



State of Illinois
PROPERTY TAX APPEAL BOARD

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Minutes of the
Property Tax Appeal Board Meeting
Held on August 14, 2012
Des Plaines, 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 9:35 a.m.

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

Mr. Goral moved to approve the Board Minutes of July 10, 2012 as presented. Mr. Glorioso seconded the Motion and it carried 4-0.

Mr. Bilotta joined the meeting at 9:40 a.m.

- 3. Executive Director's Report:**

Mr. Apostol presented an update on the status of the FY 2013 Budget and operations. He reported that PTAB's operating budget was approved.

Mr. Apostol reported that he continues to participate in CMS / AFSCME Labor Negotiations and will be meeting in Springfield again on August 21-23.

Mr. Apostol presented an update on his meeting with Hans Zigmund, Associate Deputy Director of GOMB and PTAB's budget analyst in Chicago on August 2nd. He also reported that Steve Rulison, PTAB's IT Manager will formally retire on October 31st. In order to secure PTAB systems he and the IT staff met with Rich Fretter and Kevin Rademacher from CMS IT to review a possible service arrangement. CMS agreed to provide PTAB with IT services including

BOARD MEMBERS

Michael J. (Mickey) Goral
Rockford

Kevin L. Freeman
Chicago

Mauro Glorioso
Westchester

Jim Bilotta
Lockport

server hosting, virtual servers, land support, internet access, firewall protection, storage, backup systems, help-desk, 24/7 monitoring 365 days per year and software review and consultation.

He also stated CMS works closely with other agencies providing IT support with many projects. He further stated this support is essential for PTAB to move ahead on its online filing initiative.

Mr. Apostol reported that all (4) ALJs at the Des Plaines office have successfully completed the certification and training process and are moving forward with more complex hearings. He also reported that all (4) 75-Day ALJs have completed their service with PTAB. He further stated that both he and Steve Waggoner will look for replacements going forward. He noted it is very difficult to find staff with real estate appraisal and market evaluation skills. He also presented an ePAR flow chart that details the staff approval process.

Mr. Apostol briefly discussed PTAB's public information issues. He also stated PTAB is current with all FOIA requests at this time.

Mr. Apostol reminded the Board the next meeting is scheduled for Tuesday, September 11th, in the Springfield office at 10:00 a.m.

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

4. Discussion of Motions:

- a. 1521 Sedwick Limited Partnership: #10-33742-C-1 (Cook – N. Chicago)

Mr. Glorioso moved to grant the Appellant a final 60-day extension. Mr. Goral seconded the Motion and it carried 4-0 with Mr. Freeman recusing.

- b. 1721 W. Wrightwood, LLC: #10-22272-R-1 (Cook – Lake View)

Mr. Freeman moved to grant the Appellant a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

- c. Sheila Donohue-Enright: #10-21846-R-1 (Cook – Lake View)

Mr. Freeman moved to grant the Appellant a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

- d. Exelon Generation Co. LLC: #10-03549-I-3 (LaSalle)

Mr. Bilotta moved to grant the Appellant a 90-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- e. Medinah On The Lake Condominium Assoc.: #10-03501-R-1 (DuPage)
Medinah On The Lake Condominium Assoc.: #10-03502-R-1 (DuPage)
Medinah On The Lake Condominium Assoc.: #10-03505-R-1 (DuPage)

Medinah On The Lake Condominium Assoc.: #10-03501-R-1 (DuPage)
Medinah On The Lake Condominium Assoc.: #10-03501-R-1 (DuPage)
Medinah On The Lake Condominium Assoc.: #10-03501-R-1 (DuPage)
Fairview Circuit Investors LLC: #10-04320-C-2 (St. Clair)
ISBI/BBA Green Mount One LLC: #10-04807-C-1 (St. Clair)

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

- f. Tony Macaluso: #10-21674-R-1 (Cook – Lake View)
Tung Dinh: #10-21775-C-1 (Cook – Lake View)
Steve Kontoyannis: #10-21777-C-1 (Cook – Lake View)
Triangle District Development Corp. (Cook – Lake View)
1511 West Irving LLC: #10-21780-R-1 (Cook – Lake View)
Walter & Sheri Cupkovic: #10-21782-R-1 (Cook – Lake View)
Matthew Ruder: #10-21783-R-1 (Cook – Lake View)
Felipe Estrada: #10-21789-I-1 (Cook – Bremen)
Gerald Forsythe: #10-21790-R-1 (Cook – Barrington)
Mercedes Badia Tavas: #10-21794-R-1 (Cook – Lake View)
Donald Vogel: #10-21796-R-1 (Cook – Lake View)
Brian Maude: #10-21864-R-1 (Cook – Barrington)
Gloria & Slemmon Yonan: #10-21866-C-2 (Cook – Lake View)
New Midwest Capital LLC: #10-21867-C-1 (Cook – Lake View)
Sean Derrig: #10-21868-C-1 (Cook – Lake View)
The A & R Family Ltd. Partnership: #10-21869-C-1 (Cook – Lake View)
Ann Rainey Delise: #10-21870-R-1 (Cook – Evanston)
Tinley Plaza, LLC: #10-21874-C-2 (Cook – Bremen)
Jorge Sanchez: #10-21875-R-1 (Cook – Lake View)
UTA, LLC: #10-21884-C-1 (Cook – Lake View)
Dennis Ahrens: #10-21935-R-1 (Cook – Barrington)
60657, LLC: #10-21942-C-1 (Cook – Lake View)
60657, LLC: #10-21943-R-1 (Cook – Lake View)
Michael Tarandy: #10-21951-C-1 (Cook – Calumet)
60657, LLC: #10-21952-C-1 (Cook – Lake View)
Sean Derrig: #10-21977-C-1 (Cook – Lake View)
Christopher Byrne: #10-22142-R-1 (Cook – Lake View)
TNTW Distinctive Properties LLC: #10-22182-C-1 (Cook – Bremen)

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

- g. Hampton Inn & Suites: #10-02318-C-3 (Kane)

Mr. Bilotta moved to grant a final 30-day extension to the Kane County Board of Review. Mr. Glorioso seconded the Motion and it carried 5-0.

- h. Lehigh Hanson: #09-31086-I-2 (Cook – Lyons)

Mr. Freeman moved to grant a final 30-day extension to Intervenors, Lyons T.H.S.D. #204 and LaGrange S.D. #105. Mr. Glorioso seconded the Motion and it carried 5-0.

- i. Kmart Corporation: #09-27987-C-2 (Cook – Lyons)

Mr. Freeman moved to grant a final 30-day extension to Intervenors, Argo H.S.D. #217 and Indian Springs S.D. #109. Mr. Glorioso seconded the Motion and it carried 5-0.

- j. Riverside Concrete Pumping: #09-33278-I-2 (Cook – Lyons)

Mr. Freeman moved to grant a final 30-day extension to Intervenors, Lyons T.H.S.D. #204 and LaGrange S.D. #102. Mr. Glorioso seconded the Motion and it carried 5-0.

- k. 2040 North 15th Avenue, LLC: #09-25316-I-2 (Cook – Leyden)

Mr. Freeman moved to grant a final 30-day extension to Intervenors, Leyden H.S.D. #212 and Rhodes S.D. #84.5. Mr. Glorioso seconded the Motion and it carried 5-0.

- l. Se Yuen Moy Harris NA: #09-33067-C-3 (Cook – Lyons)

Mr. Freeman moved to grant a final 30-day extension to Intervenors, Lyons T.H.S.D. #204 and Pleasant-dale S.D. #107. Mr. Glorioso seconded the Motion and it carried 5-0.

- m. Woodfield Green 2006 LLC: #09-29256-C-3 (Cook – Schaumburg)
Mirvac Industrial Trust, LLC: #09-31895-I-2 (Cook – Schaumburg)
Raytech Woodfield Lakes, LLC: #09-33195-C-3 (Cook – Schaumburg)
Wiley Industrial LLC: #09-33545-I-2 (Cook – Schaumburg)

Mr. Freeman moved to grant a final 30-day extension to Intervenors, Palatine T.H.S.D. #211, and Schaumburg C.C.S.D. #54, in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 5-0.

- n. Presbyterian Homes: #09-24586-C-3 (Cook – Elk Grove)

Mr. Goral moved to grant a final 60-day extension to Intervenors, T.H.S.D. #214, and Arlington Heights S.D. #25. Chairman Crist seconded the Motion and it carried 5-0.

- o. Wheaton Property Partners: #09-04576-C-3 (DuPage)

Mr. Bilotta moved to grant a final 30-day extension to Intervenor, Wheaton–Warrenville C.U.S.D. #200. Mr. Freeman seconded the Motion and it carried 5-0.

- p. Budget Inn: #09-24665-C-2 (Cook – Stickney)

Mr. Glorioso moved to grant a final 60-day extension to Intervenors, S.D. #220 and S.D. #111. Mr. Bilotta seconded the Motion and it carried 5-0.

- q. 7130 W. 79th St., LLC: #0926036-C-2 (Cook – Stickney)

Mr. Glorioso moved to grant a final 60-day extension to Intervenors, S.D. #220 and S.D. #111. Mr. Bilotta seconded the Motion and it carried 5-0.

- r. Dorothy Rotatori: #09-28667-R-2 (Cook – New Trier)

Mr. Goral moved to grant a final 60-day extension to Intervenors New Trier H.S.D. #203 and Avoca S.D. #37. Mr. Glorioso seconded the Motion and it carried 5-0.

- s. Nena Addis: #09-33205-R-3 (Cook – New Trier)

Mr. Freeman moved to grant a final 90-day extension to Intervenors, New Trier H.S.D. #203 and Glencoe S.D. #35. Mr. Goral seconded the Motion and it carried 5-0.

- t. Diana Nash Campbell Real Estate Trust: #09-28871-C-2 (Cook – New Trier)
Gregory Miller: #09-28960-R-2 (Cook – New Trier)

Mr. Freeman moved to grant a final 60-day extension to Intervenors, New Trier H.S.D. #203 and Glencoe S.D. #35, in each of the appeals listed above. Mr. Bilotta seconded the Motion and it carried 5-0.

- u. Campbell Real Estate Investments, LLC: #09-29767-C-2 (Cook – New Trier)

Mr. Freeman moved to grant a final 60-day extension to Intervenors, New Trier H.S.D. #203 and Glencoe S.D. #35. Mr. Bilotta seconded the Motion and it carried 5-0.

- v. Richard Landis: #10-02510-R-2 (DuPage)

Mr. Freeman moved to grant a final 60-day extension to Intervenor Burr Ridge Consolidated S.D. #180. Mr. Bilotta seconded the Motion and it carried 5-0.

- w. Valero Energy Corporation: #10-01117-I-3 (Madison)

Mr. Goral moved to grant a 90-day extension to Intervenors, East Alton Wood-River H.S.D. #14, Hartford-Wood River S.D. #15, and Roxana C.U.S.D. #1. Chairman Crist seconded the Motion and it carried 5-0.

- x. Imperial Realty Company: #09-25591-C-3 (Cook – Jefferson)

Mr. Freeman moved to grant a final 30-day extension to Intervenor, City of Chicago. Mr. Bilotta seconded the Motion and it carried 5-0.

- y. Broadmoor Partners, LLC: #09-20768-C-3 (Cook – Rogers Park)
Avis Budget Group: #09-24028-C-1 (Cook – Jefferson)
Wheeler Trailer, Inc.: #09-30078-I-3 (Cook – Lake)
U.S. Fitness LLC: #09-30014-C-3 (Cook – West Chicago)
Uniqema North America/Vantage OLEO: #09-31101-I-3 (Cook – Lake)
Tom Moro: #09-29819-C-3 (Cook – West Chicago)
New York Residences: #09-22622-C-3 (Cook – Lake View)

Mr. Freeman moved to grant a final 30-day extension to Intervenor, City of Chicago Board of Education, in each of the appeals listed above. Mr. Bilotta seconded the Motion and it carried 5-0.

- z. Hawthorn Interests: #09-24542-I-2 (Cook – Stickney)

Mr. Glorioso moved to deny Intervenors S.D. #220 and S.D. #111 request to rescind default. Mr. Goral seconded the Motion and it carried 5-0.

- aa. Keith Dorman: #09-35203-R-2 (Cook – North Chicago)

Mr. Glorioso moved to deny Appellant's request to reinstate. Chairman Crist seconded the Motion and it carried 4-0 with Mr. Freeman recusing.

- bb. TWG Kedzie: #10-32048-C-1 (Cook – Hyde Park)

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

- cc. Robert Dahl: #09-35013-R-1 (Cook – Lyons)

Mr. Freeman moved to deny the Appellant's request to reinstate. Mr. Glorioso seconded the Motion and it carried 5-0.

- dd. Lola Shapiro: #09-35573-R-1 (Cook – Evanston)

Mr. Freeman moved to deny the Cook County Board of Review's request to rescind the default. Chairman Crist seconded the Motion and it carried 5-0.

- ee. Kishor Kamdar: #06-20953-C-1 (Cook – Rogers Park)

Mr. Freeman moved to issue an amended decision correcting the parcel numbers in the above appeal. Mr. Bilotta seconded the Motion and it carried 5-0.

- ff. Chicago Journeymen: #09-28654-C-3 (Cook – West Chicago)
Midwest Generation EME, LLC: #09-29579-I-3 (Cook – West Chicago)
American Dental Association: #09-30567-C-3 (Cook – North Chicago)
Supervalu, Inc.: #09-30830-C-3 (Cook – Lake)
940 Weed LLC: #09-30978-C-3 (Cook – North Chicago)
EFN Clark/Maple LLC: #09-30650-C-3 (Cook – North Chicago)
EFN Clark/Maple LLC: #09-30619-C-3 (Cook – North Chicago)
4220 Kildare LLC: #09-31356-I-3 (Cook – Lake)
RAA Development LLC: #09-33215-I-3 (Cook – West Chicago)
AT&T Communications: #09-32826-C-3 (Cook – South Chicago)
Carson Pirie Scott & Co: #09-32204-C-3 (Cook – Lake)
Target Corporation: #09-25994-C-3 (Cook – Jefferson)

Chairman Crist moved to deny the request to rescind default in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 5-0 with Mr. Freeman recusing on items #09-30567-C-3, #09-30978-C-3, #09-30650-C-3, and #09-30619-C-3.

- gg. B-Way Corp: #09-29036-I-3 (Cook – West Chicago)

Mr. Bilotta moved to deny the request to rescind default. Mr. Freeman seconded the Motion and it carried 5-0.

- hh. Kennedy Plaza: #09-25792-C-3 (Cook – Jefferson)

Mr. Bilotta moved to deny Intervenor, Chicago Board of Education, request to vacate technical default. Mr. Glorioso seconded the Motion and it carried 4-1.

- ii. Jernberg Industries: #09-31735-I-3 (Cook – Lake)

Chairman Crist moved to deny Intervenor, Chicago Board of Education, request to vacate technical default. Mr. Goral seconded the Motion and it carried 4-1.

jj. Scott AFB Properties, LLC: #09-05452-C-3 (St. Clair)

Chairman Crist moved to rescind default and grant the St. Clair County Board of Review a 30-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

5. Decisions A-G 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. Goral moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 5-0.

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

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

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

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

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

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

Workload Report:

Mr. Apostol presented the Workload Report for information. He stated the number of appeals continues to increase and credited staff with doing a good job of processing the workflow given PTAB's limited resources.

6. Other Business:

There was no further business to report.

7. Adjournment:

Mr. Freeman moved to adjourn the meeting at 10:55 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