



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
March 8, 2022 – 10:00 a.m.
Springfield & Des Plaines, Illinois

- 1. Roll Call:** Chairman Freeman, Mr. 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
David Eagan, PTAB Information Technology
JJ Moffat, Chief Fiscal Officer & Human Resources Manager

Kelly McAuliffe Recording Secretary

Guests: Call-in connections identified/and unidentified as follows:
Michael Bullock, Property Tax Appeal Board,
Benjamin Bilton, Nicholas Jordan, Attorney, Worsak & Vihon,
LLP Mark Pogalz. Lester McCarroll III

Mr. Bilotta chaired 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**

Chairman moved to approve the Board Minutes of February 8th, 2022, as presented, 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

HR/Fiscal Update:

a) HR:

(i) We posted two openings for Tech Advisor III (ALJ) positions in DPO.

(ii) We extended an offer to a state employee in Springfield for an open ALJ position. We need to get CMS approval for a salary adjustment.

b) Fiscal Update: Our budget hearing before the Senate is on 3/7/2022, so before this actual hearing. Our budget hearing before the House is on 3/16/2022. As it stands now, our budget includes an increase in funding for e-filing and headcount.

IT Update:

The old DPO computers and laptops have been replaced.

Proposed Legislation:

SB3069 (Sen. Laura Murphy) – This would give Homeowner Associations the ability to file an appeal at PTAB. This bill has moved to the House. I reached out to Sen. Murphy's chief of staff but have not gotten a callback.

All-Staff Meeting:

We had an all-staff meeting on 3/2/2022.

Case Load:

(a) Open cases: 92,346

(b) Dockets that need docketing: 289 (169 Downstate, 120 Cook)

(c) Docket numbers assigned for 2021: 5,933 Downstate, 84 Cook

(d) Docket numbers assigned for 2020: 9,047 Downstate, 28,584 Cook

Future Board Meetings:

Board member schedule for onsite Board member attendance at the respective offices for the year 2022:

Springfield – Dana

Des Plaines –

April – April 12th – Jim Bilotta.

May – May 10th – Sarah Buckley.

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June – June 14th – Kevin Freeman
July – July 12th – Robert Steffen.
August (State Fair) – August 16th – Jim Bilotta.
September – September 13th – Sarah Buckley.
October – October 11th – Kevin Freeman.
November – November 15th (Election Day on the 8th) – Robert Steffen.
December – December 13th – Jim Bilotta.

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

5. Discussion of Motions

- a. Covia Corp Utica Plant: #20-07934-I-3 (LaSalle)

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

- b. Grant the Intervenor a final 120-day extension.

Mr. Steffen moved to grant the Intervenor a final 120-day extension. Mrs. Kinion second the motion, and it carried 5-0.

- c. RRP Franklin Park LLC: #20-24133-I-2 (Cook - Leyden)

Mrs. Kinion moved to vacate the default and grant the request to adopt the evidence submitted. Mr. Steffen seconded the motion, and it carried 5-0.

- d. Town & Country Distributors, Inc.: #20-08337-I-1 (DuPage)

Mr. Bilotta denied the motion to Reinstate. Mr. Steffen seconded the denial of the motion to Reinstate, and it carried 5-0.

- e. SNH Medical Office Properties LLC: #19-04318-C-3 (Lake)
SNH Medical Office Properties LLC: #20-01071-C-3 (Lake)
SNH Medical Office Properties LLC: #21-02161-C-3 (Lake)

Mr. Bilotta made a motion to grant the Joint Motion to Stay Proceeding appeals until 30-days after confirmation that the 2022 assessment is not over \$2,416,425. Mrs. Kinion seconded the motion, and it carried 5-0.

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

Mrs. Kinion motioned that PTAB issue a decision finding PTAB didn't have jurisdiction over the appeal. Mr. Steffen 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 4-0. Ms. Buckley recused herself on docket number #16-36441 R-3 (Cook County)

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 recused.

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

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

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

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

7. Other Business

Board moved into Executive Session.

Mr. Bilotta motioned to move into Executive Session, and Mr. Steffen seconded the motion, and it carried 5-0. The Board moved into executive session pursuant to 5 ILCS 120/2(c)(1). No vote was taken in executive session or needed after executive session.

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Jim Bilotta
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Dana D. Kinion
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Sarah Buckley
Chicago

8. Adjournment

Mr. Bilotta moved to Adjourn at 10:30 a.m. Chairman Freeman seconded the motion, and it carried 5-0.

Respectfully Submitted,



Michael I. O'Malley
Executive Director and General Counsel

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