



State of Illinois
PROPERTY TAX APPEAL BOARD

KEVIN L. FREEMAN
Chairman

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Minutes of the
Property Tax Appeal Board
January 11, 2022 – 10:00 a.m.
Springfield & Des Plaines, Illinois

1. **Roll Call:** Chairman 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:

John Brady
Nicholas Jordan, Attorney, Worsak & Vihon, LLP
Michael Bullock, Staff, Public Service Administrator
David Eagan, Staff, Information Technology

Chairman Freeman convened the meeting at 10:00 a.m.. He welcomed the attending 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. Bilotta moved to approve the Board Minutes of December 14th, 2021, as presented. Chairman Freeman 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 amend the Agenda by advancing item "a" under Section "5" (Discussion of Motions) to the front of the meeting before the Executive Director's Report. Mrs. Kinion seconded the motion, and it carried 5-0.

The following item was taken out of sequence per the amendment to the Agenda.

5. Discussion of Motions

- a. 3643 Sheffield Holdings LLC: #20-39475-R-3 (Cook - Lakeview)
- 3639 Sheffield Holdings, LLC: #20-39476-R-3 (Cook - Lakeview)
- 3637 Sheffield Holdings LLC: #20-39477-R-3 (Cook - Lakeview)
- 3625 North Sheffield Holdings LLC: #20-39478-C-2 (Cook - Lakeview)
- 3617-19 Sheffield Holdings LLC: #20-39479-R-3 (Cook - Lakeview)
- 3617-19 Sheffield Holdings LLC: #20-39480-R-2 (Cook - Lakeview)

Chairman Freeman moved to grant a final 30-day extension in each appeal. Mr. Bilotta seconded the motion, and it carried 5-0.

The meeting then resumed discussing the sections and motions in the order presented.

4. Executive Director's Report

1. Mr. O'Malley provided the HR/Fiscal Update:

a. HR:

- i. Working on training the new ALJs, which all seem to be picking things up quickly.
- ii. We are working on putting together a training and reference manual.
- iii. Due to the increase in COVID cases, we are allowing staff to work from home to minimize the risk of exposure in the office (at the request of the Governor's office).

b. **Fiscal Update:** Nothing to report at this time.

2. IT Update:

He reported we had ordered new computers for the office, including ten new laptops.

Mr. O'Malley reported on the excellent productivity of staff this month, writing over 3,000 decisions on this Agenda. Chairman Freeman thanked staff for their excellent productivity.

3. Future Board Meetings:

Mr. O'Malley presented the Board member schedule for onsite Board member attendance at the respective offices for the year 2022:

- Springfield – Dana. Kinion
- Des Plaines –
 - o March – March 8th – Robert Steffen.
 - o April – April 12th – Jim Bilotta.
 - o May – May 10th – Sarah Buckley.
 - o June – June 14th – Kevin Freeman.
 - o July – July 12th – Robert Steffen.
 - o August (State Fair) – August 16th – Jim Bilotta.
 - o September – September 13th – Sarah Buckley.
 - o October – October 11th – Kevin Freeman.
 - o November – November 15th (Election Day on the 8th) – Robert Steffen.
 - o December – December 13th – Jim Bilotta.

Mr. O'Malley reported that the next meeting is scheduled for 10:00 a.m. Tuesday, February 8th, 2022.

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

5. Discussion of Motions

- b. Dave Anderson: #20-04804-I-3 (Kane)

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

- c. Gilman Realty LLC: #20-06846-C-2 (Iroquois)

Chairman Freeman moved to accept the Iroquois County Board of Review evidence and notify the appellant of the submission. Mr. Bilotta seconded the motion, and it carried 5-0.

- d. Sunny Hotels, LLC: #20-07180-C-3 (St. Clair)
Shivam Hotel LLC: #20-07183-C-3 (St. Clair)
Scott Credit Union: #20-07377-C-1 (St. Clair)
Raven Securities Inc: #20-08847-R-1 (St. Clair)
Falcon Ltd: #20-08848-R-1 (St. Clair)

Illinois Realty Group Holdings LLC: #20-08849-R-1 (St. Clair)

Illinois Realty Group Holdings LLC: #20-08850-R-1 (St. Clair)

Illinois Realty Group Holdings LLC: #20-08851-R-1 (St. Clair)

Illinois Realty Group Holdings LLC: #20-08852-R-1 (St. Clair)

Illinois Realty Group Holdings LLC: #20-08853-R-1 (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.

- e. Weber-Stephen Products LLC: #20-24158-I-2 (Cook - Palatine)

Mr. Steffen moved to grant the Intervenors a final 60-day extension. Mr. Bilotta seconded the motion, and it carried 5-0.

- f. Chicago Food Property, LLC: #19-36580-C-2 (Cook - Northfield)

Mr. Bilotta moved to grant a final 30-day extension to each intervenor and accept their appraisal evidence. Mr. Steffen seconded the motion, and it carried 5-0.

- g. Lewis Williams: #20-43664-C-1 (Cook - Thornton)

Mr. Bilotta moved to reinstate the appeal and grant the appellant a final 30-day extension. Chairman Freeman seconded the motion, and it carried 5-0.

- h. Boreas LLC: #20-05155-C-3 Kane

Mr. Bilotta moved to (1) Deny the Intervenors' Motion to Dismiss, (2) Deny the Intervenors' requests for any other documents, and (3) Grant each of the Intervenors a final 90-day extension. Mrs. Kinion seconded the motion, and it carried 4-0 with Chairman Freeman recusing.

- i. John and Laura Cerretani: #19-49659 R-1 (Cook – Palatine)

After a lengthy discussion Chairman Freeman moved to deny the issuance of a subpoena, 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. Bilotta 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, Mr. Steffen moved to approve the attachment, Chairman Freeman seconded the motion, and it carried 4-0 with Mr. Bilotta recusing.

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

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

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

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

Workload Report

Mr. O'Malley reported that the current backlog is currently at 96,959 cases.

7. Other Business

There was no other business to discuss.

8. Adjournment

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

Respectfully Submitted,

Michael I. O'Malley
Executive Director and General Counsel

MIO/dl