



State of Illinois
PROPERTY TAX APPEAL BOARD

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**Minutes of the
Property Tax Appeal Board Meeting
Held on May 8, 2012
Springfield, Illinois**

- 1. ROLL CALL:** Chairman Crist; Jim Bilotta; Kevin Freeman; Mauro Glorioso, and Mickey Goral.

STAFF: Louis G. Apostol, JD, CAE, Executive Director;
Steve Waggoner, JD, Chief Administrative Law Judge
Dianne Lerman, Recording Secretary.

Chairman Crist convened the meeting at 10:00 a.m.

- 2. Approval of the Board Minutes for the April 10, 2012 Meeting:**

Mr. Freeman moved to approve the Board Minutes of April 10, 2012 as presented. Mr. Goral seconded the Motion and it carried 5-0.

- 3. Executive Director's Report:**

Mr. Apostol presented an update on the status of PTAB's proposed FY2013 budget and the House Appropriations Committee hearing on April 18th in Springfield.

Mr. Apostol informed the Board of ongoing Labor Relations / AFSCME contract negotiations for FY 2013. He stated he attends regularly scheduled meetings in Springfield, Peoria and Champaign. He further stated when he has scheduling conflicts, Dianne Lerman attends in his place. He reported these meetings have been extended through the month of June. He also reported the State may implement the 3K Vacancy Program in June and that PTAB may receive staff from other agencies.

Mr. Apostol reported that he met with staff from the Cook County Treasurer, Assessor and Board of Review in Chicago. He stated he is exploring processes and procedures

BOARD MEMBERS

Michael J. (Mickey) Goral
Rockford

Kevin L. Freeman
Chicago

Mauro Glorioso
Westchester

Jim Bilotta
Lockport

that will assist all parties in working better together to improve the exchange of information on current systems and data bases.

Mr. Apostol reported the training of the new Administrative Law Judges(ALJs) is going very well at this time. He stated that the new Technical Advisors and Appraisal Specialists are now presiding over cases before PTAB. He further stated the new ALJs continue to meet regularly with senior staff for counsel and accuracy checks on the work assigned. He also stated the (4) 75-Day workers and (8) Temporary workers are making significant contributions to the processing of appeals before PTAB.

Mr. Apostol reported that Niki Ruscitto (Receptionist at SPO) will be leaving to accept a promotion at the Department of Health on May 31st. He also reported that Mark Thomas (ALJ at SPO) will be retiring effective June 30th. He stated both Niki and Mark have done good work for PTAB and wished them well.

Mr. Apostol presented an update on the status of the Onwentsia Club appeal, PTAB Docket Nos. 06-00614.001-C-3 through 06-00614.004-C-3.

Mr. Apostol reported that PTAB continues to be current with all FOIA requests and prepares a weekly summary for submission to the Office of the Governor.

Mr. Apostol reminded the Board the next PTAB meeting is scheduled for June 12th in the Des Plaines Office at 9:30 a.m.

Mr. Goral moved for approval of the Executive Director's Report. Mr. Freeman seconded the Motion and it carried 5-0.

4. Discussion of Motions:

- a. Adam Ludwig: #09-03872-R-1 (Kendall)

Mr. Glorioso moved to grant the Kendall County Board of Review a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

- b. Bruce Vortman: #09-00047-R-1 (Greene)

Mr. Glorioso moved to grant the Greene County Board of Review a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

- c. Carrier Mills Nursing & Rehab: #10-04288-C-2 (Saline)

Mr. Glorioso moved to grant the Saline County Board of Review a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

- d. Dickerson Stations, Inc.: #10-01335-C-2 (Marion)

Mr. Glorioso moved to grant the Marion County Board of Review a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

- e. Howard-Hamel, Inc.: #09-00223-R-1 (St. Clair)
Amy Barthel-Huschle: #09-02696-R-1 (St. Clair)

Mr. Glorioso moved to grant the St. Clair County Board of Review a final 60-day extension for each of the appeals listed above. Mr. Bilotta seconded the Motion and it carried 5-0.

- f. Minooka S.D. #111 & #201: #09-01106-I-3 (Grundy)

Mr. Freeman moved to grant the Appellant a stay of time until 90 days after the stay is lifted by the Bankruptcy Court. Mr. Glorioso seconded the Motion and it carried 5-0.

- g. Alcatel-Lucent USA Inc.: #10-03751-C-3 (DuPage)

Mr. Glorioso moved to grant the Motion to extend evidence deadline until 30 days after the pending stipulation becomes final. Mr. Freeman seconded the Motion and it carried 5-0.

- h. Rabia Rehman: #10-22080-R-1 (Cook – Lake View)

Mr. Freeman moved to grant the Appellant a final 60-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

- i. Athans Company: #10-00042-C-1 (Knox)
Harris NA, #13551: #10-00119-I-2 (Kane)

Mr. Freeman moved to grant the Appellant a final 60-day extension for each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 5-0.

- j. Medinah On The Lake Condo Assoc.: #10-03478-R-1 (DuPage)

Mr. Freeman moved to grant the Appellant a final 60-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

- k. Schuman Corporation: #10-20290-C-1 (Cook – Oak Park)
Schuman Corporation: #10-20292-C-1 (Cook – Oak Park)
Schuman Corporation: #10-20295-C-1 (Cook – Oak Park)
Waterstone Condo Assoc.: #10-20380-R-1 (Cook – Rogers Park)
LBS Management: #10-20386-C-1 (Cook – Oak Park)

LBS Management: #10-20388-R-1 (Cook – Oak Park)
LBS Management: #10-20390-R-1 (Cook – Oak Park)
LBS Management: #10-20392-R-1 (Cook – Oak Park)
LBS Management Co.: #10-20395-C-1 (Cook – Oak Park)
Schuman Corporation: #10-20397-C-1 (Cook – Oak Park)

Mr. Freeman moved to grant a final 60-day extension for each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 5-0.

- l. Vincenza Fidanza: #10-24889-R-1 (Cook – Maine)
Reuben Erickson: #10-24893-R-1 (Cook – Maine)
Vincenzo Genualdi: #10-24896-R-1 (Cook – Maine)
Peter Holt: #10-24897-R-1 (Cook – Maine)
Shirlee Ehlers: #10-24986-R-1 (Cook – Maine)
James Cubert: #10-24989-R-1 (Cook – Maine)
John DeMilio: #10-24990-R-1 (Cook – Maine)
Joe Gurdak: #10-24993-R-1 (Cook – Maine)
Sharon Garvey: #10-24994-R-1 (Cook – Maine)
William Cocomise: #10-24995-R-1 (Cook – Maine)
Marguerite Colby: #10-24997-R-1 (Cook – Maine)
Antonio Alonzi: #10-24998-R-1 (Cook – Maine)
Bouskaw Buczynski: #10-24999-R-1 (Cook – Maine)
Bob Emerick: #09-33459-R-1 (Cook – Northfield)

Mr. Freeman moved to grant a final 60-day extension for each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 5-0.

- m. Joseph Guinan, Jr.: #10-20166-R-1 (Cook – River Forest)
950 W. Addison Bldg: #10-21896-R-1 (Cook – Lake View)
Michael Maude: #10-21898-R-1 (Cook – Barrington)
GWR Properties: #10-21901-R-1 (Cook – Lake View)
Mickey Hornick: #10-21902-R-1 (Cook – Lake View)
John Mullins: #10-21904-C-1 (Cook – Lake View)
Luz Delia Spears: #10-21905-C-1 (Cook – Lake View)
Itasca Bank & Trust: #10-21906-C-2 (Cook – Evanston)
Davenport Family Funeral Home: #10-21907-R-1 (Cook – Barrington)
Christina Jankovic: #10-21908-R-1 (Cook – Lake View)
Julie Mazer: #10-21909-R-1 (Cook – Lake View)
Barbara Vicory: #10-22024-R-1 (Cook – Lake View)
Bridget Krystof: #10-22051-R-1 (Cook – Lake View)
Gerald Forsythe: #10-22052-R-2 (Cook – Barrington)
Michael Walsh: #10-22061-R-1 (Cook – Lake View)
Vina Lukidis: #10-22065-C-1 (Cook – Lake View)
Vlado Bjelopetrovich: #10-24709-R-1 (Cook – Niles)
Michael Wojnicki: #10-24710-R-1 (Cook – Lyons)

Skokie Flats Condo Assoc.: #10-24736-R-1 (Cook – Niles)
Steve Wilson: #10-24769-R-1 (Cook – Maine)
Avram Andra: #10-24772-R-1 (Cook – Niles)
Designer Direct, Inc.: #10-24775-I-1 (Cook – Maine)
Gladys & Jay Martin: #10-24777-R-1 (Cook – Rich)
Deibel Family Trust: #10-24780-I-1 (Cook – Niles)
George Kriza: #10-24785-R-1 (Cook – Lyons)
Frank Molinaro: #10-24790-R-1 (Cook – Maine)
Dennis DeYoung: #10-24791-R-1 (Cook – Lyons)
Donald Fitzgerald: #10-24792-R-1 (Cook – Lyons)
John Pietrzak: #10-24793-R-1 (Cook – Lyons)
John Brannen: #10-24795-C-1 (Cook – Lyons)
Bruce Hallmann: #10-24798-R-1 (Cook – Lyons)
Creative Printing: #10-24801-I-1 (Cook – Maine)
Extended Stay America: #10-24984-C-3 (Cook – Stickney)
United States Gypsum Co.: #10-24988-R-1 (Cook – Rich)
Value Properties, Inc.: #09-34944-R-1 (Cook – Thornton)

Mr. Freeman moved to grant a final 60-day extension for each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 5-0.

- n. Jay & Harry Corp.: #09-24346-C-2 (Cook – Elk Grove)

Mr. Goral moved to grant Intervenor, Elk Grove C.C.S.D. #49, a final 30-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- o. Crystal Tree Golf & City Club: #09-28612-C-3 (Cook – Orland)

Mr. Freeman moved to grant Intervenor, Orland S.D. #135, a 30-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

- p. VRS Balmoral LLC: #09-24757-C-3 (Cook - Leyden)

Mr. Bilotta moved to grant Intervenor, Village of Rosemont, a final 45-day extension. Mr. Goral seconded the Motion and it carried 5-0.

- q. IDI: #09-00951-C-3 (Will)

Mr. Freeman moved to grant Intervenor, Minooka C.H.S.D. #111, a 30-day extension. Mr. Goral seconded the Motion and it carried 5-0.

- r. DRK Investments, Inc.: #10-03128-I-3 (DuPage)

Mr. Bilotta moved to grant Intervenor, C.C.S.D. #93, a final 90-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- s. ARGEM, LLC: #09-23063-C-2 (Cook – Palos)

Mr. Freeman moved to grant Intervenor, S.D. #118, a final 60-day extension. Mr. Goral seconded the Motion and it carried 5-0.

- t. Orland Auto Mall 2004 LLC: #09-29873-C-3 (Cook – Orland)
Thomas V. Booth: #09-29604-C-3 (Cook – Orland)
Saint George Corp: #09-29597-C-3 (Cook – Orland)
James M. Hughes: #09-29602-C-2 (Cook – Orland)

Mr. Goral moved to grant Intervenor, Orland Park Public Library, a 30-day extension for each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 5-0.

- u. A.M. Investments Co.: #09-31879-C-1 (Cook – S. Chicago)

Chairman Crist moved to deny the request to reinstate. Mr. Freeman seconded the Motion and it carried 5-0.

- v. SGI Properties, LLC: #09-31653-C-1 (Cook – Hanover)

Mr. Freeman moved to deny the request to reinstate. Mr. Goral seconded the Motion and it carried 5-0.

- w. Cornelius Knowles: #09-30036-C-1 (Cook – Lake)

Mr. Glorioso moved to deny the request to reinstate. Chairman Crist seconded the Motion and it carried 5-0.

- x. Dorie Westmeyer: #09-32560-R-1 (Cook – W. Chicago)

Mr. Freeman moved to reinstate the appeal and grant a final 60-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

- y. Thomas Corsi: #09-25649-C-2 (Cook – Bremen)

Mr. Goral moved to reinstate the appeal and grant a final 90-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- z. T & E Energy Experts, Inc.: #09-35634-R-1 (Cook – Leyden)

Chairman Crist moved to dismiss the appeal for lack of jurisdiction. Mr. Goral seconded the Motion and it carried 5-0.

- aa. National Bank & Trust Co #40-527800: 2011 Commercial Appeal

Chairman Crist moved to stay the ruling on the subpoena request until the 2011 appeal has been docketed and the file reviewed to determine if good cause exists for issuance of subpoena. Mr. Goral seconded the Motion and it carried 5-0.

- bb. George Fuhrman: #10-00163-R-1 (Will)

Chairman Crist moved to deny the request to rescind the final administrative decision mailed on 4-20-12. Mr. Freeman seconded the Motion and it carried 4-0 with Mr. Bilotta recusing.

5. Decisions A-E and Z

See attachments for listing of additional decisions reviewed, discussed and/or decided by the Board.

As to Attachment A, Mr. Freeman moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 5-0.

As to Attachment B, Mr. Freeman moved to approve the attachment. Mr. Goral seconded the Motion and it carried 5-0.

As to Attachment C, Mr. Bilotta moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 4-0 with Mr. Freeman recusing.

As to Attachment D, Mr. Goral moved to approve the attachment. Chairman Crist seconded the Motion and it carried 4-0 with Mr. Glorioso recusing.

As to Attachment E, Mr. Goral moved to approve the attachment. Chairman Crist seconded the Motion and it carried 4-0 with Mr. Bilotta recusing.

As to Attachment Z, Mr. Glorioso moved to approve the attachment. Chairman Crist seconded the Motion and it carried 5-0.

Workload Report:

Mr. Apostol presented the Workload Report for information. He noted the number of appeals has increased significantly from the same period in 2011. He stated that the addition of new ALJs and 75-day staff should help reduce the number of open appeals going forward.

6. Other Business:

Mr. Apostol presented (4) subpoena requests by the Robbins Schwartz Law Firm and the Grundy County Board of Review regarding Midwest Generation, LLC, PTAB Docket Nos. 00-00796 and 01-00609. After review and discussion, Mr. Freeman moved to approve subpoena requests for Richard K. Ellsworth, George P. Revock and Georgia Nelson and deny the request for Kris Malkani. The motion was seconded by Mr. Glorioso and it carried 5-0.

7. Adjournment:

Mr. Freeman moved to adjourn the meeting at 11:05 a.m. The Motion was seconded by Mr. Goral and it carried 5-0.

Respectfully submitted,

Louis G. Apostol, JD, CAE
Executive Director

LGA/dl