



**State of Illinois**  
**PROPERTY TAX APPEAL BOARD**

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

**Minutes of the**  
**Property Tax Appeal Board**  
**September 14th, 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, David Suarez, Chief Information Officer,

Dianne Lerman, Recording Secretary.

**Guests:** Call-in connections identified/and unidentified as follows:

Michael Bullock, Staff, Public Service Administrator  
David Eagan, Staff, Information Technology  
Todd Thielmann, Cook County Board of Review  
4 Unidentified Callers

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 of the PTAB offices for the meeting, which was held via WebEx.

**2. Approval of Minutes from Previous Meeting**

Mr. Steffen moved to approve the Board Minutes of August 17th, 2021, as presented. Mr. Bilotta seconded the motion, and it carried 5-0.

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

Chairman Freeman moved to adopt the Agenda 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*

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

1. Mr. O'Malley presented the HR/Fiscal Update: He reported that the postings for the ALJ jobs have closed. We received thirteen applications for Des Plaines and five applications for Springfield. The applications are at CMS being graded. Once we get the grading back, we can start planning the interviews. It is a diverse group of applicants. JJ will be setting up interviews.
2. Mr. O'Malley presented the IT Update: He reported that as of September 3<sup>rd</sup>, we have 105,351 open cases. But more impressive, we only had 1 case that needed to be docketed, and all the scanning was done.
3. All-Staff Meeting: Mr. O'Malley said we would have an All-Staff Meeting at the end of the month or early October.
4. Rule Changes: Mr. O'Malley stated we published our second notice of rules changes this month for virtual hearings. The Joint Committee on Administrative Rules will consider our rule changes on September 14th in Chicago.
5. Future Board Meetings: Mr. O'Malley presented the Board member schedule for onsite Board member attendance at the respective offices for the year 2021:
  - Springfield (all year) – Dana Kinion
  - Des Plaines –
    - October – Kevin Freeman
    - November – Robert Steffen
    - December – Jim Bilotta

Mr. O'Malley stated the next meeting is scheduled for 10:00 a.m., Tuesday, October 12th, 2021. Chairman Freeman thanked Mr. O'Malley for his report.

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

## 5. Discussion of Motions

- a. Steven Katzman: #20-06795-C-1 (St. Clair)  
Robert & Betty Nelson: #20-06812-R-1 (St. Clair)  
VI, Inc.: #20-06813-R-1 (St. Clair)  
Alan & Anita Seibert: #20-06816-R-1 (St. Clair)  
Bradford Place Group LLC: #20-06818-C-3 (St. Clair)

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

- b. Joseph & Alison Furlin: #20-06933-R-1 (McHenry)

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

- c. Commerce Bank: #20-06839-C-2 (St. Clair)  
Commerce Bank: #20-06840-C-2 (St. Clair)  
THF Belleville Development LP: #20-06864-C-2 (St. Clair)

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

- d. A & D LLC: #17-06735-C-1 (Kane)  
SKN 3 Family LLP: #20-05648-C-3 (Kane)

Chairman Freeman moved to grant the Kane County Board of Review a final 60-day extension in each appeal. Mrs. Kinion seconded the motion, and it carried 5-0.

- e. Scott Parker: #20-07014-R-1 (Rock Island)  
Scott Parker: #20-07015-R-1 (Rock Island)

Mr. Bilotta moved to grant the Rock Island County Board of Review a final 30-day extension in each appeal. Mr. Steffen seconded the motion, and it carried 5-0.

- f. Farm & Fleet of DeKalb, Inc.: #20-06152-C-3 (DeKalb)

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

- g. Russell Watters: #20-06975-R-1 (St. Clair)  
SI Properties Group, LLC: #20-06977-C-2 (St. Clair)  
Edward Martin: #20-06979-R-1 (St. Clair)  
PBR Investment Inc: #20-06986-R-1 (St. Clair)  
Mark & Deborah Lawrence: #20-06993-R-1 (St. Clair)  
Randall J. Rettinghouse: #20-07018-R-1 (St. Clair)  
Michael Causey: #20-07022-R-1 (St. Clair)  
Michael WP and Angela N Causey: #20-07025-R-1 (St. Clair)  
Carol, Trustee Wehl: #20-07030-R-1 (St. Clair)  
Edward Jr & Marjorie Pope: #20-07039-R-1 (St. Clair)  
Petroleum Fuel & Terminal Co.: #20-07042-I-1 (St. Clair)  
Prashanth & Shoba Shekar: #20-07050-R-1 (St. Clair)  
Catholic & Community Credit Union: #20-07051-C-2 (St. Clair)  
Angels by Day, LLC: #20-07052-C-2 (St. Clair)  
Robert Stauder: #20-07053-R-1 (St. Clair)  
Robert Stauder: #20-07054-R-1 (St. Clair)  
Robert G. Stauder: #20-07055-R-1 (St. Clair)  
Robert Stauder: #20-07057-R-1 (St. Clair)  
Robert Stauder: #20-07058-R-1 (St. Clair)  
Robert Stauder: #20-07059-R-1 (St. Clair)

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

- h. Gateway Commerce Holdco, LLC: #20-01188-C-3 (Madison)  
Edwardsville Industrial Portfolio, LLC2: #20-01199-I-3 (Madison)  
Edwardsville Industrial Portfolio, LLC1: #20-01200-I-3 (Madison)  
Gateway Commerce Holdco, LLC: #20-01202-I-3 (Madison)

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

- i. Pamela Lee: #20-00912-R-1 (Lake)

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

- j. Maksym Ostapyshyn: #20-34982-R-1 (Cook - Palatine)

Mr. Bilotta moved to grant the request to reinstate the appeal and notify the Cook County Board of Review. Chairman Freeman seconded the motion, and it carried 5-0.

- k. Springfield Realty LLC: #19-09415-C-3 (Sangamon)  
Springfield Realty LLC: #19-09416-C-3 (Sangamon)  
Springfield Realty LLC: #19-09417-C-3 (Sangamon)

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

- l. AT&T Services, Inc.: #20-20365-C-3 (Cook - Evanston)  
Chase Corporation: #20-20811-I-2 (Cook - Evanston)  
James Schermerhorn: #20-21049-C-2 (Cook - Evanston)  
Care Centers Building LLC: #20-21081-C-2 (Cook - Evanston)  
US Bank: #20-21135-C-2 (Cook - Evanston)  
Best Buy #313: #20-21169-C-2 (Cook - Evanston)  
BCH Church, LLC: #20-21245-C-2 (Cook - Evanston)  
Northwestern Univ. c/o Ronan Keary, Interim R/E Manager Fac.: #20-21360-C-3 (Cook - Evanston)  
BMO Harris Bank NA: #20-21086-C-2 (Cook - Worth)  
First Midwest Bank: #20-20278-C-3 (Cook - Palos)  
Gregory A. Hinton: #20-20294-I-2 (Cook - Palos)  
Hickory Properties Inc: #20-20782-C-2 (Cook - Palos)  
Yolanda Martinez: #20-20807-I-2 (Cook - Palos)  
Highland Park CVS, LLC: #20-20813-C-2 (Cook - Palos)  
Lake Street Theatre: #20-20101-C-3 (Cook - Oak Park)  
Terrace of Oak Park Condo Assoc.: #20-21052-R-3 (Cook - Oak Park)  
Timothy McCarthy: #20-21182-C-2 (Cook - Oak Park)  
VHS West Suburban Medical Center, Inc.: #20-21372-C-3 (Cook - Oak Park)  
Noreen Bushouse: #20-21463-C-3 (Cook - Oak Park)  
Polar Properties LLC: #20-21465-C-2 (Cook - Oak Park)  
BMO Harris Bank NA: #20-20089-C-2 (Cook - Palatine)

Arlington Acura: #20-20659-C-2 (Cook - Palatine)  
Kent C. Krueger: #20-21063-I-2 (Cook - Palatine)  
Robert Rohrman Jr.: #20-21159-C-2 (Cook - Palatine)  
Leelanau Properties, LLC: #20-21171-C-2 (Cook - Palatine)  
Algonquin Associates, LLC: #20-21225-C-2 (Cook - Palatine)  
PNC Bank, N.A.: #20-21283-C-2 (Cook - Palatine)  
River Forest Property Holdings, LLC: #20-21361-C-3 (Cook - River Forest)

This item was carried over from the August 17th, 2021 Board Meeting under Section 5., item cc. The item was discussed. But the Board took no action, and the item was dropped from the Agenda.

## **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. 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. Bilotta seconded the motion, and it carried 4-0 with Chairman Freeman recusing.

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

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

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

## **Workload Report**

Mr. O'Malley reported the current backlog is 105,000 cases which seems to have plateaued for the time being. Hopefully, we can get it below 100,000.

## **7. Other Business**

There was a discussion regarding a request submitted by a staff member to give PTAB's hearing officers the responsibility to grant final extensions for a party to submit evidence to the Executive Director or his designee. This would only apply to the first "final" extension and be uniform across the state.

Chairman Freeman and the Board agreed it is the power of the Board to steer the process, and the change would not be significant enough to benefit the process.

## **8. Adjournment**

Mr. Bilotta moved to adjourn the meeting at 10:35 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