



State of Illinois
PROPERTY TAX APPEAL BOARD

Wm. G. Stratton Office Bldg.
401 South Spring St., Rm. 402
Springfield, Illinois 62706
(T) 217.782.6076
(F) 217.785.4425
(TTY) 217.785.4427

DONALD R. CRIST
Chairman

LOUIS G. APOSTOL
Executive Director

Suburban North Regional Office
9511 W. Harrison St., Suite LL-54
Des Plaines, Illinois 60016
(T) 847.294.4121
(F) 847.294.4799

**Minutes of the
Property Tax Appeal Board Meeting
Held on September 11, 2012
Springfield, Illinois**

- 1. ROLL CALL:** Chairman Crist; Jim Bilotta; Kevin Freeman, via conference phone; Mauro Gloriosi; 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 10:05 a.m.

Mr. Gloriosi moved to allow Mr. Freeman to participate in the meeting by conference phone. Mr. Goral seconded the Motion and it carried 4-0.

- 2. Approval of the Board Minutes for the September 11, 2012 Meeting:**

Mr. Bilotta moved to approve the Board Minutes of September 11, 2012 as presented. Chairman Crist seconded the Motion and it carried 5-0.

- 3. Executive Director's Report:**

Mr. Apostol presented an update on the status of the FY 2013 budget and internal operations. He further reported on CMS Labor Relations issues and the 3K Vacancy Program that will end on September 17th.

Mr. Apostol reported he met with Rich Fetter, Director of CMS IT operations and Kevin Rademacher regarding the transition of IT services to CMS. He further reported this transition is ongoing at this time and should be completed in October before the retirement of Steve Rulison, PTAB's IT Manager on October 31st. He reported the recruitment of a successor IT Manager is currently in progress. He also reported on the

BOARD MEMBERS

Michael J. (Mickey) Goral
Rockford

Kevin L. Freeman
Chicago

Mauro Gloriosi
Westchester

Jim Bilotta
Lockport

status of the on-line filing project that will be addressed after the transition to CMS is completed.

Mr. Apostol reported the five new Administrative Law Judges (ALJs), in Des Plaines and Springfield have completed the certification process and are moving forward with hearings. He further reported he expects the new ALJs to move ahead and take on more complex cases in the near future.

Mr. Apostol reported the recruitment of new clerical staff is moving forward and expects open positions to be filled via the 3K Vacancy program. He further stated the recruitment of full-time staff will reduce the need for temporary staff.

Mr. Apostol reported PTAB is in compliance with all FOIA requests at this time.

Mr. Apostol reminded the Board the next meeting is scheduled for October 9th at 9:30 a.m. at the Des Plaines office.

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

4. Discussion of Motions:

a. Hani Asfour: #09-30375-C-2 (Cook – Lake)

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

b. VHS of Illinois, Inc.: #10-21911-C-1 (Cook – Berwyn)
Walsh Development, Inc.: #10-21859-C-1 (Cook – Lakeview)
Steven Spinell: #10-21858-R-1 (Cook – Lakeview)
Jose Gonzalez: #10-22060-I-1 (Cook – Bremen)

Mr. Bilotta moved to grant the Appellants a final 60-day extension in each appeal listed above. Chairman Crist seconded the Motion and it carried 5-0.

c. Zachariah George: #10-20657-C-1 (Cook – Rogers Park)

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

d. Kennedy: #10-03247-C-3 (DuPage)

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

- e. Terry Hansen: #10-03924-R-2 (Jersey)
Terry Hansen: #10-03929-R-1 (Jersey)
Terry Hansen: #10-03935-C-1 (Jersey)

Mr. Goral moved to grant the Jersey County Board of Review a final 60-day extension in each appeal listed above. Mr. Glorioso seconded the Motion and it carried 5-0.

- f. Robert & Joan Zenk: #10-00121-R-1 (Hancock)
Robert & Joan Zenk: #10-00125-R-1 (Hancock)

Mr. Bilotta moved to grant the Hancock County Board of Review a final 30-day extension in each appeal listed above. Chairman Crist seconded the Motion and it carried 5-0.

- g. Ameren Energy Generating Company: #09-01814-I-3 (Jasper)

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

- h. The Greens of Glendale Lakes: #10-04293-R-3 (DuPage)

Mr. Glorioso moved to grant Intervenor, Queen Bee S.D. #16, a final 60-day extension. Mr. Goral seconded the Motion and it carried 5-0.

- i. Urban Investment Research Corp.: #09-27328-C-3 (Cook – W. Chicago)

Mr. Bilotta moved to deny the request and default Intervenor if no evidence has been submitted and/or the Intervenor has not adopted evidence of another party. Chairman Crist seconded the Motion and it carried 5-0.

- j. Stephen Pierson: #10-03805-C-2 (McHenry)

Mr. Goral moved to grant Intervenor, CUSD #300, a final 60-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- k. Harry Adrianos: #09-30403-C-2 (Cook – Lemont)

Mr. Goral moved to grant Intervenor, Lemont Fire Protection District, a final 60-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- l. Polivka Trust #1 & Willow Farm: #09-33564-I-3 (Cook – Lyons)

Mr. Goral moved to grant Intervenor, Village of Brookfield, a final 60-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- m. Wal-Mart Stores, Inc.: #09-33110-C-2 (Cook – Proviso)

Mr. Bilotta moved to grant Intervenor, Village of Forest Park, a final 45-day extension. Chairman Crist seconded the Motion and it carried 3-0 with Mr. Freeman and Mr. Glorioso recusing.

- n. Exelon Generation Co., LLC: #09-04906-I-3 (LaSalle)

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

- o. Tinley Corners, LLC: #09-33516-C-3 (Cook – Orland)

Mr. Glorioso moved to grant Intervenor, Kirby S.D. #140, a 30-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- p. PF Chang: #09-33906-C-2 (Cook – Orland)

Mr. Glorioso moved to grant Intervenor, Orland Park Public Library, a final 30-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- q. Bryan Sord: #09-33911-C-3 (Cook – Orland)

Mr. Glorioso moved to grant Intervenors, Orland Park Public Library & S.D. #140, a final 30-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- r. Dundee Albany LLC: #09-33386-C-3 (Cook – Northfield)

Mr. Bilotta moved to grant Intervenors, S.D. #225 and S.D. #27, a 30-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

- s. Extended Stay America: #09-25289-C-3 (Cook – Stickney)

Mr. Bilotta moved to grant Intervenors, S.D. #220 and S.D. #111, a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

- t. All-Star Management: #09-33518-C-2 (Cook – Thornton)

Mr. Goral moved to grant Intervenor, S.D. #167, a final 90-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

- u. DG Retail, LLC: #09-31641-C-2 (Cook – Bloom)

Mr. Goral moved to grant Intervenor, S.D. #167, a final 90-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

- v. Nalco Crossbow Water LLC: #09-33237-I-3 (Cook – Bloom)

Chairman Crist moved to grant Intervenor, S.D. #167, a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

- w. Edgewater Medical Center: #09-22731-C-3 (Cook – Lake View)
Attack Properties, LLC: #09-33096-C-3 (Cook – W. Chicago)

Mr. Freeman moved to grant Intervenor, City of Chicago a final 60-day extension in each appeal listed above. Mr. Glorioso seconded the Motion and it carried 5-0.

- x. Paul Alongi: #10-01604-I-2 (DuPage)

Mr. Bilotta moved to grant Intervenor, CCSD #93, a final 30-day extension. Mr. Goral seconded the Motion and it carried 5-0.

- y. Neil Pagano: #09-28863-R-2 (Cook – New Trier)

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

- z. Florence Boone: #09-32978-R-3 (Cook – New Trier)

Mr. Freeman moved to grant Intervenors, New Trier THSD #203 and Glencoe S.D. #35, a final 30-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

- aa. Kevin Dahl: #10-01386-C-3 (DeKalb)

Mr. Freeman moved to grant Intervenor, Sycamore CSD #427, a final 30-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

- bb. GNI Hoffman Estates, LLC: #09-25929-C-3 (Cook – Palatine)
Aegis Palatine, LLC: #09-27010-C-3 (Cook – Palatine)
Fred Hoffmann: #09-26571-C-2 (Cook – Palatine)
David Bean: #09-26253-C-2 (Cook – Palatine)

Mr. Freeman moved to grant Intervenors, Palatine THSD #211 and Palatine CCSD #15, a final 30-day extension in each appeal listed above. Mr. Bilotta seconded the Motion and it carried 5-0.

- cc. Elk Grove Village SLF Assoc.: #09-25956-C-2 (Cook – Elk Grove)

Mr. Freeman moved to grant Intervenor, Elk Grove CCSD #59, a final 30-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

- dd. Wesley Realty Group – Russet House: #09-22273-R-2 (Cook – Niles)

Mr. Freeman moved to Intervenor, Niles THSD #219, a final 30-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

- ee. Northern Trust /Hinz Trust: #09-28572-I-2 (Cook – Hanover)

Mr. Freeman moved to grant Intervenor, Elgin S.D. U-46, a final 30-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

- ff. Marathon Petroleum Company: #09-23861-C-2 (Cook – Elk Grove)

Mr. Freeman moved to grant Intervenors, THSD #214 and Elk Grove CCSD #59, a final 30-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

- gg. Joliet Commons, LLC: #10-000374-C-2 (Will)

Mr. Freeman moved to grant Intervenor, Plainfield CCSD #202, a final 30-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

- hh. HSBC Private Label Corp.: #09-28740-C-3 (Cook – Wheeling)

Mr. Freeman moved to grant Intervenor, THSD #214, a final 30-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

- ii. DuPage Medical Group: #10-03101-C-3 (DuPage)

Mr. Freeman moved to grant Intervenors, Glenbard THSD #87 and Glen Ellyn SD #41, a final 30-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

- jj. CapCar Realty 1.1, LLC: #09-26292-C-2 (Cook – Wheeling)

Mr. Freeman moved to grant Intervenor, Arlington Heights SD #25, a final 30-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

- kk. Islander's Karate, Inc.: #09-31294-C-2 (Cook – Orland)

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

- ll. Park Hill Associates: #09-34588-C-3 (Cook – Orland)

Mr. Bilotta moved to grant Intervenor, Orland SD #135, a final 60-day extension. Chairman Crist seconded the Motion and it carried 5-0.

mm. OPP, LLC: #09-31546-C-3 (Cook – Orland)

Mr. Bilotta moved to grant Intervenor, Orland SD #135, a final 60-day extension. Chairman Crist seconded the Motion and it carried 5-0.

nn. Erling Eide: #10-03151-C-3 (DuPage)
45 South Park Blvd C/O MMSI: #10-03516-C-3 (DuPage)
VLAND Corp: #10-03893-C-2 (DuPage)

Mr. Bilotta moved to grant a final 30-day extension in each appeal listed above. Mr. Goral seconded the Motion and it carried 5-0.

oo. Alfa Laval, Inc.: #09-24419-I-1 (Cook – Leyden)

Mr. Bilotta moved to grant Intervenor, Leyden HSD #212, a final 30-day extension. Mr. Goral seconded the Motion and it carried 5-0.

pp. Stanislaw Stafira: #09-35019-I-2 (Cook – Lyons)

Mr. Bilotta moved to grant Intervenor, Argo CHSD #217 and Indian Springs S.D. #109, a final 30-day extension. Mr. Goral seconded the Motion and it carried 5-0.

qq. Auto Zone Inc.: #10-03156-C-2 (DuPage)
Auto Zone Inc.: #10-03164-C-2 (DuPage)

Mr. Bilotta moved to grant Intervenor, Glenbard THSD #87, a final 30-day extension in each appeal listed above. Mr. Goral seconded the Motion and it carried 5-0.

rr. Wintrust Financial Corp.: #10-03092-C-3 (DuPage)

Mr. Bilotta moved to grant Intervenor, Glenbard THSD #87 and Glen Ellyn S.D. #41, a final 30-day extension. Mr. Goral seconded the Motion and it carried 5-0.

ss. Tom Cirrincione: #09-24064-C-3 (Cook – Elk Grove)
Golf Galaxy: #09-29652-C-2 (Cook – Schaumburg)
SDW Property Management, LLC: #09-30481-I-2 (Cook – Schaumburg)
Schaumburg-Algonquin Assoc., LLC: #09-34086-C-3 (Cook – Schaumburg)
John Seo: #09-34091-C-2 (Cook – Schaumburg)
920 West Golf Road, LLC: #09-34525-C-3 (Cook – Schaumburg)

Mr. Bilotta moved to grant Intervenor, Palatine THSD #211 and Schaumburg CCSD #54, a final 30-day extension in each appeal listed above. Mr. Goral seconded the Motion and it carried 5-0.

- tt. McDonalds: #09-31889-C-2 (Cook – Schaumburg)

Mr. Bilotta moved to grant Intervenor, Palatine THSD #211 and Schaumburg CCSD #54, a final 30-day extension. Mr. Goral seconded the Motion and it carried 5-0.

- uu. AJ Properties: #10-03310-C-3 (DuPage)
RDK Ventures, LLC: #10-03089-C-2 (DuPage)
Wheaton Property Partners: #10-03312-C-3 (DuPage)
RDK Ventures, LLC: #10-03261-C-2 (DuPage)
Rathje Properties, LLC: #10-03029-C-2 (DuPage)
Domo 77: #10-03411-C-2 (DuPage)
BWS LLC: #10-03413-C-2 (DuPage)
Jim Atten: #10-03320-C-3 (DuPage)

Mr. Bilotta moved to grant Intervenor, Wheaton-Warrenville CUSD #200, a final 30-day extension in each appeal listed above. Mr. Goral seconded the Motion and it carried 5-0.

- vv. Dave & Busters Restaurant: #09-31801-C-3 (Cook – N. Chicago)

Mr. Glorioso moved to grant Intervenor, Board of Education of the City of Chicago, a final 60-day extension. Mr. Goral seconded the Motion and it carried 4-0 with Mr. Freeman recusing.

- ww. CBS Corporation: #09-32137-C-3 (Cook – S. Chicago)
State Farm Building: #09-30393-C-3 (Cook – Lake)
NOP HB Building, LLC: #09-32109-C-3 (Cook – S. Chicago)
Habitat Co. D/B/A Long Grove House: #09-31742-R-3 (Cook – N. Chicago)
Mega Properties: #09-25517-C-3 (Cook – Jefferson)
Englewood Eden Green Ltd.: #09-31627-C-3 (Cook – Lake)
Renaissance at Clarendon: #09-30203-C-3 (Cook – Lake)
U.S. Equities: #09-31743-C-3 (Cook – N. Chicago)
Imperial Realty Company: #09-25034-C-3 (Cook – Jefferson)
Westside Community Hospital: #09-31707-C-3 (Cook – W. Chicago)
Randolph Adventures, Inc.: #09-32258-I-3 (Cook – W. Chicago)
Austin Bank of Chicago: #09-32630-C-3 (Cook – W. Chicago)
Thermal Chicago Corporation: #09-31973-C-3 (Cook – S. Chicago)
Michael Difoggio: #09-33550-C-3 (Cook – N. Chicago)
Thermal Chicago Corporation: #09-32107-C-3 (Cook – S. Chicago)
Target 2078: #09-32231-C-3 (Cook – S. Chicago)
Target Corporation: #09-32470-C-3 (Cook – S. Chicago)
Warren Barr Pavilion: #09-31786-C-3 (Cook – N. Chicago)
Imperial Realty Company: #09-25663-C-3 (Cook – Jefferson)
Prime LaSalle/Madison Partners, LLC: #09-31992-C-3 (Cook – S. Chicago)
Donald Geller: #09-33549-C-3 (Cook – N. Chicago)
Twelve North Venture: #09-32112-C-3 (Cook – S. Chicago)

5454 S. Shore Drive, LLC: #09-27011-C-3 (Cook – Hyde Park)
JB Hunt Transport, Inc.: #09-31385-I-3 (Cook – Lake)
230 West Monroe: #09-32891-C-3 (Cook – S. Chicago)
One Congress Center: #09-32188-C-3 (Cook – S. Chicago)

Chairman Crist moved to grant a final 30-day extension in each appeal listed above. Mr. Glorioso seconded the Motion and it carried 5-0 with Mr. Freeman recusing on Habitat Co. D/B/A Long Grove House: #09-31742-R-3; U.S. Equities: #09-31743-C-3; Michael Difoggio: #09-33550-C-3; Warren Barr Pavilion: #09-31786-C-3; Donald and Geller: #09-33549-C-3.

xx. Chol Seo: #09-34031-C-1 (Cook – W. Chicago)

Mr. Freeman moved to accept evidence and notify the Board of Review. Mr. Bilotta seconded the Motion and it carried 5-0.

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

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

zz. 2401 South Michigan, LC: #09-31836-C-2 (Cook – S. Chicago)

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

aaa. Donna Richardson: #09-00935-R-3 (Will)

Mr. Glorioso moved to reinstate appeal and set for hearing. Mr. Freeman seconded the Motion and it carried 3-1 with Mr. Bilotta recusing.

bbb. Amos Yoder: #10-01192-C-2 (Boone)
Amos Yoder: #10-01194-C-3 (Boone)
Amos Yoder: #10-01195-C-2 (Boone)
Amos Yoder: #10-01198-C-3 (Boone)

Chairman Crist moved to deny the Boone County Board of Review's Motion to Reconsider in each appeal list above. Mr. Bilotta seconded the Motion and it carried 5-0.

ccc. John & Lenore Klausner: #10-01577-R-1 (DuPage)
Frank Pinter: #10-01581-R-1 (DuPage)
Syed Maki: #10-01582-R-1 (DuPage)
William Gehard: #10-01585-R-1 (DuPage)
Matt Yore: #10-01594-R-1 (DuPage)
Emmanuel Georges: #10-01614-R-1 (DuPage)

Mr. Bilotta moved to deny the Board of Review's request to rescind defaults and proceed to write decisions based on the evidence submitted by Appellants in each appeal listed above. Chairman Crist 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. Goral moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 4-0 with Chairman Crist recusing.

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

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

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

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

As to Attachment Z, Mr. Bilotta 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 open appeals has been reduced from 46,544 in May to 45,413 in August.

6. Other Business

Mr. Apostol presented the proposed 2013 PTAB Meeting Schedule for review and approval. Mr. Freeman recommended the August 13th meeting be moved to Springfield for members to attend the State Fair.

Chairman Crist moved to approve the 2013 PTAB Meeting Schedule as amended. Kevin Freeman seconded the Motion and it carried 5-0.

Mr. Apostol presented an update on the status of PTAB's transition to the CMS network. He stated PTAB will join the CMS Domain and replace network equipment and will manage PTAB's IT software and PC upgrades at both the Springfield and Des Plaines offices.

7. Adjournment

Mr. Freeman moved to adjourn the meeting at 10:55 a.m. The Motion was seconded by Mr. Glorioso and it carried 5-0.

Respectfully submitted,

Louis G. Apostol, JD, CAE
Executive Director

LGA/dl