



**O N R E M A N D**  
**FINAL ADMINISTRATIVE DECISION**  
**ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: William Pankiw  
DOCKET NO.: 15-21457.001-C-2 through 15-21457.002-C-2  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are William Pankiw, the appellant, by attorney John P. Sullivan, of the Law Offices of John P. Sullivan, LLC. in LaGrange; the Cook County Board of Review by assistant state's attorney John Carey with the Cook County State's Attorneys office in Chicago; and the intervenors, Elk Grove C.C.S.D. #59 and T.H.S.D. #214, both by attorney Ares G. Dalianis of Franczek P.C. in Chicago.

This matter was set by the PTAB for a pre-hearing conference with proper notice forwarded to all the parties. The pre-hearing conference was scheduled for November 8, 2017. At that time, the board of review and the intervenors appeared and jointly moved to default the appellant for failure to appear. The PTAB requested that the appellant provide good cause shown for the failure to appear or have the above appeal dismissed as established by Section 1910.60 of the official rules of the PTAB. The appellant responded indicating that the matter had been settled. However, the intervenors' attorney replied that while there had been discussion of settlement, that this was not resolved. Therefore, the PTAB dismissed the matter without good cause shown.

Thereafter, the appellant submitted a Motion to Vacate the Dismissal and Reinstate the appeal. This motion was considered by the Board at its meeting of February 13, 2018. At that time, the Board voted to deny the appellant's request.

Next, the appellant filed a Complaint in Administrative Review in the Circuit Court of Cook County. Per the Court's Order dated March 22, 2019, the matter was remanded to PTAB for further proceedings while referencing a settlement reached by the parties. On or about June 15, 2019, the fully-executed stipulation was received by the PTAB.

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

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
15-21457.001-C-2	08-35-100-010-0000	45,045	86,281	\$131,326
15-21457.002-C-2	08-35-100-011-0000	34,201	149,473	\$183,674

Subject only to the State multiplier as applicable.

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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.

\_\_\_\_\_  
Chairman



\_\_\_\_\_  
Member



\_\_\_\_\_  
Member



\_\_\_\_\_  
Member



\_\_\_\_\_  
Member

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

CERTIFICATION

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 16, 2019



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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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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Property Tax Appeal Board  
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Springfield, IL 62706-4001

APPELLANT

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COUNTY

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