



State of Illinois
PROPERTY TAX APPEAL BOARD

Wm. G. Stratton Office Bldg.
401 South Spring St., Rm. 402
Springfield, Illinois 62706
(T) 217.782.6076
(F) 217.785.4425
(TTY) 800.526.0844

KEVIN L. FREEMAN
Chairman

MICHAEL I. O'MALLEY
Executive Director & General Counsel

Suburban North Regional Office
9511 W. Harrison St., Suite LL-54
Des Plaines, Illinois 60016
(T) 847.294.4121
(F) 847.294.4799

**Minutes of the
Property Tax Appeal Board
October 08, 2024 – 10:00 a.m.
Springfield & Des Plaines, Illinois**

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

Staff: Michael O'Malley, Executive Director and General Counsel
Robert Osgood, Acting Chief Administrative Law Judge
Danny Sronce, Chief Financial Officer
James Moffat, Human Resources Manager
David Suarez, Chief Information Officer
Dave Egan, PTAB Information Technology
Kelly McAuliffe, Recording Secretary

Guests: Call-in connections are identified as follows:

Michael Bullock, Property Tax Appeal Board
Bo Turek, Cook County Board of Review
Ellen Berkshire Verros Berkshire, PC
Jennifer Wadland Verros Berkshire, PC
Jesse Ryder City of Chicago Department of Law
Scott Guetzow Mayer Brown LLP
1 Unidentified Caller

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.

Mr. Bilotta made a motion to approve Chairman Freeman's appearance via Web-Ex, which Mr. Steffen seconded, and it carried without Chairman Freeman's vote.

2. Approval of Minutes from Previous Meeting

Mr. Steffen motioned to approve the Board Minutes of September 10, 2024, as presented. Ms. Buckley seconded the motion, and it carried 5-0.

3. Adoption or Amendments to the Agenda

BOARD MEMBERS

Jim Bilotta
Frankfort

Robert J. Steffen
South Barrington

Dana D. Kinion
Springfield

Sarah Buckley
Chicago

Chairman Freeman motioned to amend the agenda to move items “5.a” and “5.b” before the Executive Director’s Report, which was seconded by Mr. Steffen and carried 5-0.

Item “a” from Section 5 – Discussion of Motion

111 South Wacker LLC: #21-44691.001 thru .004-C-3 (Cook) (South)
540 W. Madison Owner LLC: #22-35424.001 thru .012-C-3 (Cook) (West) South Riverside Building, LLC: #22-35437.001-C-3 (Cook) (West)

12/07/2023 – PTAB adds The City of Chicago as an interested party in the above appeals and provides a due date of 03/06/2024 to submit evidence.

03/01/2024 – The intervenor requests extensions for the above appeals as the retained appraisers required 90-day extensions due to their current appraisal commitments.

03/14/2024 – PTAB grants the intervenor final 90-day extensions for the above appeals with a due date of 06/12/2024 to submit evidence for each appeal.

Scott Guetzow, attorney for appellant, currently has one signature from the Board of Review Commissioner for the stipulation and just received notice another came in, and should have all three signatures in the next day or so and hopefully be wrapped up

Mr. Steffen motioned to defer the motion for 30 days until the November 2024 Board Meeting. Mr. Bilotta seconded the motion, which carried 5-0.

Item “b” from Section 5 – Discussion of Motion

Schnuck Markets, Inc.: #23-04028.001-C-3 (Peoria)

The appellant filed its 2023 appeal on time, requesting an extension in anticipation that the 2022 docket would be imminently scheduled for a hearing. On 03/18/2024, the 2022 docket was scheduled for hearing on 06/18/2024. On 06/13/2024, the appellant requested a final extension to delay its evidence submission deadline until after the 2022 hearing.

Mr. Bilotta granted a motion to reinstate, which Mr. Steffen seconded, and it carried 5-0.

Item “c” from Section 5 – Discussion of Motion

George Novogroder: 23-54863.001-C-2 (Cook) (Proviso) George Novogroder: #23-54865-C-1 (Cook) (Proviso)

On 09/09/2024, the appellant requested additional time to compile evidence and obtain an appraisal. The appellant contends the assessment of the properties increased significantly and the taxpayer would like time to consider obtaining an appraisal and requests an additional 60-day extension for the above properties.

Ms. Kinion made a motion to deny the motion to grant the extension for not showing good cause. Chairman Freeman seconded the motion, which carried 5-0.

Item “d” from Section 5 – Discussion of Motion

Steve Gold: 19-22736.001-R-1 (Cook) (New Trier)

03/05/2020 – PTAB accepts the above appeal and notifies Cook County Board of Review (CBOR) of the appeal with a due date of 06/03/2020.

08/20/2024 – PTAB finds no change in the assessment of the property as established by the Cook CBOR is warranted, and the correct assessed valuation is \$250,289.

09/19/2024, the appellant submits a Motion to Vacate Decision

Chairman Freeman motioned to grant the motion to vacate. Mr. Steffen seconded the motion, which carried 5-0.

Item “e” from Section 5 – Discussion of Motion

Starbucks Corporation: 20-31190.001-C-1 (Cook) (Leyden)

PTAB accepts the above appeal and notifies Cook County Board of Review (CBOR) of the appeal with a due date of 06/03/2020.

08/20/2024 – PTAB finds no change in the assessment of the property as established by the Cook CBOR is warranted, and the correct assessed valuation is \$250,289.

Mr. Steffen voted to grant the motion to vacate the appeal. Ms. Buckley seconded the motion to vacate the appeal. Motion carried 4-1

4. Executive Director’s Report

See Addendum A.

Mr. Bilotta moved to accept the Executive Director's Report. Chairman Freeman seconded the motion, which carried 5-0.

5. Discussion of Motions

- a. This item was moved up in the agenda; see above.
- b. This item was moved up in the agenda; see above.
- c. Ms. Kinion made a motion to deny the motion to grant the extension for not showing good cause. Mr. Steffen seconded the motion, which carried 5-0.
- d. Chairman Freeman motioned to grant the motion to vacate. Mr. Steffen seconded the motion, which carried 5-0.
- e. Mr. Steffen votes to grant the motion to vacate the appeal. Ms. Buckley seconds Mr. Steffen's motion to vacate the appeal. Motion carried 4-1

f. End of Motions

6. Attachments

a. Attachment A—Mr. Steffen moved to approve the attachment. Ms. Kinion seconded the motion, which carried 5-0.

b. Attachment B—Chairman Freeman moved to approve the attachment. Ms. Kinion seconded the motion, which 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. Mr. Steffen seconded the motion, which carried 4-0. Mr. Bilotta recused himself.

e. Attachment E—Ms. 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. Kinion recused herself.

g. Attachment G—Chairman Freeman moved to approve the attachment. Mr. Steffen seconded the motion, and it carried 4-0. Ms. Buckley recused herself.

h. Attachment Z—Mr. Steffen moved to approve the attachment. Ms. Buckley seconded the motion, which carried 5-0.

7. Other Business

Workload - Executive Director Michael O'Malley commented on the high number of cases closed this month - 4,000+. And hopes to continue that, which also depends on the Board of Review as they have their work to do on top of PTAB. Mr. Bilotta and Chairman Freeman congratulate PTAB and staff on the numbers.

8. Adjournment

Mr. Bilotta moved to adjourn the meeting at 10:24 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/kmca

Addendum A.



State of Illinois
PROPERTY TAX APPEAL BOARD

Wm. G. Stratton Office Bldg.
401 South Spring St., Rm. 402
Springfield, Illinois 62706
(T) 217.782.6076
(F) 217.785.4425
(TTY) 800.526.0844

KEVIN L. FREEMAN
Chairman

MICHAEL I. O'MALLEY
Executive Director & General Counsel

Suburban North Regional Office
9511 W. Harrison St., Suite LL-54
Des Plaines, Illinois 60016
(T) 847.294.4121
(F) 847.294.4799

www.ptab.illinois.gov

Executive Director's Report
October 2024

1. HR/Fiscal Update:
 - a. HR: JJ is working on getting job postings in the new HR system.
 - b. Fiscal: GOMB has begun the budget process for the next FY.
2. IT Update:
 - a. None.
3. Several ALJs attended the Illinois Property Assessment Institute's legal symposium. Three of our ALJs gave a presentation.
4. Future Board Meetings:

2024 Schedule	
November 12 th	Des Plaines & Springfield
December 10 th	Des Plaines & Springfield

All meetings begin at 10:00 a.m.

BOARD MEMBERS

Jim Bilotta
Frankfort

Robert J. Steffen
South Barrington

Dana D. Kinion
Springfield

Sarah Buckley
Chicago