



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

APPELLANT: UTI
DOCKET NO.: 13-03824.001-C-3
PARCEL NO.: 02-26-100-017

The parties of record before the Property Tax Appeal Board are UTI, the appellant, by attorney Ellen G. Berkshire, of Verros, Lafakis & Berkshire, P.C. in Chicago; the DuPage County Board of Review; Glenbard Twp. H.S.D. #87, intervenor, by attorney Ares G. Dalianis of Franczek Radelet P.C. in Chicago, Village of Glendale Heights, intervenor, by attorney Matthew G. Holmes of Storino, Ramello & Durkin in Rosemont, Marquardt S.D. #15, intervenor, by attorney Michael T. Canna of Canna and Canna, Ltd. in Orland Park, and College of DuPage #502, intervenor, by attorney Scott L. Ginsburg of Robbins Schwartz Nicholas Lifton Taylor in Chicago.

The record in this appeal contains a proposed assessment for the subject property submitted by the board of review and the appellant. All intervenors were notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. All intervenors responded to the Property Tax Appeal Board by the established deadline indicating their acceptance with the proposed assessment.¹

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:

¹ The Village of Glendale Heights adopted the board of review's evidence and is bound by the proposed assessment pursuant to Property Tax Appeal Board rule 1910.99.

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LAND:	\$1,083,890
IMPR.:	\$995,180
TOTAL:	\$2,079,070

Subject only to the State multiplier as applicable.

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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

Klaus Albino

Member

[Signature]

Member

Jerry White

Member

Acting 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: July 24, 2015

[Signature]

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.