



**FINAL ADMINISTRATIVE DECISION  
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: The Bon-Ton Stores, Inc  
DOCKET NO.: 11-01980.001-C-3 through 11-01980.002-C-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are The Bon-Ton Stores, Inc, the appellant, by attorney Terrence J. Griffin of Eugene L. Griffin & Associates, Ltd., Chicago; the DuPage County Board of Review; Glenbard Twp. H.S.D. #87, intervenor, by attorney Ares G. Dalianis of Franczek Radelet P.C., Chicago; and C.C.S.D. #93, intervenor, by attorney John F. Canna of Canna and Canna, Ltd., Orland Park.

Prior to the hearing, the appellant and the DuPage County Board of Review reached an agreement as to the correct assessment of the subject property. This assessment agreement was presented to and considered by the Property Tax Appeal Board. By letter dated March 22, 2013, Glenbard Twp. H.S.D. #87 was notified of the proposed assessment for the subject property as agreed to by the board of review and the appellant and given thirty (30) days to respond if the proposed assessment was not acceptable. By letter postmarked April 22, 2013, Glenbard Twp. H.S.D. #87 agreed to the proposed assessment for the subject property. By letter dated May 15, 2013, C.C.S.D. #93 was notified of the stipulation between the appellant, board of review and Glenbard Twp. H.S.D. #87. C.C.S.D. #93 was given thirty (30) days to respond if the proposed assessment amount was not acceptable. C.C.S.D. #93 did not respond to the Property Tax Appeal Board by the established deadline.<sup>1</sup>

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board finds that the assessed valuation proposed by the board of review is appropriate.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the **DuPage** County Board of Review is warranted. The correct assessed valuation of the property is:

---

<sup>1</sup> The Board finds C.C.S.D #93 filed evidence on August 29, 2013 in the form of "comparable sales supporting the Board of Review's assessment." The evidence was prepared by C.C.S.D #93's legal counsel. However, C.C.S.D #93 did not file a response to the proposed stipulation.

Docket No: 11-01980.001-C-3 through 11-01980.002-C-3

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
11-01980.001-C-3	02-17-400-076	754,800	0	\$754,800
11-01980.002-C-3	02-17-400-077	138,490	698,300	\$836,790

Subject only to the State multiplier as applicable.

(Continued on Page 3)

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



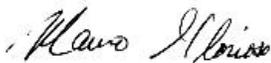
\_\_\_\_\_  
Chairman



\_\_\_\_\_  
Member



\_\_\_\_\_  
Member



\_\_\_\_\_  
Member



\_\_\_\_\_  
Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: December 20, 2013



\_\_\_\_\_  
Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the

session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.