



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

APPELLANT: Picardy East Townhome Association
DOCKET NO.: 23-56395.001-R-2 through 23-56395.036-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Picardy East Townhome Association, the appellant, by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; the Cook County Board of Review; the Glenbrook High School District No. 225, and Northbrook School District No. 28, intervenors, by attorney Joel R. DeTella of Petrarca, Gleason, Boyle & Izzo, LLC. in Flossmoor.

The record in this appeal contains valuation information submitted by the appellant. The record also contains documentation submitted by the board of review indicating that the board agrees with the assessment conclusion contained in the appellant's documentation.

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 further finds that the assessment conclusion documented by the appellant and agreed to by the board of review is correct and that a reduction in the assessed valuation of the subject property 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
23-56395.001-R-2	04-03-111-019-0000	7,500	30,521	\$38,021
23-56395.002-R-2	04-03-111-020-0000	7,500	27,366	\$34,866
23-56395.003-R-2	04-03-111-021-0000	7,504	30,211	\$37,715
23-56395.004-R-2	04-03-302-001-0000	7,499	24,752	\$32,251
23-56395.005-R-2	04-03-302-002-0000	7,499	27,367	\$34,866
23-56395.006-R-2	04-03-302-004-0000	7,499	32,832	\$40,331
23-56395.007-R-2	04-03-302-005-0000	7,500	27,366	\$34,866
23-56395.008-R-2	04-03-302-006-0000	7,499	27,367	\$34,866
23-56395.009-R-2	04-03-302-007-0000	7,496	28,242	\$35,738
23-56395.010-R-2	04-03-302-008-0000	7,500	30,853	\$38,353
23-56395.011-R-2	04-03-302-011-0000	7,500	29,109	\$36,609
23-56395.012-R-2	04-03-302-012-0000	7,499	27,367	\$34,866
23-56395.013-R-2	04-03-302-013-0000	7,502	32,830	\$40,332
23-56395.014-R-2	04-03-302-015-0000	7,499	27,367	\$34,866
23-56395.015-R-2	04-03-302-016-0000	7,500	29,109	\$36,609

23-56395.016-R-2	04-03-302-017-0000	7,500	29,981	\$37,481
23-56395.017-R-2	04-03-302-018-0000	7,499	26,495	\$33,994
23-56395.018-R-2	04-03-302-020-0000	7,505	29,104	\$36,609
23-56395.019-R-2	04-03-302-021-0000	7,499	26,495	\$33,994
23-56395.020-R-2	04-03-302-022-0000	7,502	29,979	\$37,481
23-56395.021-R-2	04-03-302-024-0000	7,498	31,726	\$39,224
23-56395.022-R-2	04-03-302-026-0000	7,499	26,495	\$33,994
23-56395.023-R-2	04-03-302-027-0000	7,500	29,981	\$37,481
23-56395.024-R-2	04-03-302-028-0000	7,500	30,853	\$38,353
23-56395.025-R-2	04-03-302-029-0000	7,499	29,110	\$36,609
23-56395.026-R-2	04-03-302-030-0000	7,503	29,106	\$36,609
23-56395.027-R-2	04-03-302-032-0000	7,499	26,495	\$33,994
23-56395.028-R-2	04-03-302-035-0000	7,502	29,107	\$36,609
23-56395.029-R-2	04-03-302-037-0000	7,499	26,495	\$33,994
23-56395.030-R-2	04-03-302-038-0000	7,499	26,495	\$33,994
23-56395.031-R-2	04-03-302-040-0000	7,497	29,112	\$36,609
23-56395.032-R-2	04-03-302-041-0000	7,499	26,495	\$33,994
23-56395.033-R-2	04-03-302-045-0000	7,499	26,495	\$33,994
23-56395.034-R-2	04-03-302-046-0000	7,496	29,113	\$36,609
23-56395.035-R-2	04-03-302-047-0000	7,504	29,105	\$36,609
23-56395.036-R-2	04-03-302-048-0000	7,496	29,113	\$36,609

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: _____

July 21, 2026



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Picardy East Townhome Association, by attorney:
Joanne Elliott
Elliott & Associates Attorneys, PLLC
1430 Lee Street
Des Plaines, IL 60018

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602

INTERVENOR

Glenbrook High School District No. 225, by attorney:
Joel R. DeTella
Petrarca, Gleason, Boyle & Izzo, LLC.
19730 Governors Highway
Suite 10
Flossmoor, IL 60422

Northbrook School District No. 28, by attorney:
Joel R. DeTella
Petrarca, Gleason, Boyle & Izzo, LLC.
19730 Governors Highway
Suite 10
Flossmoor, IL 60422