



State of Illinois
PROPERTY TAX APPEAL BOARD

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**Minutes of the
Property Tax Appeal Board Meeting
Held on May 14, 2013
Springfield, Illinois**

1. **ROLL CALL:** Chairman Crist (via conference call); Jim Bilotta; Mauro Glorioso, and Mickey Goral. Mr. Freeman was not present.

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

Chairman Crist requested that Mr. Goral preside over the meeting since he was participating via conference call. Mr. Goral convened the meeting at 10:00 a.m.

Mr. Bilotta moved to allow Chairman Crist to participate in the meeting via conference call. Mr. Glorioso seconded the Motion and it carried 3-0.

2. **Approval of the Board Minutes for the April 10, 2013 Meeting:**

Mr. Glorioso moved to approve the Board Minutes of April 10, 2013 as presented. Mr. Goral seconded the Motion and it carried 4-0.

3. **Executive Director's Report:**

Mr. Apostol reported on the status of the FY 2013 and proposed 2014 budgets. He stated PTAB will be working with a very conservative budget but should be sufficient to accomplish its goals and objectives set for FY 2014.

Mr. Apostol reported on the CMS IT / PTAB consolidation project. He reported everything is moving forward according to plan. He further reported this process is essential to complete and implement the on-line program.

BOARD MEMBERS

Michael J. (Mickey) Goral
Rockford

Kevin L. Freeman
Chicago

Mauro Glorioso
Westchester

Jim Bilotta
Lockport

Mr. Apostol reported on the April 24th Senate Appropriations Committee hearing for approval of PTAB's FY 2014 budget. He reported he submitted several reports to the Committee in advance of the April 24th meeting to clarify issues related to the budget.

Mr. Apostol reported that David Egan has accepted the Information Systems Analyst I position and will start on May 21st in the Springfield office. He stated that David comes from the Illinois Department of Professional Regulations and has significant experience in web based systems. He further stated this experience will be essential for implementation of the on-line filing and other projects currently pending at this time.

Mr. Apostol reported the clerical staff is getting caught up with processing incoming appeals and related mail. He stated the replacement staff is doing a very fine job handling the significant workload at this time.

Mr. Apostol reported on the status of position openings and recruitment of replacement staff for FY 2013 and projected FY 2014.

Mr. Apostol reported that PTAB continues to be current with all Governor's Office of Citizen Action inquiries and FOIA requests at this time.

Mr. Apostol reminded the Board the next PTAB meeting is scheduled for Tuesday, June 11th at 9:30 a.m. in the Des Plaines office.

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

4. Discussion of Motions

- a. Life Storage Centers, LLC: #11-01945-C-3 (Kane)

Mr. Glorioso moved to grant the Appellant a final 60-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- b. Shorewood Horizon L.P.: #11-00476-C-3 (Will)

Mr. Glorioso moved to grant the Appellant a final 60-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- c. Standard Bank & Trust Company: #11-00723-R-2 (Will)

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

- d. Freeport Two, LLC: #11-01311-C-1 (Stephenson)

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

- e. Beloit Memorial Hospital, Inc.: #11-01316-C-3 (Winnebago)

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

- f. Colonial Hall Rehab & Nursing Center: #11-01608-C-3 (Bureau)

Mr. Glorioso moved to grant the Appellant a final 90-day extension. Mr. Goral seconded the Motion and it carried 4-0.

- g. James G. Lourgos: #10-34198-R-1 (Cook – N. Chicago)

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

- h. Brian & Danna Neville: #11-00471-C-1 (Will)
Teachers Insurance & Annuity Assoc.: #11-00477-I-3 (Will)
Tom & Pam Stipanich: #11-00478-R-1 (Will)
Lawrence Norville: #11-00479-R-1 (Will)
Douglas J. Allen: #11-00480-R-1 (Will)
Edward Health Ventures: #11-00485-C-2 (Will)
Edward Health Ventures: #11-00486-C-3 (Will)
LaSalle 115 Holdings LLC Series: #11-00488-R-3 (Will)
Edward Health Ventures: #11-00498-C-2 (Will)
Adventist Bolingbrook Hospital: #11-00565-C-3 (Will)
The Home Depot: #11-00734-I-3 (Will)
Shawn King Home Depot: #11-00849-C-3 (Will)
Romeoville Plaza, LLC: #11-00853-C-3 (Will)

Mr. Bilotta moved to grant the Appellant a final 30-day extension in each “1” appeal listed above and a final 60-day extension in each “2” and “3” appeal listed above. Mr. Glorioso seconded the Motion and it carried 4-0.

- i. L & N Partners, LLC: #11-00732-C-3 (Madison)
Gateway Central Industrial LLC: #11-00925-C-2 (Madison)

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

- j. Edward Kling M & E: #11-01377-R-1 (DeKalb)
Midwest Hanger Corporation: #11-01378-C-1 (DeKalb)
Edward Health Ventures: #11-01382-C-1 (DeKalb)

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.

- k. Gray Wing LLC: #11-01948-I-2 (Kane)
White Angels LLC: #11-01949-I-1 (Kane)
Scurto Cement: #11-01950-I-2 (Kane)
Balman Plans for Welfare, LLC: #11-01959-I-1 (Kane)
Gray Wing LLC: #11-02044-I-1 (Kane)
Charleston MOB Central DuPage Hospital: #11-02051-C-1 (Kane)
Tim McCue: #11-02052-C-2 (Kane)
Tim McCue: #11-02053-C-2 (Kane)
Charleston MOB Central DuPage Hospital: #11-02058-C-1 (Kane)
Charleston MOB Central DuPage Hospital: #11-02059-C-1 (Kane)
Charleston MOB Central DuPage Hospital: #11-02060-C-1 (Kane)
Charleston MOB Central DuPage Hospital: #11-02061-C-1 (Kane)
Charleston MOB Central DuPage Hospital: #11-02062-C-1 (Kane)
Charleston MOB Central DuPage Hospital: #11-02063-C-1 (Kane)
Declare His Praises, LLC: #11-02064-I-1 (Kane)
Led Forth With Peace, LLC: #11-02065-I-1 (Kane)

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

- l. Salvatore Cribari: #11-02090-R-1 (McHenry)

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

- m. Earl & Carolyn Smith: #10-04225-R-1 (St. Clair)
Gary Predmore: #10-04248-R-1 (St. Clair)
John Henson: #10-04345-R-1 (St. Clair)
Vestry Boatman: #10-04410-R-1 (St. Clair)
Marin & Jacqueline Gomric: #10-04450-R-1 (St. Clair)
Carol Brockman: #10-04474-R-1 (St. Clair)
Terry Quirin: #10-04601-R-1 (St. Clair)
Alan Winters: #10-04641-R-1 (St. Clair)
Dale McCaw: #10-04790-R-1 (St. Clair)
Keith Kehrer: #10-04808-R-1 (St. Clair)

Mr. Bilotta moved to deny the St. Clair County Board of Review's request for a further extension of time and default the BOR in each appeal listed above. Mr. Glorioso seconded the Motion and it carried 4-0.

- n. Ottawa Farm & Fleet, Inc.: #11-00238-C-2 (Macon)
Shirley Wells: #11-00417-R-1 (Macon)
Shirley Wells: #11-00418-R-1 (Macon)
Kenneth & Kathy Musick: #11-00465-R-1 (Macon)
DOA Family Holdings, LLC: #11-00472-R-2 (Macon)
Eric & Ella Hintersteiner: #11-00630-C-1 (Macon)
Merrill & Michael Pound: #11-00706-C-1 (Macon)
Gordon Maze: #11-00716-C-1 (Macon)
Erick Rodriguez: #11-00721-R-1 (Macon)
Busey Trust Co.: #11-00876-C-2 (Macon)

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

- o. Megan Kersh: #11-00980-R-1 (Fulton)
Steven & Linda Kersh: #11-00981-R-1 (Fulton)
Jeffery Coleman: #11-01133-R-1 (Fulton)
Eugene Kenney: #11-01403-R-1 (Fulton)

Mr. Bilotta moved to grant the Fulton 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.

- p. ASTA Care Center of Bloomington, P.C.: #11-00410-C-3 (McLean)

Mr. Glorioso moved to grant the McLean County Board of Review a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 4-0.

- q. Janet & Henry Fischbach: #11-01998-R-1 (McHenry)
Judith Butler: #11-02154-R-1 (McHenry)

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

- r. Menard, Inc.: #10-00836-C-3 (Will)
Menard, Inc.: #11-00416-C-3 (Will)

Mr. Glorioso moved to grant the Will County Board of Review a final 60-day extension in each appeal listed above. Mr. Goral seconded the Motion and it carried 4-0.

- s. Fullwel Elgin Hotel Group LLC: #11-01473-C-3 (Kane)
Communications Test Design, Inc.: #11-01808-I-3 (Kane)
Jamie Bigelow: #11-01847-C-3 (Kane)
Woodman's Food Market, Inc.: #11-01855-C-2 (Kane)
Poincelet, Pamela J Trust No.1: #11-01931-R-1 (Kane)
Poincelet, Pamela J Trust No.1: #11-01932-R-1 (Kane)
Poincelet, Pamela J Trust No.1: #11-01933-R-1 (Kane)
Poincelet, Pamela J Trust No.1: #11-01934-R-1 (Kane)
Poincelet, Pamela J Trust No.1: #11-01935-R-1 (Kane)
Life Storage Centers, LLC: #11-01943-C-3 (Kane)
David Cross: #11-01952-R-1 (Kane)
Hovsite Providence, LLC: #11-02010-R-3 (Kane)

Mr. Bilotta moved to grant the Kane County Board of Review a final 30-day extension in each "1" appeal listed above and a final 60-day extension to each "2" and "3" appeal listed above. Chairman Crist seconded the Motion and it carried 4-0.

- t. Valspar: #11-00695-I-3 (Kankakee)
Kmart Corporation: #11-00328-C-3 (Kankakee)

Mr. Bilotta moved to grant the Kankakee County Board of Review a final 60-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 4-0.

- u. Brian Basic: #11-00896-C-1 (Kankakee)

Mr. Bilotta moved to grant the Kankakee County Board of Review a final 60-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- v. Dawn DiMambro: #11-01993-R-1 (Kendall)

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

- w. Sunrise Hospitality: #10-26089-C-2 (Cook – Elk Grove)

Mr. Bilotta moved to grant Intervenor, Elk Grove C.C.S.D. #59, a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- x. Wal-Mart Stores, Inc.: #10-25671-C-3 (Cook – Lyons)

Mr. Bilotta moved to grant Intervenors, Lyons T.H.S.D. #204 and LaGrange S.D. #105, a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- y. Park Ridge Office Center: #10-24473-C-3 (Cook – Maine)

Mr. Bilotta moved to grant Intervenors, Maine T.H.S.D. #207 and Park Ridge-Niles C.C.S.D. #64, a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- z. The Meadows Club: #10-24599-C-2 (Cook – Elk Grove)
Joseph Houpy: #10-25607-C-2 (Cook – Elk Grove)

Mr. Bilotta moved to grant Intervenor, Palatine C.C.S.D. #15, a final 30-day extension in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 4-0.

- aa. 285 Fullerton, LLC: #10-02264-I-3 (DuPage)

Mr. Bilotta moved to grant Intervenor, Glenbard T.H.S.D. #87, a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- bb. Edward Health Ventures: #10-00660-C-2 (Will)
Edward Health Ventures: #10-00663-C-3 (Will)

Mr. Bilotta 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 4-0.

- cc. Grand & Church, LLC: #10-02387-C-3 (DuPage)
York Tower Condo Assoc.: #10-02640-R-2 (DuPage)

Mr. Bilotta moved to grant Intervenor, Elmhurst S.U.S.D. #205, a final 30-day extension in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 4-0.

- dd. Elk Grove Theatre: #10-25468-C-2 (Cook – Elk Grove)
BP America: #10-25863-C-3 (Cook – Elk Grove)

Mr. Bilotta moved to grant Intervenor, T.H.S.D. #214 and Elk Grove C.C.S.D. #59, a final 30-day extension in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 4-0.

- ee. Klairmont Investments LLC: #10-24787-C-2 (Cook – Maine)
First American Properties, LLC: #10-25357-C-3 (Cook – Maine)
AT & T: #10-25373-C-3 (Cook – Maine)

Mr. Bilotta moved to grant Intervenor, 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 4-0.

- ff. Loeber Motors, Inc.: #10-23228-C-2 (Cook – Niles)
Developers Diversified Realty Corp: #10-24657-C-3 (Cook – Niles)
Nordstrom, Inc.: #10-24658-C-3 (Cook – Niles)
Skokie Cambridge Realty, LLC: #10-23222-C-3 (Cook – Niles)
Macy's: #10-23639-C-3 (Cook – Niles)
5757 LLC: #10-23807-C-3 (Cook – Niles)
CRP Holdings CLP: #10-24006-I-2 (Cook – Niles)
CVS Realty Company: #10-23246-C-2 (Cook – Niles)
Mark McCracken: #10-23252-I-3 (Cook – Niles)
HCGK, LLC: #10-24029-I-2 (Cook – Niles)
Old Orchard Shopping Center: #10-23765-C-3 (Cook – Niles)
Marino Dempster Menard: #10-24032-C-2 (Cook – Niles)
Lincoln Avenue Specialty Assets, LLC: #10-24545-I-2 (Cook – Niles)
Hwan Lee: #10-25367-C-2 (Cook – Niles)

Mr. Bilotta moved to grant Intervenor, Niles T.H.S.D. #219, a final 30-day extension to prepare and file evidence. Mr. Glorioso seconded the Motion and it carried 4-0.

- gg. Orland Park Memory Care, Inc.: #10-26090-C-2 (Cook – Orland)

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

- hh. Sarju Nair: #10-22870-C-2 (Cook – Evanston)

Mr. Bilotta moved to grant Intervenor, Evanston-Skokie C.C.S.D. #65, a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- ii. Carson Pirie Scott & Company: #10-24317-C-3 (Cook – Rich)

Mr. Bilotta moved to grant Intervenor, Matteson Public Library, a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- jj. First Personal Bank: #10-23223-C-2 (Cook – Orland)

Mr. Bilotta moved to grant Intervenor, Orland Park Public Library, a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- kk. Sterling Estates Homes Mobile Park: #10-23817-C-3 (Cook – Lyons)

Chairman Crist moved to grant Intervenor, S.D. #108, a final 30-day extension. Mr. Goral seconded the Motion and it carried 3-0 with Mr. Bilotta recusing.

- ll. Coca Cola Enterprises: #10-23081-I-3 (Cook – Niles)

Mr. Glorioso moved to grant Intervenor, Niles Public Library District, a final 30-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- mm. KNB Hospitality LLC: #10-01688-C-3 (Kane)

Mr. Bilotta moved to grant Intervenor, C.U.S.D. #300, a final 60-day extension. Chairman Crist seconded the Motion and it carried 4-0.

- nn. Presidential Inn: #10-23314-C-2 (Cook – Lyons)
Commonwealth Edison: #10-23823-I-2 (Cook – Lyons)
Thomas Carey Heirs: #10-23961-C-3 (Cook – Stickney)
First Avenue Investments: #10-24116-I-2 (Cook – Lyons)

Mr. Bilotta moved to grant Intervenor, J. Sterling Morton H.S.D. #201, a final 60-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 4-0.

- oo. Sun Steel Co., LLC: #10-26167-I-2 (Cook – Bloom)
Thornton Heights Terrace: #10-26627-C-3 (Cook – Bloom)
Highland Park CVS, LLC: #10-26739-C-2 (Cook – Bloom)

Mr. Bilotta moved to grant Intervenor, Chicago Heights S.D. #170, a final 60-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 4-0.

- pp. Joseph Rizza Enterprises: #10-25370-C-2 (Cook – Proviso)
Anthony Gentile: #10-25383-C-2 (Cook – Proviso)
Crown Enterprises: #10-25849-I-3 (Cook – Proviso)
Orange Crush: #10-25940-C-2 (Cook – Proviso)
Petsmart Inc. #420: #10-26045-C-2 (Cook – Proviso)
Frank Mugnolo: #10-26049-I-2 (Cook – Proviso)
Theodora Kardaras: #10-26268-I-2 (Cook – Proviso)
Target Corporation: #10-26370-C-3 (Cook – Proviso)

Mr. Bilotta moved to grant Intervenor, Proviso T.H.S.D. #209, a final 60-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 3-0 with Mr. Glorioso recusing.

- qq. AT & T Services, Inc.: #10-24180-C-3 (Cook – Bloom)
Tri Sons, LLC: #10-25350-I-2 (Cook – Bloom)
KMART #7289: 10-25850-C-2 (Cook – Bloom)
Ace Hardware: #10-25851-I-2 (Cook – Bloom)
Sun & Century Steel: #10-26148-I-3 (Cook – Bloom)
Behr Process Corporation: #10-26152-I-2 (Cook – Bloom)

Mr. Bilotta moved to grant Intervenor, Bloom T.H.S.D. #206, a final 60-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 4-0.

- rr. Terry Hansen: #10-03207-R-1 (Calhoun)

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

- ss. Bill Barrett: #11-00554-R-1 (Will)

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

- tt. James Fitzgerald: #07-22015-R-2 (Cook – New Trier)
Chong Bun Yap: #07-22014-R-2 (Cook – New Trier)

Mr. Glorioso moved to grant requests to reinstate in each of the appeals listed above. Mr. Bilotta seconded the Motion and it carried 4-0.

- uu. Rob Lamiot: #10-05200-R-1 (DuPage)

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

vv. Sandra Teschky: #10-02242-R-1 (DuPage)

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

ww. Christina Gaffney: #11-04731-R-1 (Kane)

Chairman Crist moved to deny the request to reinstate based on lack of jurisdiction. Mr. Glorioso seconded the Motion and it carried 4-0.

xx. Liberty Plaza LLC: #23826-C-3 (Cook – Rich)

Mr. Glorioso moved to deny Intervenor, Matteson Public Library's request to rescind default. Mr. Bilotta seconded the Motion and it carried 4-0.

yy. WRB Refining: #11-00025-I-3 (Madison)

Chairman Crist moved to grant a final 90-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

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

Mr. Glorioso moved to deny the Motion to reconsider. Mr. Goral seconded the Motion and it carried 4-0.

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

Mr. Glorioso moved to grant Taxing Bodies a final extension to Monday, 7-1-13, and to defer Pending Motions to the next Board Meeting scheduled June 11, 2013. Mr. Goral 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. Chairman Crist seconded the Motion and it carried 4-0.

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

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

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

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

As to Attachment F, 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, Chairman Crist moved to approve the attachment. Mr. Bilotta seconded the Motion and it carried 4-0 with Mr. Glorioso recusing on item number 25, 2010-224225-R-1 Welch.

Workload Report:

Mr. Apostol presented the monthly Workload Report for review and discussion. He reported new appeal filings have continued to increase at record numbers and now stands at over 50,000 statewide. He stated he continues to review new decision templates that could assist in accelerating the decision process. He reported he will be working with designated ALJ and IT staff to complete this and the online filing project in 2013.

6. Other Business

There was no other business before PTAB at this time.

7. Adjournment

Mr. Bilotta moved to adjourn the meeting at 11:05 a.m. The Motion was seconded by Chairman Crist and it carried 4-0.

Respectfully submitted,

Louis G. Apostol, JD, CAE
Executive Director

LGA/dl