



**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**  
**October 12, 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. Mr. Bilotta joined the meeting shortly after Roll Call.

**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:

Scott L. Ginsberg, Attorney, Robbins, Schwartz, Nicholas, Lifton, Taylor,  
Nicholas Jordan, Attorney, Worssek & Vihon  
Megan Ward,  
Emilee Thomas,  
Michael Bullock, Staff, Public Service Administrator  
David Eagan, Staff, Information Technology  
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. The Board meeting was held via WebEx with a Board Member present in each PTAB office.

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

Mr. Steffen moved to approve the Board Minutes of September 14, 2021, as presented. Mrs. Kinion seconded the motion, and it carried 5-0.

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

**BOARD MEMBERS**

Jim Bilotta  
*Frankfort*

Robert J. Steffen  
*South Barrington*

Dana D. Kinion  
*Springfield*

Sarah Buckley  
*Chicago*

Chairman Freeman moved to amend the Agenda advancing item S. under Section 5. Discussion of Motions, to the beginning of the Section to discuss Item S. Mr. Steffen seconded the motion, and it carried 5-0.

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

1. **Mr. O'Malley presented the HR/Fiscal Update:** He reported we have conducted interviews on all the Springfield Office applicants and will finish all the Des Plaines Office applicants on 10/7/2021 for the ALJ job postings. We had several good candidates and will extend offers to the highest scoring individuals and work with CMS on getting people hired. We have begun negotiations with the unions regarding our return to work program and a hybrid remote work system. We hope to have this completed by the end of October. The program is only a pilot.
2. **Mr. O'Malley presented the IT Update:** He reported the IT department had moved the scanners equipment into their new offices. The move was necessary because of the Capitol renovations.
3. **Mr. O'Malley reported on the Springfield Office Renovation:** As part of the Capitol renovation, a file room was built in the basement of the Stratton building for PTAB in the cafeteria (pictures were provided in the written Executive Director Report). We have also begun construction on the "Internet Café" office space in the old hearing room.
4. **All Staff Meeting:** Mr. O'Malley reported that the All-Staff Meeting would take place via Webex on 10/26/2021. The Board members are welcome to attend. Mr. O'Malley will send the meeting Agenda to Board Members if interested in attending.
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 –
    - November - Robert Steffen
    - December – Jim Bilotta

Mr. O'Malley reported that the next Board Meeting is scheduled for 10:00 a.m. on Tuesday, November 9, 2021.

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

- s. Item "s" was moved to the beginning of Section 5. Discussion of Motions:

Motion to Reconsider the Motion to Rescind and Issue Final Evidence Deadline.

Walgreens: #19-03396-C-3 (DuPage)

Chicago Title Land Trust Co Tr 80023713: #19-25885-R-1 (Cook - New Trier)

Northfield Storage Properties LLC: #19-25886-I-1 (Cook - New Trier)

Kathleen P Jackson Trust: #19-25927-R-1 (Cook - New Trier)

Peter McNerney: #19-25928-R-1 (Cook - New Trier)

David Venkus: #19-25929-R-1 (Cook - New Trier)

Berle Blitstein: #19-25932-R-1 (Cook - New Trier)

A lengthy discussion occurred which included Mr. Scott Ginsberg arguing on his clients' behalf. After considering Mr. Ginsberg's oral argument and a discussion concerning the nature of the final extensions that had been granted to the intervening taxing bodies by the PTAB in each appeal, Chairman Freeman Chairman Freeman moved to deny the taxing bodies' request to rescind defaults in each appeal. Mr. Bilotta seconded the motion, and it carried 5-0.

- a. Buckeye Terminals LLC: #20-01287-I-3 (Kankakee)

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

- b. Alice Pawlicki: #20-06998-F-1 (McHenry)

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

- c. Fred Haller: #20-07205-R-1 (McHenry)

Fred Haller: #20-07206-R-1 (McHenry)

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

- d. Renata Heiberg-Bialas: #20-07185-R-1 (McHenry)

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

- e. Petersen Health Care, Inc.: #20-07285-C-3 (Fulton)

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

- f. 384 Morton Terminal LLC: #20-05119-C-1 (Tazewell)  
S & D Holdings of Peoria LLC: #20-05126-C-1 (Tazewell)  
Lester & Pamela Nelson: #20-05129-R-1 (Tazewell)  
Gary & Sharon Waldsmith: #20-05309-R-1 (Tazewell)  
Shree Hari, Inc.: #20-05310-C-1 (Tazewell)  
Sevantilal Patel: #20-05311-R-1 (Tazewell)  
Kmart Prassas: #20-05314-C-2 (Tazewell)  
Salamat & Isabelita Sheikh: #20-05315-C-1 (Tazewell)  
Jonathan Rose: #20-05321-R-1 (Tazewell)  
Marcia Rapp: #20-05325-R-1 (Tazewell)  
Marcia Rapp: #20-05326-R-1 (Tazewell)

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

- g. Brian Brummer: #20-07363-R-1 (Christian)

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

- h. Raven Securities, INC: #20-07277-R-1 (St. Clair)  
Home Depot, USA: #20-07300-C-3 (St. Clair)  
Home Depot, USA: #20-07301-C-3 (St. Clair)  
Andrea Kowzan: #20-07306-R-1 (St. Clair)  
Charles Kurrus: #20-07313-C-1 (St. Clair)  
Laura Perry: #20-07324-R-1 (St. Clair)  
Elizabeth Botkin: #20-07328-R-1 (St. Clair)  
Property Tax Target Corp. T-1539: #20-07331-C-3 (St. Clair)  
Property Tax Target Corp. T-2330: #20-07332-C-2 (St. Clair)  
James Alexander & Lora Wasko-Alexander: #20-07333-R-1 (St. Clair)  
James Alexander & Lora Wasko-Alexander: #20-07334-R-1 (St. Clair)  
James Alexander & Lora Wasko-Alexander: #20-07335-R-1 (St. Clair)

James Alexander & Lora Wasko-Alexander: #20-07336-R-1 (St. Clair)  
Jim Alexander & Lora Wasko-Alexander: #20-07337-R-1 (St. Clair)  
James Alexander & Lora Wasko-Alexander: #20-07338-R-1 (St. Clair)  
James Alexander & Lora Wasko-Alexander: #20-07339-R-1 (St. Clair)  
James Alexander & Lora Alexander: #20-07340-R-1 (St. Clair)  
James Alexander & Lora Wasko-Alexander: #20-07341-R-1 (St. Clair)  
Eric Joelner: #20-07346-R-1 (St. Clair)  
Eric Joelner: #20-07347-R-1 (St. Clair)  
Eric Joelner: #20-07348-R-1 (St. Clair)  
Eric Joelner: #20-07349-R-1 (St. Clair)  
Eric Joelner: #20-07350-R-1 (St. Clair)  
Eric Joelner: #20-07351-R-1 (St. Clair)  
Patrick Brydon: #20-07353-R-1 (St. Clair)  
Patrick Brydon: #20-07354-R-1 (St. Clair)  
Target Corp Property Tax Dept: #20-07358-C-3 (St. Clair)

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

- i. Turnberry Court Apartments II LP: #20-07469-C-2 (LaSalle)

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

- j. Turnberry Court Apartments LP: #20-07524-C-3 (LaSalle)

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

- k. Monterey Mushrooms Inc.: #20-07464-I-3 (Bureau)

Mrs. Kinion moved to grant the Bureau County Board of Review a final 30-day extension. Mr. Steffen seconded the motion, and it carried 5-0.

- l. Edward Randerson: #20-05762-F-1 (Marshall)

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

- m. PetSmart Inc.: #20-07513-C-1 (LaSalle)

Mrs. Kinion moved to grant the LaSalle County Board of Review a final 30-day extension. Mr. Bilotta seconded the motion, and it carried 5-0.

- n. NP Edwardsville, LLC: #20-00174-I-3 (Madison)  
Hershey Foods Corp.: #20-00175-I-3 (Madison)

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

- o. Walgreens: #20-06131-C-2 (Rock Island)

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

- p. 1500 North Lake Shore Drive Building Corporation: #19-51632-R-3 (Cook - North Chicago)

Chairman Freeman moved to grant the Intervenor a final 30-day extension. Mr. Bilotta seconded the motion, and it carried 4-1.

- q. 1214 W Hubbard Condo Assn: #20-30325-R-2 (Cook - West Chicago)

Mr. Bilotta moved to reinstate the appeal and grant a final 30-day extension. Chairman Freeman seconded the motion, and it carried 4-0 with Ms. Buckley recusing.

- r. 1101 DeKalb LLC: #20-05995-C-1 (DeKalb)

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

- s. Item "s" was moved to the beginning of the meeting; see above.

Walgreens: #19-03396-C-3 (DuPage)  
Chicago Title Land Trust Co Tr 80023713: #19-25885-R-1 (Cook - New Trier)

Northfield Storage Properties LLC: #19-25886-I-1 (Cook - New Trier)

Kathleen P Jackson Trust: #19-25927-R-1 (Cook - New Trier)

Peter McNerney: #19-25928-R-1 (Cook - New Trier)

David Venkus: #19-25929-R-1 (Cook - New Trier)

Berle Blitstein: #19-25932-R-1 (Cook - New Trier)

- t. Centennial Village Unit II Townhome Assc: #20-38930-R-1 (Cook - Orland)

Mr. Bilotta moved to deny the request to allow the appeal to be brought in the name of the Townhome Association and grant a 60-day extension to file appeals in the name of individual owners/taxpayers. Chairman Freeman seconded the motion, and it carried 5-0.

## 6. Attachments

As to Attachment A, Mr. Steffen 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, Mrs. Kinion seconded the motion, and it carried 5-0.

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

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

As to Attachment Z, Mr. Bilotta moved to approve the attachment. Mr. Steffen seconded the motion, and it carried 5-0, with Chairman Freeman recusing himself on items 2018-36317-R-1 and 2019-43179-R-1.

## Workload Report

Mr. O'Malley reported that the current backlog recently went down below 103,000 cases which is somewhat of an improvement. Getting the new Administrative Law Judges on board will be helpful.

**7. Other Business**

There was no other business to report.

**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