



State of Illinois  
**PROPERTY TAX APPEAL BOARD**

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**MAURO GLORIOSO**  
*Executive Director & General Counsel*

**Minutes of the  
Property Tax Appeal Board  
February 11, 2020 – 10:00 a.m.  
Des Plaines, Illinois**

- 1. Roll Call:** Kevin L. Freeman; Jim Bilotta, Dana D. Kinion; and Robert Steffen.

**Staff:** Mauro Glorioso, Executive Director and General Counsel;  
Steve Waggoner; Chief Administrative Law Judge;  
James J. Moffat, Chief Fiscal Officer & Human Resources Manager;  
David Suarez; Chief Information Officer;  
Michael Bullock; Public Service Administrator;  
Dianne Lerman, Recording Secretary.

**Guests:** Gary Twist, Chief County Assessment Officer, Tazewell County

Mr. Freeman, Acting Chairman, convened the meeting at 10:00 a.m.

Mr. Freeman welcomed guest Mr. Gary Twist, Chief County Assessment Officer from Tazewell County. Mr. Twist stated there are only a few appeals for Tazewell County on the agenda today, but he always wanted to attend a meeting at the Property Tax Appeal Board to see the process.

- 2. Approval of Minutes from Previous Meeting**

Mr. Bilotta moved to approve the Board Minutes of January 14, 2020 as presented. Mrs. Kinion seconded the Motion and it carried 4-0.

- 3. Adoption or Amendments to the Agenda**

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

**BOARD MEMBERS**

Kevin L. Freeman  
*Chicago*

Jim Bilotta  
*Frankfort*

Robert J. Steffen  
*South Barrington*

Dana D. Kinion  
*Springfield*

#### **4. Executive Director's Report**

Mr. Glorioso turned the meeting over to David Suarez for an update on current IT activities.

Mr. Suarez reported property tax appeals for tax year 2019 are steadily coming in and they are on top of it. Mr. Suarez reported approximately 6,500 appeals were received for 2019 as of this Board Meeting date.

Mr. Suarez reported he is continuing to train the new IT person, Eric Gaddis who started at PTAB on January 6, 2020. Mr. Suarez stated Mr. Gaddis is making good progress.

Mr. Suarez reported we are working together cooperatively and well with the Cook County Board of Review and the past issues with matching files from the County seem to have been resolved.

Mr. Suarez reported the computers were reconfigured to connect with the PTAB scanners.

Mr. Suarez reported another temp has been hired to assist with scanning.

Mr. Glorioso and the Board thanked Mr. Suarez for his report.

Mr. Glorioso turned the meeting over to James J. Moffat for an update on Budget, Fiscal, and HR matters.

Mr. Moffat reported Eric Gaddis started last month. He reported interviewing a good candidate for the Appraisal Specialist I position and will be making an offer. He further reported posting the Appraisal Specialist II position for the Des Plaines office.

Mr. Moffat reported he is working on the budget and has been working on preparing forms for the Governor's Office of Management Budget. Mr. Moffat reported a projected 12.4% budget increase for next year.

Mr. Moffat further reported there is seemingly some interest in the discussions on filing fees for possibly next year. There was a discussion on filing fees and the Board would like to continue our work on filing fees and requested Mr. Moffat prepare a power point presentation outlining the pros and cons of filing fees and how they have affected various jurisdictions that have filing fees. Mr. Glorioso and the Board thanked Mr. Moffat for his report.

Mr. Glorioso reported on staffing, He reported Mr. Gaddis has been added to the Springfield IT staff as an assistant who will be able to pick up some of the work that the

two Daves are now doing in an effort to get us more quickly to the institution of on-line filing.

He further reported Carmen Guzman, an Appraisal Specialist II in the Des Plaines office has left the office, effective January 16, 2020 and that position has been posted for a suitable replacement. We are still looking for a full-time front desk person in Des Plaines.

Mr. Glorioso reported two positions are posted in Springfield for an Appraisal Specialist I and an Appraisal Specialist Trainee. Interviews are pending for those positions.

Mr. Glorioso reported, the GOMB has made a request to the PTAB to provide the Governor's Office with a detailed report on filing fees. They desire our proposal to be graduated based upon type of property and reflective of the filing fees charged by the circuit court system. The Board asked JJ Moffat for additional information on how this impacted the filing of appeals and JJ is prepared to report on such.

Mr. Glorioso reported, as discussed, we have withdrawn the request to open the Supplemental Agreement with the AFSCME Union. We are currently in the process of handling two separate matters regarding human resources. The first is a telecommuting issue previously mentioned wherein two ALJ's have asked for at least two days a week to work from home. This request has been denied at the first two levels and is now on the third level. If denied again, the ALJ's are expected to ask for arbitration. Our most recent request from staff is a request to work from home on a permanent basis due to an alleged back issue. His request is made under the FLMA Act. It has been denied by Mr. Moffat.

Mr. Glorioso reported, the Governor has given his State of the State address on January 29 and will give his State of the Budget address on February 19.

Mr. Glorioso reported attending a two-day seminar in Springfield on New Strategic Planning Workshop developed by the Office of Rapid Results.

Mr. Glorioso further reported he, Mr. Waggoner, Mr. Moffat, Mr. Suarez, and Mr. Bullock attended a meeting in Springfield on Mandatory Training on Conducting Sexual Harassment Investigations.

Mr. Glorioso reported the Illinois Department of Human Rights has issued a report of our agency's affirmative action program for FY 19. PTAB is found to be in compliance. A copy of the cover letter including our Agency Profile was distributed to the Board.

Mr. Glorioso also distributed the draft of the Governor's Task Force Report for the Relief of Property Taxes. Items relative to PTAB were noted. He noted we are still awaiting the final version.

Mr. Glorioso reported today's meeting covers the first seven months of the fiscal year. We have closed a total of 1,777 decisions in the last month. He further reported, our backlog of pending cases is currently increased to 71,871.

Mr. Glorioso reported next month's meeting shall take place Tuesday, March 10, 2020 in the PTAB offices in Springfield and Des Plaines.

The Board thanked Mr. Glorioso for his report. Mr. Freeman moved to approve the Executive Director's Report. Mrs. Kinion seconded the Motion and it carried 4-0.

## 5. Discussion of Motions

- a. Parsons Place Phase II, L.P.: #18-03682-R-3 (St. Clair)  
Parson's Place , LP: #18-03691-R-3 (St. Clair)

Mr. Freeman moved to grant a final 60-day extension to the St. Clair County Board of Review in each appeal. Mrs. Kinion seconded the Motion and it carried 4-0.

- b. Mark Stumm: #18-00940-C-3 (Champaign)

Mr. Freeman moved to grant a final 60-day extension to the Champaign County Board of Review. Mrs. Kinion seconded the Motion and it carried 4-0.

- c. Daniel Soto: #17-06576-R-1 (Kane)  
Gaurav Singh: #17-06577-R-1 (Kane)  
Federico & Maricela Romero: #17-06578-R-1 (Kane)  
Jin Ru Zheng & Zhixian Guo: #17-06580-R-1 (Kane)  
Exeter Property Group: #18-00899-I-2 (Kane)  
Exeter Property Group: #18-00900-I-1 (Kane)  
Exeter Property Group: #18-00906-I-1 (Kane)

Mr. Freeman moved to grant a final 60-day extension to the Kane County Board of Review in each appeal. Mrs. Kinion seconded the Motion and it carried 4-0.

- d. Jay Janssen: #18-03214-C-3 (Peoria)  
David & Dawn Bozeman: #18-03216-R-2 (Peoria)

Mr. Freeman moved to grant a final 60-day Extension to the Peoria County Board of Review in each appeal. Mrs. Kinion seconded the Motion and it carried 4-0.

- e. New Midwest Hotels Mattoon S LLC: #18-04171-C-3 (Coles)

Mr. Freeman moved to grant a final 60-day extension to the Coles County Board of Review. Mrs. Kinion seconded the Motion and it carried 4-0.

- f. Darnellius Weeden: #18-03441-R-1 (St. Clair)  
Mr. Sungmin Park Alton KG Management LLC: #18-03540-C-3 (St. Clair)  
Heather Huffman: #18-03746-R-1 (St. Clair)  
Patricia Wilderman: #18-03747-R-1 (St. Clair)  
Christopher Pate: #18-03865-R-1 (St. Clair)  
Marc & Jennifer Hoffman: #18-03920-R-1 (St. Clair)

Mr. Freeman moved to grant a final 60-day extension to the St. Clair County Board of Review in each appeal. Mrs. Kinion seconded the Motion and it carried 4-0.

- g. Cynthia & James Reynolds: #18-03451-R-1 (Ogle)

Mr. Bilotta moved to grant a final 45-day extension to the Ogle County Board of Review. Mr. Steffen seconded the Motion and it carried 4-0.

- h. Home Depot #1955: #17-44554-C-2 (Cook - Worth)

Mr. Bilotta moved to grant a final 45-day extension to Intervenor Oak Lawn/Hometown S.D. #123. Mr. Steffen seconded the Motion and it carried 4-0.

- i. Target Corporation: #18-25514-C-2 (Cook - Lyons)

Mrs. Kinion moved to grant a final 60-day extension to Intervenor Lyons Twp. H.S.D.#204. Mr. Freeman seconded the Motion and it carried 4-0.

- j. Theodore B. Martin Jr.: #18-20585-R-2 (Cook - New Trier)  
Jim Jorgensen: #18-22243-R-2 (Cook - New Trier)

Mrs. Kinion moved to grant a final 60-day extension to Intervenor New Trier S.D. #203, Glencoe S.D. #35, Wilmette S.D. #39, Village of Wilmette and Wilmette Park District in each appeal. Mr. Freeman seconded the Motion and it carried 4-0.

- k. Nick Karavites: #18-23160-R-1 (Cook - New Trier)

Mr. Steffen moved to grant a final 30-day extension to Intervenor New Trier H.S.D. #203 and Glencoe S.D. #35. Mr. Bilotta seconded the Motion and it carried 4-0.

- l. Chill LL, LLC: #18-25044-I-3 (Cook - Lyons)

Mr. Freeman moved to grant a final 60-day extension to Intervenor J. Sterling H.S.D. #201. Mr. Steffen seconded the Motion and it carried 4-0.

- m. Willow-Sanders Subdivision: #18-26000-C-3 (Cook - Northfield)

Mr. Freeman moved to grant a final 45-day extension to Intervenors Glenbrook H.S.D. #225 and West Northfield S.D. #31. Mr. Bilotta seconded the Motion and it carried 4-0.

- n. Chol Hee Kang: #18-27150-C-2 (Cook - Northfield)

Mr. Steffen moved to grant a final 90-day extension to Intervenors Glenbrook H.S.D. #225 and Glenview C.C.S.D. #34. Mr. Bilotta seconded the Motion and it carried 4-0.

- o. Kohl's, Inc.: #18-04784-C-3 (DuPage)

Mr. Bilotta moved to grant a final 45-day extension to Intervenor C.C.S.D. #93. Mr. Freeman seconded the Motion and it carried 4-0.

- p. Kohl's, Inc.: #18-04784-C-3 (DuPage)

Mr. Bilotta moved to grant a final 45-day extension to Intervenor Glenbard Twp. H.S.D. #87. Mr. Freeman seconded the Motion and it carried 4-0.

- q. William Terman: #18-02744-C-2 (Lake)

Mr. Freeman moved to grant a final 60-day extension to Intervenor Barrington C.U.S.D. #220. Mr. Bilotta seconded the Motion and it carried 4-0.

- r. Walgreens: #18-04111-C-2 (DuPage)

Mr. Freeman moved to grant a final 60-day extension to Intervenors Bensenville Public Library, Village of Bensenville, Bensenville Park District, Fenton S.D. #100 and Bensenville S.D. #2. Mr. Bilotta seconded the Motion and it carried 4-0.

- s. Ronald Boardman Jr.: #18-00693-R-2 (Lake)  
Alfred Klairmont: #18-01421-C-3 (Lake)

Mr. Freeman moved to grant a final 60-day extension to Intervenor Lake Bluff S.D. #65 and Waukegan C.U.S.D. #60. Mr. Bilotta seconded the Motion and it carried 4-0.

- t. Deerbrook Limited Partnership: #18-02554-C-2 (Lake)

Mr. Freeman moved to grant a final 60-day extension to Intervenor Deerfield Park District. Mr. Bilotta seconded the Motion and it carried 4-0.

- u. Target Corporation #168: #18-02709-C-3 (Lake)

Mr. Freeman moved to grant a final 60-day extension to Intervenor B.O.E. of Twp. H.S.D. #113 and B.O.E. of North Shore S.D. #112. Mr. Bilotta seconded the Motion and it carried 4-0.

- v. Rochelle Travel Plaza Inc: #17-04418-C-2 (Ogle)

Mrs. Kinion moved to grant a final 90-day extension to Intervenor Rochelle S.D. #212 and Rochelle S.D. #231. Mr. Steffen seconded the Motion and it carried 4-0.

- w. Road Ranger, LLC: #18-03274-C-1 (Ogle)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor Rochelle S.D. #212 and Rochelle S.D. #231. Mr. Steffen seconded the Motion and it carried 4-0.

- x. Target Corporation #0833: #18-02708-C-3 (Lake)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor Hawthorn S.D. #. Mr. Freeman seconded the Motion and it carried 4-0.

- y. Medline Industries Inc: #18-01154-I-3 (Lake)  
Target Corp. # 1385: #18-02711-C-3 (Lake)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor Oak Grove #68, Aptakisic-Tripp S.D. #102 and Stevenson H.S.D. #125 in each appeal. Mr. Freeman seconded the Motion and it carried 4-0.

z. TSW 2015, LLC: #18-04787-C-3 (DuPage)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor Wheaton Warrenville S.D. #200. Mr. Freeman seconded the Motion and it carried 4-0.

aa. Larry Hirschfield: #18-04527-C-2 (DuPage)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor Wheaton Warrenville S.D. #200. Mr. Freeman seconded the Motion and it carried 4-0.

bb. Flinn Scientific, Inc: #18-01033-C-3 (Kane)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor Batavia Public S.D. #101. Mr. Freeman seconded the Motion and it carried 4-0.

cc. Raffin Properties: #18-32845-I-3 (Cook - Hyde Park)

Mrs. Kinion moved to deny the request to reinstate the appeal. The Motion FAILED with 2-1 and Mr. Freeman recusing.

## **6. Attachments**

As to Attachment A, Mr. Freeman moved to approve the attachment. Mrs. Kinion seconded the Motion and it carried 4-0.

As to Attachment B, Mrs. Kinion moved to approve the attachment as amended. Mr. Freeman seconded the Motion and it carried 4-0.

As to Attachment C, Mr. Steffen moved to approve the attachment. Mrs. Kinion seconded the Motion and it carried 3-0 with Mr. Freeman recusing.

As to Attachment D, Mrs. Kinion moved to approve the attachment. Mr. Freeman seconded the Motion and it carried 3-0 with Mr. Bilotta recusing.

As to Attachment E, Mr. Freeman moved to approve the attachment. Mr. Bilotta seconded the Motion and it carried 3-0 with Mr. Steffen recusing.

As to Attachment F, Mr. Bilotta moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 3-0 with Mrs. Kinion recusing.



As to Attachment Z, Mr. Freeman moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 4-0 on items 15-33447-R-1, 15-35296-C-1, 16-36317-R-1, 16-04309-R-1, and 18-04165-R-1, and 3-0 on Items 15-25087-C-2 and 15-30186 R-1 with Mr. Freeman recusing.

### **Workload Report**

Mr. Glorioso presented and reviewed the Workload Report FY20 data through January 31, 2020. 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. Mr. Glorioso reported staff produced 1,777 closed appeals for the month of January 2020.

### **7. Other Business**

Mr. Freeman moved to go into Executive Session pursuant to the Open Meetings Act, Section 2, Subsections 1 & 4. Mr. Bilotta seconded the Motion and it passed 4-0

Upon conclusion of Executive Session business Mr. Bilotta moved to come out of Executive Session. It was seconded by Mr. Freeman and the motion passed 4-0

### **8. Adjournment**

Mr. Freeman moved to adjourn the meeting at 11:30 a.m. Mr. Bilotta seconded the Motion and it carried 4-0.

Respectfully Submitted,

Mauro Glorioso

Executive Director and General Counsel

MG/dl