Minutes of the
Property Tax Appeal Board Meeting
Held on April 10, 2013
Springfield, Illinois

1. **ROLL CALL:** Chairman Crist; Jim Bilotta; Mauro Glorioso, with Kevin Freeman and Mickey Goral via conference call.

   **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 10:10 a.m.

   Mr. Glorioso moved to allow Mr. Freeman and Mr. Goral to participate in the meeting by conference call. Mr. Bilotta seconded the Motion and it carried 3-0.

2. **Approval of the Board Minutes for the March 12, 2013 Meeting:**

   Mr. Bilotta moved to approve the Board Minutes of March 12, 2013 as presented. Chairman Crist seconded the Motion and it carried 5-0.

3. **Executive Director’s Report:**

   Mr. Apostol reported on the current status of the FY 2013 and proposed FY 2014 budgets. He further reported PTAB is currently under budget in FY 2013, primarily due to open positions that have been delayed in recruitment due to multiple 5K vacancy programs. He also reported PTAB is requesting less than a 1% increase in its FY 2014 proposed.

   Mr. Apostol reported on the consolidation progress of PTAB’s IT services with CMS. He stated he anticipates this consolidation to be completed before the end of the current fiscal year. He also reported on the progress of the On-Line filing program. He projected this program will move forward after the consolidation with CMS to utilize current technologies.
Mr. Apostol reported PTAB will present its FY 2014 proposed budget today before the Illinois House of Representatives Appropriations Committee at 3:00 p.m. He further reported PTAB will present its proposed budget request before the Illinois Senate Appropriations Committee on April 30th at 4:00 p.m.

Mr. Apostol reported on the progress of replacement staff. He stated all staff are doing an excellent job processing the significant workload in FY 2013. He further reported he expects to fill (2) Technical Advisors (ALJs), (1) Appraisal Specialist (ALJ), (1) Information Systems Analyst and (1) Office Associate positions in FY 2014.

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

Mr. Apostol reminded the Board the next PTAB meeting is scheduled for Tuesday, May 14th in Springfield.

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

4. Discussion of Motions

a. Leonard S. Libersher: #11-00781-R-1 (Will)
Leonard S. Libersher: #11-00782-R-1 (Will)
Leonard S. Libersher: #11-00783-R-1 (Will)
Leonard S. Libersher: #11-00784-R-1 (Will)
Leonard S. Libersher: #11-00785-R-1 (Will)
Leonard S. Libersher: #11-00786-R-1 (Will)
Leonard S. Libersher: #11-00787-R-1 (Will)
Leonard S. Libersher: #11-00788-R-1 (Will)

Mr. Glorioso moved to grant a final 14-day extension in each of the appeals listed above. Mr. Bilotta seconded the Motion and it carried 5-0.

b. Hugh McLaughlin: #10-32983-C-1 (Cook – Lemont)
Illinois American Water Co: #10-32984-I-3 (Cook – Lemont)

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

c. Anthony Head/Casey Kang: #10-32771-R-1 (Cook – W. Chicago)

Mr. Freeman moved to grant a final 30-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.
d. Glen & Tracy Vineyard: #11-00422-R-1 (Will)

Mr. Bilotta moved to grant a final 60-day extension. Chairman Crist seconded the Motion and it carried 5-0.

e. Riverwoods Preservation, LP: #11-00809-C-3 (Kankakee)

Mr. Glorioso moved to grant a final 14-day extension. Chairman Crist seconded the Motion and it carried 5-0.

f. Donald Chuck/Troy Schultz: #11-00179-C-2 (Will)

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

g. Merry Toscas: #10-32933-C-1 (Cook – Lake)
Tomer & Amy Tzur: #10-32934-R-1 (Cook – N. Chicago)
Nina Machi: #10-32977-R-1 (Cook – W. Chicago)
Alfred M. Klairmont Court App: #10-33690-C-2 (Cook – Leyden)
Fahim Lakhani: #10-34061-C-1 (Cook – Thornton)
VHS of Illinois, Inc.: #10-34064-C-1 (Cook – Lake)
BBMR Investment LLC: #10-34065-I-1 (Cook – Worth)
Dorie Westmeyer: #10-34071-R-1 (Cook – W. Chicago)
Sedgwick Properties: #10-34206-R-1 (Cook – N. Chicago)

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 5-0 with Mr. Freeman recusing on Tomer & Amy Tzur: #10-32934-R-1 and Sedgwick Properties: #10-34206-R-1.

h. Andrea Hotze: #11-00076-C-2 (Marion)
Steven & Carol Jones: #11-00081-C-2 (Marion)

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 5-0.

i. Tembarhalli Sridhara: #10-32323-R-1 (Cook – Orland)
Marianne Gondek: #10-34048-R-1 (Cook – Northfield)
Peter Hestad: #10-34049-R-1 (Cook – Northfield)
Brian Johnson: #10-34050-R-1 (Cook – Northfield)
Mariola Korsniak: #10-34051-R-1 (Cook – Northfield)
Vince Pisha Red’s Body Shop: #10-34052-C-1 (Cook – Northfield)
Elvio Renzulli: #10-34053-R-1 (Cook – Northfield)
Yelena & Michael Schmookler: #10-34054-R-1 (Cook – Northfield)
Jeff Swanson: #10-34020-R-1 (Cook – Hanover)
Jeff Swanson: #10-34021-R-1 (Cook – Hanover)
Jeff Swanson: #10-34022-R-1 (Cook – Hanover)
Jeff Swanson: #10-34023-R-1 (Cook – Hanover)
Jeff Swanson: #10-34024-R-1 (Cook – Hanover)
Jeff Swanson: #10-34025-R-1 (Cook – Hanover)
Jeff Swanson: #10-34026-R-1 (Cook – Hanover)
Mehul Patel: #10-34031-R-1 (Cook – Hanover)
Jeff Swanson: #10-34032-R-1 (Cook – Hanover)
Frank & Enza Capobianco: #10-34033-R-1 (Cook – Leyden)
Vince Barbieri: #10-34034-C-1 (Cook – Leyden)
Robert Kula: #10-34035-R-1 (Cook – Leyden)
Duk Gun Kwon: #10-34036-C-1 (Cook – Leyden)
Jorge Medina: #10-34037-R-1 (Cook – Leyden)
Jerry McRoy: #10-34038-R-1 (Cook – Leyden)
Shant Papazian: #10-34039-R-1 (Cook – Leyden)
Zofia Poreda: #10-34040-R-1 (Cook – Leyden)
Natalia Hanna/Zenon Szymczyk: #10-34041-R-1 (Cook – Leyden)
Mary Carey: #10-34042-R-1 (Cook – Northfield)
Teofil Wilk: #10-34043-R-1 (Cook – Leyden)
Sylvia Economos: #10-34044-R-1 (Cook – Northfield)
Brad Boehmer: #10-34045-R-1 (Cook – Northfield)
Stephanie Frank: #10-34046-R-1 (Cook – Northfield)
Altaf Hemani: #10-34047-R-1 (Cook – Northfield)
Anthony Tonino: #10-34072-R-1 (Cook – Northfield)
Jason Barsanti: #10-34073-R-1 (Cook – Palatine)
Stephanie Howard/Hector Muralles: #10-34074-R-1 (Cook – Palatine)
Christopher Plummer: #10-34075-R-1 (Cook – Palatine)
Dinubhai Patel: #10-34076-R-1 (Cook – Schaumburg)
Christopher Plummer: #10-34077-R-1 (Cook – Palatine)
UFP: #10-34078-R-1 (Cook – Thornton)
Gerald Jackson: #10-34079-R-1 (Cook – Thornton)
UFP: #10-34080-C-1 (Cook – Thornton)
Duane Blink: #10-34081-C-1 (Cook – Thornton)
Gerald Jackson: #10-34082-R-1 (Cook – Thornton)
Abukhaled Khaled: #10-34083-C-1 (Cook – Thornton)
Frank Podbielniak: #10-34084-C-1 (Cook – Thornton)
Tom Augustynski: #10-34085-R-1 (Cook – Wheeling)
Mike Giannini: #10-34086-C-1 (Cook - Wheeling)
Pete Gialamas: #10-34087-C-1 (Cook – Wheeling)
Dan Mooney: #10-34088-R-1 (Cook – Wheeling)
Joe Mattes: #10-34089-R-1 (Cook – Wheeling)
Rick Nelson, Rick’s Auto Repair: #10-34090-C-1 (Cook – Wheeling)
Christopher Plummer: #10-34091-C-1 (Cook – Wheeling)
Mr. Freeman moved to grant a final 30-day extension in each of the appeals listed above. Mr. Goral seconded the Motion and it carried 5-0.

j. Gerard & Helen Keil: #11-01602-R-1 (McHenry)

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

k. Commons of Yorkville Condominium Assoc.: #11-00029-R-3 (Kendall)

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

l. Heritage Woods of Benton, LP: #11-01327-C-3 (Franklin)

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

m. Greg & Dena Mummey: #11-00902-R-1 (Knox)

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

n. Aledo Senior Housing, LLC: #11-00580-C-3 (Mercer)

Mr. Bilotta moved to grant the Mercer County Board of Review a 30-day extension. Chairman Crist seconded the Motion and it carried 5-0.

o. Bertha Ribbeck: #10-02571-R-2 (Lake)

Mr. Freeman moved to grant the Lake County Board of Review a final 60-day extension. Chairman Crist seconded the Motion and it carried 5-0.

p. Lindahl Building Corporation: #11-01511-C-3 (DuPage)
BMO Harris NA: #11-01871-C-2 (DuPage)
Grand & Church LLC: #11-01886-C-3 (DuPage)
Prim Longview, LLC: #11-01890-I-3 (DuPage)
Steve Panzarella: #11-01973-I-3 (DuPage)
Mr. Freeman moved to grant the DuPage County Board of Review a final 60-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 5-0.
Mr. Freeman moved to grant the Peoria County Board of Review a final 60-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 5-0.
Mr. Freeman moved to grant the Peoria County Board of Review a final 60-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 5-0.

s. John Wagner: #10-23913-C-2 (Cook – Lyons)

Mr. Glorioso moved to grant Intervenor, Argo C.H.S.D. #217, a final 30-day extension. Mr. Goral seconded the Motion and it carried 5-0.

t. Presidential Inn: #10-23314-C-2 (Cook – Lyons)

Mr. Glorioso moved to grant Intervenor, Lyons S.D. #103, a final 30-day extension. Mr. Goral seconded the Motion and it carried 5-0.

u. Evanston Realty Associates: #10-22403-C-2 (Cook – Evanston)

Mr. Glorioso moved to grant Intervenor, Evanston-Skokie C.C.S.D. #65, a final 30-day extension. Mr. Goral seconded the Motion and it carried 5-0.

v. L. Woods: #10-22399-C-2 (Cook – Niles)
Sheila Lakhani: #10-23689-C-2 (Cook – Niles)
Babu Patel: #10-23685-C-2 (Cook – Niles)

Mr. Glorioso moved to grant Intervenor, Niles T.H.S.D. #219, a final 30-day extension in each of the appeals listed above. Mr. Goral seconded the Motion and it carried 5-0.

w. Douglas R. Lid: #10-24856-C-3 (Cook – Elk Grove)

Mr. Bilotta moved to grant Intervenors, Elk Grove C.C.S.D. #59 and T.H.S.D. #214, a final 45-day extension. Chairman Crist seconded the Motion and it carried 5-0.

x. O’Hare Centre Venture: #10-23948-C-3 (Cook – Maine)
MLRP Messenger, LLC: #10-23697-I-3 (Cook – Maine)
Southfield Corporation: #10-23215-I-2 (Cook – Maine)
Golf View Developmental Center: #10-23141-C-3 (Cook – Maine)
Klancik Brothers Enterprises: #10-23164-I-2 (Cook – Maine)
U.S. Bank National Assoc.: #10-23317-I-3 (Cook – Maine)
Pesche’s: #10-24031-C-2 (Cook – Maine)
Peter Gabavi: #10-23113-C-2 (Cook – Maine)
AT&T Services, Inc: #10-23091-C-2 (Cook – Maine)
Kmart Corporation: #10-23085-C-3 (Cook – Maine)
UOP, LLC: #10-23762-I-3 (Cook – Maine)

Mr. Freeman moved to grant Intervenors, Maine T.H.S.D. #207 and Des Plaines S.D. #62, a final 30-day extension in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 5-0.

y. Best Buy: #10-23648-C-3 (Cook – Maine)
Leo Lapierre, Highland Park CVS: #10-23745-C-2 (Cook – Maine)

Mr. Freeman moved to grant Intervenors, Maine T.H.S.D. #207 and East Maine S.D. #63, a final 30-day extension in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 5-0.

z. Steven Saeks: #10-24474-C-2 (Cook – Lyons)

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

aa. Se Yuen Moy Harris NA: #10-23294-C-3 (Cook – Lyons)

Mr. Gloriso moved to grant Intervenors, Pleasantdale S.D. #107 and Lyons T.H.S.D. #204, a final 45-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

bb. Blue Gold Hospitality LLC: #10-00671-C-3 (Will)
Family Video Movie Club: #10-00674-C-3 (Will)

Mr. Freeman moved to grant Intervenor, Plainfield C.C.S.D. #202, a final 30-day extension in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 5-0.

c. Marquette Bank: #10-24662-C-2 (Cook – Orland)
Bob Miller Storage: #10-24859-C-2 (Cook – Orland)
Bruce M. Cable: #10-25127-C-2 (Cook – Orland)
American Financial: #10-25221-I-2 (Cook – Orland)
Mr. Freeman moved to grant the Intervenor, Orland S.D. #135, a final 30-day extension in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 5-0.

dd. Mark Mattes: #10-26143-R-2 (Cook – New Trier)
Leo Birov: #10-25816-R-3 (Cook – New Trier)
Cameel Halim: #10-25837-C-3 (Cook – New Trier)

Mr. Glorioso moved to grant Intervenor, New Trier S.D. #203, a 90-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 5-0.

e. Walter H. Sobel: #10-25342-C-2 (Cook – New Trier)

Mr. Glorioso moved to grant Intervenors, New Trier S.D. #203, Village of Wilmette, Wilmette S.D. #39, and Wilmette Park District, a 90-day extension. Chairman Crist seconded the Motion and it carried 5-0.

ff. N.J. Marino: #10-24225-C-1 (Cook – Niles)

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

gg. John Farano, Jr.: #08-26452-C-1 (Cook – Worth)

Chairman Crist moved to grant the Motion to reinstate and issue a decision pursuant to a stipulation between the parties. Mr. Freeman seconded the Motion and it carried 5-0.

hh. Peryam & Kroll Research Corporation: #09-25666-C-3 (Cook – Jefferson)

Mr. Bilotta moved to deny the request for an extension made by Intervenor, Chicago Board of Education (CBOE). Chairman Crist seconded the Motion and it carried 5-0.

ii. Stern Pinball, Inc.: #09-24217-I-2 (Cook – Leyden)

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

jj. Michael Gitterman: #10-22132-C-2 (Cook – Lake View)
John Fiduccia: #10-22249-C-2 (Cook – Berwyn)
Won Kim: #10-24342-C-3 (Cook – Niles)
John Keazirian: #10-33409-R-1 (Cook – Northfield)
James McCambridge: #10-24419-R-1 (Cook – Maine)
Seby Edassery: #10-24441-R-1 (Cook – Maine)

Mr. Glorioso moved to deny the request to rescind default in each of the appeals listed above. Mr. Goral seconded the Motion and it carried 5-0.

kk. John McClain: #07-29462-C-1 (Cook – S. Chicago)

Mr. Glorioso moved to deny request to issue an amended /corrective decision. Mr. Freeman seconded the Motion and it carried 5-0.

ll. Noel Kitchen: #10-29753-R-1 (Cook – Jefferson)

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

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 5-0.

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

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

As to Attachment G, Mr. Glorioso moved to approve the attachment. Mr. Goral 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 with Mr. Glorioso recusing on item number 1. 2007-25171-C-1 Campanella.

**Workload Report:**

Mr. Apostol presented the monthly Workload Report for review and discussion. He reported new appeal filings have increased by 35% from 2010 to 2012 and expects 47,000 new filings in 2013. He stated he is working on the On-Line filing program and reviewing a new template that could assist in accelerating the decision process. He further reported he will be working with designated ALJ and IT staff to complete this project in 2013.

6. **Other Business**

There was no other business before PTAB at this time.

7. **Adjournment**

Mr. Freeman moved to adjourn the meeting at 11:40 a.m. The Motion was seconded by Mr. Bilotta and it carried 5-0.

Respectfully submitted,

Louis G. Apostol, JD, CAE
Executive Director

LGA/dl