



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

APPELLANT: 850 Village Center Drive Condo Assn,
DOCKET NO.: 22-58612.001-R-3 through 22-58612.060-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 850 Village Center Drive Condo Assn, the appellant, by Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; the Cook County Board of Review; and the BOE of Lyons THSD No. 204 intervenor, by attorney Antonio J. Senagore of Hodges Loizzi Eisenhammer Rodick Kohn in Itasca.

The record in this appeal contains a proposed assessment for the subject property submitted by the appellant and intervenor. The board of review was notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The board of review did not respond to the Property Tax Appeal Board by the established deadline.

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 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
22-58612.001-R-3	18-30-300-054-1001	466	27,267	\$27,733
22-58612.002-R-3	18-30-300-054-1002	362	21,185	\$21,547
22-58612.003-R-3	18-30-300-054-1003	362	21,185	\$21,547
22-58612.004-R-3	18-30-300-054-1004	458	26,785	\$27,243
22-58612.005-R-3	18-30-300-054-1005	501	29,302	\$29,803
22-58612.006-R-3	18-30-300-054-1006	470	27,490	\$27,960
22-58612.007-R-3	18-30-300-054-1007	436	25,496	\$25,932
22-58612.008-R-3	18-30-300-054-1008	377	22,031	\$22,408
22-58612.009-R-3	18-30-300-054-1009	702	41,042	\$41,744
22-58612.010-R-3	18-30-300-054-1010	344	20,139	\$20,483
22-58612.011-R-3	18-30-300-054-1011	445	26,019	\$26,464
22-58612.012-R-3	18-30-300-054-1012	585	34,195	\$34,780
22-58612.013-R-3	18-30-300-054-1013	494	28,878	\$29,372
22-58612.014-R-3	18-30-300-054-1014	494	28,878	\$29,372
22-58612.015-R-3	18-30-300-054-1015	494	28,878	\$29,372
22-58612.016-R-3	18-30-300-054-1016	675	39,471	\$40,146

22-58612.017-R-3	18-30-300-054-1017	687	40,157	\$40,844
22-58612.018-R-3	18-30-300-054-1018	413	24,166	\$24,579
22-58612.019-R-3	18-30-300-054-1019	413	24,166	\$24,579
22-58612.020-R-3	18-30-300-054-1020	413	24,166	\$24,579
22-58612.021-R-3	18-30-300-054-1021	413	24,166	\$24,579
22-58612.022-R-3	18-30-300-054-1022	466	27,267	\$27,733
22-58612.023-R-3	18-30-300-054-1023	725	42,376	\$43,101
22-58612.024-R-3	18-30-300-054-1024	458	26,785	\$27,243
22-58612.025-R-3	18-30-300-054-1025	501	29,302	\$29,803
22-58612.026-R-3	18-30-300-054-1026	470	27,490	\$27,960
22-58612.027-R-3	18-30-300-054-1027	436	25,496	\$25,932
22-58612.028-R-3	18-30-300-054-1028	377	22,031	\$22,408
22-58612.029-R-3	18-30-300-054-1029	702	41,042	\$41,744
22-58612.030-R-3	18-30-300-054-1030	344	20,139	\$20,483
22-58612.031-R-3	18-30-300-054-1031	445	26,019	\$26,464
22-58612.032-R-3	18-30-300-054-1032	585	34,195	\$34,780
22-58612.033-R-3	18-30-300-054-1033	494	28,878	\$29,372
22-58612.034-R-3	18-30-300-054-1034	494	28,878	\$29,372
22-58612.035-R-3	18-30-300-054-1035	494	28,878	\$29,372
22-58612.036-R-3	18-30-300-054-1036	675	39,471	\$40,146
22-58612.037-R-3	18-30-300-054-1037	687	40,157	\$40,844
22-58612.038-R-3	18-30-300-054-1038	413	24,166	\$24,579
22-58612.039-R-3	18-30-300-054-1039	413	24,166	\$24,579
22-58612.040-R-3	18-30-300-054-1040	413	24,166	\$24,579
22-58612.041-R-3	18-30-300-054-1041	413	24,166	\$24,579
22-58612.042-R-3	18-30-300-054-1042	466	27,267	\$27,733
22-58612.043-R-3	18-30-300-054-1043	725	42,376	\$43,101
22-58612.044-R-3	18-30-300-054-1044	458	26,785	\$27,243
22-58612.045-R-3	18-30-300-054-1045	501	29,302	\$29,803
22-58612.046-R-3	18-30-300-054-1046	470	27,490	\$27,960
22-58612.047-R-3	18-30-300-054-1047	436	25,496	\$25,932
22-58612.048-R-3	18-30-300-054-1048	1,079	63,081	\$64,160
22-58612.049-R-3	18-30-300-054-1049	344	20,139	\$20,483
22-58612.050-R-3	18-30-300-054-1050	445	26,019	\$26,464
22-58612.051-R-3	18-30-300-054-1051	585	34,195	\$34,780
22-58612.052-R-3	18-30-300-054-1052	494	28,878	\$29,372
22-58612.053-R-3	18-30-300-054-1053	494	28,878	\$29,372
22-58612.054-R-3	18-30-300-054-1054	494	28,878	\$29,372
22-58612.055-R-3	18-30-300-054-1055	675	39,471	\$40,146
22-58612.056-R-3	18-30-300-054-1056	687	40,157	\$40,844
22-58612.057-R-3	18-30-300-054-1057	413	24,166	\$24,579
22-58612.058-R-3	18-30-300-054-1058	413	24,166	\$24,579
22-58612.059-R-3	18-30-300-054-1059	413	24,166	\$24,579
22-58612.060-R-3	18-30-300-054-1060	413	24,166	\$24,579

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: _____

September 16, 2025



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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