



State of Illinois  
**PROPERTY TAX APPEAL BOARD**

Wm. G. Stratton Office Bldg.  
401 South Spring St., Rm. 402  
Springfield, Illinois 62706  
(T) 217.782.6076  
(F) 217.785.4425  
(TTY) 800.526.0844

**KEVIN L. FREEMAN**  
*Chairman*

**MICHAEL I. O'MALLEY**  
*Executive Director & General Counsel*

Suburban North Regional Office  
9511 W. Harrison St., Suite LL-54  
Des Plaines, Illinois 60016  
(T) 847.294.4121  
(F) 847.294.4799

**Minutes of the  
Property Tax Appeal Board  
June 2, 2021 – 10:00 a.m.  
Springfield & Des Plaines, Illinois**

- 1. Roll Call:** Chairman Kevin L. Freeman, Jim Bilotta, Sarah Buckley, Dana D. Kinion, and Robert J. Steffen.
- Staff:** Michael 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:** Call-in connections identified as follows:  
Anonymous  
Anthony O'Brien  
Nick  
Patrick McNerney  
Scott Guetzow  
William Seitz

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**

Mrs. Kinion moved to approve the Board Minutes of May 11th, 2021, as presented. Mr. Steffen seconded the motion, and it carried 5-0.

**BOARD MEMBERS**

Jim Bilotta  
*Frankfort*

Robert J. Steffen  
*South Barrington*

Dana D. Kinion  
*Springfield*

Sarah Buckley  
*Chicago*

### **3. Adoption or Amendments to the Agenda**

Chairman Freeman moved to accept the Agenda as presented. Mr. Bilotta seconded the motion, and it carried 5-0.

### **4 Executive Director's Report**

Mr. O'Malley reported on caseload highlights, as of 5/24/2021, there are 96,259 open cases, and 47,947 cases added cases in FY-21. He also reported that the numbers increased to 97,844 open cases as the current date, with 48,000 opened for 2021.

Mr. O'Malley provided the HR/Fiscal/and IT Updates:

HR: He reported our request to have Steve Waggoner's term appointment extended without a selective bidding process had been approved. He further said Ed Boggess would be retiring effective 07/19/201. We wish him all the best in his retirement.

Fiscal: Mr. O'Malley reported no new updates on our next FY appropriation or our request for funds from the COVID relief package. There are news reports that the White House's guidance on how the states may spend the COVID relief funds has thrown a wrench into Illinois' proposed budget.

IT Update: Mr. O'Malley stated there are no updates to report other than we are waiting to see what our budget will be next year and if our request for additional funds for IT improvements, including online filing, will be approved.

Mr. O'Malley provided Legislative and Rule Change Updates:

Supplemental Fund: SB2279 – On May 26th, 2021, Mr. O'Malley, Chairman Freeman, Tom Kelley, and JJ Moffat spoke with staff from the Speaker's office concerning PTAB's portion of SB2279. We explained our need for additional funds due to the increased volume in cases filed with PTAB. The Speaker's Chief of Staff had some questions and concerns regarding the increased funding PTAB has received in the past. We answered questions and sent her additional information.

Rule Changes: Mr. O'Malley reported the proposed rule changes regarding virtual hearings were published on 5/28/2021, which will begin our first 45-day comment period.

Mr. O'Malley reported on the scheduled All-Staff Meeting: He said a supervisor's meeting is scheduled for 6/16/2021, at which time the agenda for the next All-Staff Meeting will be discussed, and the date will be set. Mr. O'Malley stated he is working with the ARDC on

getting a speaker to discuss ex-parte communications, if any board member would like to attend, please let me know.

Mr. O'Malley reported on the Board Member Schedule for onsite Board member attendance at the respective offices for the year 2021:

- a. Springfield (all year) –Dana. Kinion
- b. Des Plaines –
  - i. July – Robert Steffen
  - ii. August – Jim Bilotta
  - iii. September – Sarah Buckley
  - iv. November – Robert Steffen
  - v. December – Jim Bilotta

Mr. O'Malley reported the next meeting is scheduled for July 13th, 2021 at 10:00 a.m.

Mr. Steffen moved to accept the Executive Director's Report as presented. Chairman Freeman seconded the motion, and it carried 5-0.

## **5. Discussion of Motions**

- a. Dika Windmill Lakes LLC: #19-02398-C-2 (Kane)

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

- b. Nathan Porch: #20-00390-R-1 (Woodford)

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

- c. DSI Manteno Owner, LLC: #20-00319-C-3 (Kankakee)

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

- d. Steve & Laura Michelini: #19-09241-F-1 (LaSalle)  
Steve & Laura Michelini: #19-09296-F-1 (LaSalle)

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

- e. Alex Deligiannis: #19-09462-C-1 (Kane)

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

- f. JP Morgan Chase Bank NA: #19-01298-C-1 (Winnebago)

Mr. Bilotta moved to deny the Winnebago County Board of Review request to submit the additional evidence. Mrs. Kinion seconded the motion, and it carried 5-0.

- g. Pearl Enterprises Land Trust: #19-01402-C-3 (Peoria)

Mr. Bilotta moved to grant the Motion for Leave to File Evidence Instantly and accept the appraisal. Chairman Freeman seconded the motion, and it carried 4-1.

- h. 401 North Wabash Venture LLC: #15-40159-R-3 (Cook - North Chicago)  
401 North Wabash Venture LLC: #15-40160-R-3 (Cook - North Chicago)

Mr. Bilotta moved to continue these matters to the next meeting scheduled for July 13th, 2021. Mrs. Kinion seconded the motion, and it carried 5-0.

- i. David M. and Mary K. Wellman: #19-09539-R-1 (Adams)  
David M. & Mark. K Wellman: #20-06792-R-1 (Adams)

Mrs. Kinion moved to deny the request to reinstate. Mr. Bilotta seconded the motion, and it carried 5-0.

- j. Kianoosh Jafari: #16-24155-R-1 (Cook - Barrington)

Mrs. Kinion moved to vacate the decision & withdraw the Appeal. Chairman Freeman seconded the motion, and it carried 4-0 with Mr. Steffen recusing.

- k. William Grant: #16-23209-R-1 (Cook - New Trier)

Mr. Bilotta moved to vacate the decision and dismiss the Appeal with prejudice. Chairman Freeman seconded the motion, and it carried 5-0.

l. Rodney Penner: #16-27456-R-1 (Cook - Lakeview)

Mr. Bilotta moved to vacate the decision and dismiss the Appeal with prejudice. Chairman Freeman seconded the motion, and it carried 5-0.

m. 401 North Wabash Venture, LLC: #11-24443 (Cook)

Chairman Freeman moved to deny the Cook County Board of Review's Motion to Stay Further Action on the Appeal. Mr. Bilotta seconded the motion, and it carried 5-0.

## 6. Attachments

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

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

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

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

## Workload Report

Mr. O'Malley reported as of 5/24/21, the number of backlog cases is at 96,259, with 47,947 new appeals for the year and 28,225 appeals closed for the year. As of the current date of

6/2/21, the number of backlog appeals has grown to 97,844, with 48,000 cases opened in FY-21.

## **7. Other Business**

### **A. Standing Order on Pre-Hearing Conferences and Continuances:**

Mr. O'Malley asked the Board to approve the "Standing Order on Pre-Hearing Conferences and Continuances," which was sent to the Board Members with their meeting material. The Standing Order is not intended to add or change the rules but to improve efficiencies moving cases to hearings quicker. If approved, the Executive Director will publish the Standing Order on the Property Tax Appeal Board website.

Mr. Bilotta moved to approve the Standing Order on Pre-Hearing Conferences and Continuances. Mrs. Kinion seconded the motion, and it carried 5-0.

### **B. 401 North Wabash Venture, LLC. #11-24443 (Cook). Final Decision**

Mr. O'Malley recommended draft #2 decision which was sent to the Board, resulting in a reduction in the assessed value of the subject property. The appellant met its burden. The Board of Review did not sustain its burden once the appellant had met its burden warranting the reduction.

Chairman Freeman moved to adopt draft #2 as revised by Mr. O'Malley, PTAB Executive Director, and General Counsel. Mr. Bilotta seconded the motion, and it carried 5-0.

Other Business Discussed: Mrs. Kinion informed the Board that she will be out of state next month and will not be onsite at the Springfield Office for the July 13<sup>th</sup> Board Meeting. Mr. Bilotta agreed to be onsite at the Springfield Office for the July 13<sup>th</sup> Board Meeting.

## **8. Adjournment**

Chairman Freeman moved to adjourn the meeting at 11:00 a.m. Mrs. Kinion seconded the motion, and it carried 5-0.

Respectfully Submitted,

Michael I. O'Malley  
Executive Director and General Counsel

MIO/dl