



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 March 12, 2013  
Springfield, Illinois**

- 1. ROLL CALL:** Chairman Crist; Jim Bilotta; Mauro Glorioso; and Mickey Goral; Kevin Freeman not present due to business travel.

**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 10:15 a.m.

- 2. Approval of the Board Minutes for the February 13, 2013 Meeting:**

Mr. Goral moved to approve the Board Minutes of February 13, 2013 as presented. Mr. Glorioso seconded the Motion and it carried 4-0.

- 3. Executive Director's Report:**

Mr. Apostol presented an update on the status of FY 2013 financials and Proposed FY 2014 budget.

Mr. Apostol presented an update on the status of the FY 2013 operating budget and other operational issues. He reported CMS Labor Relations / AFSCME contract negotiations meetings have concluded and the union is considering the administration's offer of a three year contract.

Mr. Apostol reported the CMS / IT consolidation project is currently on track and expects the transition to be completed by May 1<sup>st</sup>. He further reported David Suarez is coordinating the transition with CMS IT.

**BOARD MEMBERS**

Michael J. (Mickey) Goral  
*Rockford*

Kevin L. Freeman  
*Chicago*

Mauro Glorioso  
*Westchester*

Jim Bilotta  
*Lockport*

Mr. Apostol reported on the progress of the on-line filing initiative. He stated he will be working with David Suarez and designated staff to move this project forward once the current operating system is reviewed and evaluated.

Mr. Apostol reported on the progress of new ALJ and clerical staff. He noted that staff continues to make progress and are making significant contributions to the operations of PTAB.

Mr. Apostol distributed the Auditor's Report, for the two-year period ending June 30, 2012, for review and discussion. He reported the Auditors cited only one material weakness regarding the timeliness of rendering decisions and the need for additional resources to address the significant increase in workload. He further reported that annual filings were 31,554 in 2010, 37,960 in 2011 and 42,871 in 2012. He noted this represents an increase of 35% from 2010. He further reported there were no immaterial weaknesses in financial reporting and other management operational issues.

Mr. Apostol informed the Board that PTAB will appear, and there and then present its' FY 2014 budget request, before the House Appropriations Committee on April 17<sup>th</sup> at 9:00 a.m. He further informed the Board PTAB will appear before the Senate Appropriations Committee on April 30<sup>th</sup> at 4:00 p.m.

Mr. Apostol informed the Board on the status of the Onwentsia Club v. PTAB, et al (2011 IL App(2<sup>nd</sup>) 100388 case and the Appellate Court's decision regarding "open space" issues. He reported PTAB will follow the Appellate Court's decision until the final disposition of HB 1053.

Mr. Apostol reported that PTAB is current with all FOIA requests and Governor's Office of Citizen Action matters.

Mr. Apostol reminded the Board the next scheduled meeting of the Property Tax Appeal Board will be on Tuesday, April 9<sup>th</sup> at 9:30 a.m., in the Des Plaines office.

Mr. Glorioso moved for approval of the Executive Director's Report. Mr. Goral seconded the Motion and it carried 4-0.

#### **4. Discussion of Motions**

- a. Teresa Licari: #10-28201-C-1 (Cook - Proviso)

Chairman Crist moved to grant a final 60-day extension. Mr. Goral seconded the Motion and it carried 3-0 with Mr. Glorioso recusing.

- b. John Angelopoulos: #10-32018-C-1 (Cook – Northfield)  
John Angelopoulos: #10-32023-C-1 (Cook – Northfield)

Mr. Bilotta moved to grant a final 60-day extension in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 4-0.

- c. Jim Naum: #10-29664-C-1 (Cook – Jefferson)

Mr. Glorioso moved to grant a final 30-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- d. Michael Ganley: #10-31403-R-1 (Cook – West Chicago)

Mr. Glorioso moved to grant a final 30-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- e. Southwest Hardware: #10-32257-C-1 (Cook – Lake)

Mr. Bilotta moved to grant withdrawal of entry of appearance and grant the Appellant a 30-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- f. SOTA, LLC: #10-26440-R-3 (Cook – Hyde Park)

Mr. Goral moved to grant substitution of counsel and grant a 30-day extension. Chairman Crist seconded the motion and it carried 4-0.

- g. Alex Berger: #10-30461-C-1 (Cook – Jefferson)  
Alex Berger: #10-30463-R-1 (Cook – Jefferson)

Mr. Bilotta moved to grant a final 30-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 4-0.

- h. Mill Crossing of Yorkville Condo Assoc.: #11-00028-R-3 (Kendall)

Mr. Glorioso moved to grant the Kendall County Board of Review a final 90-day extension. Mr. Goral seconded the Motion and it carried 4-0.

- i. LT Properties, Inc.: #11-00046-C-1 (Macon)  
LT Properties, Inc.: #11-00058-C-2 (Macon)

Mr. Goral moved to grant the Macon County Board of Review a final 30-day extension in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 4-0.

- j. Richard & Michelle Reichling: #10-01983-R-1 (St. Clair)

Mr. Glorioso moved to grant the St. Clair County Board of Review a final 30-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- k. Matthew Czul: #10-03844-R-1 (DuPage)  
Matthew Czul: #10-03846-R-1 (DuPage)  
Nancy Monson: #10-03520-R-1 (DuPage)

Mr. Goral moved to grant the DuPage County Board of Review a final 30-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 4-0.

- l. Dana Transport: #10-23032-I-2 (Cook – Lyons)

Mr. Goral moved to grant Intervenors, Argo H.S.D. #217, and S.D. #10, a final 30-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- m. Kmart Corporation: #10-23142-C-2 (Cook – Lyons)  
Moraine Court: #10-23325-C-2 (Cook – Lyons)

Mr. Goral moved to grant Intervenors, Argo C.H.S.D. #217, and Indian Springs S.D. #109, a final 30-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 4-0.

- n. Gendell Partners 159<sup>th</sup> & LaGrange, LLC: #10-23508-C-2 (Cook – Orland)

Mr. Goral moved to grant Intervenor, Orland S.D. #135, a final 30-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- o. Edward Health Ventures: #10-00435-C-3 (Will)

Mr. Goral moved to grant Intervenor, Plainfield C.C.S.D. #202, a final 30-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- p. GK Development, Inc.: #10-21963-C-2 (Cook – Barrington)  
Laurence Ensslin: #10-22343-C-2 (Cook – Barrington)

Mr. Goral moved to grant Intervenor, Barrington C.U.S.D. #220, a final 30-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 4-0.

- q. Cameel Halim: #10-21372-C-3 (Cook – Lake View)  
Cameel Halim: #10-21377-C-3 (Cook – Lake View)  
Cameel Halim: #10-21393-C-3 (Cook – Lake View)

Mr. Goral moved to grant Intervenor, Board of Education of the City of Chicago, a final 30-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 4-0.

- r. Brunswick Corporation: #10-02565-C-3 (Lake)

Mr. Bilotta moved to grant Intervenor, C.H.S.D. #128, a final 60-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- s. Federal Realty Investment Trust: #10-25346-C-2 (Cook – Lyons)

Mr. Bilotta moved to grant Intervenor, Western Springs S.D. #101, a final 60-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- t. Sheraton Chicago O’Hare: #10-23772-C-3 (Cook – Maine)

Mr. Goral moved to grant Intervenor, Village of Rosemont, a final 45-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- u. Lansing Sportsman’s Club: #10-25175-C-3 (Cook – Bloom)

Mr. Bilotta moved to grant Intervenor, S.D. #171, a final 90-day extension. Chairman Christ seconded the Motion and it carried 4-0.

- v. Grossinger Auto Group: #10-24827-C-3 (Cook – Niles)

Mr. Bilotta moved to grant Intervenors, S.D. #219 and S.D. #74, a final 60-day extension. Mr. Goral seconded the Motion and it carried 4-0.

- w. Matteson Development Partners: #10-24098-C-2 (Cook – Rich)

Mr. Glorioso moved to grant S.D. #227 and S.D. #162, a final 90-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- x. Kmart #7289: #10-25850-C-2 (Cook – Bloom)

Mr. Glorioso moved to grant Intervenor, Steger S.D. #194, a final 90-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- y. KTR Capital Partners: #10-03546-I-3 (DuPage)

Mr. Goral moved to grant Intervenor, West Chicago S.D. #33, a final 60-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- z. Ronald Schmidt: #10-24515-R-2 (Cook – New Trier)

Mr. Goral moved to grant Intervenor, New Trier H.S.D. #203 and Glencoe S.D. #35, a final 60-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- aa. Harris Trust & Savings Bank: #10-26145-C-2 (Cook – New Trier)

Mr. Goral moved to grant Intervenor, New Trier H.S.D. #203 and Glencoe S.D. #35, a final 60-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- bb. Teresa Licari: #09-33003-C-1 (Cook – Proviso)

Mr. Bilotta moved to deny the request to reinstate. Chairman Crist seconded the Motion and it carried 3-0 with Mr. Glorioso recusing.

- cc. Wendy Gale: #10-25823-R-1 (Cook – New Trier)  
Rade Savkovic: #10-30551-R-1 (Cook – Hyde Park)  
John Pikarski, III: #10-30553-R-1 (Cook – Jefferson)  
Richard Eisen: #10-30712-R-1 (Cook – Northfield)  
Adesh Patel: #10-30713-C-1 (Cook – Thornton)  
Slawomir Kropornicki: #10-30716-R-1 (Cook – Northfield)  
Pangea Equity: #10-31717-R-1 (Cook – Lake)  
Glascott & Associates: #10-31718-C-1 (Cook – North Chicago)  
Glascott & Associates: #10-31720-R-1 (Cook – North Chicago)  
Stanley Skoczen: #10-31726-R-1 (Cook – West Chicago)  
Pangea Equity: #10-31728-R-1 (Cook – Lake)  
Self-Reliance Ukrainian Federal Credit Union: #10-31893-C-1 (Cook – West Chicago)  
Jesal Patel: #10-31895-I-1 (Cook – Lake)  
Stanley Skoczen: #10-31898-R-1 (Cook – North Chicago)

Mr. Bilotta moved to deny the request to reinstate in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 4-0.

- dd. John McClain: #07-29462-C-1 (Cook – South Chicago)

Mr. Goral moved to table request to next month's Agenda of the April Board Meeting. Mr. Bilotta seconded the Motion and it carried 4-0.

ee. Bruce Yasmeh: #09-05510-C-3 (Saline)

Mr. Glorioso moved to request documentation from the Appellant to corroborate that he had a medical emergency causing him to be unavailable to participate in the hearing on 1-22-13. Mr. Goral seconded the Motion and it carried 4-0.

ff. Douglas K. Blodgett The Nature Conservancy: #11-02177-F-2 (Fulton)

Mr. Glorioso moved to deny the request to reinstate. Chairman Crist seconded the Motion and it carried 4-0.

## **5. Attachments**

### **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. Glorioso moved to approve the attachment. Mr. Goral seconded the Motion and it carried 4-0.

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

As to Attachment C, Mr. Goral moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 3-0 with Chairman Crist recusing.

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

As to Attachment E, Chairman Crist moved to approve the attachment. Mr. Bilotta seconded the Motion and it carried 3-0 with Mr. Glorioso recusing.

As to Attachment F, Mr. Goral moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 3-0 with Mr. Bilotta recusing.

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

**Workload Report:**

Mr. Apostol presented the monthly Workload Report for review and discussion. He reported that 2012 appeal filings have increased by over 35% from 2010.

He further reported he is reviewing a new template that could speed up the decision process. He further reported he will be working with designated ALJ and IT staff to complete this project by the end of June 2013.

**6. Other Business**

There was no "Other Business" before PTAB at this time.

**7. Adjournment**

Mr. Glorioso moved to adjourn the meeting at 11:15 a.m. The Motion was seconded by Mr. Goral and it carried 4-0.

Respectfully submitted,

Louis G. Apostol, JD, CAE  
Executive Director

LGA/dl