



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
April 12, 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:
Mark Pogalz. Lester McCarroll III
Alan Skidelsky Attorney, Skidelsky & Associates, P.C.
John Brady Attorney, Tully & Associates, LTD

Chairman Freeman 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, held via WebEx.

2. Adoption or Amendments to the Agenda

Mrs. Kinion moved to adopt the agenda 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. Approval of Minutes from Previous Meeting

Chairman Freeman moved to approve the Board Minutes of March 8th, 2022, as presented. Mr. Bilotta seconded the motion, and it carried 5-0.

4. Executive Director's Report

A. HR/Fiscal Update:

a. HR:

- i. On April 1st, Robert Osgood joined PTAB as an ALJ. Before joining PTAB, Robert was Senior Counsel and the Ethics Officer at CMS.
- ii. We are implementing a pilot program for remote work. Staff will be on a schedule to work in the office and remotely.

b. Fiscal Update: No new updates.

B. IT Update:

- a. We have been meeting with the State vendor regarding e-filing. We will hopefully have e-filing up and running in 3 to 4 months.

C. Case Load:

Open cases: 90,106

Dockets that need docketing: 32 (28 Downstate, 4 Cook)

Docket numbers assigned for 2021: 6,567 Downstate, 98 Cook

Docket numbers assigned for 2020: 9,090 Downstate, 28,599 Cook

Docket numbers assigned for 2019: 9,620 Downstate, 34,605 Cook

D. The PTAB workroom café has opened.

E. Future Board Meetings:

- a. The Governor has extended the disaster proclamation regarding COVID. The extension allows PTAB to continue to hold its Board meetings remotely. This may change at the end of April.
- b. Board member schedule for onsite Board member attendance at the respective offices for the year 2022:
 - Springfield – Dana
 - Des Plaines –
 - May – May 10th – Sarah Buckley.
 - 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.

The next meeting is scheduled for **10:00 a.m., Tuesday, May 10th**.

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

5. Discussion of Motions

- a. 335 Schiller LLC: #20-47975-C-3 (Cook - North Chicago)

Mrs. Kinion moved to grant the appellant a final 30-day extension. Mr. Bilotta seconded the motion, and it carried 5-0.

- b. Shawnee Senior Living LLC (SC Herrin Property LLC): #20-08662-C-3 (Williamson)

Chairman Freeman motioned to grant the time extension to the Williamson Country Board of Review to submit evidence by April 27th, 2022. Mr. Steffen seconded the motion, and it carried 5-0.

Mr. Skidelsky was allowed to address the board and objected.

- c. LFSC Leasing LLC: #21-03601-C-3 (Lake) Wilmaria Properties Inc: #21-03602-R-1 (Lake) Gene, Home Depot USA, Inc: #21-03603-C-2 (Lake) Libertyville Associates, LLC: #21-03606-C-3 (Lake) 1601 Berwick LLC: #21-03608-R-3 (Lake)
Nicholas Stratigakes: #21-03609-R-1 (Lake)
Dariusz Druszkowski: #21-03610-R-1 (Lake)
Susan Sheehan: #21-03612-R-1 (Lake)
Zion Storage Properties, LLC: #21-03614-C-3 (Lake)
Paul Brown: #21-03636-R-1 (Lake)
Jon Abt: #21-03637-R-1 (Lake)

Mr. Steffen moved to deny the motion to reinstate. Mr. Bilotta seconded the motion to deny the reinstatement, and it carried 5-0.

- d. Richard & Susan Campbell: #17-38023-R-1 (Cook – Orland)

Mr. Bilotta made a motion to grant the motion to vacate/rescind the decision and withdrawal the appeal default. Mr. Steffen seconded the motion, and it carried 5-0.

- e. Hannah Nargang: #21-05085 – R-1 (Kankakee – Bourbonnais)

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

- f. Glacier Ventures, LLC: #20-08887 – C-1 (Lake – Vernon)

Mrs. Kinion moved to reinstate the appeal and grant 30-days to complete the appeal petition. Mr. Steffen seconded, and it carried 5-0.

6. Attachments

As to Attachment A, Chairman Freeman moved to approve the attachment. Mr. Steffen seconded the motion, and it carried 5-0.

As to Attachment B, Chairman Freeman 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 recused from Hyde Park.

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

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

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

As to Attachment G, Chairman Freeman moved to approve the attachment. Mrs. Kinion seconded the motion, and it carried 4-0, with Ms. Buckley recusing herself from all the West Chicago Cases.

As to Attachment Z, Mrs. Kinion moved to approve the attachment. Mr. Bilotta seconded the motion; Chairman Freeman Recused from Item 1 Hyde Park. Ms. Buckley Recused from Items 2, 3, and 9. Mr. Steffen recused from Item 6 Barrington.

7. Other Business

None

8. Adjournment

Mrs. Kinion made a motion to Adjourn at 10:30 a.m. Mr. Bilotta seconded the motion, and it carried 5-0.

Respectfully Submitted,

Michael I. O'Malley
Executive Director and General Counsel