Minutes of the
Property Tax Appeal Board Meeting
Held on July 9, 2013
Springfield, Illinois

1. **ROLL CALL:** Chairman Crist; Jim Bilotta; Kevin Freeman (via conference phone); 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 10:05 a.m.

Mr. Bilotta moved to allow Mr. Freeman to participate via conference call. Mr. Goral seconded the Motion and it carried 4-0.

2. **Approval of the Board Minutes for the June 11, 2013 Meeting:**

Mr. Goral moved to approve the Board Minutes of June 11, 2013 as presented. Mr. Freeman seconded the Motion and it carried 4-0 with Mr. Bilotta abstaining.

3. **Executive Director’s Report:**

Mr. Apostol reported on the status of the approved FY 14 budget. He stated the budget has been approved but is still waiting for the Governor’s final signature.

Mr. Apostol presented an update on the CMS IT / PTAB consolidation project. He reported this project is moving forward and expects this process to be completed within the next month or two. He further reported once the website is completed staff will complete the on-line filing program.
Mr. Apostol reported that David Egan began his tenure as PTAB’s Information Systems Analyst I and is currently reviewing PTAB’s systems procedures. He stated David will be instrumental in developing PTAB’s web based systems and for implementation of on-line filing and other projects. Mr. Apostol reported he is pleased to have both David Suarez and David Egan managing PTAB’s IT database and programs and looks forward to improving all systems going forward. He further stated the July Board meeting documents have been completed by the new IT staff.

Mr. Apostol reported the replacement ALJs and clerical staff are doing very well at this time. He further stated that several improvements in processing incoming appeals and related mail have been realized over the previous year.

Mr. Apostol reported on PTAB’s proposed rule changes for the Regulatory Agenda. He stated the recommended changes have been published in Volume 37, Issue 27 of the Illinois Register, dated July 5, 2013.

Mr. Apostol reported on the status of open positions and recruitment of replacement staff for FY 14. He stated PTAB currently has (31) thirty-one full-time staff with (3) three open positions at this time.

Mr. Apostol reported on PTAB’s need for additional space for the Springfield Office, due to a 33% increase in new appeal filings from previous years. He stated he is working with the Stratton Office Building Manager and Capitol Architect in an attempt to alleviate the current space problem.

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 informed the Board the status of appeals pending before PTAB will be addressed under the “Other Business” section of the Agenda.

Mr. Apostol reminded the Board the next PTAB meeting is scheduled for Tuesday, August 13th at 10:00 a.m. in the Springfield office.

Mr. Goral moved for approval of the Executive Director’s Report. Mr. Bilotta seconded the Motion and it carried 5-0.
4. **Discussion of Motions**

a. **Daniel B. Light**: #10-02478-F-2 (Lake)

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

b. **Badger Holdings LLC**: #11-02593-R-2 (Kendall)

   Mr. Glorioso moved to grant the Kendall County Board of Review a final 90-day extension. Chairman Crist seconded the Motion and it carried 5-0.

c. **Tyler Bluff Townhome Associates**: #11-02054-R-3 (Kane)

   Mr. Glorioso moved to grant the Kane County Board of Review a final 90-day extension. Chairman Crist seconded the Motion and it carried 5-0.

d. **James S. Nash**: #11-00390-R-1 (Tazewell)

   Louis & Delores Kouri & Trust: #11-00391-C-1 (Tazewell)

   Louis & Delores Kouri & Trust: #11-00392-C-1 (Tazewell)

   Christopher Vonhake: #11-00303-C-1 (Tazewell)

   Richard & Cheryl Miller: #11-00492-R-1 (Tazewell)

   Mr. Glorioso moved to grant the Tazewell 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.

e. **MidCountry Bank**: #10-02416-C-3 (Williamson)

   Mr. Glorioso moved to grant the Williamson County Board of Review a final 90-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

f. **Armstrong World Industries**: #11-00636-I-3 (Kankakee)

   Mr. Glorioso moved to grant the Kankakee County Board of Review a final 90-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

g. **Sears, Roebuck & Company**: #11-00333-C-3 (Kankakee)

   Mr. Glorioso moved to grant the Kankakee County Board of Review a final 90-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

h. **Village Center Development Inc**: #11-20378-R-1 (Cook – Riverside)
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.

i. Marriott International, Inc.: #10-28842-C-3 (Cook – Palatine)

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

j. Rigaberto Guerra: #11-20359-R-1 (Cook - Cicero)
William McGrath: #11-20358-R-2 (Cook – Evanston)
Bernice Valantinas: #11-20357-R-1 (Cook – Evanston)
Dolores Kowalski: #11-20119-R-1 (Cook – Norwood Park)
Mr. Bilotta moved to grant a final 30-day extension in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 5-0.

k. William Funke: #11-20696-R-1 (Cook – Oak Park)
Maureen Forest: #11-20169-R-1 (Cook – River Forest)
Sarina Butler: #11-20154-R-1 (Cook – River Forest)
Seclanda Gellineau: #11-20153-R-1 (Cook – River Forest)
Thomas Irvin: #11-20152-R-1 (Cook – River Forest)

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

l. Nathan Stelzer: #11-20502-R-1 (Cook – Rogers Park)
Paul Pezalla: #11-20766-C-1 (Cook – Oak Park)
Mike Adams: #11-20770-C-1 (Cook – Cicero)
United Central Bank: #11-20772-R-1 (Cook – Evanston)
Granvil Specks: #11-20779-R-1 (Cook – Evanston)

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

m. Lowell Balman Great Mercy & Love, LLC: #11-02120-I-1 (Kane)

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

n. Norma Seidman: #11-31994-R-1 (Cook – Niles)
White Oak Properties Group: #11-32000-R-1 (Cook – Hyde Park)
Peryam & Kroll Research Corporation: #11-32003-C-3 (Cook – Jefferson)
Shops of Orland Park, LLC: #11-32006-C-2 (Cook – Orland)
Iwanicki Fourth Family Ltd Ptshp: #11-32007-R-1 (Cook – Jefferson)
Ed Cressy: #11-32011-R-1 (Cook – Northfield)
LaSalle Holdings, LLC: #11-32014-C-1 (Cook – Hyde Park)
Bally Total Fitness Corporation: #11-32016-C-2 (Cook – Schaumburg)
Steven Seidman: #11-32018-C-1 (Cook – Jefferson)
Imperial Realty Company: #11-32021-C-3 (Cook – Jefferson)
Bradford Hughes: #11-32023-R-1 (Cook – Northfield)
KBS Realty Advisors: #11-32031-C-3 (Cook – Schaumburg)
Allan Kandelman: #11-32032-I-2 (Cook – Northfield)
Nicholas Catranis: #11-32033-C-1 (Cook – Jefferson)
Imperial Realty Company: #11-32043-C-3 (Cook – Jefferson)
Canaan Presbyterian Church: #11-32057-C-1 (Cook – Northfield)
7501 Industrial Drive, LLC: #11-32060-I-1 (Cook – Proviso)
SMIII/KBS Realty Advisors: #11-32061-C-1 (Cook – Schaumburg)
KSO Metalfab, Inc.: #11-32083-I-1 (Cook – Hanover)
Evergreen Alliance Golf Limited LP: #11-32084-C-2 (Cook – Northfield)
White Eagle Spring & Wire Forms Mfg.: #11-32085-I-1 (Cook – Jefferson)
Schorsch Village: #11-32156-C-1 (Cook – Jefferson)
Southwick Courtyards II, LLC: #11-32162-R-1 (Cook – Rich)
7240 South Shore Development, LLC: #11-32163-R-1 (Cook – Niles)
Park National Bank: #11-32164-C-1 (Cook – Rich)
FDIC/Colliers (Shore Bank): #11-32166-C-1 (Cook – Proviso)
TVP Color Graphics, Inc.: #11-32169-I-2 (Cook – Hanover)
Sauk Trail LLC: #11-32172-R-1 (Cook – Bloom)
Centro Properties Group/Olympia Corners: #11-32175-C-2 (Cook – Rich)
Daniel Cysewski: #11-32176-I-1 (Cook – Niles)
White Oak Properties Group: #11-32177-R-1 (Cook – Hyde Park)
Alan Washer: #11-32188-R-1 (Cook – Hyde Park)
Orbitz Group, LLC: #11-32190-C-3 (Cook – Orland)
David Becerra: #11-32193-R-1 (Cook – Jefferson)
Boris Berns: #11-32201-R-1 (Cook – Northfield)
BRE/HV Properties, LLC: #11-32365-C-2 (Cook – Schaumburg)
Go To Logistics: #11-32499-I-1 (Cook – Proviso)
Steven Spinell: #11-32500-C-1 (Cook – Hanover)
Maxine Christian: #11-32501-C-1 (Cook – Proviso)
Evergreen Alliance Gold Limited LP: #11-32504-C-2 (Cook – Proviso)

Mr. Freeman moved to grant a final 60-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 5-0 with Mr. Glorioso recusing on items #11-32060-I-1, #11-32166-C-1, #11-32499-I-1, #11-32501-C-1, and #11-32504-C-2.

o. James Erwin: #10-03114-C-3 (DuPage)

Mr. Goral moved to grant a final 30-day extension to Intervenor, C.C.S.D. #93, and Intervenor, Glenbard T.H.S.D. #87. Mr. Glorioso seconded the Motion and it carried 5-0.

p. Geneva On The Dam Building Assoc: #11-01993-C-3 (Kane)

Mr. Freeman moved to grant Intervenor, Geneva C.U.S.D. #304, a final 60-day extension. Mr. Goral seconded the Motion and it carried 5-0.
q. Robert Bosch, LLC:  #10-25680-I-3 (Cook – Proviso)

Mr. Freeman moved to grant Intervenor, Broadview Public Library District, a final 60-day extension. Mr. Goral seconded the Motion and it carried 4-0 with Mr. Glorioso recusing.

r. Harris Bank:  #10-27121-C-2 (Cook – Palatine)

Mr. Goral moved to grant Intervenor, Palatine T.H.S.D. #211, a final 30-day extension. Chairman Crist seconded the Motion and it carried 5-0.

s. Macy’s Home Store:  #10-25950-C-3 (Cook – Schaumburg)

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

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

Mr. Freeman moved to grant Intervenor, Manteno C.U.S.D. #5, a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

u. Brian Porter:  #09-35151-R-3 (Cook – New Trier)

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

v. Carson Pirie Scott & Company:  #10-26961-C-3 (Cook – New Trier)

Mr. Freeman moved to grant Intervenors, New Trier T.H.S.D. #203, Wilmette Park District, and Village of Wilmette, a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 5-0.

w. Allied Tube & Conduit:  #09-34482-I-2 (Cook – Thornton)

Mr. Goral moved to grant Intervenor, Hazel Crest S.D. #152.5 a final 90-day extension. Chairman Crist seconded the Motion and it carried 5-0.

x. Florence Boone:  #10-27626-R-2 (Cook – New Trier)

Susan Goldschmidt:  #10-27627-R-2 (Cook – New Trier)
Mr. Bilotta moved to grant Intervenors, New Trier T.H.S.D. #203 and Glencoe S.D. #35, a final 60-day extension in each of the appeals listed above. Mr. Goral seconded the Motion and it carried 5-0.

y. Jim Compton: #10-26963-C-2 (Cook – Hanover)

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

z. Distribution Plus, Inc.: #10-26388-I-2 (Cook – Elk Grove)

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

aa. Aldi, Inc.: #10-03425-C-3 (DuPage)

Mr. Bilotta moved to grant Intervenors, Glenbard T.H.S.D. #87 and C.C.S.D. #89, a final 45-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

bb. Aldi, Inc.: #10-03427-C-3 (DuPage)

Mr. Bilotta moved to grant Intervenor, Wheaton-Warrenville C.U.S.D. #200, a final 45-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

cc. Realty Associates Properties, LLC: #10-03555-I-3 (DuPage)

Mr. Goral moved to grant Intervenor, Glenbard T.H.S.D. #87, a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

dd. Bryan Sord: #10-27756-C-2 (Cook – Orland)
Agrani, Inc.: #10-28328-C-3 (Cook – Orland)

Chairman Crist moved to grant Intervenor, Orland S.D. #135, a final 60-day extension in each of the appeals listed above. Mr. Goral seconded the Motion and it carried 5-0.

ee. Jan Pasternak: #10-23857-R-1 (Cook – Maine)

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

ff. Brian Borchardt: #10-01843-R-1 (Stephenson)
Brian & Marci Borchardt: #10-01844-R-1 (Stephenson)
Brian & Marci Borchardt: #10-01848-R-1 (Stephenson)
Brian & Marci Borchardt: #10-01892-R-1 (Stephenson)
Brian & Marci Borchardt: #10-01902-R-1 (Stephenson)

Mr. Freeman moved to deny the request to reinstate and reschedule hearing in each appeal listed above. Mr. Glorioso seconded the Motion and it carried 5-0.

gg. Thomas E. Kiehl: #07-29525-R-1 (Cook – Palatine)

Mr. Glorioso moved to deny the request to modify decision. Chairman Crist seconded the Motion and it carried 5-0.

hh. Evelyn C. Michaels: #10-26579-C-3 (Cook – New Trier)

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

ii. Laura Teer: #11-04550-R-1 (Sangamon)

Mr. Glorioso moved to reinstate the appeal. Chairman Crist seconded the Motion and it carried 5-0.

jj. Syed Sohail: #11-05726-R-1 (DuPage)

Chairman Crist moved to deny the request to reinstate the appeal pursuant to Section 1910.50(h) of the rules of the PTAB and Section 16-185 of the Property Tax Code. Mr. Freeman seconded the Motion and it carried 5-0.

kk. Elmhurst Landmeier Properties: #10-29452-R-1 (Cook – Elk Grove)

Mr. Glorioso moved to reinstate the appeal and notify the Board of Review. Mr. Bilotta seconded the Motion and it carried 5-0.

ll. Jack Larsen: #10-30844-R-1 (Cook – Palatine)

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

mm. Ron Walsh: #11-20612-C-2 (Cook – Oak Park)

Mr. Glorioso moved to deny the request to reinstate appeal. Mr. Bilotta seconded the Motion and it carried 5-0.
nn. Luis Alvarez: #11-20686-C-1 (Cook – Berwyn)

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

oo. Alan Washer (Value Properties, Inc.): #10-32075-R-1 (Cook – Thornton)

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

pp. Vantage Homes, Inc.: #10-04617-R-1 (St. Clair)

Mr. Glorioso moved to vacate the default. Chairman Crist seconded the Motion and it carried 5-0.

qq. Glenn Burchett: #10-02030-R-1 (Kane)

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

rr. R. Panatera: #10-33453-C-1 (Cook – S. Chicago)
Anthony Evans: #10-33681-C-1 (Cook – W. Chicago)
S.A. Hasan: #10-33711-C-1 (Cook – Hanover)
George Tzaksi: #10-33799-I-1 (Cook – S. Chicago)
Felipe Hernandez: #10-33805-C-1 (Cook – W. Chicago)
Sean Kelly: #10-33905-C-1 (Cook – W. Chicago)
Stanley R. Stann: #10-34242-I-1 (Cook – Leyden)
Andy’s Deli: #10-34695-I-1 (Cook – W. Chicago)
Michelle Gomez: #10-34846-C-1 (Cook – W. Chicago)
Chicago Title Lant T: #10-35016-R-1 (Cook – New Trier)
Woodfield Lakes Office: #10-33651-C-1 (Cook – Schaumburg)
NPLTN Pontiac & Mazda: #10-33655-C-3 (Cook – Schaumburg)
Forty Foot High Realty: #10-33665-I-3 (Cook – Wheeling)
824 W. Superior Commercial: #10-34516-C-3 (Cook – W. Chicago)
One South State St LLC: #10-34616-C-3 (Cook – S. Chicago)
American Chartered Bank: #10-31912-C-1 (Cook – S. Chicago)
Vee Properties South: #10-25805-I-1 (Cook – Lyons)
941 California TRC LLC: #10-29845-I-1 (Cook – W. Chicago)
Marathon: #10-30259-C-1 (Cook – W. Chicago)
Andy’s Deli: #10-30596-C-1 (Cook – Jefferson)
3701 W. 128th LLC: #10-30861-I-2 (Cook – Worth)
RLR Investments LLC: #10-31002-I-3 (Cook – W. Chicago)
Roy Huffman: #10-34963-I-1 (Cook – W. Chicago)
New Jackson Hotel: #10-31310-C-2 (Cook – W. Chicago)
Hadeil Salha: #10-33910-C-1 (Cook – W. Chicago)
James Demos: #10-26596-C-1 (Cook – Proviso)

Mr. Bilotta moved to deny the request to accept late filed evidence and default the BOR in each of the above referenced appeals. Chairman Crist seconded the Motion and it carried 5-0 with Mr. Glorioso recusing on item #10-26596-C-1.

ss. See Attached Detailed Listing of Appeals:

Chairman Crist moved to deny the Cook County Board of Review’s request, Motion to Vacate Default for Failure to Submit Evidence dated 6-14-2013. Mr. Freeman seconded the Motion and it carried 5-0.

5. Attachments

Decisions A-F 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. Bilotta moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 4-0 with Mr. Goral recusing.

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

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

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

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

Workload Report:
Mr. Apostol presented the monthly Workload Report for review and discussion. He reported new appeal filings have increased significantly over the previous year. He stated staff will continue to review new decision templates that may assist in accelerating the decision process. He further reported he will be working with designated ALJ and IT staff to complete this and the online filing projects in 2013.

6. **Other Business**

(1) **Review of Appeals Pending before PTAB**
Mr. Apostol presented an update on the status of ongoing appeals before PTAB for information. He stated he is working with the Chief Administrative Law Judge to bring the outstanding appeals to conclusion ASAP.

(2) **Subpoenas for Hiawatha Development Corporation #10-02190-C-1**
Chairman Crist reviewed the file and subsequent Subpoena Request. Upon further review, the Chairman deemed the Subpoenas to be unnecessary and, as such, denied the request.

7. **Adjournment**

Mr. Freeman moved to adjourn the meeting at 11:55 a.m. Mr. Bilotta seconded the Motion and it carried 5-0.

Respectfully submitted,

Louis G. Apostol, JD, CAE
Executive Director

LGA/dl