



State of Illinois  
**PROPERTY TAX APPEAL BOARD**

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**LOUIS G. APOSTOL**  
*Executive Director & General Counsel*

**Minutes of the  
Property Tax Appeal Board Meeting  
Held on July 14, 2015  
Springfield, Illinois**

- 1. Roll Call:** Jim Bilotta; Mauro Glorioso, and Jerry White (Acting).  
Kevin Freeman was not present due to international travel.

**Staff:** Louis G. Apostol, JD, CAE, Executive Director & General Counsel;  
Steve Waggoner, Chief Administrative Law Judge;  
Dianne Lerman, Recording Secretary.

Mr. Glorioso, as senior member, presided over the meeting. The meeting convened at 10:00 a.m.

- 2. Approval of Board Minutes from the June 15, 2015 Meeting:**

Mr. White moved to approve the Board Minutes of June 15, 2015 as presented. Mr. Bilotta seconded the Motion and it carried 3-0.

- 3. Adoption or Amendments to the Agenda:**

Mr. Bilotta moved to adopt the Agenda as presented. Mr. White seconded the Motion and it carried 3-0.

- 4. Executive Director's Report**

Mr. Apostol reviewed the year end FY15 budget and related operational developments at PTAB. He stated PTAB has expended 93.9% of its appropriation through June and PTAB ended the year under budget. He further stated PTAB exceeded its budget projections and will end FY15 with 25,385 decisions for a 28% increase over FY14. He reported all Temporary and 75-Day staff ended their service on June 30<sup>th</sup>. He further reported PTAB received approval and is in the process of reviewing candidates for (2) Appraisal Specialist II (ALJ) staff at the Springfield office.

**BOARD MEMBERS**

Kevin L. Freeman  
*Chicago*

Mauro Glorioso  
*Westchester*

Jim Bilotta  
*Lockport*

Jerry White (Acting)  
*Springfield*

Mr. Apostol presented an update on PTAB's FY16 budget appropriation. He reported he, and selected staff, continue to meet with AFSCME in Springfield, Peoria and Champaign to work out the parameters of a new contract. He further reported PTAB is making significant progress in reducing the backlog of appeals but expressed concern that potential budget reductions could delay the review and final decision process.

Mr. Apostol reported he continues to attend the Governor's Cabinet Meeting in Springfield and Chicago as part of the ongoing FY16 budget process. He further reported the Governor's staff continues to work with agency directors to assist in reviewing operations to reduce the projected budget deficit.

Mr. Apostol presented an update on the progress of new IT initiatives, some of which are as follows:

- New computers have been installed in Des Plaines to replace the older equipment. A network line was installed in the back storage room area and a workstation set up. This will also allow for a phone line in that area once VoIP is implemented in Des Plaines.
- The Voice over Internet Protocol (VoIP) phones has been delivered for the Springfield conversion using FY15 funds. The equipment has been designated for PTAB inventory. Springfield is scheduled to switch over to VoIP in January, 2016. Des Plaines is tentatively scheduled to switch in the beginning of 2017. Some wiring updates will be required in Springfield before the conversion. This project is being driven by CMS and they are handling all of the particulars.
- IT staff attended CMS BCCS IT Coordinator meeting.

Mr. Apostol again thanked the IT and Management staff for their excellent performance, cooperation and assistance in implementing new system initiatives.

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

Mr. Apostol reported the PTAB's Proposed Regulatory Agenda is moving forward at this time.

Mr. Apostol reminded the Board the next meeting is scheduled for Wednesday, August 12<sup>th</sup> at 10:00 a.m. in Springfield.

Mr. White moved to accept the Executive Director's Report. Mr. Bilotta seconded the Motion and it carried 3-0.

**5. Discussion of Motions**

- a. Ron & Carla Covers: #14-02951-F-1 (McHenry)  
Diane Wesolowski: #14-02952-R-1 (McHenry)  
John Sclafani: #14-02953-C-1 (McHenry)  
Charles & Bobette Maj: #14-02955-R-1 (McHenry)  
Robert Richter/Diana Tate: #14-02958-R-1 (McHenry)  
Gerald & Erin Risch: #14-02961-R-1 (McHenry)  
Thomas Gries: #14-02964-C-1 (McHenry)  
John Conley: #14-02968-F-1 (McHenry)  
Todd Mugler: #14-02970-R-1 (McHenry)  
John Garven: #14-02974-C-1 (McHenry)

Mr. Glorioso moved to grant a final 60-day extension in each of the appeals listed above. Mr. Bilotta seconded the Motion and it carried 3-0.

- b. Richard Stiles: #14-02374-R-1 (Kane)

Mr. Glorioso moved to grant a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 3-0.

- c. Bayview Loan Servicing: #14-21131-I-1 (Cook – Bremen)

Mr. Glorioso moved to grant a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 3-0.

- d. Bottomline Innovators II LLC Series 911: #14-00378-R-1 (Lake)  
Bottomline Innovators II LLC Series 911: #14-00392-R-1 (Lake)  
Bottomline Innovators II LLC Series 911: #14-00403-R-1 (Lake)  
Bottomline Innovators II LLC Series 911: #14-00410-R-1 (Lake)  
Bottomline Innovators II LLC Series 911: #14-00412-R-1 (Lake)  
Dearborn Street Holdings LLC: #14-00419-C-2 (Lake)

Mr. Glorioso moved to grant a final 60-day extension in each of the appeals listed above. Mr. Bilotta seconded the Motion and it carried 3-0.

- e. Tom Le: #14-00518-R-1 (Kendall)  
1845 Marketview Dr., Steven Spinell: #14-01364-C-1 (Kendall)

Mr. Glorioso moved to grant a final 60-day extension in each of the appeals listed above. Mr. Bilotta seconded the Motion and it carried 3-0.

- f. MB Financial Bank: #14-00525-R-1 (Kane)

Mr. Glorioso moved to grant a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 3-0.

- g. American Enterprise Bank: #14-00979-R-1 (Will)  
American Enterprise Bank: #14-01149-R-1 (Will)

Mr. Glorioso moved to grant a final 60-day extension in each of the appeals listed above. Mr. Bilotta seconded the Motion and it carried 3-0.

- h. Oswego Senior Apartments, LP: #14-01538-C-2 (Kendall)

Mr. Glorioso moved to grant a 60-day extension. Mr. Bilotta seconded the Motion and it carried 3-0.

- i. Caparra, LLC: #13-00181-C-1 (Kankakee)  
Caparra, LLC: #13-00184-C-1 (Kankakee)  
Caparra, LLC: #13-00186-C-1 (Kankakee)  
Caparra, LLC: #13-00187-C-1 (Kankakee)  
Caparra, LLC: #13-00188-C-1 (Kankakee)  
Caparra, LLC: #13-00192-C-1 (Kankakee)  
Caparra, LLC: #13-00193-C-1 (Kankakee)  
Caparra, LLC: #13-00194-C-1 (Kankakee)  
Caparra, LLC: #13-00195-C-1 (Kankakee)

Mr. Glorioso moved to grant a final 60-day extension to the Kankakee County Board of Review in each of the appeals listed above. Mr. Bilotta seconded the Motion and it carried 3-0.

- j. Dewalin Painter: #14-00103-R-1 (Greene)

Mr. Glorioso moved to grant a final 60-day extension to the Greene County Board of Review. Mr. Bilotta seconded the Motion and it carried 3-0.

- k. Kim & Diann Helnore: #14-00793-R-1 (Boone)

Mr. Bilotta moved to grant a 15-day extension to the Boone County Board of Review. Mr. White seconded the Motion and it carried 3-0.

- l. Lonnie Byers: #14-00187-C-1 (Tazewell)  
Jed Joesting: #14-00190-R-1 (Tazewell)

Mr. Bilotta moved to grant Review a final 60-day extension to the Tazewell County Board in each of the appeals listed above. Mr. White seconded the Motion and it carried 3-0.

- m. Graybar Electric Company, Inc.: #13-03347-I-2 (DuPage)

Mr. Glorioso moved to grant Intervenor, Village of Glendale Heights, a 60-day extension. Mr. White seconded the Motion and it carried 3-0.

- n. SPG Green Garden Country Club: #13-00454-C-3 (Will)

Mr. Bilotta moved to grant Intervenor, Peotone C.U.S.D. #207-U, a final 60-day extension. Mr. White seconded the Motion and it carried 3-0.

- o. Marcheschi Enterprises, LLC: #13-31496-C-3 (Cook – Niles)  
Alicia International: #13-31771-R-2 (Cook – Niles)

Mr. Glorioso moved to grant Intervenors, Niles Elementary S.D. #71 and Niles T.H.S.D. #219 a 60 day extension in Marcheschi Enterprises, LLC: in docket number #13-31496-C-3; and a final 60 day extension in Alicia International: docket number #13-31771-R-2. Mr. Bilotta seconded the Motion and it carried 3-0.

- p. HCR-ManorCare: #10-35644-C-3 (Cook – Worth)

Mr. Bilotta moved to grant a 60-day extension to Intervenor, Oak Lawn/Hometown S.D. #123. Mr. White seconded the Motion and it carried 3-0.

- q. Selex LLC: #13-31767-R-2 (Cook – Niles)

Mr. Bilotta moved to grant a 60-day extension Intervenors, East Prairie S.D. #73 and Niles T.H.S.D. #219. Mr. White seconded the Motion and it carried 3-0.

- r. Central DuPage Health: #13-03718-C-3 (DuPage)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor, Wheaton Warrenville C.U.S.D. #200. Mr. White seconded the Motion and it carried 3-0.

- s. Joanne Whigham: #13-03551-C-3 (DuPage)

Mr. Bilotta moved to grant a final 60-day extension to Intervenors, College of DuPage #502, Lake Park H.S.D. #108, Medinah Elementary S.D. #11, Medinah Park District, and Roselle Public Library District. Mr. White seconded the Motion and it carried 3-0.

- t. Sherwin Jarol: #13-25310-R-3 (Cook – New Trier)

Mr. Bilotta moved to grant a final 60-day extension to Intervenors, Avoca S.D. #37 and New Trier H.S.D. #203. Mr. White seconded the Motion and it carried 3-0.

- u. Ferguson Enterprises: #13-30790-I-2 (Cook – Thornton)

Mr. Bilotta moved to grant a 30-day extension to Intervenor, Thornton T.H.S.D. #205. Mr. White seconded the Motion and it carried 3-0.

- v. ART Mortgage Borrower Propco 2010-4 LLC: #13-01205-I-3 (Ogle)

Mr. Bilotta moved to grant a 30-day extension to Intervenors, Creston C.C.S.D. #161, Flagg-Rochelle Public Library, and Rochelle T.H.S.D. #212. Mr. White seconded the Motion and it carried 3-0.

- w. Kingston Hotel Group: #13-04315-C-3 (St. Clair)

Mr. Bilotta moved to grant a final 60-day extension to Intervenors, Southwestern Illinois College and Central S.D. #104. Mr. White seconded the Motion and it carried 3-0.

- x. Charles Meyer Rental LLC: #13-04364-C-3 (St. Clair)

Mr. Bilotta moved to grant a final 60-day extension to Intervenors, Central S.D. #104, O'Fallon T.H.S.D. #203, and Southwestern Illinois College #522. Mr. White seconded the Motion and it carried 3-0.

- y. Baldi-Hoobayr Equities LLC: #13-25545-C-2 (Cook – Orland)  
Sears Holdings Corporation: #13-25979-C-3 (Cook – Orland)  
Macy's: #13-26033-C-3 (Cook – Orland)

Mr. Bilotta moved to grant a final 30-day extension to Intervenors, Orland Park Public Library, Village of Orland Park, Orland Fire Protection District, S.D. #230,

and S.D. 135, in each of the appeals listed above. Mr. White seconded the Motion and it carried 3-0.

- z. First Midwest Bank: #13-27586-C-2 (Cook – Orland)  
James M. Hughes: #13-27643-C-2 (Cook – Orland)  
James M. Hughes: #13-27647-C-2 (Cook – Orland)  
Jeffrey A. Kowalis: #13-27649-C-3 (Cook – Orland)

Mr. Bilotta moved to grant a final 30-day extension to Intervenor, Orland Fire Protection District, Orland Park Public Library, S.D. #135, S.D. #230, and Village of Orland Park, in each of the appeals listed above. Mr. White seconded the Motion and it carried 3-0.

- aa. Target Corporation: #13-24927-C-3 (Cook – Barrington)

Mr. Bilotta moved to grant Intervenor, Poplar Creek Public Library District, a final 30-day extension. Mr. White seconded the Motion and it carried 3-0.

- bb. James Lococo: #13-27588-C-3 (Cook – Leyden)

Mr. Bilotta moved to grant Intervenor, Mannheim S.D. #83, a final 30-day extension. Mr. White seconded the Motion and it carried 3-0.

- cc. Park Ace Hardware: #13-26603-C-2 (Cook – Orland)

Mr. Bilotta moved to grant a final 30-day extension to Intervenor, Orland Fire Protection District, Kirby S.D. #140, and C.H.S.D. #230. Mr. White seconded the Motion and it carried 3-0.

- dd. Jeffrey A. Kowalis: #13-27648-C-2 (Cook – Orland)

Mr. Bilotta moved to grant a final 30-day extension to Intervenor, Kirby S.D. #140 and Consolidated H.S.D. #230. Mr. White seconded the Motion and it carried 3-0. Mr. White seconded the Motion and it carried 3-0.

- ee. 1440 Hubbard LLC: #13-27592-C-2 (Cook – West Chicago)  
Arro Corporation: #13-27653-I-2 (Cook – Hyde Park)  
Target Corporation: #13-27861-C-2 (Cook – Hyde Park)  
U.S. Equities Realty: #13-27949-C-2 (Cook – West Chicago)  
Jose Lopez: #13-28621-C-2 (Cook – Hyde Park)  
Kmart #4729: #13-28649-C-3 (Cook – West Chicago)  
Steven Andolino: #13-29051-I-3 (Cook – Jefferson)

Mr. Bilotta moved to grant a final 30-day extension to Intervenor, Board of Education of the City of Chicago, in each of the appeals listed above. Mr. White seconded the Motion and it carried 3-0.

- ff. Janet Ettawageshik: #12-26603-R-1 (Cook – Worth)

Mr. Bilotta moved to reinstate appeal and set it for hearing. Mr. Glorioso seconded the Motion and it carried 3-0.

- gg. Clingan Steel Co.: #14-20042-I-1 (Cook – Elk Grove)

Mr. Bilotta moved to reinstate the appeal and notify the Cook County Board of Review. Mr. Glorioso seconded the Motion and it carried 3-0.

- hh. Ruben Hernandez: #13-20442-C-1 (Cook – Rogers Park)

Mr. Bilotta moved to deny the request to reinstate. Mr. White seconded the Motion and it carried 3-0.

- ii. Polychem Holdings, Incorporated: #13-32358-I-1 (Cook – Bloom)  
Metropolitan Bank Group: #13-32138-C-2 (Cook – Thornton)  
Wayne 6333-41 Pulaski, LLC: #13-33002-C-2 (Cook – Jefferson)

Mr. Bilotta moved to reinstate appeals and notify the Cook County Board of Review in each of the appeals listed above. Mr. White seconded the Motion and it carried 3-0.

- jj. Medinah Country Club: #12-03931-C-3 (DuPage)  
Medinah Country Club: #13-04025-C-3 (DuPage)

Mr. Glorioso moved to grant the Motion to Stay until the 2015 and 2016 appeals are certified in each of the appeals listed above. Mr. White seconded the Motion and it carried 3-0.

- kk. Lashon Defell: #12-29839-R-1 (Cook – Thornton)

Mr. Bilotta moved to reinstate appeal and set it for hearing. Mr. White seconded the Motion and it carried 3-0.

- ll. Dolton Limited Partnership: #09-36036-C-2 (Cook – Thornton)

Mr. Glorioso moved to Issue an amended decision establishing a new decision date. Mr. Bilotta seconded the Motion and it carried 3-0.

mm. Nick Penesis: #09-26090-R-1 (Cook – Jefferson)

Mr. White moved to deny the request for an amended decision and wait for outcome of Administrative Review complaint. Mr. Bilotta seconded the Motion and it carried 3-0.

nn. Brennan Investment Group, LLC: #13-29116-I-3 (Cook – Leyden)

Mr. Glorioso moved to reinstate appeal and notify the Cook County Board of Review. Mr. White seconded the Motion and it carried 3-0.

## **6. Attachments**

### **Decisions A-F and Z**

As to Attachment A, Mr. Bilotta moved to approve the amended attachment with the exception of 14-01032-R-1. Mr. White seconded the Motion and it carried 3-0.

As to Attachment B, Mr. Bilotta moved to approve the amended attachment with the exception of 09-32677-R-1. Mr. White seconded the Motion and it carried 3-0.

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

As to Attachment D, Mr. Bilotta moved to approve the attachment. Mr. White seconded the Motion and it carried 3-0.

As to Attachment E, Mr. Glorioso moved to approve the attachment. Mr. White seconded the Motion and it carried 3-0.

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

As to Attachment Z, Mr. Bilotta moved to approve the attachment. Mr. White seconded the Motion and it carried 3-0.

### **Workload Report**

Mr. Apostol presented and reviewed the Workload Report under the Executive Director's Report. This report reflects open appeals at the beginning of the year, new appeals added during the year, appeals closed during the year and appeals pending at the end of the year. He reported PTAB had another productive year closing a record 25,385 decisions. This reflects a 28% increase over FY14. The Board expressed their appreciation to Mr.

Apostol and staff for a very productive year in FY15. Mr. Apostol thanked the Board and staff for their cooperation and assistance in FY15 and looks forward to another productive year in FY16.

**7. Other Business**

Mr. Apostol reviewed the request of the Civic Federation of Chicago regarding the appeal process and information. He stated he is working with IT to prepare workload reports and information.

**8. Adjournment**

Mr. White moved to adjourn the meeting at 11:30 a.m. Mr. Bilotta seconded the Motion and it carried 3-0.

Respectfully submitted,

Louis G. Apostol, JD, CAE  
Executive Director & General Counsel

LGA/dl