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Meeting
August 24, 2023

Cook County Board of Review

COOK COUNTY BOARD OF REVIEW

MEETING

Monday, August 24, 2023 at 10:00 a.m

REPORT OF PROCEEDINGS before CHAIRMAN GEORGE
CARDENAS, upon the meeting of the above-entitled cause
taken at the Cook County Board of Review, 118 North
Clark Street, Room 601 held on the 24th day of August,
2023 at the hour of 10:15 a.m.

APPEARANCES:

MR. LARRY ROGERS, Commissioner

MS. SAMANTHA STEELE, Commissioner

ALSO PRESENT:

MS. LILIANA ESCARPITA

SECRETARY

1 P R O C E E D I N G S

2 CHAIRMAN CARDENAS: Good morning. This is a
3 Special Meeting with the Cook County Board of Review is
4 called to order. Secretary Escarpita, please call the
5 roll?

6 SECRETARY ESCARPITA: Commissioner Steele?

7 COMMISSIONER STEELE: Here.

8 SECRETARY ESCARPITA: Commissioner Rogers?

9 COMMISSIONER ROGERS: Here.

10 SECRETARY ESCARPITA: Chairman Cardenas?

11 CHAIRMAN CARDENAS: Present.

12 SECRETARY ESCARPITA: Chairman, you have a
13 quorum.

14 CHAIRMAN CARDENAS: Let the record reflect
15 that all Commissioners are present. And we'll now
16 proceed with the Pledge of Allegiance. All please
17 stand.

18 (PLEDGE OF ALLEGIANCE)

19 CHAIRMAN CARDENAS: Thank you all. We will
20 now move to Public Comments. I would like to remind
21 everyone of our Public Policy Rule Number 1. The limit
22 is two minutes. Number 2 prohibits profanity and
23 abusive language. Please know the time limits will be
24 strictly enforced. Members of the public who have

1 signed up for Public Comment. The first registrant is
2 Jack Smiegel. Mr. Smiegel, the floor is yours.

3 SECRETARY ESCARPITA: Chairman, I do not see
4 Mr. Jack Smiegel on. Move on to the next speaker.

5 CHAIRMAN CARDENAS: Sure, our second speaker
6 is Mr. Todd Thielmann. Mr. Thielmann, you have two
7 minutes.

8 MR. THIELMANN: Good morning, everybody.
9 Thank you for having me. Couple of things I want to
10 say real quick. I hope I get it in in the two minutes.
11 If not, then it probably will be a violation. And
12 you'll see me in court again.

13 So the BOR, Board of Review, is the strongest
14 operating in the shadows. Public meetings and public
15 participation are purposely stifled.

16 In March 1, 2023, in this meeting, our
17 current review budget by the Attorney General's Office
18 for violating the Open Meetings Act. In addition, I
19 have two Attorney General determinations that the Board
20 of Review met illegally. And I have three more
21 pending. It's funny that most public bodies, if
22 somebody does not appear physically, they usually have
23 a vote to allow someone to vote virtually. And you
24 guys missed that voting again. You need a

1 parliamentary attorney who knows what he is doing with
2 the Open Meetings Act.

3 Commissioner Steele, I have a question for
4 you. Obviously, you have to answer to your attorney
5 that will not let you. But when you were running for
6 Commissioner, you were interviewed by David Orr.
7 During the interview, you expressed support to allow
8 consultants to file appeals on residential properties.
9 Why is the Board of Review still operating a Consultant
10 Detection Program that harms residential property
11 owners who can't help, you want help, but don't want to
12 hire an attorney? I know you were -- you wouldn't
13 accept the attorney donations when you were running. I
14 don't know if you are still beholding or Commissioner
15 Cardenas is beholding to attorneys. Obviously, we know
16 Commissioner Rogers is beholding to attorneys. So I
17 would like to see movement on that and we get to the
18 point where homeowners are no longer harmed by the
19 Predatory Consultant Detection Program. Me and
20 Commissioner Wendt tried to shoot it down a few years
21 ago.

22 STUDENT-FEMALE: Mr. Thielmann, it is two
23 minutes.

24 CHAIRMAN CARDENAS: Thank you, Mr. Thielmann

1 for your comments. Is Mr. Smiegel in the room?

2 SECRETARY ESCARPITA: I do not see.
3 Mr. Smiegel on this line or in the gallery.

4 CHAIRMAN CARDENAS: Is there anyone else for
5 Public Comments?

6 SECRETARY ESCARPITA: There is no other
7 Public Comments.

8 CHAIRMAN CARDENAS: Being that we have no
9 other public speakers, this concludes our Public
10 Comment period. We'll move on to Old Business.

11 First and only item on the agenda is Old
12 Business, the Minutes for the March 1, 2023 meeting.
13 Are there any corrections or additions to the minutes?

14 SECRETARY ESCARPITA: There are none.
15 Mr. Chairman.

16 CHAIRMAN CARDENAS: If there are none, is
17 there a Motion to Approve the Minutes of the March 1,
18 2023 Public Meeting?

19 COMMISSIONER ROGERS: So moved.

20 CHAIRMAN CARDENAS: Commissioner Rogers
21 motions to approve the minutes. Is there a second?

22 COMMISSIONER STEELE: Second.

23 CHAIRMAN CARDENAS: Commissioner Steele
24 seconds the motion. All in favor of approving the

1 meetings signify by saying "aye".

2 COMMISSIONER ROGERS: Aye.

3 CHAIRMAN CARDENAS: Aye. The ayes have it
4 and the motion passes.

5 Pursuant to the Illinois Property Tax
6 Code, 35 ILCS-200/16-105, this shall be the opening
7 meeting of the 2023 session of the Cook County Board of
8 Review for the purpose of revising and correcting the
9 2023 assessments of Real Estate in Cook County, made by
10 the Assessor of Cook County, Illinois. Meetings of
11 this Board will continue from this day and until all
12 complaints affecting the 2023 assessments of Real
13 Estate in all towns and townships of Cook County have
14 been heard and adjudicated.

15 Before proceeding on to New Business, I would
16 like to provide an update on the 2023 Tax Appeal
17 Session and its schedule.

18 I would like to begin by expressing my
19 gratitude to the Board's hardworking staff across the
20 districts and departments for their tireless work and
21 sacrifice bringing us to this point. Through this
22 collective effort and commitment, the Board was able to
23 adjudicate 239,950 appeals and reduce the schedule for
24 the 2022 Tax Appeal Session by six weeks, allowing tax

1 bills to be sent out one month earlier than the
2 previous year.

3 We are prepared to open the 2023 Tax Session
4 today, August 24, 2023, in order to continue our
5 progress with distributing tax bills on a regular
6 schedule for the upcoming year. Today, the following
7 ten towns will be available for pre-file, and they are
8 Barrington, Berwyn, Calumet, Cicero, Hanover, Norwood
9 Park, Oak Park, Riverside, River Forest and Rogers
10 Park.

11 We anticipate opening Group 1 for the normal
12 filing period on September 11th which includes the
13 following, Barrington, Calumet, Norwood Park, Oak Park
14 and Riverside.

15 Group 2 will be open on September 18th for
16 the normal filing period, which includes Berwyn,
17 Hanover, River forest and Roger's Park.

18 I would like to invite Commissioners Steele
19 and Rogers to address the Board of Review staff with
20 respect to their dedication and tireless efforts on
21 behalf of Cook County taxpayers and exciting work that
22 lies ahead. I yield the floor to my colleagues.

23 COMMISSIONER STEELE: I just want to thank
24 the staff. Many of you are here today. Without all of

1 your hard work, we could not have done this session
2 without you. We started, Commissioner Cardenas and I
3 came in after the 2022 session had already occurred and
4 the staff really picked up and made it possible for us
5 to start catching up and getting tax bills out on time.
6 So thank you guys.

7 COMMISSIONER ROGERS: I want to echo those
8 comments. The Agency could not be as successful as it
9 has been in timely and appropriately adjudicating
10 appeals without the hard work of the staff.

11 I also want to commend my colleagues, who
12 came in mid session, but took the -- having the
13 foresight to retain and hire new competent and capable
14 analysts to make sure that we could get the work done
15 in a timely fashion. I am excited about the new
16 session and what we could accomplish working together.

17 CHAIRMAN CARDENAS: Thank you, Commissioner
18 Rogers. Now moving on to the New Business. The first
19 item under New Business is the adoption of the rules
20 and the forms for the 2023 Tax Appeal session. Cristin
21 Duffy, our New General Counsel and Chief Ethics Officer
22 will provide an overview of the amendments to the
23 Official BOR Rules.

24 Madam Cristin Duffy.

1 MS. DUFFY: Thank you. Good morning and
2 thank you, Mr. Chairman. Commissioners for the 2023
3 tax session we are proposing the following amendments
4 to the rule.

5 Rule Number 1, we seek to clarify the
6 language in Rule Number 1 by adding, "Only licensed
7 attorneys and individual taxpayers representing
8 themselves pro se may practice before the Board.
9 Individual taxpayers may represent properties titled in
10 their name pro se or retain an attorney to represent
11 them before the Board. All parties, other than pro se
12 taxpayers, must be represented before the Board by an
13 attorney."

14 With regard to Rule 2. We seek to clarify
15 that if you have an attorney code, you must file as an
16 attorney regardless of whether or not you are being
17 compensated. We seek to include the following
18 language. "The Board requires that attorneys provide
19 an authorization form for all appeals including
20 representation of any party pro bono."

21 With regard to Rule 5, which governs
22 complaints, we seek to add a link to the complaint form
23 to the rule. With regard to Rule 12, which governs
24 hearings, we seek to add the following language. We

1 also -- excuse me. We seek to add a link, members of
2 the public, to observe hearings and get information on
3 how to do that. We also amended the last sentence to
4 comply with the current Board of Review policy allowing
5 eight dockets per hearing and a maximum of 45 hearings
6 per group.

7 With regard to Rule 13, we propose to clarify
8 the language regarding late evidence. We propose to
9 add the sentence, "Only late evidence provided in
10 response to a request of the Board made at the hearing
11 or indicated in the case file, notes or decision of the
12 Board will be accepted and considered on the
13 re-review."

14 With regard to the changes to Rule 14, we
15 have reorganized the language to clarify and highlight
16 the Board Review requirement regarding the color photo
17 requirement and the Historical Summary Form.
18 Previously, omitted Rule 18 has been removed from the
19 rules. And the subsequent rule numbers have been
20 updated.

21 Also with regard to Rule 26, which was
22 formally Rule 27 regarding the re-review process, we
23 have updated Subsection 1C with the following language.
24 "That people must state the specific grounds for the

1 review request from the list below. Failure to,
2 articulate one of the grounds for review shall result
3 in dismissal."

4 We also have rule 26 lists specific grounds
5 for re-review. And as to Subsection A, we've added the
6 language, "New evidence provided in response to the
7 request of the Board at a hearing or indicated in the
8 case file, notes decision or the discretion of the
9 Board where good cause is shown."

10 Finally, after much consideration for the
11 2023 tax session, and because the Board is committed to
12 get the tax bills back on track, we propose that the
13 evidence submission period will be reduced from 14 days
14 to 10 days.

15 Mr. Chairman and Commissioners, we
16 respectfully request that the Board adopt those
17 revisions to the Board of Review Rules.

18 CHAIRMAN CARDENAS: Do I hear a motion for
19 adoption of the Official Rules Form 2023 Tax Appeal
20 Year?

21 COMMISSIONER STEELE: I would like to make a
22 motion to adopt the rules with the exception of
23 Rule 19. I would like to add that appraisals submitted
24 should be fee simple.

1 CHAIRMAN CARDENAS: Commissioner Rogers, any
2 comments?

3 COMMISSIONER ROGERS: I don't believe we
4 discussed that issue. And before voting on an
5 amendment to it and rule from the floor, I think it
6 would warrant some discussion consideration.

7 Commissioner Steele, I invite you to explain
8 the proposal?

9 COMMISSIONER STEELE: Oh, yes. So per the
10 pretext BOR course at -- it says an appraisal should be
11 simple. And I'm just clarifying for appraisal purposes
12 for the Board. It should reflect that. But I'm happy
13 to do an Executive Session.

14 CHAIRMAN CARDENAS: I'm going to defer to our
15 General Counsel to look at the rule adoption and
16 subsequent motion to amend the rules while in meeting.
17 And I would be happy to discuss to see if Executive
18 Session is necessary at this point. So the rules can
19 be adopted as presented and then move on to discuss the
20 changes or the amendments made by Commissioner Steele.

21 So can I get a motion to accept the rules as
22 presented to the Board?

23 COMMISSIONER ROGERS: So moved.

24 CHAIRMAN CARDENAS: Commissioner Rogers moved

1 to approve. Commissioner Steele?

2 COMMISSIONER STEELE: No.

3 CHAIRMAN CARDENAS: Commissioner Cardenas
4 moves to approve the rules stated and presented to the
5 Board. All in favor indicate by saying "aye"?

6 COMMISSIONER ROGERS: Aye.

7 CHAIRMAN CARDENAS: Aye. Commissioner
8 Steele?

9 COMMISSIONER STEELE: Nay.

10 CHAIRMAN CARDENAS: Those opposed indicated
11 nay. The motion passes.

12 The next item on the agenda is the Adoption
13 of Online Filing and Online Materials. Is there a
14 motion to adopt electronic filing and electronic
15 materials, brochures, notices, and educational
16 materials as recommended for and required by the
17 taxpayers for the 2023 tax year for the orderly
18 dispatch of business before the Cook County Board of
19 Review? Commissioners?

20 COMMISSIONER ROGERS: So moved.

21 CHAIRMAN CARDENAS: Commissioner Steele or
22 Rogers move to adopt the electronic filing and online
23 materials. I second the motion. All in favor,
24 indicate by saying "aye"

1 COMMISSIONER ROGERS: Aye.

2 COMMISSIONER STEELE: Aye.

3 CHAIRMAN CARDENAS: Motion passes. The next
4 item on the agenda is Executive Session. Madam
5 Secretary, are there any issues that need to be
6 discussed in Executive Session?

7 SECRETARY ESCARPITA: No, Chairman, there is
8 no need to go into Executive Session.

9 CHAIRMAN CARDENAS: Being that there is no
10 additional business before the Board, can I get a
11 motion for adjournment of this meeting with the Board
12 remaining in continuous session for the purpose of
13 adjudication of appeals and other matters as required
14 by the Illinois Property Tax Code? Commissioner
15 Rogers, Commissioner Steele?

16 COMMISSIONER STEELE: I would like to make a
17 comment that it is ignored that I'm recommending rules
18 comply with the Illinois Code.

19 COMMISSIONER CARDENAS: The comment is duly
20 noted. I do propose that our General Counsel can
21 report to the Board via a formal response as soon as it
22 is possible. Therefore -- Commissioner Rogers?

23 COMMISSIONER ROGERS: I'm sorry. I move to
24 adjourn the meeting as indicated by the Chair.

1 COMMISSIONER CARDENAS: Thank you

2 Commissioner Rogers? Commissioner Steele?

3 COMMISSIONER STEELE: Second.

4 COMMISSIONER CARDENAS: Commissioner Steele
5 seconded the motion. Motion to adjourn. All in favor
6 by saying "aye".

7 COMMISSIONER STEELE: Aye.

8 COMMISSIONER CARDENAS: The ayes have it. We
9 are now adjourned.

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11 (WHEREUPON the meeting was
12 adjourned at 10:40 a.m.)

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1 STATE OF ILLINOIS)

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3 COUNTY OF C O O K)

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5 C E R T I F I C A T E

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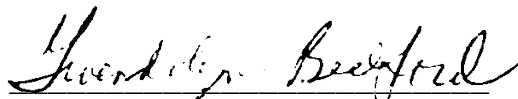
7 The within and foregoing hearing was taken
8 before GWENDOLYN BEDFORD, Certified Shorthand Reporter
9 in the City of Chicago, County of Cook and State of
10 Illinois, and there were present at the hearing Counsel
11 as previously set forth.

12 The undersigned is not interested in the
13 within case, nor of kin or counsel to any of the
14 parties.

15 IN TESTIMONY WHEREOF, I have hereunto set my
16 hand this 5th day of September 2023.

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18



GWENDOLYN BEDFORD, C.S.R.

No. 084-003700

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