Meeting of the
Property Tax Appeal Board
November 15, 2016 – 10:00 a.m.
Springfield, Illinois

1. Roll Call

2. Approval of Minutes from Previous Meeting

3. Adoption or Amendments to the Agenda

4. Executive Director’s Report

5. Discussion of Motions

a. David Morris: #15-28845-R-1 (Cook – Lake View)
Myron Androw: #15-28849-C-2 (Cook – Lake View)
Jessica Koo: #15-28852-C-1 (Cook – Lake View)
Dan Stafford: #15-28855-R-1 (Cook – Lake View)
Joykutty Skariah: #15-28877-R-1 (Cook – Lake View)
Tonnette Williams: #15-28934-C-1 (Cook – Lake)
Ray Larson: #15-28941-R-1 (Cook – Lake)
Victoriano Avila: #15-28969-C-1 (Cook – Lake)
Berna Florian: #15-29045-C-1 (Cook – Lake)

In each of the appeals listed above, Appellant originally filed with the PTAB on 3-28-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional unspecified extension to submit evidence.
b. Kenneth Krauss: #15-27918-C-1 (Cook – Worth)
Jashmin Mayberry: #15-27922-R-1 (Cook – Rich)
Beata Kwak: #15-27923-R-1 (Cook – Worth)
Kazi Ahzar: #15-27924-R-1 (Cook – Worth)

In each of the appeals listed above, Appellant originally filed with the PTAB on 3-25-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional 30-day extension for the completion of an appraisal report for each of the above referenced appeals.

c. Cameel Halim: #15-25909-R-1 (Cook – New Trier)

Appellant originally filed with the PTAB on 3-14-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional 60-day extension to submit supporting evidence.

d. Jim Johnson Properties, LLC: #15-27293-R-2 (Cook – Lake View)

Appellant originally filed with the PTAB on 3-18-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional 60-day extension for the receipt and submission of additional evidence.

e. Chris & Grace Lee: #15-28677-R-1 (Cook – Lake View)

Appellant originally filed with the PTAB on 3-28-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional 30-day extension for the completion of an appraisal. Letter from appraiser (10-12-16) indicates a backlog of appraisal requests as reason for the need of additional time.

f. J.C. Penney Company, Inc.: 15-05069-C-3 (DuPage)

Appellant originally filed with the PTAB on 4-18-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional 30-day extension to complete, review, and submit evidence.

g. Beor Fund 1, LLC: #15-04180-C-1 (Lake)
Beor Fund 1, LLC: #15-04198-C-1 (Lake)

In each of the appeals listed above, Appellant originally filed with the PTAB on 3-30-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional 30-day extension to provide written documentary evidence.
h. Exelon Generation Co., LLC: #15-02751-I-3 (DeWitt)

Appellant originally filed with the PTAB on 4-4-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional 90-day extension due to the complexity of preparing evidentiary and documentary materials and contentions of law with regard to the assessment of this nuclear power station.

i. David Sieben: #15-03766-R-1 (Lake)

Appellant originally filed with the PTAB on 3-29-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional extension until June of 2017. Appellant states the property in question is located on an island which cannot be accessed after the first week of November and because of the uniqueness, a qualified appraiser has been difficult to acquire.

j. US Downers Grove, LLC: #15-04947-C-3 (DuPage)

Appellant originally filed with the PTAB on 4-21-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional 30-day extension to acquire additional data because the property recently sold.

k. The Grove Assoc. Ltd. Partnership: #15-04925-C-3 (DuPage)

Appellant originally filed with the PTAB on 4-21-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional 30-day extension for the completion of an appraisal.

l. Arland Shelist: #15-04775-R-1 (Lake)
   Joel Resnick: #15-04776-R-1 (Lake)
   Steve Shapiro: #15-04777-R-1 (Lake)
   Richard Superfine: #15-04778-R-1 (Lake)

In each of the appeals listed above, Appellant originally filed with the PTAB on 3-29-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional 30-day extension for the completion of an appraisal report for each appeal.
m. Midwest Generation, LLC: #15-00284-I-3 (Tazewell)

Appellant originally filed with the PTAB on 2-5-16. A total of 180-days has been granted for the submission of evidence. Appellant is requesting an additional 180-day extension to work through discussions with county and township assessment officials due to the complexity and larger assessment in dispute. Property is an older merchant coal fired generating plant.

n. Midwest Generation, LLC: #15-00682-I-3 (Will)
Midwest Generation, LLC: #15-00683-I-3 (Will)
Midwest Generation, LLC: #15-00684-I-3 (Will)

In each of the appeals listed above, Appellant originally filed with the PTAB on 2-10-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional 180-day extension to work through discussions with county and township assessment officials due to the complexity and larger assessment in dispute. Property is an older merchant coal fired generating plant.

o. Noman Junejo: #15-29826-C-2 (Cook – Lake)
Kinan Junejo: #15-29827-C-2 (Cook – Lake)
Maggie Jagielski, LL&M Management: #15-29830-R-2 (Cook – Lake)
Leslie Ho: #15-29831-C-2 (Cook – Lake)
Ghani Emarat Investments: #15-29833-C-2 (Cook – Lake)
Robert Contreras: #15-29908-R-2 (Cook – Lake View)
Joseph D’Agostino: #15-29912-R-2 (Cook – Lake View)
Robert Goodman: #15-29925-R-2 (Cook – Lake View)
Robert Goodman: #15-29929-R-2 (Cook – Lake View)
2525 Partners LLC: #15-29979-R-2 (Cook – Lake View)
Paul Tsang: #15-29992-C-2 (Cook – Lake View)
Paul Tsang: #15-29993-C-2 (Cook – Lake View)
Habeeba Shariff: #15-29996-C-2 (Cook – Lake View)
Abu Salahuuddin: #15-29997-C-3 (Cook – Lake View)
Abu Salahuuddin: #15-29998-C-2 (Cook – Lake View)
Paul Quetschke: #15-30000-C-2 (Cook – Lake View)
Violet Ortiz: #15-30001-C-2 (Cook – Lake View)
Rambler Loft Condo: #15-30002-R-2 (Cook – Lake View)
Edgewater One Condo: #15-30003-R-2 (Cook – Lake View)
Josephine Luk: #15-30004-C-2 (Cook – Lake View)
Tom Meirink: #15-30034-R-2 (Cook – Lake View)
Jonathan McClintock: #15-30035-R-2 (Cook – Lake View)
Tom Lesh: #15-30042-R-2 (Cook – Lake View)
Gail Harkavy: #15-30053-R-2 (Cook – Lake View)
In each of the appeals listed above, Appellant originally filed with the PTAB on March of 2016. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional 60-day extension to compile evidence and formulate legal arguments.
In each of the appeals listed above, Appellant originally filed with the PTAB on 3-30-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional 60-day extension to compile evidence and formulate legal arguments.

r.  
Marcia Baumgartner: #15-04902-R-1 (DuPage)  
Jeffrey Janda: #15-04905-R-1 (DuPage)  
Kenneth & Diane Gaspar: #15-04906-R-1 (DuPage)  
Ryan Kelly: #15-04907-R-1 (DuPage)  
Joseph Chang: #15-04948-C-2 (DuPage)  
IPX Metrowest Investors: #15-04982-C-3 (DuPage)  

In each of the appeals listed above, Appellant originally filed with the PTAB on 4-21-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional 60-day extension to compile evidence and formulate legal arguments.
In each of the appeals listed above, Appellant originally filed with the PTAB on 3-16-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional 90-day extension to compile and submit documentation.
t. Peter Zomaya: #15-29803-R-1 (Cook – Lake)
Joseph Wronkiewicz: #15-29804-R-1 (Cook – Lake)
Louise Wint: #15-29805-C-1 (Cook – Lake)
Javier Torres: #15-29806-R-1 (Cook – Lake)
Arturo Tapia: #15-29807-R-1 (Cook – Lake)
Melvin Sprolls: #15-29808-R-1 (Cook – Lake)
Celina Sima: #15-29809-R-1 (Cook – Lake)
David Perry: #15-29810-R-1 (Cook – Lake)
Walter O’Malley: #15-29811-R-1 (Cook – Lake)
Mark Nowak: #15-29812-C-1 (Cook – Lake)
Ray & Rosemary Mazzola: #15-29813-C-1 (Cook – Lake)
Ray & Rosemary Mazzola: #15-29814-R-1 (Cook – Lake)
Maria Mazzola: #15-29815-R-1 (Cook – Lake)
Juan Martinez: #15-29816-C-1 (Cook – Lake)
Juan Martinez: #15-29817-R-1 (Cook – Lake)
Juan Martinez: #15-29818-R-1 (Cook – Lake)
Juan Martinez: #15-29819-C-1 (Cook – Lake)
Juan Martinez: #15-29820-C-1 (Cook – Lake)
Gloria Marshall-Figueroa: #15-29821-R-1 (Cook – Lake)
Jian Hong Li: #15-29822-R-1 (Cook – Lake)
Richard Lenart: #15-29823-R-1 (Cook – Lake)
Michael Karr: #15-29824-C-1 (Cook – Lake)
Kenneth Karr: #15-29825-C-1 (Cook – Lake)
Dorothy Jonak/Trust #004628: #15-29828-C-1 (Cook – Lake)
Donald & Dawn Hayner: #15-29832-R-1 (Cook – Lake)
Dan & Helen Garcia: #15-29834-R-1 (Cook – Lake)
John Gaggini: #15-29835-C-1 (Cook – Lake)
Jose Flores: #15-29836-C-1 (Cook – Lake)
Brian Fahey: #15-29837-R-1 (Cook – Lake)
Bill Dowell: #15-29838-C-1 (Cook – Lake)
Chris Dimas: #15-29839-R-1 (Cook – Lake)
Andreas Dimas: #15-29840-R-1 (Cook – Lake)
Eva Chow: #15-29841-R-1 (Cook – Lake)
Mariano Caruso: #15-29842-R-1 (Cook – Lake)
Tom Byrd: #15-29843-R-1 (Cook – Lake)
Era Butler: #15-29844-R-1 (Cook – Lake)
Marvin Baucam: #15-29845-C-1 (Cook – Lake)
Raymond Auyeung: #15-29846-R-1 (Cook – Lake)
Ken Hedeen: #15-29858-R-1 (Cook – Lake View)
Ken Hedeen: #15-29859-R-1 (Cook – Lake View)
Mary Hedeen: #15-29860-R-1 (Cook – Lake View)
Mary Henneman: #15-29861-R-1 (Cook – Lake View)
Jason Ingham: #15-29862-R-1 (Cook – Lake View)
Bob & Maria Jacobson:  #15-29863-R-1 (Cook – Lake View)
Jason Ingham:  #15-29864-R-1 (Cook – Lake View)
Luciana Hyla:  #15-29865-R-1 (Cook – Lake View)
Stephen Jelinek:  #15-29866-R-1 (Cook – Lake View)
Mary Johnson:  #15-29867-R-1 (Cook – Lake View)
Bernard Joyce:  #15-29868-R-1 (Cook – Lake View)
Rizwan Khan:  #15-29869-R-1 (Cook – Lake View)
David Kovy:  #15-29870-R-1 (Cook – Lake View)
Christina Kraemer:  #15-29871-R-1 (Cook – Lake View)
Henry Kramzyk:  #15-29872-R-1 (Cook – Lake View)
Leonard Krietz:  #15-29874-R-1 (Cook – Lake View)
Gerald Lange & Cheryl Hill:  #15-29877-R-1 (Cook – Lake View)
Tim Langhenry:  #15-29879-R-1 (Cook – Lake View)
Bob Burnett:  #15-29882-R-1 (Cook – Lake View)
Dick Carlson:  #15-29884-R-1 (Cook – Lake View)
Thomas Carmody:  #15-29886-R-1 (Cook – Lake View)
Brandon Carpenter:  #15-29888-R-1 (Cook – Lake View)
Brandon Carpenter:  #15-29890-R-1 (Cook – Lake View)
Brandon Carpenter:  #15-29892-R-1 (Cook – Lake View)
Brandon Carpenter:  #15-29894-R-1 (Cook – Lake View)
Eric Carpenter:  #15-29896-R-1 (Cook – Lake View)
Robert Casey:  #15-29897-R-1 (Cook – Lake View)
Linda Charlip:  #15-29899-R-1 (Cook – Lake View)
Marsha Centanno:  #15-29901-R-1 (Cook – Lake View)
Dorothy Chastain:  #15-29902-R-1 (Cook – Lake View)
Jean Chen:  #15-29904-R-1 (Cook – Lake View)
Jean Chen:  #15-29906-R-1 (Cook – Lake View)
John Conlisk & Janet Treuhaft:  #15-29907-R-1 (Cook – Lake View)
Michelle Corday:  #15-29909-R-1 (Cook – Lake View)
Rudy Dobrich:  #15-29913-R-1 (Cook – Lake View)
Solomon & Shmoney Eshu:  #15-29915-R-1 (Cook – Lake View)
Piedad Esparza:  #15-29917-R-1 (Cook – Lake View)
Robert Feie:  #15-29918-R-1 (Cook – Lake View)
Patrick Folan:  #15-29919-R-1 (Cook – Lake View)
Daniel Gans:  #15-29920-R-1 (Cook – Lake View)
Amparo Garza-Lane:  #15-29921-R-1 (Cook – Lake View)
Marek Golec:  #15-29922-R-1 (Cook – Lake View)
Robert Goodman:  #15-29927-R-1 (Cook – Lake View)
Robert Goodman:  #15-29931-R-1 (Cook – Lake View)
Paul Gordon:  #15-29933-R-1 (Cook – Lake View)
Ronald Hansen:  #15-29937-R-1 (Cook – Lake View)
Patricia Handlin & George Taylor:  #15-29939-R-1 (Cook – Lake View)
Hayakawa Properties:  #15-29942-R-1 (Cook – Lake View)
Donald/Dawn/James Hayner: #15-29943-R-1 (Cook – Lake View)
Kathleen Brown: #15-29948-R-1 (Cook – Lake View)
Kathleen Brown: #15-29949-R-1 (Cook – Lake View)
Kathleen Brown: #15-29950-R-1 (Cook – Lake View)
Kathleen Brown: #15-29951-R-1 (Cook – Lake View)
Michael Brown: #15-29952-R-1 (Cook – Lake View)
Michael Brown: #15-29953-R-1 (Cook – Lake View)
Michael Brown: #15-29954-R-1 (Cook – Lake View)
Paul Brown: #15-29955-R-1 (Cook – Lake View)
Suzanne Brown: #15-29956-R-1 (Cook – Lake View)
Karl Anderson: #15-29960-R-1 (Cook – Lake View)
Steven & Barbara Balkin: #15-29962-R-1 (Cook – Lake View)
Dorothy Behof: #15-29963-R-1 (Cook – Lake View)
Charles Bernardi: #15-29965-R-1 (Cook – Lake View)
Charles Bernardi: #15-29967-R-1 (Cook – Lake View)
Charles Bernardi: #15-29970-R-1 (Cook – Lake View)
Charles Bernardi: #15-29971-R-1 (Cook – Lake View)
Carl & Marcelline Blake: #15-29972-R-1 (Cook – Lake View)
Brad Boehmer: #15-29973-R-1 (Cook – Lake View)
Tom & Susan Boin: #15-29974-R-1 (Cook – Lake View)
Timothy Bradley: #15-29975-R-1 (Cook – Lake View)
Kathleen Brown: #15-29976-R-1 (Cook – Lake View)
Kathleen Brown: #15-29977-R-1 (Cook – Lake View)
Kathleen Brown: #15-29978-R-1 (Cook – Lake View)
Laura & Karl Albensoeder: #15-29980-R-1 (Cook – Lake View)
Dudley Beryler: #15-29981-R-1 (Cook – Lake View)
David Yau: #15-29989-R-1 (Cook – Lake View)
Michael Wiest: #15-29990-R-1 (Cook – Lake View)
Richard & Sue Volkman: #15-29991-R-1 (Cook – Lake View)
Timothy Streckert: #15-29994-C-1 (Cook – Lake View)
Negus Solomon: #15-29995-C-1 (Cook – Lake View)
Paul Quetschke & Co: #15-29999-R-1 (Cook – Lake View)
Carol Krenger: #15-30005-R-1 (Cook – Lake View)
Bozena Kozakowski: #15-30006-R-1 (Cook – Lake View)
Edward Lamark: #15-30007-R-1 (Cook – Lake View)
Sophia & Angelo Travlos: #15-30017-R-1 (Cook – Lake View)
Paul Tsang: #15-30018-R-1 (Cook – Lake View)
Don Turner: #15-30020-R-1 (Cook – Lake View)
Marjorie Van De Rostyne: #15-30021-R-1 (Cook – Lake View)
Don Wiener: #15-30022-R-1 (Cook – Lake View)
Carl Overhuls: #15-30024-R-1 (Cook – Lake View)
Carol Ortega: #15-30025-R-1 (Cook – Lake View)
David Nikolich: #15-30026-C-1 (Cook – Lake View)
David Nikolic: #15-30031-R-1 (Cook – Lake View)
Judy & Phillip Nash: #15-30033-R-1 (Cook – Lake View)
Haruye Matsushima: #15-30038-R-1 (Cook – Lake View)
Murray Manus: #15-30039-R-1 (Cook – Lake View)
Chris Mahieu: #15-30041-R-1 (Cook – Lake View)
Nathaniel Lawrence: #15-30045-R-1 (Cook – Lake View)
Jack Lavin: #15-30047-R-1 (Cook – Lake View)
Judd Larned: #15-30048-R-1 (Cook – Lake View)
Jim Langhenry: #15-30049-R-1 (Cook – Lake View)
Ronald Hansen: #15-30054-R-1 (Cook – Lake View)
Robert Goodman: #15-30055-R-1 (Cook – Lake View)
Robert Goodman: #15-30056-R-1 (Cook – Lake View)
Hyon Sook Damen: #15-30057-C-1 (Cook – Lake View)
Kit Chan: #15-30058-R-1 (Cook – Lake View)
John & George Boudouvas: #15-30060-C-1 (Cook – Lake View)
Charles Bernardi: #15-30061-C-1 (Cook – Lake View)
Merrill Becker: #15-30062-C-1 (Cook – Lake View)
Charles Yost: #15-30063-R-1 (Cook – Lake View)
John Yonan: #15-30064-R-1 (Cook – Lake View)
M. Diana York: #15-30065-R-1 (Cook – Lake View)
Fred & Holly Wolforth: #15-30066-R-1 (Cook – Lake View)
John Willis: #15-30067-R-1 (Cook – Lake View)
Carl Overhuls: #15-30069-R-1 (Cook – Lake View)
Carl Overhuls: #15-30070-R-1 (Cook – Lake View)
David Painter: #15-30072-R-1 (Cook – Lake View)
Barbara Parkinson: #15-30073-R-1 (Cook – Lake View)
Paul Quetschke & Co.: #15-30077-R-1 (Cook – Lake View)
Joe Schmit: #15-30078-R-1 (Cook – Lake View)
Elizabeth Schwarz: #15-30079-R-1 (Cook – Lake View)
Carol Shansky: #15-30081-R-1 (Cook – Lake View)
Louis Sharp: #15-30082-R-1 (Cook – Lake View)
George Spataro: #15-30083-R-1 (Cook – Lake View)
George Spataro: #15-30084-R-1 (Cook – Lake View)
Michael Spencer: #15-30085-R-1 (Cook – Lake View)
Anthony Tonino: #15-30088-R-1 (Cook – Lake View)
Jason Tran: #15-30091-R-1 (Cook – Lake View)
Sophia & Angelo Travlos: #15-30092-R-1 (Cook – Lake View)
John Willis: #15-31950-R-1 (Cook – Lake View)

In each of the above appeals, Appellant originally filed with the PTAB on 3-28-16. A total of 30-days has been granted for the submission of evidence. Appellant is requesting an additional 90-day extension for filing written evidence.
u. Tahir Sheikh: #15-28419-C-1 (Cook - Lake)

Appellant originally filed with the PTAB on 3-25-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional 45-day extension for the completion of an appraisal. Letter from appraiser (10-17-16) indicates a 21-day delay in completion.

v. Michael Shields: #15-03521-R-1 (Lake)

Appellant originally filed with the PTAB on 3-26-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional unspecified extension due to recent surgery and failed attempts to receive information from Grant Township in Lake County.

w. Presence Healthcare: #15-02221-C-3 (Champaign)
Presence Healthcare: #15-02222-C-3 (Champaign)

In each of the appeals listed above, Appellant originally filed with the PTAB on 3-17-16. A total of 90-days has been granted for the submission of evidence. Appellant is requesting an additional unspecified extension due to a 2015 exemption application that is currently pending.

x. Exelon Generation Co., LLC: #14-03166-I-3 (DeWitt)

Appellant originally filed with the PTAB on 4-14-15. A total of 270-days has been granted for the submission of evidence. Appellant is requesting an additional 90-day extension to file evidence and contentions of law due to the complexity of preparing evidentiary and documentary materials with regard to the assessment of this nuclear power station.

y. David Loughnane: #15-05104-R-1 (McHenry)

The McHenry County Board of Review was notified of the above filing on 7-14-16. A total of 90-days has been granted for the submission of evidence. The BOR is requesting an additional 60-day extension to discuss an agreement with the Appellant and the Township Assessor.
z. Carson Pirie Scott and Company: #15-05012-C-3 (DuPage)  
   L.B. Anderson & Company, Inc.: #15-05070-C-3 (DuPage)
   
   In each of the appeals listed above, the DuPage County Board of Review was notified of filings on 4-15-16. A total of 90-days has been granted for the submission of evidence. The BOR is requesting an additional 60-day extension to gather and submit evidence.

aa. Aker Realty Corp.: #15-00021-C-1 (Coles)
   
   The Coles County Board of Review was notified of the above filing on 6-24-16. A total of 90-days has been granted for the submission of evidence. The BOR is requesting an additional unspecified extension to submit evidence.

bb. Milam Landfill Waste Management: #15-04822-I-3 (St. Clair)
   
   The St. Clair County Board of Review was notified of the above filing on 7-14-16. A total of 90-days has been granted for the submission of evidence. The BOR is requesting an additional 60-day extension due to a very heavy workload and a small staff.

c. Edward Siebart, TTEE: #15-04965-R-1 (Jersey)  
   Michael Henrich: #15-05015-F-1 (Jersey)
   
   In each of the appeals listed above, the Jersey County Board of Review was notified of filings on 7-29-16. A total of 90-days has been granted for the submission of evidence. The BOR is requesting an additional 90-day extension due to a limited staff and 2016 re-assessments.

dd. Edward & Janice Wood: #15-02588-C-2 (Lake)  
   Christopher Shaw: #15-02595-C-1 (Lake)  
   Choice Capital: #15-02597-C-1 (Lake)
   
   In each of the appeals listed above, the Lake County Board of Review was notified of filings on 5-19-16 with a due date of 8-17-16. On 8-15-16, the BOR sent in possible stipulations for each appeal with a further request for a 90-day extension if the stipulations were rejected. Each Appellant rejected the stipulation provided by the BOR. The BOR requests the additional 90-day extension to submit an appraisal and/or applicable evidence.
In each of the appeals listed above, the Lake County Board of Review was notified of filings on 7-14-16. A total of 90-days has been granted for the submission of evidence. The BOR is requesting an additional 120-day extension for filing evidence.

ARGEM, LLC: #14-28316-C-2 (Cook – Palos)

Intervenors, C.H.S.D. #230, Green Hills Public Library, and S.D. #118, originally filed with the PTAB on 3-17-15. A total of 90-days has been granted for the submission of evidence. Intervenors are requesting an additional 90-day extension for the completion of an appraisal. Letter from appraiser (9-29-16) indicates professional commitments as reason for extension request of 90-days.

BRE/ESA P Portfolio: #15-03531-C-3 (Lake)

Intervenor, Woodland S.D. #50, originally filed with the PTAB on 7-18-16. A total of 90-days has been granted for the submission of evidence. Intervenor is requesting an additional 60-day extension to submit evidence or a brief. Settlement discussions regarding this appeal are being conducted.

CRP-2 Holdings Bannockburn, LLC: #15-02426-C-2 (Lake)

Intervenor, Bannockburn S.D. #106, originally filed with the PTAB on 7-18-16. A total of 90-days has been granted for the submission of evidence. Intervenor is requesting an additional 60-day extension to submit evidence or a brief. Settlement discussions regarding this appeal are being conducted.

C. Landings, LLC: #15-03553-C-2 (Lake)

Intervenor, Deerfield Park District, originally filed with the PTAB on 6-27-16. A total of 90-days has been granted for the submission of evidence. Intervenor is requesting an additional 60-day extension to compile and submit evidence.
jj. Gerald Bernat: #15-00466-C-2 (Kane)

Intervenor, Huntley C.S.D. #158, originally filed with the PTAB on 3-28-16. A total of 150-days has been granted for the submission of evidence. Intervenor is requesting an additional 60-day extension to compile and submit evidence.

kk. Marquardt S.D. #15: #14-02996-I-2 (DuPage)

Intervenor (owner), SVF Swift Center, LLC, originally filed with the PTAB on 4-22-16. A total of 90-days has been granted for the submission of evidence. Intervenor is requesting an additional 60-day extension.

ll. Midwest Generation, LLC: #14-00728-I-3 (Will)

Intervenor, Joliet T.H.S.D. #204, originally filed with the PTAB on 7-26-16. A total of 90-days has been granted for the submission of evidence. Intervenor is requesting an additional unspecified extension for the completion of an appraisal.

mm. Midwest Generation, LLC: #14-00729-I-3 (Will)

Intervenor, Rockdale Elementary S.D. #84, originally filed with the PTAB on 7-26-16. A total of 90-days has been granted for the submission of evidence. Intervenor is requesting an unspecified extension for the completion of an appraisal.

nn. Ingrid Peters: #15-23525-R-2 (Cook – N. Trier)

Intervenor, New Trier T.H.S.D. #203, originally filed with the PTAB on 6-30-16. A total of 90-days has been granted for the submission of evidence. Intervenor is requesting an additional 60-day extension to analyze the Appellant’s evidence to determine whether or not to obtain an updated 2013 appraisal of the subject property.

oo. Gregory Yurovsky: #15-23673-R-2 (Cook – N. Trier)
Angie Goldberg: #15-24546-R-2 (Cook – Maine)

In each of the appeals listed above, Intervenors, N. Trier T.H.S.D. #203 and Glencoe S.D. #35, originally filed with the PTAB on 6-30-16. A total of 90-days has been granted for the submission of evidence. Intervenors are requesting an additional 60-day extension, settlement discussions have commenced but the parties have not yet agreed upon a stipulated value.
pp. Patricia O’Connor: #11-29570-R-1 (Cook – Proviso)

Appellant, represented by counsel, originally filed with the PTAB on 5-4-12 and requested an oral hearing. A “No Change” decision was drafted on the evidence and was mailed to all parties on 9-23-16. Per correspondence received 10-4-16, Appellant’s counsel is requesting the PTAB vacate the 9-23-16 decision and schedule this matter for hearing.

qq. Robert Zessar: #11-33886-R-1 (Cook – Lake View)

Appellant, represented by counsel, originally filed with the PTAB on 12-7-15. A decision was drafted on the evidence as “A Reduction” and mailed to all parties on 9-23-16. Per correspondence received 10-20-16, Appellant’s counsel is requesting the PTAB vacate the 9-23-16 decision and dismiss the appeal. An appeal had been filed with the BOR on behalf of the condominium association which resulted in an assessment lower than that established by the PTAB.

rr. Kraft Foods, Inc.: #15-00250-I-3 (Madison)

Intervenor, Granite City C.U.S.D. #9, represented by counsel, originally filed with the PTAB on 3-25-16. A total of 180-days has been granted with the latest being a Final and expiring on 10-13-16. Per request received 10-6-16, Intervenor’s counsel is requesting an additional 30-day extension for the completion of an appraisal report and confirms in the request that the current deadline for filing evidence is 10-13-16. Counsel states (via email) that the Final Extension was not received.

ss. Blue Star Properties: #15-23924-C-2 (Cook – Evanston)

Appellant, represented by counsel, originally filed with the PTAB on 2-19-16 requesting a 60-day extension to submit evidence. An initial review of the filing indicated missing information (including Appellant’s assessment request) from the appeal form and a checklist along with a 30-day extension was granted on 6-2-16 expiring on 7-2-16. The requested information was not received and the appeal was dismissed on 10-4-16. Per a Motion received 10-7-16, Appellant’s counsel is requesting the PTAB reinstate the appeal and grant a 60-day extension. Motion states the 6-2-16 PTAB letter was not received by counsel.
tt. Sharon Lynch: #11-34577-R-1 (Cook – Wheeling)

Appellant originally hand delivered this 2011 appeal to the Des Plaines Office on 5-31-16. Appellant included a copy of the Final Administrative Decision from the PTAB for the 2010 assessment year dated 4-22-16. An initial review of the appeal indicated the deadline for filing a 2011 appeal with the PTAB was 5-23-16 (Monday). The 2011 appeal was dismissed for Untimely Filing on 9-20-16. Per correspondence received 10-6-16, Appellant is requesting the PTAB reinstate this appeal stating the original decision was mailed to counsel representing her for the 2010 appeal only and a copy of this decision was forwarded to her on 5-11-16 (a copy of this envelope is included). Appellant secondly states that she was on vacation from 5-13-16 to 5-24-16 and did not get the mail (her decision) until 5-27-16.

uu. Glenn Burchett: #13-02529-R-1 (Kane)

Appellant, represented by counsel, originally filed with the PTAB on 3-14-14. All evidence was received and the appeal was set for hearing on 10-3-16 in Kane County at 4:00 p.m. This notice was electronically sent on 7-28-16 and a “Read Receipt” was received from the Appellant’s counsel. The appeal was dismissed on 10-7-16 for failure to appear at the hearing. Per correspondence received 10-21-16, Appellant’s counsel requests the appeal be reinstated and rescheduled for hearing and included a signed affidavit stating the Hearing Notice was not received by counsel.

vv. William & Jeannette Brendel: #15-05327-C-1 (Jersey)

Appellants originally filed with the PTAB on 4-21-16 (Thursday) from a Jersey County Final Decision dated 3-21-16. The last day to file from this decision was 4-20-16 (Wednesday). Appeal was dismissed for Untimely Filing on 10-4-16. Per correspondence received 10-13-16, Appellants are requesting the PTAB +reinstate the appeal stating they believe the Final 2015 Notice dated 3-21-16, is 30-days apart from the postmark date of 4-21-16, the date PTAB received the appeal.

ww. Vinery Loft Condo Assn.: #15-27228-R-3 (Cook – Lake View)

Appellant, represented by counsel, originally filed a Residential Appeal consisting of 34 condominium units with the PTAB on 3-17-16. An initial review indicated missing documentation and an incomplete checklist with a 30-day extension was sent on 7-14-16 with a due date of 8-13-16. Counsel returned to the PTAB a brief asserting one unit sold in 2014 for a price of $365,000. Counsel then calculated
the value of entire condominium complex based on one sale. In Motion, attorney contends the PTAB received the completed petition by certified mail.

xx. Eric Feldman: #15-23925-R-1 (Cook – Rogers Park)

Appellant, represented by counsel, originally filed with the PTAB on 2-19-16 requesting a 60-day extension to submit evidence. An initial review of the filing indicated missing information (including Appellant’s assessment request) from the appeal form and a checklist along with a 30-day extension was granted on 6-2-16 expiring on 7-2-16. Counsel submitted completed appeal form including evidence of a recent sale on 6-23-16. Evidence was deemed insufficient and the appeal was dismissed on 10-4-16. A Motion was received on 10-14-16 from Appellant’s counsel requesting the PTAB reinstate the appeal and including an affidavit that all relevant material was mailed to our office on 6-23-16.

yy. Best Buy #492: #15-02419-C-3 (Jackson)

Appellant, represented by counsel, originally filed with the PTAB on 3-25-16. All evidence was complete except a Board of Review Final Decision was not included. An incomplete checklist with a 30-day extension was sent to the Appellant on 6-23-16 with a due date of 7-23-16 for the receipt of this BOR decision. On 6-29-16, the PTAB received the requested evidence but a review indicated the appeal was filed beyond the 30-day notice date of 2-17-16. The appeal was dismissed for untimely filing on 10-4-16. Per correspondence received 10-18-16, Appellant has filed a Motion to Reinstate the 2015 Appeal with the PTAB. Motion states the BOR Final Decision was not mailed to the correct address and was only received on 5-13-16 via fax after inquiries and requests for it months prior from the Appellant’s counsel. Appellant’s counsel did attend the 2015 BOR hearing on 2-16-16 and stated that a telephone inquiry to the BOR regarding the decision for this hearing on 3-28-16 indicated the decision had not been mailed yet but counsel states the decision was mailed on 2-17-16 to the landlord of the property in question even though the BOR was aware that the Appellant (Best Buy #492) was the tenant and was represented by counsel.

zz. John Boedeker: #14-03532-C-3 (St. Clair)

Intervenor, Village of Fairmont City, was denied a further extension and defaulted on 9-14-16. A total of 225-days had been granted with the latest being a Final Extension. Intervenor has entered a Motion to Strike the Appellant’s Evidence as of 9-19-16. Motion states the Intervenor attempted several times to inspect the subject property, including leaving voice messages, but that all attempts were unsuccessful which necessitates the need for this Motion. This Motion was forwarded to the Appellant’s counsel. Appellant’s counsel responded to this
Motion on 9-30-16. Response states the Intervenor was repeatedly invited to inspect the property at any time and was informed via multiple phone conversations that an inspection was a right. Response further states the subject property is staffed full-time 5-days a week and the Intervenor’s consultant did not appear or turned away. Finally, the Appellant’s counsel states their office can find no evidence of the referenced phone calls and messages and have attached a signed affidavit.

aaa. Marquardt School District No. 15: #12-03872-I-3 (DuPage)

The above matter is set for hearing at 9:00 AM, November 29, 2016 at the offices of the PTAB in Springfield. The matter is an undervaluation complaint filed by the school district and the owner/taxpayer has intervened. One of the issues in the appeal is the appropriateness of Assessor/BOR granting an assessment reduction due to vacancy.

(1) The taxpayer/Intervenor has filed a motion to transfer the hearing from Springfield to either the PTAB's offices in Des Plaines or the offices of the BOR in Wheaton, DuPage County. The basis of the motion is the argument that it is more convenient and less expensive for the parties and potential witnesses to have the hearing conducted in either Des Plaines or Wheaton.

(2) Taxpayer/Intervenor request for issuance of subpoenas for the attendance of witnesses. The Taxpayer/Intervenor is requesting the PTAB issue subpoenas for witnesses to explain the initial proposed assessment, the vacancy policies and procedures for each office and the determination of the final assessment by the BOR. The requested subpoenas are for:

Carl Peterson – BOR member
Anthony Bonavolonta – BOR member
John Dabrowski – Bloomingdale Township Assessor
Sharonlee Kaus – Chief Commercial Deputy Assessor

6. Attachments

- Decisions A – F and Z
- Workload Report

7. Other Business
8. Adjournment
ATTACHMENT A

The Following Items Will Be Presented for
The Property Tax Appeal Board's Approval on November 15, 2016

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ATTACHMENT A

The Following Items Will Be Presented for
The Property Tax Appeal Board's Approval on November 15, 2016

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**ATTACHMENT A**

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The Property Tax Appeal Board's Approval on November 15, 2016

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The Property Tax Appeal Board's Approval on November 15, 2016

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The Following Items Will Be Presented for
The Property Tax Appeal Board's Approval on November 15, 2016

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The Property Tax Appeal Board's Approval on November 15, 2016

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ATTACHMENT B

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ATTACHMENT B

The Following Items Will Be Presented for
The Property Tax Appeal Board's Approval on November 15, 2016

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ATTACHMENT E

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