



State of Illinois
PROPERTY TAX APPEAL BOARD

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**Minutes of the
Property Tax Appeal Board
May 10, 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
James J. Moffatt, Chief Fiscal Officer & Human Resources Manager
David Eagan, PTAB Information Technology
Kelly McAuliffe, Recording Secretary

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

John P. Brady, Tully & Associates
Scott Ginsburg, Robbins Schwartz Nicholas Lifton Taylor
Scott Nemanich, Klein, Thorpe, & Jenkins, Ltd.
Kevin Griffin, Eugene L. Griffin & Associates, LTD
Michael Bullock, Property Tax Appeal Board
John Trowbridge Deputy Supervisor of Assessments of Will County
IJ Smith
Katie DiPiero
Lyn Melnick
Mike Andre
3 Unidentified Callers

Chairman Freeman convened the meeting at 10:00 a.m. and welcomed the Board Members and the Management Team to the Property Tax Appeal Board Meeting.

2. Approval of Minutes from Previous Meeting

Mrs. Kinion made a motion to approve the Board Minutes of April 12th, 2022, 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

3. Adoption or Amended to the Agenda

Item F from Section 5 - Discussion of Motion

University Park Energy LLC: #20-05696 - I -3 (Will – Monee)

LSP University Park LLC: #20-05697 - I -3 (Will – Monee)

Chairman Freeman made a motion to move item F from Section 5 up in the agenda for discussion, Mr. Steffen seconded the Motion, and it carried 5-0.

Mr. Nemanich of Klein, Thorpe, & Jenkins, Ltd. spoke, requesting an extension of time to submit an appraisal.

Mr. Trowbridge, Deputy Supervisor of Assessments of Will County, spoke as a witness to Mr. Nemanich regarding the status of the time an appraisal may take and the length of time for an extension.

Chairman Freeman moved to grant a final 90-day extension to enable the petitioner to obtain the necessary appraisal; Mr. Steffen seconded the Motion. Mr. Bilotta abstained, and it carried 4-0.

4. Executive Director's Report

a. HR/Fiscal Update:

- a. HR: On May 15th, Phyllis McJunkins will start as Administrative Assistant to the Executive Director and the Board. Phyllis is replacing Dianne. The position is moving from the DPO to the SPO.
- b. Fiscal Update: No new updates.

b. IT Update:

- a. E-filing – We bid out for an e-filing vendor and only received one bid back. We have signed the purchase order with that vendor and will build out the system to accept appeals electronically. The vendor and our IT staff will start with the residential appeal form, and during this period, our staff will be trained on how to create and integrate petition forms into our existing systems. Our IT staff will be able to modify current forms or create new ones as the need arises. IT will also be able to build upon the capabilities of our existing system to create greater efficiencies in the drafting of decisions. Two law firms have agreed to test the system, and hopefully, the system will be open to all law firms by the end of the year at the latest, at least for residential appeals.
- b. F-filing Rule Making – We have put together a team to draft rules that will require appeals to be filed electronically. The requirements will be staggered between types of appeals and counties based on population.

c. Case Load:

Open cases: 86,627

Dockets that need docketing: 319 (208 Downstate, 111 Cook)

Docket numbers assigned for 2021: 7,215 Downstate, 109 Cook

Docket numbers assigned for 2020: 9,156 Downstate, 28,615 Cook

Docket numbers assigned for 2019: 9,621 Downstate, 34,674 Cook

- d. 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 May.
 - b. Board member schedule for onsite Board member attendance at the respective offices for the year 2022:
 - Springfield – Dana Kinion
 - Des Plaines –
 - June – June 14th – Robert Steffen.
 - July – July 12th – Jim Bilotta.
 - 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.
 - e. Mr. O'Malley reported that the next meeting is scheduled for 10:00 a.m., Tuesday, June 14th, 2022.

Chairman Freeman thanked Mr. O'Malley and the staff for their hard work and productivity.

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. Darryl Lem: #20-40596-C-1 (Cook – Thornton)**

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

- b. Michael Kang: #20-43883-C-1 (Cook – Lake)**

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

- c. Ljubica & Radu Silveanu: #20-36395-R-1 (Cook – Lakeview)**

Mr. Bilotta motioned to grant the Motion to vacate PTAB's decision and withdraw/dismiss the appeal. Mrs. Kinion seconded the Motion, and it carried 5-0.

- d. J.C. Penney Company, Inc.: #20-43298-C-2 (Cook – Thornton)**

Mr. Griffin of Eugene L. Griffin & Associates, LTD. spoke, indicating they had an internal docketing error.

Mr. Bilotta made a motion to reinstate the appeal, accept the evidence and notify the Board of Review. Chairman Freeman second the Motion, and it carried 5-0.

- e. Grand Tower Energy Center LLC: #20-06868-I-3 (Jackson)

Mr. Ginsburg of Robbins Schwartz Nicholas Lifton Taylor addressed the Board regarding the Motion to Dismiss and informed the Board that an appeal dealing with the same issues is pending before the Appellate Court. A brief discussion ensued.

Chairman Freeman moved to continue this matter to the July Board Meeting, Mrs. Kinion seconded this matter to move to the July 12th Board Meeting, and it carried 5-0.

- f. This item was moved up in the agenda – see above.
- g. Growmark Inc: #21-05394 -I -3 (Henry – Oxford)

Mr. Bilotta made a motion to deny the request to reinstate Mrs. Kinion seconded the Motion, and it carried 5-0.

6. Attachments

- a. **Attachment A** - Mr. Steffen moved to approve the attachment. Mr. Bilotta seconded the Motion, and it carried 5-0.
- b. **Attachment B** - Mr. Bilotta moved to approve the attachment. Chairman Freeman seconded the motion, and it carried 5-0.
- c. **Attachment C** - Mrs. Kinion moved to approve the attachment. Mr. Steffen seconded the Motion, and it carried 4-0. Chairman Freeman recused himself.
- d. **Attachment D** – Chairman Freeman moved to approve the attachment. Mrs. Kinion seconded the motion, and it carried 4-0. Mr. Bilotta recused himself.
- e. **Attachment E** – Mrs. Kinion moved to approve the attachment. Mr. Bilotta seconded the motion, and it carried 4-0. Mr. Steffen recused himself.
- f. **Attachment F** – Chairman Freeman moved to approve the attachment. Mr. Steffen seconded the motion, and it carried 4-0. Ms. Buckley recused herself.
- g. **Attachment Z** – Chairman Freeman moved to approve the attachment. Mr. Bilotta seconded the motion, and it carried 4-0. Ms. Buckley recused on 1,2,4 and 5 of West Chicago.

7. Other Business

- a. Ms. Buckley and Mrs. Kinion received letters from Senator Hasting's Office that they both have been confirmed to PTAB
- b. After reviewing the agenda this month, Mr. O'Malley thought putting the recommendation first would be helpful to the Board Members instead of getting into a fact pattern. Chairman Freeman preferred reading the fact pattern first, and the other Board Members agreed. Ms. Buckley suggested separating the counterarguments.

8. Adjournment

Mrs. Kinion moved to adjourn the meeting at 11:00 a.m. Mr. Steffen seconded the Motion, carrying 5-0.

Respectfully Submitted,

/s/ Michael O'Malley

Michael I. O'Malley

Executive Director and General Counsel

MIO/km