



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

APPELLANT: Cook Street Plaza Joint Venture LLC
DOCKET NO.: 19-34149.001-C-3 through 19-34149.085-C-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Cook Street Plaza Joint Venture LLC, the appellant(s), by attorney Michael B. Andre, of Eugene L. Griffin & Associates, Ltd. in Chicago; the Cook County Board of Review; the Barrington C.U.S.D. #220 intervenor, by attorney Ares G. Dalianis of Franczek P.C. in Chicago.

Prior to the hearing the parties 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.

After reviewing the record and considering the evidence submitted, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this **Cook** County appeal. The Property Tax Appeal Board further finds that the agreement of the parties is proper, and the correct assessed valuation of the property is:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
19-34149.001-C-3	01-01-101-030-1001	63	2,333	\$2,396
19-34149.002-C-3	01-01-101-030-1002	63	2,333	\$2,396
19-34149.003-C-3	01-01-101-030-1003	63	2,333	\$2,396
19-34149.004-C-3	01-01-101-030-1004	63	2,333	\$2,396
19-34149.005-C-3	01-01-101-030-1005	63	2,333	\$2,396
19-34149.006-C-3	01-01-101-030-1006	63	2,333	\$2,396
19-34149.007-C-3	01-01-101-030-1007	63	2,333	\$2,396
19-34149.008-C-3	01-01-101-030-1008	63	2,333	\$2,396
19-34149.009-C-3	01-01-101-030-1009	63	2,333	\$2,396
19-34149.010-C-3	01-01-101-030-1010	63	2,333	\$2,396
19-34149.011-C-3	01-01-101-030-1011	63	2,333	\$2,396
19-34149.012-C-3	01-01-101-030-1012	63	2,333	\$2,396
19-34149.013-C-3	01-01-101-030-1013	63	2,333	\$2,396
19-34149.014-C-3	01-01-101-030-1014	63	2,333	\$2,396
19-34149.015-C-3	01-01-101-030-1015	63	2,333	\$2,396
19-34149.016-C-3	01-01-101-030-1016	63	2,333	\$2,396
19-34149.017-C-3	01-01-101-030-1017	26	2,370	\$2,396
19-34149.018-C-3	01-01-101-030-1018	26	2,370	\$2,396
19-34149.019-C-3	01-01-101-030-1019	63	2,333	\$2,396
19-34149.020-C-3	01-01-101-030-1020	26	2,370	\$2,396

19-34149.021-C-3	01-01-101-030-1021	26	2,370	\$2,396
19-34149.022-C-3	01-01-101-030-1022	26	2,370	\$2,396
19-34149.023-C-3	01-01-101-030-1023	26	2,370	\$2,396
19-34149.024-C-3	01-01-101-030-1024	26	2,370	\$2,396
19-34149.025-C-3	01-01-101-030-1025	26	2,370	\$2,396
19-34149.026-C-3	01-01-101-030-1026	26	2,370	\$2,396
19-34149.027-C-3	01-01-101-030-1027	26	2,370	\$2,396
19-34149.028-C-3	01-01-101-030-1028	26	2,370	\$2,396
19-34149.029-C-3	01-01-101-030-1029	26	2,370	\$2,396
19-34149.030-C-3	01-01-101-030-1030	26	2,370	\$2,396
19-34149.031-C-3	01-01-101-030-1031	26	2,370	\$2,396
19-34149.032-C-3	01-01-101-030-1032	26	2,370	\$2,396
19-34149.033-C-3	01-01-101-030-1033	26	2,370	\$2,396
19-34149.034-C-3	01-01-101-030-1034	26	2,370	\$2,396
19-34149.035-C-3	01-01-101-030-1035	26	2,370	\$2,396
19-34149.036-C-3	01-01-101-030-1036	26	2,370	\$2,396
19-34149.037-C-3	01-01-101-030-1037	26	2,370	\$2,396
19-34149.038-C-3	01-01-101-030-1038	26	2,370	\$2,396
19-34149.039-C-3	01-01-101-030-1039	26	2,370	\$2,396
19-34149.040-C-3	01-01-101-030-1040	26	2,370	\$2,396
19-34149.041-C-3	01-01-101-030-1041	26	2,370	\$2,396
19-34149.042-C-3	01-01-101-030-1042	26	2,370	\$2,396
19-34149.043-C-3	01-01-101-030-1043	26	2,370	\$2,396
19-34149.044-C-3	01-01-101-030-1044	26	2,370	\$2,396
19-34149.045-C-3	01-01-101-030-1045	26	2,370	\$2,396
19-34149.046-C-3	01-01-101-030-1046	26	2,370	\$2,396
19-34149.047-C-3	01-01-101-030-1047	26	2,370	\$2,396
19-34149.048-C-3	01-01-101-030-1048	26	2,370	\$2,396
19-34149.049-C-3	01-01-101-030-1049	26	2,370	\$2,396
19-34149.050-C-3	01-01-101-030-1050	26	2,370	\$2,396
19-34149.051-C-3	01-01-101-030-1051	26	2,370	\$2,396
19-34149.052-C-3	01-01-101-030-1052	26	2,370	\$2,396
19-34149.053-C-3	01-01-101-030-1053	26	2,370	\$2,396
19-34149.054-C-3	01-01-101-030-1054	26	1,266	\$1,292
19-34149.055-C-3	01-01-101-030-1055	1,129	41,800	\$42,929
19-34149.056-C-3	01-01-101-030-1056	2,493	91,145	\$93,638
19-34149.057-C-3	01-01-101-030-1057	551	20,410	\$20,961
19-34149.058-C-3	01-01-101-030-1058	471	17,461	\$17,932
19-34149.059-C-3	01-01-101-030-1059	460	17,051	\$17,511
19-34149.060-C-3	01-01-101-030-1060	1,079	39,938	\$41,017
19-34149.061-C-3	01-01-101-030-1061	1,656	61,278	\$62,934
19-34149.062-C-3	01-01-101-030-1062	949	35,118	\$36,067
19-34149.063-C-3	01-01-101-030-1063	1,257	46,540	\$47,797
19-34149.064-C-3	01-01-101-030-1064	1,641	60,711	\$62,352
19-34149.065-C-3	01-01-101-030-1065	333	32,966	\$33,299
19-34149.066-C-3	01-01-101-030-1066	380	37,710	\$38,090

19-34149.067-C-3	01-01-101-030-1067	140	14,737	\$14,877
19-34149.068-C-3	01-01-101-030-1068	170	16,887	\$17,057
19-34149.069-C-3	01-01-101-030-1069	225	20,138	\$20,363
19-34149.070-C-3	01-01-101-030-1070	211	18,963	\$19,174
19-34149.071-C-3	01-01-101-030-1071	220	21,845	\$22,065
19-34149.072-C-3	01-01-101-030-1072	311	30,832	\$31,143
19-34149.073-C-3	01-01-101-030-1073	239	21,448	\$21,687
19-34149.074-C-3	01-01-101-030-1074	443	43,877	\$44,320
19-34149.075-C-3	01-01-101-030-1075	301	28,093	\$28,394
19-34149.076-C-3	01-01-101-030-1076	395	39,133	\$39,528
19-34149.077-C-3	01-01-101-030-1077	156	13,978	\$14,134
19-34149.078-C-3	01-01-101-030-1078	248	22,271	\$22,519
19-34149.079-C-3	01-01-101-030-1079	256	22,981	\$23,237
19-34149.080-C-3	01-01-101-030-1080	262	23,455	\$23,717
19-34149.081-C-3	01-01-101-030-1081	227	22,531	\$22,758
19-34149.082-C-3	01-01-101-030-1082	142	12,746	\$12,888
19-34149.083-C-3	01-01-101-030-1083	117	11,622	\$11,739
19-34149.084-C-3	01-01-101-030-1084	262	23,455	\$23,717
19-34149.085-C-3	01-01-101-030-1085	491	47,514	\$48,005

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. 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: February 21, 2023



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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