossary of Zoning Terms | *IICLE* | 2017 Edition
- Elected Official Immunity in Making Local Zoning Decisions | *The Urban Lawyer* | June 1, 2010
- Glossary of Zoning Terms – 2007 Supplement | *IICLE – Land Use Law* | 2007

Community Service

- Illinois Municipal League Home Rule Attorneys Committee (Chair, 2020)
- Illinois Local Government Lawyers Association
- American Jewish Committee, Executive Committee of the Chicago Chapter
- Coach – Oz Park Baseball Association

Speaking Engagements

- American Planning Association, Illinois Chapter State Conference 2021

In the News

News Articles

- How to enforce ICE ban? Arlington Heights ordinance suggests going to court | Daily Herald | December 2, 2025