



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

APPELLANT: Wellington Townhome Assoc.
DOCKET NO.: 18-30122.001-R-2 through 18-30122.010-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Wellington Townhome Assoc., the appellant, by attorney Joanne Elliott of Elliott & Associates Attorneys, PLLC, in Des Plaines; the Cook County Board of Review; and the Chicago Board of Education, intervenor, by attorney Ares G. Dalianis of Franczek, P.C., in Chicago.

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
18-30122.001-R-2	14-28-109-017-0000	21,586	22,847	\$44,433
18-30122.002-R-2	14-28-109-018-0000	12,513	31,392	\$43,905
18-30122.003-R-2	14-28-109-019-0000	12,427	31,505	\$43,932
18-30122.004-R-2	14-28-109-020-0000	12,693	31,142	\$43,835
18-30122.005-R-2	14-28-109-021-0000	12,160	31,744	\$43,904
18-30122.006-R-2	14-28-109-022-0000	12,203	31,674	\$43,877
18-30122.007-R-2	14-28-109-023-0000	12,650	31,249	\$43,899
18-30122.008-R-2	14-28-109-024-0000	12,427	31,485	\$43,912
18-30122.009-R-2	14-28-109-025-0000	12,513	31,393	\$43,906
18-30122.010-R-2	14-28-109-026-0000	21,586	22,811	\$44,397

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2018 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

ANALYSIS

Prior to the hearing, the appellant and the board of review reached an agreement as to the correct assessment of the subject property. The intervenor, the Chicago Board of Education, was

notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The intervenor responded to the Property Tax Appeal Board by the established deadline rejecting the proposed assessment agreement. However, the Chicago Board of Education adopted and affirmed the evidence submitted by the board of review pursuant to section 1910.99(a) of the Official Rules of the Property Tax Appeal Board, which provides:

Any party to an appeal before the Property Tax Appeal Board is allowed to adopt the evidence of any other party to the appeal; **however, if a party adopts the evidence of another party, the adopting party shall be precluded from withholding its authorization for settlement of an appeal if the party with whom it adopted evidence reaches an agreement in the pending appeal.** The adopting party shall be bound by the terms of the stipulation or agreement. (86 Ill.Admin.Code Sec.1910.99(a)).

After reviewing the record and considering the evidence submitted, the Property Tax Appeal Board finds that the agreement between the appellant and board of review is proper. The Board finds intervenor is precluded from withholding its authorization for settlement pursuant to section 1910.99(a) of the rules of the Property Tax Appeal Board. (86 Ill.Admin.Code Sec.1910.99(a)). Therefore, the Board finds a reduction in the assessment of the subject property is warranted commensurate with the settlement agreement between the appellant and the board of review.

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: _____

November 19, 2024



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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COUNTY

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