



State of Illinois
PROPERTY TAX APPEAL BOARD

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KEVIN L. FREEMAN
Chairman

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**Minutes of the
Property Tax Appeal Board
September 13, 2022 – 10:00 a.m.
Springfield & Des Plaines, Illinois**

1. Roll Call: Chairman Kevin Freeman, Mr. James Bilotta, Sarah Buckley, Dana D. Kinion, and Robert J. Steffen.

Staff: Michael O'Malley, Executive Director and General Counsel
Steve Waggoner, Chief Administrative Law Judge
James Moffat, Chief Financial Officer and Human Resource Manager
David Suarez, Chief Information Officer
David Eagan, PTAB Information Technology
Kelly McAuliffe, Recording Secretary
Phyllis McJunkins, Recording Secretary

Guests: Call-in connections are identified as follows:

Michael Bullock, Property Tax Appeal Board
Nick Jordan, Worsek & Vinon, LLP
Scott Ginsburg, Robbins, Schwartz, Nicholas, Lifton, & Taylor, Ltd.
Mike Andre, Eugene L. Griffin & Associates, LTD.
Lester McCarroll III, Mayer Brown p
Unidentified caller – 2

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

Mr. Steffen motioned to approve the Board Minutes of August 16th, 2022, as presented. Ms. Kinion 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

Item B from Section 5 - Discussion of Motion

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

Chairman Freeman motioned to move item B from Section 5 up in the agenda for discussion; Mr. Bilotta seconded the motion, which carried 5-0.

The Board acknowledged that Scott Ginsburg was present. Ginsburg provided additional insight on the Property Tax Extension Limitation Law (PTELL). Districts and counties must opt into PTELL through a referendum. The school district in question overlaps three counties, one of which is non-PTELL; therefore, the district is non-PTELL.

Mr. Bilotta made a motion to deny the appellant's (Grand Tower Energy Center LLC) Motion to Dismiss the Intervenor (Shawnee Community Unit School District (CUSD) No. 84); Ms. Kinion seconded the motion, and it carried 5-0.

4. Executive Director's Report

See Addendum A.

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. Dakin Self Storage: #17-35773-I-3 (Cook – Jefferson Twp.)
Dakin Self Storage: #17-45892-C-2 (Cook - Jefferson Twp.) – Direct Appeal
Dakin Self Storage: #18-35930-C-2 (Cook – Jefferson Twp.)

Chairman Freeman made a motion to grant the appellant's (Dakin Self Storage) request to reinstate docket numbers 17-35773-I-3 & 18-35390-C-2 and set the matters for a consolidated hearing, and a second motion to deny the appellant's request to reinstate docket number 17-45892-C-2. Ms. Kinion seconded the Chairman's motion, which carried 5-0.

- b. This item was moved up in the agenda – see above.

- c. Amerco Real Estate Company: #20-46115 C-3 (Cook – Bloom Twp.)

Chairman Freeman moved to grant the intervenor (Village of Glenwood) a final 30-day extension to submit evidence; Mr. Steffen seconded the motion, which carried 5-0.

- d. Richard Parrilli: #21-07127-R-2 (DuPage)
Mr. Bilotta motioned to deny the appellant's (Richard Parrilli) Motion to Vacate Dismissal and Reinstate; Ms. Kinion seconded the motion, which carried 5-0.

6. Attachments

- a. **Attachment A** - Ms. Kinion moved to approve the attachment. Mr. Bilotta seconded the motion, and it carried 5-0.
- b. **Attachment B** – Chairman Freeman moved to approve the attachment. Mr. Steffen seconded the motion, and it carried 5-0.
- c. **Attachment C** - Mr. Bilotta moved to approve the attachment. Ms. Kinion seconded the motion, and it carried 4-0. Chairman Freeman recused himself.
- d. **Attachment D** - Chairman Freeman moved to approve the attachment. Ms. Kinion seconded the motion, and it carried 4-0. Mr. Bilotta recused himself.
- e. **Attachment E** – Ms. Kinion moved to approve the attachment. Chairman Freeman 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. Kinion recused herself.
- g. **Attachment G** – Mr. Bilotta moved to approve the attachment. Chairman Freeman seconded the motion, and it carried 4-0. Ms. Buckley recused herself.
- h. **Attachment Z** - Ms. Kinion moved to approve the attachment. Mr. Bilotta seconded the motion, and it carried 5-0.

7. Other Business

- a. 4 Additional Administrative Law Judges will be added soon, which will help with the backlog; additional space is not currently available for more Administrative Law Judges at both PTAB offices.

8. Adjournment

- a. Chairman Freeman moved to adjourn the meeting at 10:55 a.m., and Mr. Steffen seconded the motion, carrying 5-0.

Respectfully Submitted,

/s/ Michael O'Malley

Michael I. O'Malley

Executive Director and General Counsel

Addendum A.



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Executive Director's Report September 2022

1. HR/Fiscal Update:
 - a. HR:
 - i. We completed the interviews for the ALJ openings in DPO in the last week of August. We ended up having 5 candidates. JJ is compiling the scores and we should have offers out by the end of the month.
 - b. Fiscal Update: I met Sean McConnell of the House General Services Committee who will also be on the Revenue and Finance Committee this budget season. Sean reached out to start building a working relationship with PTAB.
2. IT Update:

E-filing – Dave Suarez will give a demonstration of our status.
[Dave Suarez gave a demo of the e-filing system and took questions from the board members.](#)
3. Case Load as of 9/5/2022:

Open cases: 84,352
Dockets that need docketed: 1,033 (16 Downstate, 1,017 Cook)
Docket numbers assigned for 2021: 7,505 Downstate, 9,776 Cook
Docket numbers assigned for 2020: 9,265 Downstate, 28,761 Cook
Docket numbers assigned for 2019: 9,627 Downstate, 35,218 Cook
4. Move of DPO to Chicago. We submitted a second space request to CMS and received a response that they will try and accommodate our request.
5. 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.
 - b. Board member schedule for onsite Board member attendance at the respective offices for the year 2022:
 - Springfield – Dana Kinion
 - Des Plaines –
 - October – October 11th – Kevin Freeman.

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- November – November 15th (Election Day on the 8th) – Robert Steffen.
- December – December 13th – Jim Bilotta.

The next meeting is scheduled for **10:00 AM, October 11.**

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Frankfort

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