



State of Illinois  
**PROPERTY TAX APPEAL BOARD**

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**Minutes of the  
Property Tax Appeal Board Meeting  
Held on July 11, 2017  
Des Plaines, Illinois**

- 1. Roll Call:** Chairman Mauro Glorioso; Jim Bilotta; Kevin Freeman; Dana D. Kinion; 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.

- 2. Approval of Board Minutes from June 13, 2017 Meeting.**

Mr. Freeman moved to approve the Board Minutes of June 13, 2017 as presented. Mr. Steffen seconded the Motion and it carried 3-0.

- 3. Adoption or Amendments to the Agenda**

Mr. Freeman moved to accept the Agenda as presented. Mr. Steffen seconded the Motion and it carried 3-0.

Mrs. Kinion arrived at 10:05 a.m.

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

- 4. Executive Director's Report**

Mr. Apostol reviewed PTAB's current operations and the June 30<sup>th</sup> year-end FY17 Expense Report. He reported PTAB expended only 89.3% of the approved budget.

**BOARD MEMBERS**

**Kevin L. Freeman**  
*Chicago*

**Jim Bilotta (Acting)**  
*Lockport*

**Robert J. Steffen**  
*South Barrington*

**Dana D. Kinion**  
*Springfield*

He further reported, effective July 1st, the State has engaged AETNA as its primary health plan provider replacing CIGNA. He added, negotiations with Labor Relations / AFSCME are still ongoing at this time.

Mr. Apostol reported on PTAB's staffing issues. He also stated 75-Day ALJs will continue to work at both the Des Plaines and Springfield offices.

Mr. Apostol reported the FY18 Approved Budget has been released with PTAB receiving the maximum allowed 5% increase approved by the Governor's Office of Management and Budget (GOMB). He stated the FY18 Approved Budget provides for full funding of all approved positions and the replacement and upgrade of IT and related equipment.

Mr. Apostol reported PTAB and the Cook County Board of Review management staff will hold its quarterly meeting on July 18<sup>th</sup> in Des Plaines. He further reported 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 will attend the July 26<sup>th</sup> DoIT Business/Directors Meeting in Chicago.

Mr. Apostol reported on his participation at the "Governor's Director Meeting" on Monday, June 10<sup>th</sup> in Chicago and Springfield.

Mr. Apostol reported the next "Council of Counsels" meeting will be held on August 3<sup>rd</sup>.

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 on the progress of PTAB's IT scanning project. He stated staff scanned approximately 17,300 (2016 tax year) appeals and has completed docketing on all files.

Mr. Apostol reported on his participation in the Civic Federation's Annual Awards Event at the Chicago Hilton Hotel on June 26<sup>th</sup>.

Mr. Apostol reminded the Board the next meeting is scheduled for Tuesday, August 8<sup>th</sup> at 10:00 a.m., in Des Plaines.

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. Vanguard Health System: #15-32136-C-1 (Cook – Proviso)

Mrs. Kinion moved to grant a final 60-day extension. Mr. Steffen seconded the Motion and it carried 5-0.

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

Mr. Glorioso moved to grant a final 90-day extension in each of the appeals listed above. Mr. Bilotta seconded the Motion and it carried 3-2.

- c. Jacob & Erika Green: #15-06289-R-1 (McHenry)  
Paul & Joyce Goldman: #15-06293-R-1 (McHenry)  
Frank & Kathryn Asen: #15-06295-R-1 (McHenry)

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

- d. 1509 N. Milwaukee Avenue, LLC: #15-04177-C-1 (Lake)  
Imperial Realty Company: #15-04208-C-2 (Lake)  
Imperial Realty Company: #15-04274-C-3 (Lake)

Mr. Freeman moved to grant a final 90-day extension to the Lake County Board of Review in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 5-0.

- e. Friendship Manor Prop, LLC: #15-04746-C-3 (Rock Island)  
Friendship Manor, Inc.: #15-04747-C-3 (Rock Island)

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

- f. Peterson Health Care II, Inc.: #15-06616-C-3 (Moultrie)

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

- g. Thornton's Inc.: #15-02081-C-1 (Logan)  
Thornton's Inc.: #15-02082-C-1 (Logan)

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

- h. Prairie Street Land Trust: #15-01172-C-1 (Kane)  
Andrew Shanahan: #15-01987-I-1 (Kane)  
Andrew Shanahan: #15-01983-I-1 (Kane)  
Andrew Shanahan: #15-01984-I-1 (Kane)  
Daniel Brown Gray Wing LLC: #15-01978-I-1 (Kane)  
Lencioni Family Partnership, LLC: #15-01985-C-2 (Kane)

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

- i. James J. Properties, LLC: #15-04969-C-2 (Winnebago)

Mrs. Kinion moved to grant a final 90-day extension to the Winnebago County Board of Review. Mr. Steffen seconded the Motion and it carried 5-0.

- j. Bank of America: #15-33280-I-2 (Cook – Thornton)

Mrs. Kinion moved to grant a final 60-day extension to Intervenor, Thornton T.H.S.D. #205. Mr. Glorioso seconded the Motion and it carried 5-0.

- k. Marquardt S.D. #15: #15-05672-C-3 (DuPage)

Mr. Glorioso moved to grant the owner a 90-day extension. Mr. Steffen seconded the Motion and it carried 5-0.

- l. River Park Place: #13-05084-R-3 (Kane)

Mr. Freeman moved to grant a final 60-day extension to Intervenor Elgin S.D. U-46. Mr. Glorioso seconded the Motion and it carried 5-0.

- m. Metropolitan Square: #12-35271-R-2 (Cook – Maine)

Mr. Freeman moved to grant a final 60-day extension to Intervenors, Des Plaines S.D. #62 and Maine T.H.S.D. #207. Mr. Glorioso seconded the Motion and it carried 5-0.

- n. Liberty Plaza Shopping Center, LLC: #15-33276-C-2 (Cook – Rich)  
Target Corporation: #15-33346-C-3 (Cook – Rich)

Mr. Freeman moved to grant a final 60-day extension to Intervenor, Matteson Public Library District in each of the appeals listed above. Mr. Gloriosi seconded the Motion and it carried 5-0.

- o. Schaefer Solutions II, LLC: #15-04970-C-2 (St. Clair)

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

Recommendation: Grant a final 60-day extension to each Intervenor.

- p. Home Depot USA, Inc.: #15-04820-C-3 (St. Clair)  
D & D Lodging LLC: #15-06436-C-3 (St. Clair)

Mr. Freeman moved to grant a final 60-day extension to Intervenor, Central S.D. #104, O'Fallon T.H.S.D. #203, and Southwestern IL College. Mr. Gloriosi seconded the Motion and it carried 5-0.

- q. Gendell Partners Euclid Wolf, LLC: #15-36725-C-2 (Cook – Wheeling)

Mr. Freeman moved to grant a final 60-day extension to Intervenor, River Trails Park District. Mr. Gloriosi seconded the Motion and it carried 5-0.

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

Mr. Bilotta moved to grant a final 90-day extension to Intervenor, Rochelle T.H.S.D. #212. Mrs. Kinion seconded the Motion and it carried 5-0.

- s. Commonwealth Edison: #15-38751-C-2 (Cook – Bloom)

M. Freeman moved to grant a final 60-day extension to Intervenor, Steger S.D. #194. Mr. Gloriosi seconded the Motion and it carried 5-0.

- t. Karlwood Holdings, LLC: #15-05342-C-3 (DuPage)

Mr. Freeman moved to grant a final 60-day extension to Intervenor Wood Dale S.D. #7, Fenton C.H.S.D. #100, Wood Dale Park District, and Wood Dale Public Library. Mr. Gloriosi seconded the Motion and it carried 5-0.

- u. Arlington Thorndale, LLC: #15-05341-C-3 (DuPage)

Mr. Freeman moved to grant a final 90-day extension to Intervenors, Itasca Community Library, Itasca Fire District, Itasca Park District, Itasca S.D. #10, and Lake Park H.S.D. #108. Mr. Bilotta seconded the Motion and it carried 5-0.

- v. Nicolson Porter ADDFA Properties: 15-05772-C-3 (DuPage)

Mr. Bilotta moved to grant a final 60-day extension to Intervenors, Bensenville Elementary S.D. #2, Bensenville Library District, Bensenville Park District, Fenton C.H.S.D. #100, and Village of Bensenville. Mr. Glorioso seconded the Motion and it carried 5-0.

- w. K-Five Construction Corporation: #15-31609-I-2 (Cook – Worth)

Mr. Freeman moved to grant a final 60-day extension to Intervenor, Village of Merrionette Park. Mr. Steffen seconded the Motion and it carried 5-0.

- x. Aristide Bifero: #15-37421-C-1 (Cook – W. Chicago)  
Victor Jakovljevic: #15-37428-C-1 (Cook – W. Chicago)  
George Polymenakos: #15-37431-C-1 (Cook – W. Chicago)  
Mark Feyman: #15-37435-C-1 (Cook – Niles)  
Vincent Luisi: #15-37449-C-1 (Cook – Thornton)

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

- y. Thomas Davis: #15-04490-R-1 (Lake)

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

- z. Richard Longworth: #14-01797-C-1 (Lake)

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

- aa. Vincent J. Incopero: 13-20088-R-1 (Cook – Cicero)

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

- bb. Hugo Brandsetter: #13-30024-R-2 (Cook – N. Chicago)

Mr. Bilotta moved to vacate the PTAB final decision and send a 30-day letter to the Intervenor regarding stipulation and set for hearing if rejected. Mr. Steffen seconded the Motion and it carried 4-0 with Mr. Freeman recusing.

- cc. Marquardt S.D. #15: #14-03004-I-3 (DuPage)  
C.C.S.D. #93: #14-03011-I-3 (DuPage)

Mr. Glorioso moved to issue subpoenas for each identified witness for #14-03011-I-3. Action was not required for docket number #14-03004-I-3. Mr. Freeman seconded the Motion and it carried 5-0.

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

Mr. Freeman moved to continue this item to the August 8, 2017 meeting. Mr. Steffen seconded the Motion and it carried 5-0.

- ee. Ali Khounsary: #10-33717-C-1 (Cook – Thornton)

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

- ff. Sherry McAuliffe: #15-01602-R-1 (Jo Daviess)

Mr. Bilotta moved to vacate default, notify the BOR, and grant a 90-day extension. Mr. Steffen seconded the Motion and it carried 5-0.

- gg. John P. Glunz: #13-24496-R-1

Mr. Bilotta moved to vacate the decision and set the matter for hearing. Mr. Steffen 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. Steffen seconded the Motion and it carried 5-0.

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

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

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

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

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

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

### **Workload Report**

Mr. Apostol presented and reviewed the June 30<sup>th</sup> FY17 year-end Workload Report. He reported 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 further reported staff produced a record total of 31,520 closed decisions for FY17. He again credited staff for record production numbers in an effort to reduce the backlog of appeals. He further stated, he continues to work with staff to review current systems in an effort to streamline the decision process. The Board, once again, congratulated Mr. Apostol and staff for their excellent performance in FY17 and look forward to another productive year 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 requested the Executive Director prepare a note of congratulations to staff, from the Board, for PTAB's record breaking performance in closing 31,520 decisions. Mr.



Apostol stated he already sent a note of congratulations to staff to acknowledge a record breaking year but will be more than pleased to send another to staff from the Board.

**8. Adjournment**

Mr. Steffen moved to adjourn the meeting at 11:00 a.m. Mrs. Kinion seconded the Motion and it carried 5-0.

Respectfully submitted,

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

LGA/dl