



**State of Illinois**  
**PROPERTY TAX APPEAL BOARD**

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**Minutes of the**  
**Property Tax Appeal Board Meeting**  
**Held on August 8, 2017**  
**Des Plaines, Illinois**

- 1. Roll Call:** Chairman Mauro Glorioso; Jim Bilotta; Kevin Freeman; Dana D. Kinion (via conference call); and Robert J. Steffen.

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

Mr. Glorioso convened the Meeting at 10:00 a.m.

Mr. Steffen moved to allow Mrs. Kinion to participate in the meeting via the conference phone. Mr. Bilotta seconded the Motion and it carried 3-0.

- 2. Approval of Board Minutes from July 11, 2017 Meeting.**

Mrs. Kinion moved to approve the Board Minutes of July 11, 2017 as presented. Mr. Bilotta seconded the Motion and it carried 4-0.

- 3. Adoption or Amendments to the Agenda**

Mr. Steffen moved to accept the Agenda as presented. Mr. Bilotta seconded the Motion and it carried 4-0.

Mr. Freeman arrived at 10:10 a.m.

- 4. Executive Director's Report**

Mr. Apostol reviewed PTAB's current operations for FY18 and the July 31<sup>st</sup> Financial Statement. He reported the GOMB directed all agencies to hold back 10% of the approved

**BOARD MEMBERS**

Kevin L. Freeman  
*Chicago*

Jim Bilotta (Acting)  
*Lockport*

Robert J. Steffen  
*South Barrington*

Dana D. Kinion  
*Springfield*

budget. He noted this will reduce PTAB's overall budget by over \$560,000 and delay filling open positions.

Mr. Apostol reported on the progress of PTAB's IT scanning project. He stated staff scanned approximately 21,200 (2016 tax year) appeals and completed docketing on all files.

Mr. Apostol reported PTAB expended only 7.3% of the approved budget due to cost reductions. He added, negotiations with Labor Relations / AFSCME are still ongoing at this time.

Mr. Apostol reported on PTAB's staffing issues and the recruitment of Ascha Nickell from GOMB, to replace Becky Hesse who retired last December. He further reported only (1) 75-Day staff continues to work in Springfield at this time. He expressed concern regarding the budget holdback and PTAB's ability to address the increased volume of new appeals.

Mr. Apostol reviewed the vendor contract previously distributed to the Board. He stated this contract was approved by CMS and would allow Becky Hesse to continue to work at PTAB through August 31<sup>st</sup> and beyond, if necessary. After some discussion, Mr. Freeman moved to approve the contract. Mr. Bilotta seconded the Motion and it carried 5-0. The Board directed Mr. Apostol to execute the contract and coordinate with CMS.

Mr. Apostol reported PTAB and the Cook County Board of Review management staff met on July 18<sup>th</sup> in Des Plaines. He again stated these meetings are held to assist both agencies in coordinating workload / IT issues, and operational opportunities to help assist in addressing the significant increase in the number of appeals coming to both organizations.

Mr. Apostol reported he participated in the July 31<sup>st</sup> DoIT Project Manager / Executive Director conference call and attended the Director's Meeting Update on August 3<sup>rd</sup> in Chicago. He further reported PTAB is participating in the Cluster 2 group with of all new IT systems scheduled for implementation by June 30, 2018.

Mr. Apostol reported on his participation in the Governor's "Council of Counsels" meeting on August 3<sup>rd</sup>. He stated topics for review and discussion included, the "Administrative Law Reform Report" and the "Supreme Court in Review" just to name a few.

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

Mr. Freeman moved to accept the Executive Director's Report. Mr. Steffen seconded the Motion and it carried 5-0.

## **5. Discussion of Motions**

- a. Arie Zoller: #15-36118-R-1 (Cook – W. Chicago)  
Jose Larios: #15-39159-C-1 (Cook – Jefferson)

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

- b. Alden Fox River Horizon LP: #15-01306-C-2 (Kane)

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

- c. Modine Manufacturing Co.: #15-06387-I-3 (McHenry)

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

- d. Colburn-Hull, LLC: #15-06705-C-2 (McLean)

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

- e. Longacre Ponds, LLC: #15-02316-R-3 (St. Clair)  
Kingston Hotel Group, LLC: #15-06692-C-2 (St. Clair)

Mr. Freeman moved to grant a final 60-day extension in each of the appeals listed above to the St. Clair County Board of Review. Mr. Glorioso seconded the Motion and it carried 5-0.

- f. Fresenius Kabi USA: #15-28430-C-2 (Cook – Leyden)

Mr. Steffen moved to grant a final 30-day extension to Intervenor, Leyden C.H.S.D. #212. Mr. Freeman seconded the Motion and it carried 5-0.

- g. Sunrise Hospitality, Inc.: #11-34740-C-2 (Cook – Elk Grove)  
Dover Park Condo Assoc.: #12-35578-R-3 (Cook – Elk Grove)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor, Elk Grove C.C.S.D. #59 and T.H.S.D. #214 in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 5-0.

- h. City of Rochelle: #15-02000-I-3 (Ogle)

Mr. Freeman moved to grant a final 30-day extension to Intervenor, Creston S.D. #161. Mr. Glorioso seconded the Motion and it carried 5-0.

- i. South Pointe Condo Assoc.: #15-34089-R-2 (Cook – Rich)

Mr. Freeman moved to grant a final 90-day extension to Intervenor, Elementary S.D. #159. Mrs. Kinion seconded the Motion and it carried 5-0.

- j. D & D Lodging LLC: #15-06420-C-3 (St. Clair)

Mr. Freeman moved to grant a final 60-day extension to Intervenor, O’Fallon H.S.D. #203, Central S.D. #104, and Southwestern IL College. Mr. Steffen seconded the Motion and it carried 5-0.

- k. True Partners Consulting, LLC: #15-31954-C-3 (Cook – Schaumburg)

Mr. Freeman moved to grant a final 60-day extension to Intervenor, Palatine T.H.S.D. #211 and Schaumburg C.C.S.D. #54. Mr. Steffen seconded the Motion and it carried 5-0.

- l. Imperial Realty Co.: #15-25611-C-3 (Cook – Palatine)

Mr. Freeman moved to grant a final 60-day extension to Intervenor, Palatine C.C.S.D. #15 and Palatine T.H.S.D. #211. Mr. Steffen seconded the Motion and it carried 5-0.

- m. Michael Enzweiler: #15-34782-R-1 (Cook – W. Chicago)

Mr. Bilotta moved to deny the request to vacate the decision. Mrs. Kinion seconded the Motion and it carried 5-0.

- n. Douglas Gannet: #14-22105-R-1 (Cook – N. Trier)

Mr. Steffen moved to vacate the decision and accept the stipulation. Mr. Freeman seconded the Motion and it carried 5-0.

- o. Evergreen Place Decatur: #15-00225-C-3 (Macon)  
Evergreen Place Decatur: #15-00226-C-2 (Macon)

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

- p. David Itah: #11-28975-R-1 (Cook – W. Chicago)

Mr. Freeman moved to grant the Motion to Vacate the Decision and dismiss the appeal. Mr. Glorioso seconded the Motion and it carried 5-0.

- q. 6700 S. Clyde Condo Assoc.: #12-27042-R-1 (Cook – Hyde Park)

Mr. Bilotta moved to grant the Motion to Vacate the Decision and dismiss the appeal. Mr. Glorioso seconded the Motion and it carried 5-0.

- r. Marie Mazzairelli: #12-21286-C-2 (Cook – Palos)

Mr. Bilotta moved to vacate the decision and dismiss the appeal. Mr. Glorioso seconded the Motion and it carried 5-0.

- s. Montrose Dev, LLC: #12-32620-C-1 (Cook – Jefferson)

Mr. Freeman moved to vacate the decision and dismiss the appeal. Mr. Glorioso seconded the Motion and it carried 5-0.

- t. Setkia Memishovski: #13-24600-C-1 (Cook – Worth)

Mr. Freeman moved to deny the request for leave to file a 2014 appeal with PTAB. Mr. Bilotta seconded the Motion and it carried 5-0.

## **6. Attachments**

### **Decisions A – G and Z**

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

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

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

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

As to Attachment G, Mr. Bilotta moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 4-0 with Mrs. Kinion recusing.

As to Attachment Z, Mr. Steffen moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 5-0.

### **Workload Report**

Mr. Apostol presented and reviewed the FY18 July 31<sup>st</sup> Workload Report. He stated 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 staff produced a total of 3,242 closed decisions. He stated, he continues to work with staff to review current systems in an effort to streamline the decision process. However, he expects the number of new appeal filings to increase by 5-7% in FY18.

Mr. Apostol reviewed graphs prepared by IT that reflect, Weekly ASI Visits, Decisions Viewed Weekly, Weekly PTAB Website Visits, Board Portfolios Viewed Weekly, Letters Viewed Weekly, Board Decisions by Month and Xerox Pages printed Monthly. He again noted taxpayers and practitioners are utilizing the website more to track the progress of appeals and to download information. He again stated this continues to save significant staff time and reduced duplication expenses.

**7. Other Business**

The Board had no other business to discuss at this time.

**8. Adjournment**

Mr. Freeman moved to adjourn the meeting at 10:45 a.m. Mr. Steffen seconded the Motion and it carried 5-0.

Respectfully submitted,

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

LGA/dl