



State of Illinois
PROPERTY TAX APPEAL BOARD

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Chairman

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**Minutes of the
Property Tax Appeal Board
May 11, 2021 – 10:00 a.m.
Springfield & Des Plaines, Illinois**

- 1. Roll Call:** Chairman Kevin L. Freeman, Sarah Buckley, Dana D. Kinion, and Robert J. Steffen. Jim Bilotta joined the meeting at 10:07 a.m.

Staff: Michael I. O'Malley, Executive Director and General Counsel, Steven Waggoner, Chief Administrative Law Judge, James J. Moffat, Chief Fiscal Officer & Human Resources Manager, David Suarez, Chief Information Officer, Michael Bullock, Public Service Administrator, Dianne Lerman, Recording Secretary.

Guests: 5 Call-in connections that failed to identify themselves

Chairman Freeman convened the meeting at 10:00 a.m. He welcomed the board members and the management team to the Property Tax Appeal Board Meeting. A board member was present in each office for the meeting, which was held via WebEx.

2. Approval of Minutes from Previous Meeting

Mr. Steffen moved to approve the Board Minutes of April 13, 2021, as presented. Mrs. Kinion seconded the motion, and it carried 4-0.

3. Adoption or Amendments to the Agenda

Chairman Freeman moved to amend the Agenda, moving Item a. from Section 7. - Other Business to Section 5. - Discussion of Motions, item n. Mr. Steffen seconded the motion, and it carried 4-0.

BOARD MEMBERS

Jim Bilotta
Frankfort

Robert J. Steffen
South Barrington

Dana D. Kinion
Springfield

Sarah Buckley
Chicago

4. Executive Director's Report

Mr. O'Malley provided the Fiscal Update: He reported PTAB is optimistic about the increase in funding for the upcoming fiscal year.

Mr. O'Malley provided the IT Update. He reported that we are still waiting to see what our budget will look like for the next fiscal year.

Mr. O'Malley provided a Legislative Update reporting on the Supplemental Fund. He stated the bill proposed in the Senate passed out of committee and passed on its third reading with a 40-15 vote. It arrived in the house and has been assigned to the rules committee.

Mr. O'Malley discussed a change to the way we process the Cook County intervenor calls. He reported we are developing an expedited hearing call on cases in Cook County with intervenors. Our Administrative Law Judges are spending an exorbitant amount of time on these cases, trying to determine if the parties will settle the cases or go to a hearing. I do not see our function as being a go-between or facilitator of communications between the parties. We are going to stop this practice. We will now have a pre-hearing conference where a hearing date will set 60 to 90 days out. At the hearing, the parties will be reminded of our rule regarding continuances and that on the day of the hearing, they will have only three options: (1) go to hearing; (2) enter a stipulation; or (3) withdraw the petition.

Mr. O'Malley presented the Board Member Schedule for onsite board member attendance at the respective offices for the remaining board meetings of the year 2021 as follows:

- a. Springfield (all year): Mrs. Kinion
- b. Des Plaines:
 - i. June – Ms. Buckley
 - ii. July – Mr. Steffen
 - iii. August – Mr. Bilotta
 - iv. September – Ms. Buckley
 - v. November – Mr. Steffen
 - vi. December – Mr. Bilotta

Mr. O'Malley reported that the next meeting is scheduled for 10:00 a.m., Tuesday, June 8, 2021. Mr. O'Malley explained that this past month's meetings were held at each SPO and DPO office. At this point, the Executive Director's report concluded.

Chairman Freeman thanked Mr. O'Malley for his report and a brief discussion followed regarding the frequency of Staff Meetings. Mr. O'Malley reported that a meeting is scheduled for the end of this month.

Mrs. Kinion moved to approve the Executive Directors Report. Mr. Steffen seconded the motion, and it carried 5-0.

5. Discussion of Motions

- a. Menard, Inc.: #20-00859-C-3 (Tazewell)

Mr. Bilotta moved to grant the Tazewell County Board of Review a final 60-day extension. Mr. Steffen seconded the motion, and it carried 5-0.

- b. 335 Sullivan LLC: #19-02403-I-1 (Kane)

Mr. Bilotta moved to grant the Kane County Board of Review a final 60-day extension, Mr. Steffen seconded the motion, and it carried 5-0.

- c. Terry Hansen: #19-09246-C-1 (Jersey)
Terry Hansen: #19-09247-C-1 (Jersey)
Terry Hansen: #19-09248-C-1 (Jersey)
Terry Hansen: #19-09249-C-1 (Jersey)
Terry Hansen: #19-09250-C-1 (Jersey)

Mr. Bilotta moved to grant the Jersey County Board of Review a final 60-day extension in each appeal. Mr. Steffen seconded the motion, and it carried 5-0.

- d. Kroger Limited Partnership I: #20-01203-C-3 (Tazewell)

Mr. Bilotta moved to grant the Tazewell County Board of Review a final 90-day extension. Chairman Freeman seconded the motion, and it carried 5-0.

- e. Home Depot USA, Inc.: #20-00116-C-3 (Madison)
Glenhaven of Alton Heritage Enterprises: #20-00118-C-2 (Madison)
Jones Edwardsville Properties: #20-00122-C-3 (Madison)

Mr. Bilotta moved to grant the Madison County Board of Review a final 90-day extension. Chairman Freeman seconded the motion, and it carried 5-0.

- f. First Federal Savings and Loan: #20-00178-C-2 (Madison)
Clover Leaf Financial Corporation: #20-00179-C-2 (Madison)

Mr. Bilotta moved to grant the Madison County Board of Review a final 90-day extension in each appeal. Chairman Freeman seconded the motion, and it carried 5-0.

- g. Walgreens: #20-00872-C-2 (Henry)
Edward F Sims, Jr. (Trust): #20-00885-F-1 (Henry)

Mr. Bilotta moved to grant the Henry County Board of Review a final 90-day extension in each appeal. Chairman Freeman seconded the motion, and it carried 5-0.

- h. Rantoul Hospitality Inc.: #20-00120-C-1 (Champaign)
Cosco Hospitality Management: #20-00121-C-2 (Champaign)
Cunningham Township: #20-00123-C-1 (Champaign)
KIN, Inc.: #20-00131-C-2 (Champaign)

Mr. Steffen moved to grant the Champaign County Board of Review a final 60-day extension in each appeal. Mr. Bilotta seconded the motion, and it carried 5-0.

- i. Nancy Durbin: #19-09458-R-1 (Sangamon)

Mr. Bilotta moved to deny the request to reinstate the 2019 appeal. Mr. Steffen seconded the motion, and it carried 4-0 with Mrs. Kinion recusing.

- j. PMAK Grayslake, LLC: #19-09511-C-2 (Lake)
101 W. Liberty DY LLC: #19-09512-C-3 (Lake)
RSRC Deer Valley LLC: #19-09513-C-3 (Lake)

Mr. Bilotta moved to reinstate each appeal and notify the Lake County Board of Review. Mrs. Kinion seconded the motion, and it carried 5-0.

- k. Padma Rao: #19-20668-R-1 (Cook - Evanston)

Mr. Bilotta moved to deny the Motion to Reinstate. Mr. Freeman seconded the motion, and it carried 5-0.

- l. Daniel Fajerstein: #15-22078-C-1 (Cook - Evanston)

Mr. Bilotta moved to grant the request to vacate the PTAB's decision and dismiss the appeal. Mrs. Kinion seconded the motion, and it carried 5-0.

- m. Elwood Energy LLC: #19-00356-I-3 (Will)

Chairman Freeman moved to direct the Executive Director & Chief Legal Counsel to issue a subpoena for item #1, the financial statements for 2014 through 2018, and require the owner to provide the documents within 30-days to the Intervenors. The remaining items requested were denied. Furthermore, grant the remaining intervenors a 90-day extension pending the response to the subpoena. Mrs. Kinion seconded the motion, and it carried 4-0 with Mr. Bilotta recusing.

- n. 401 North Wabash Ventures, LLC: #11-24443 (Cook)

(Moved from Section 7. Other Business).

After a lengthy discussion, Mr. Bilotta moved to defer this matter to the next Board Meeting. Mrs. Kinion seconded the motion, and it carried 5-0.

6. Attachments

As to Attachment A, Chairman Freeman moved to approve the attachment. Mrs. Kinion seconded the motion, and it carried 5-0.

As to Attachment B., Mr. Steffen moved to approve the attachment. Mrs. Kinion seconded the motion, and it carried 5-0.

As to Attachment C, Mrs. Kinion moved to approve the attachment. Mr. Steffen seconded the motion, and it carried 4-0 with Chairman Freeman recusing.

As to Attachment D, Mrs. Kinion moved to approve the attachment. Mr. Steffen seconded the motion, and it carried 4-0 with Mr. Bilotta recusing.

As to Attachment E, Mrs. Kinion moved to approve the attachment. Mr. Bilotta seconded the motion, and it carried 4-0 with Mr. Steffen recusing.

As to Attachment F, Mr. Bilotta moved to approve the attachment. Mr. Steffen seconded the motion, and it carried 4-0 with Mrs. Kinion recusing.

As to Attachment G, Chairman Freeman moved to approve the attachment. Mr. Bilotta seconded the motion, and it carried 4-0 with Ms. Buckley recusing.

As to Attachment Z, Mr. Bilotta moved to approve the attachment. Mrs. Kinion seconded the motion, and it carried 5-0.

Workload Report

Chairman Freeman reported the current backlog is now approaching 95,000 cases and rising due to Cook/Chicago cases.

PTAB closed 2,662 decisions for the month. The backlog as of 4/30/21 is 92,382 cases.

7. Other Business

The Board discussed a scheduling conflict for the June Board Meeting, and the Board agreed to reschedule the meeting date.

Chairman Freeman moved to reschedule the June Board Meeting from June 8, 2021, to June 2, 2021, at 10:00 a.m. Mr. Steffen seconded the motion, and it carried 5-0.

8. Adjournment

Mrs. Kinion moved to adjourn the meeting at 10:45 a.m. Mr. Steffen seconded the motion, and it carried 5-0.

Respectfully Submitted,

Michael I. O'Malley
Executive Director and General Counsel

MIO/dl