



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

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**MAURO GLORIOSO**  
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**Minutes of the**  
**Property Tax Appeal Board Meeting**  
**Held on April 10, 2018**  
**Springfield, Illinois**

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

**Staff:** Steve Waggoner, Acting Executive Director  
James J. Moffat, Chief Fiscal Officer and Human Resources Manager  
David Suarez; Chief Information Officer  
Dianne Lerman, Recording Secretary (via video conference).

**Visitors:** Robb Perry; Larry Beasley; John Kraft; Terry Kroening; Rex Dukeman; Charles Stodden, and Harvey Mann.

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

- 2. Approval of Board Minutes from the March 13, 2018 Meeting.**

Mr. Bilotta moved to approve the Board Minutes of March 13, 2018 as presented. Mr. Steffen seconded the Motion and it carried 3-0.

Mrs. Kinion joined the meeting at 10:05 a.m.

Mr. Freeman joined the meeting at 10:08 a.m. via conference call.

Mr. Steffen moved to allow Mr. Freeman to participate in the meeting via conference call. Mr. Bilotta seconded the Motion and it carried 4-0.

**BOARD MEMBERS**

**Kevin L. Freeman**  
*Chicago*

**Jim Bilotta**  
*Lockport*

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

**Dana D. Kinion**  
*Springfield*

### **3. Adoption or Amendments to the Agenda**

Mr. Bilotta moved to amend the Agenda taking Item 7. Other Business, out of order and moving it to the front of the meeting to allow the visitors in attendance to be heard ahead of the meeting. Mr. Steffen seconded the Motion and it carried 5-0.

Moved from Item 7. a. Robb Perry

Visitors Robb Perry, Larry Beasley, John Kraft, Terry Kroening, Rex Dukeman, Charles Stodden, and Harvey Mann introduced themselves to the PTAB Board.

Mr. Perry thanked Mr. Waggoner, Chairman Mauro Glorioso, and members of the Board for allowing them to present information today. Mr. Robb asked questions regarding the PTAB appeals process. Mr. Robb and his associates also explained to the Board members their problems and concerns with the Coles County Board of Review and the assessment process in Coles County.

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

Mr. Waggoner reported on staffing and operational issues. Mr. Waggoner introduced and welcomed Mr. James J. Moffat, PTAB's newly hired Chief Financial Officer and Human Resources Manager. The Board welcomed Mr. Moffat.

Mr. Waggoner reported the two Office Associate positions for scanning were filled and two new staff members were hired. Whitney Rekart started on April 2<sup>nd</sup> and Jacqui Rekesius is scheduled to start on April 16<sup>th</sup>.

Mr. Waggoner further reported interviews were conducted for two Technical Advisor 2 positions in Springfield. Jennifer Johnson accepted the PTAB's offer for one of the positions and will start on April 16<sup>th</sup>. The other position was offered to an applicant and is pending acceptance at this time.

Mr. Waggoner reported Pam Ifft is in the process of retiring. Her last day at PTAB will be April 30, 2018. The Board acknowledged Pam Ifft will be missed by all.

Mr. Waggoner reported PTAB's IT staff established video conferencing capabilities between our offices in Springfield and Des Plaines. He further reported our IT staff has requested an increase in bandwidth from 20 MB to 50 MB to improve the quality of video conferencing. Mr. Waggoner reported all PTAB computers at the Springfield and Des Plaines offices have been replaced with new computers and upgraded to Windows 10.

Mr. Waggoner reported on the progress made with the Cook County Board of Review (BOR) and PTAB IT staff. The BOR has electronically transmitted “Notes on Appeal” and evidence for 2,197 tax year 2016 dockets. The transfer was recently completed and our IT staff is working to make sure everything is verified and a successful transfer has taken place. PTAB IT staff will begin automating the mail log entries automatically storing the evidence into our DocuWare system.

Mr. Waggoner reported on the “2018 summer project” that will team up law firms to foster settlements, withdrawals, and identify those files that require hearings.

Mr. Waggoner reported (5) 75-Day staff are being utilized at both the Springfield and Des Plaines Offices to help reduce the current backlog of cases pending before PTAB due to the volume of new appeals filed.

Mr. Waggoner reported on the Senate Appropriation Hearings for the proposed FY19 Budget which took place on Wednesday, March 14, 2018 at the State Capitol Building. He further reported the House Appropriation Hearing is scheduled for April 25, 2018 in Springfield.

Mr. Waggoner reported on the mandatory participation required for the 2018 Ethics Training for all State employees and Members of Boards. Mr. Waggoner stated all PTAB staff have been registered for the internet based training available from March 20 through April 18, 2018. He further reported all Board members and staff will have completed the training by April 18<sup>th</sup>.

Mr. Waggoner reminded the Board the Supplemental Statement of Economic Interest were sent by email to Board Members and PTAB staff. He further stated the signed Statements are due May 1, 2018.

Mr. Waggoner also reported on March 15<sup>th</sup> the Secretary of State mailed the Statement of Economic Interests to the Board Members and PTAB staff. He stated the filing deadline is May 1, 2018.

Mr. Waggoner reported on the Open Meetings Act (5 ILCS 120/) Section 1.05(b) of the Open Meetings Act (OMA) requires that each appointed member of a public body subject to this Act who was a member on the effective date of this amendatory Act of the 97<sup>th</sup> General Assembly (P.A. 97-504 effective 1/1/12) must successfully complete the electronic training curriculum developed and administered by the Public Access Counselor. Mr. Waggoner further reported the OMA Electronic Training is available through the Attorney General’s website free of charge.

Mr. Glorioso moved to accept the Executive Director’s Report. Mrs. Kinion seconded the Motion and it carried 5-0.

## 5. Discussion of Motions

- a. Bill's Pizza: #16-04101-C-1 (Lake)

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

- b. ColFin Bulls Funding A, LLC: #16-27410-C-1 (Cook – Lake)  
F & P Hospitality: #16-26325-C-1 (Cook – Elk Grove)  
John Pietrzak: #16-27946-R-1 (Cook – Lyons)  
Urban Communities, LLC: #16-27955-R-1 (Cook – Hyde Park)  
Steven Spinell: #16-27956-C-1 (Cook – Worth)  
Barrett Pedersen: #16-27962-C-1 (Cook – Leyden)  
Danny Friedman: #16-27963-R-1 (Cook – Hyde Park)  
BBMR Investment, LLC: #16-27966-I-1 (Cook – Worth)  
Gary Ogurkiewicz: #16-27967-R-1 (Cook – Lyons)  
Mychal Angelos: #16-27968-R-1 (Cook – Lyons)  
Robert & Anne Herman: #16-27969-R-1 (Cook – Lyons)  
Cat Fish, LLC: #16-27988-C-1 (Cook – Maine)  
Valdivia Properties, LLC: #16-27989-C-1 (Cook – Hyde Park)  
Cat Fish, LLC: #16-27991-C-1 (Cook – Maine)  
Dan & Roland Gills: #16-28299-I-1 (Cook – Leyden)  
Jose Gonzalez: #16-28301-I-1 (Cook – Hyde Park)  
81<sup>st</sup> & Stony, LLC: #16-28530-C-1 (Cook – Hyde Park)

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

- c. 501 Vermont Associates, LLC: #16-27386-I-2 (Cook – Palatine)

Mr. Steffen moved to grant a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

- d. L.B. Anderson & Co., Inc.: 14-04127-C-3 (DuPage)

Mr. Steffen moved to grant a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

- e. Seth Maybury: #16-27295-R-1 (Cook – Lake View)  
Roy & Frances Gallagher: #16-27301-R-1 (Cook – Lake View)  
Ilene Greenblatt: #16-27520-R-1 (Cook – Lake View)

Nirmal Dhillon: #16-29832-R-1 (Cook – Elk Grove)  
Al Overton: #16-29842-R-1 (Cook – Lake)  
Economy 8251, LLC: #16-29843-C-1 (Cook – Lake)  
Tod Feitl: #16-29847-R-1 (Cook – Lake)  
Highline Development, Inc.: #16-29848-R-1 (Cook – Lyons)  
George Novogroder: #16-29849-C-1 (Cook – Lake)  
George Novogroder: #16-29850-C-1 (Cook – Lake)  
STM Property Investment, LLC: #16-29854-R-1 (Cook – Lake)  
George Novogroder: #16-29856-C-1 (Cook – Lake)  
George Novogroder: #16-29857-C-1 (Cook – Lake)  
Nirmal Dhillon: #16-29859-R-1 (Cook – Elk Grove)  
Pima Lansing, LLC: #16-29860-I-3 (Cook – Lyons)

Mr. Bilotta moved to grant a final 60-day extension to all Class 1 appeals and a final 90-day extension to the Class 3 appeal listed above. Mr. Steffen seconded the Motion and it carried 5-0.

- f. Grove of Fox Valley: #16-01179-C-3 (Kane)

Mr. Glorioso moved to grant the Motion to Stay until resolution of the 2015 appeal. Mrs. Kinion seconded the Motion and it carried 5-0.

- g. The Villa at South Holland, LLC: #16-31116-C-3 (Cook – Thornton)

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

- h. Samuel & Mariamma Bobby: #16-28255-C-2 (Cook – Elk Grove)

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

- i. Exelon Generation Company LLC: #16-01904-I-3 (Ogle)

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

- j. Radomir Dobrasinovic: #16-29218-C-1 (Cook – Lyons)  
Dimitris Pouloukefalos: #16-29223-C-1 (Cook – Elk Grove)  
Brian Basic: #16-29232-C-1 (Cook – Lake)  
Babu Bhorania: #16-29235-C-1 (Cook – Lake)  
George Tselos: #16-29262-C-1 (Cook – Elk Grove)

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

- k. Steven Damico: #16-05008-R-1 (McHenry)  
Robert Falster: #15-06814-R-1 (McHenry)  
Francis & Malinda Lochner: #15-06815-R-1 (McHenry)  
Ron & Carla Covers: #15-06819-F-1 (McHenry)

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

- l. Rave Motion Pictures: #16-01774-C-3 (Peoria)

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

- m. Beaufort Partners LLC: #16-00516-C-2 (McLean)  
The Oaks on Hovey LLC: #16-00517-C-2 (McLean)  
G Block Apartments LLC: #16-00518-C-3 (McLean)  
Cinema Development LLC: #16-00526-C-3 (McLean)  
Wings Apartments LLC: #16-00527-C-3 (McLean)

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

- n. Kristi & Chris Cape: #16-00347-C-1 (Tazewell)  
EM Lodgings, LLC: #16-00394-C-3 (Tazewell)  
Usman GP Real Estate: #16-00356-C-1 (Tazewell)  
Pekway, LLC: #16-00363-C-2 (Tazewell)  
Pekway, LLC: #16-00362-C-1 (Tazewell)  
Steger Sandrock Storage: #16-00351-C-1 (Tazewell)  
Allen Rd Automotive: #16-00360-C-1 (Tazewell)  
Riverfront Automart: #16-00359-C-1 (Tazewell)  
GIC Property Inc.: #16-00357-C-1 (Tazewell)  
Britt & Baylene Baker: #16-00375-C-1 (Tazewell)  
OM Hari Properties, LLC: #16-00368-C-1 (Tazewell)  
RBP Inc.: #16-00364-C-1 (Tazewell)  
S & D Holdings of Peoria, LLC: #16-00348-C-1 (Tazewell)  
J & G Real Estate Inv.: #16-00358-C-1 (Tazewell)  
Patel & Jai Shree Ganesh: #16-00369-C-1 (Tazewell)  
Zeller Properties, LLC: #16-00374-C-1 (Tazewell)

Louis Steger: #16-00352-C-1 (Tazewell)  
Johnson Land Investment: #16-00386-C-1 (Tazewell)  
Lippi DMGL LLC: #16-00382-C-1 (Tazewell)  
Michael & Cheryl Tanner: #16-00401-C-1 (Tazewell)  
Michael Tanner: #16-00402-R-1 (Tazewell)  
Shivam Investments LLC: #16-00390-C-1 (Tazewell)  
LaHood ATL Enterprises: #16-00384-C-1 (Tazewell)  
Claire Wigand Trustee: #16-00354-R-1 (Tazewell)  
Kevin Chadwick: #16-00366-R-1 (Tazewell)  
Matthew & Haley Carrington: #16-00365-R-1 (Tazewell)  
Barbara Kneer: #16-00385-R-1 (Tazewell)  
John Steger: #16-00391-R-1 (Tazewell)  
Michael Tanner: #16-00400-R-1 (Tazewell)  
Rich & Helen Tanner Trust: #16-00399-R-1 (Tazewell)  
Michael & Cheryl Tanner: #16-00388-R-1 (Tazewell)  
Doug Weston: #16-00398-R-1 (Tazewell)  
Kirk Johnson: #16-00387-R-1 (Tazewell)  
Denise McWhorter: #16-00381-R-1 (Tazewell)  
Wagner Camden Ct LLC: #16-00355-C-1 (Tazewell)

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

o. Miscellaneous Dockets, Cook County Board of Review:

<u>Current Deadline</u>	<u>Request Extension to New Deadline</u>
4-3-18	7-2-18
4-10-18	7-9-18
4-17-18	7-16-18
4-18-18	7-17-18
4-24-18	7-23-18
4-25-18	7-24-18

Mr. Glorioso moved to grant a final 90-day extension in each of the references appeals as requested in the schedule provided by the Cook County Board of Review. Mr. Steffen seconded the Motion and it carried 5-0.

p. The Villages of Indian Meadows: #16-00174-R-1 (Kankakee)

Mr. Steffen moved to grant a 60-day extension to the Kankakee County Board of Review. Mrs. Kinion seconded the Motion and it carried 5-0.

- q. C.C.S.D. #93: #15-05650-I-3 (DuPage)

Intervenor/Owner, Prologis TFL, LLC, originally filed with the PTAB on 3-30-17. A total of 90-days has been granted for the submission of evidence. Intervenor is requesting an additional 90-day extension to gather additional data and viewing all available options.

Mrs. Kinion moved to grant Intervenor/Owner, Prologis TFL, LLC, a final 90-day extension. Mr. Steffen seconded the Motion and it carried 5-0.

- r. Michael Guerra: #12-24285-R-1 (Cook – Maine)

Mr. Bilotta moved to grant the Motion to Vacate PTAB Decision and withdraw the appeal. Mr. Steffen seconded the Motion and it carried 5-0.

- s. Claudia Wilson: #15-00317-R-1 (Will)

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

- t. Benjamin Gillespie: #14-25458-R-1 (Cook – N. Trier)

Mr. Steffen moved to deny the request to reinstate appeal and set for hearing. Mrs. Kinion seconded the Motion and it carried 5-0.

- u. Northgate Pier Condominium Assoc.: #12-20183-R-3 (Cook – Rogers Park)  
Northgate Pier Condominium Assoc.: #13-23996-R-3 (Cook – Rogers Park)

Mrs. Kinion moved to deny the Motion for Reconsideration. Mr. Steffen seconded the Motion and it carried 5-0.

- v. City of Wheaton: #16-05349-C-3 (DuPage)

Mr. Steffen moved to issue the Subpoena *Duces Tecum*. Mrs. Kinion seconded the Motion and it carried 5-0.

- w. Matthew Wakeright: #16-23359-R-1 (Cook – N. Trier)

Mr. Bilotta moved to reinstate the appeal and notify the Cook County Board of Review. Mr. Glorioso seconded the Motion and it carried 5-0.

x. J.C. Penney Company, Inc.: #15-33549-C-3 (Cook – Schaumburg)

(1) Mr. Bilotta moved to deny the Motion to Intervene Instantly. Mr. Steffen seconded the Motion and it carried 5-0.

(2) Mr. Bilotta moved to deny the request to hold a separate hearing for the 2013, 2014 and 2015 assessment years. Mr. Steffen seconded the Motion and it carried 5-0.

y. Marek & Anastazia Brozyna: #12-25903 (Cook – Maine Twp.)

Mr. Glorioso moved to grant the Motion to Vacate the Decision and Withdraw Docket. Mr. Steffen seconded the Motion and it carried 5-0.

z. 2017 Cook County Notices

Mr. Steffen moved to grant the Cook County Board of Review's request to postpone the 2017 Cook County appeal notices until it has concluded the 2017 regular review session. Mr. Glorioso seconded the Motion and it carried 5-0.

## **6. Attachments**

### **Decisions A – G and Z**

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

As to Attachment D, Mrs. Kinion 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. Mrs. Kinion seconded the Motion and it carried 4-0 with Mr. Bilotta recusing.

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

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

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

### **Workload Report**

Mr. Waggoner presented and reviewed the monthly Workload Report FY18 data for year to date through April 1, 2018. 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 1,876 closed decisions for April. He further reported a continued effort is being made to close out the older cases.

Once again Mr. Waggoner and David Suarez reviewed the monthly graphs reflecting 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.

## **7. Other Business**

### **a. Robb Perry**

This Item was moved to the front of the Meeting under Section 3.

## **8. Adjournment**

Mr. Steffen moved to adjourn the meeting at 11:45 a.m. Mr. Freeman seconded the Motion and it carried 5-0.

Respectfully submitted,

Steven M. Waggoner  
Acting Executive Director

SMW/dl