



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

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**MAURO GLORIOSO**  
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**Minutes of the**  
**Property Tax Appeal Board**  
**November 13, 2018 – 10:00 a.m.**  
**Springfield, Illinois**

- 1. Roll Call:** Chairman Mauro Gloriosi; Jim Bilotta; and Robert J. Steffen.

Mr. Freeman and Mrs. Kinion were not in attendance.

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

Chairman Gloriosi convened the meeting at 10:00 a.m.

Chairman Gloriosi informed the Members that Mr. Waggoner was attending a meeting at the Joint Commission on Administrative Rules (JCAR) and is expected to join the Board Meeting shortly.

- 2. Approval of Minutes from Previous Meeting**

Mr. Steffen moved to approve the Board Minutes of October 9, 2018 as presented. Mr. Bilotta seconded the Motion and it carried 3-0.

- 3. Adoption or Amendments to the Agenda**

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

**BOARD MEMBERS**

Kevin L. Freeman  
*Chicago*

Jim Bilotta  
*Frankfort*

Robert J. Steffen  
*South Barrington*

Dana D. Kinion  
*Springfield*

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

Mr. David Suarez presented an update on current IT activities and projects. Mr. Suarez reported on the scanning operations. He reported we are currently scanning tax year 2017 appeals and they are expected to exceed the number received the prior year. He also reported approximately 3,000 new appeals are in need of review, however, the process is moving faster than previous years. Mr. Suarez reported on the progress made in automating the paper process. The rebuttal letters have been automated and our IT staff is working on automating the Intervenor's letters. Mr. Suarez stated this should be the last piece to automating the paper process.

Mr. Waggoner joined the meeting at 10:15 a.m. and thanked Mr. Suarez for his report.

Mr. Waggoner turned the meeting report over to Mr. James Moffat to report on the budgets, fiscal, and HR information.

Mr. Moffat stated the Affirmative Action Plan for FY18 was reviewed and PTAB has met all goals. He read aloud the Compliance letter from the Department of Human Services.

Mr. Moffat presented and reviewed the budget reports. He reported the Preliminary Budgets were submitted to the Governor's Office of Management and Budgets (GOMB). Mr. Moffat further reported on filling positions, transfers, and head count. Mr. Waggoner thanked Mr. Moffat for his report.

Mr. Waggoner reported on the Executive Order rulemaking. He stated the second notice was filed with JCAR on September 13, 2018, with respect to the amendment to the PTAB's rules proscribing an attorney/state legislator from representing a client before the PTAB in an assessment appeal. The second notice hearing before JCAR was scheduled for 11:00 AM, Tuesday, October 16<sup>th</sup> at the State of Illinois Building. An extension was granted at the PTAB's request. The second notice period is set to expire on December 11, 2018. Mr. Waggoner reported he attended the second notice hearing before JCAR scheduled for November 13, 2018 in room C-1 of the Stratton Office Building.

Mr. Waggoner reported, the first notice period for the PTAB's proposed amendments that appeared in the Illinois Register at 42 Ill.Reg. 16136 (August 24, 2018) expired on Monday, October 8<sup>th</sup>. We are in the process of preparing the second notice to be filed with JCAR. We are awaiting JCAR's ruling on the second notice regarding the Executive Order rulemaking before filing the second notice on this rulemaking. Mr. Waggoner stated we do not anticipate any objections on this rulemaking.

Mr. Waggoner reported the JCAR rulings will go through the legislative process and information will be reported on the Agenda of the December Board Meeting.

Mr. Waggoner reported on the hiring of two Appraisal Specialist IIs for the Springfield office. Matthew Beck is scheduled to start on Friday, November 16<sup>th</sup>. Joni Gaddis is scheduled to start December 1<sup>st</sup>. Mr. Beck has a real estate appraisal license and Ms. Gaddis has an assessment background with a CIAO designation and worked most recently as the Chief Deputy Assessor of Downers Grove Township in DuPage County.

Mr. Waggoner reported Mr. Suarez and Mr. Moffat conducted interviews for the Office Associate position, to fill the position of scanner.

Mr. Waggoner reported on the status of the Revival of Judgement. The PTAB has not received any additional filings since its ruling at the September 11, 2018 Board Meeting dismissing the revival of judgment without prejudice.

Mr. Waggoner discussed an article in the meeting packets by the Chicago tribune regarding residential property reassessments in Chicago "My house is worth how much? Fixes to tax assessments bring dramatic changes for Chicago home owners".

"Mr. Waggoner reminded the Board the next Board Meeting is scheduled for 10:00 a.m. Tuesday December 11, 2018 in Des Plaines. He also reminded the Board of the Staff Appreciation/Holiday Luncheon is scheduled to follow the December Board Meeting in the respective PTAB offices.

Mr. Steffen moved to accept the Acting Executive Director's Report. Mr. Bilotta seconded the Motion and it carried 3-0.

## **5. Discussion of Motions**

- a. MJ Cermak II, LLC: #16-32988-C-2 (Cook - Leyden)

Chairman Glorioso moved to grant a final 30-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- b. Hickory Point Mall: #17-03675-C-3 (Macon)

Mr. Bilotta moved to grant a final 60-day extension. Chairman Glorioso seconded the Motion and it carried 3-0.

- c. Erol Feratovic: #17-22026-C-1 (Cook-Oak Park)  
Joseph Krichevsky: #17-22027-C-1 (Cook-Riverside)

Mr. Bilotta moved to grant a final 60-day extension in each appeal. Chairman Glorioso seconded the Motion and it carried 3-0.

- d. Questek Innovations, LLC: #17-21938-C-1 (Cook - Evanston)  
Anthony Bongiorno: #17-21939-R-1 (Cook - Barrington)  
Wayne Conforti: #17-21940-R-1 (Cook - Cicero)  
2352 W. Belmont Forte Holdings, LLC: #17-21941-R-1 (Cook - Evanston)  
Bernadine Rosenthal: #17-21943-R-1 (Cook - Barrington)  
James Overbeck: #17-21944-R-1 (Cook - Oak Park)  
Lorenzo Furio: #17-21945-C-1 (Cook - Barrington)  
Lorenzo Furio: #17-21946-C-1 (Cook - Barrington)  
William & Kelly Koch: #17-21948-R-1 (Cook - Oak Park)  
John Raad: #17-21950-R-1 (Cook - Oak Park)  
Mtstam Real Estate Corp.: #17-21951-C-1 (Cook - Rogers Park)  
Greg & Alycia Sutor: #17-21956-R-1 (Cook - Oak Park)  
James & Teateta O'Neill: #17-21957-R-1 (Cook - Evanston)  
Teresa Licari: #17-21958-R-2 (Cook - Barrington)  
Andrea Ravin: #17-21959-R-1 (Cook - Oak Park)  
Ryan & Franziska Weber: #17-21961-R-1 (Cook - Oak Park)  
Lemke Sally: #17-21962-R-1 (Cook - Oak Park)  
Berta Silva: #17-21963-C-1 (Cook - Cicero)  
828 Reba LLC: #17-21964-C-1 (Cook - Evanston)  
Brian Caldwell: #17-21965-R-1 (Cook - Palatine)

Mr. Bilotta moved to grant a final 60-day extension in each appeal. Chairman Glorioso seconded the Motion and it carried 3-0.

- e. Menard, Inc.: #17-00092-C-3 (Tazewell)  
Donald & Sandra Endress: #17-00046-R-1 (Tazewell)  
Dunton Trust, Barbara: #17-00072-R-1 (Tazewell)  
Gordon & Joyce Wassell: #17-00047-R-1 (Tazewell)

Mr. Bilotta moved to grant the Tazewell County Board of Review a final 60-day extension in each "R-1" appeal and a final 90-day extension in the "C-3" appeal. Mr. Steffen seconded the Motion and it carried 3-0.

- f. IEC Properties, LLC: #17-00947-C-3 (Peoria)

Mr. Bilotta moved to grant the Peoria County Board of Review a final 90-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- g. Medline Industries, Inc.: #17-00950-I-2 (Lake)  
National Home Rental: #17-01044-R-1 (Lake)  
GA TRI State Office Park, LLC: #17-01115-C-3 (Lake)  
Thomas & Janice Janus: #17-01136-R-1 (Lake)  
Robert Urbain: #17-01260-R-1 (Lake)  
IPCC Properties II, LLC: #17-01264-C-3 (Lake)  
Karen Marie Stolzman Trust: #17-01288-C-2 (Lake)  
Jim & Ganpat Jain: #17-01309-R-1 (Lake)  
Bruce J. Sauer: #17-01310-R-1 (Lake)  
C. Davis Nelsen II: #17-01314-R-1 (Lake)  
Karen Vacko: #17-01319-R-1 (Lake)  
Norstates Bank: #17-01326-C-1 (Lake)

Chairman Gloriosso moved to grant the Lake County Board of Review a final extension in each appeal to January 31, 2019. Mr. Steffen seconded the Motion and it carried 3-0.

- h. 1325 Gateway Drive, LLC: #17-00244-I-1 (Kane)

Chairman Gloriosso moved to grant the Kane County Board of Review a final 60-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- i. Kohls Illinois, Inc: #17-01173-C-2 (Vermilion)

Chairman Gloriosso moved to grant the Vermilion County Board of Review a final 60-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- j. Lowe's Home Centers, LLC: #17-01062-C-3 (Madison)

Mr. Bilotta moved to grant the Madison County Board of Review a final 90-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- k. Roger Mason: #17-04679-R-1 (Mason)  
Roger Mason: #17-04682-R-1 (Mason)

Mr. Bilotta moved to grant the Mason County Board of Review a final 30-day extension in each appeal. Chairman Gloriosso seconded the Motion and it carried 3-0.

- l. Sheffield Investments LLC: #17-00403-C-2 (Kane)  
Marathon Petroleum Company: #17-00404-C-2 (Kane)  
Richport Property LLC: #17-00405-C-1 (Kane)

Flinn Scientific, Inc.: #17-00407-C-3 (Kane)  
Royal Fox Golf Course: #17-00412-C-3 (Kane)  
Hampshire Venture Two, LLC: #17-00418-I-2 (Kane)  
Maryann Ericson: #17-00425-R-1 (Kane)  
David Poweleit: #17-00426-R-1 (Kane)  
Timothy & Jennifer Gouger: #17-00427-R-1 (Kane)  
Jin Fang: #17-00428-R-1 (Kane)  
Thomas & Paulette Morris: #17-00429-R-1 (Kane)  
Jeffrey Gomberg: #17-00431-R-1 (Kane)  
Timothy Albion: #17-00434-R-1 (Kane)  
Christine Schirtzinger: #17-00437-R-2 (Kane)  
Victor Lipukhin: #17-00438-R-1 (Kane)  
LGP Realty Holdings, LP: #17-00439-C-1 (Kane)  
Bohler Uddeholm Corporation: #17-00440-I-3 (Kane)  
Graziano Properties LLC: #17-00441-I-3 (Kane)  
Slipmate, LLC: #17-00442-I-2 (Kane)  
Nicor Gas Real Estate: #17-00444-C-2 (Kane)  
Corporate America Family Credit Union: #17-00447-C-2 (Kane)  
Gregory & Jennifer Rokos: #17-00451-R-1 (Kane)  
John Safiejko: #17-00455-R-1 (Kane)  
Goodrich Theaters: #17-00456-C-3 (Kane)  
Renee and Matthew Dietz: #17-00457-R-1 (Kane)  
Terrance Koehler: #17-00474-R-1 (Kane)  
Kristin Bauer: #17-00506-R-1 (Kane)  
Thomas Passaro: #17-00540-R-1 (Kane)  
Equity Attainment Inc: #17-00549-C-2 (Kane)  
Bowes + Randall LLC: #17-00550-C-1 (Kane)  
Marathon Petroleum Company: #17-00553-C-2 (Kane)  
DPK Realty Corp: #17-00557-R-1 (Kane)  
Larry Meyer: #17-00558-R-1 (Kane)  
Glenn Casbourne: #17-00559-R-1 (Kane)  
Austin Holdings: #17-00560-R-1 (Kane)  
Classic Investments LLC: #17-00561-R-1 (Kane)  
Austin Holdings: #17-00562-R-1 (Kane)  
Richport Property LLC: #17-00563-C-2 (Kane)  
Greco Reggi Randall II LLC: #17-00564-C-2 (Kane)  
Randall Road Office Building: #17-00565-C-2 (Kane)  
John Bosch: #17-00567-R-1 (Kane)  
Randall Real Estate Investors LLC: #17-00569-C-1 (Kane)  
Voestalpine Precision Strip LLC: #17-00570-I-2 (Kane)  
DS Waters of America: #17-00571-I-2 (Kane)  
Derek and Melanie Scawinski: #17-00573-R-1 (Kane)  
John Lardas: #17-00575-R-1 (Kane)

Lyubomir Alexandrov: #17-00578-R-1 (Kane)  
Gregory/William Moran/Trinker: #17-00580-R-1 (Kane)  
Tollgate Business Center: #17-00588-I-1 (Kane)  
Stockbridge Capital Group: #17-00590-I-3 (Kane)  
Millennium Commons Industrial Condo: #17-00618-I-2 (Kane)  
VIP Batavia, LLC: #17-00619-I-2 (Kane)  
Fox River Business Center Land, LLC: #17-00620-I-3 (Kane)

Mr. Bilotta moved to grant the Kane County Board of Review a final 60-day extension in each appeal. Chairman Glorioso seconded the Motion and it carried 3-0.

- m. Fifth Third Bank: #16-07503-C-2 (Kane)  
Fifth Third Bank: #17-00868-C-2 (Kane)  
St.Charles Country Club: #17-00869-C-3 (Kane)

Mr. Bilotta moved to grant the Kane County Board of Review a final 60-day extension in each appeal. Chairman Glorioso seconded the Motion and it carried 3-0.

- n. Laurence Claus: #17-00501-R-1 (Lake)  
Timothy & Nicole Bailey: #17-00507-R-1 (Lake)  
Angie McAvoy: #17-00516-R-1 (Lake)  
Tamer Nasr: #17-00574-R-1 (Lake)

Mr. Steffen moved to grant the Lake County Board of Review a final 120-day extension from the original due date of September 12, 2018 to January 10, 2019. Chairman Glorioso seconded the Motion and it carried 3-0.

- o. Titan International, Inc.: #17-03095-I-2 (Vermilion)

Mr. Bilotta moved to grant the Vermilion County Board of a final 60-day extension. Chairman Glorioso seconded the Motion and it carried 3-0.

- p. Cupertino Quintana: #17-00246-C-1 (Kane)  
Jessica Starck: #17-00596-R-1 (Kane)  
Zach Derrico: #17-00597-R-1 (Kane)  
Dennis & Joan Junod: #17-00598-R-1 (Kane)  
Steven & Mary Spoerl: #17-00599-R-2 (Kane)  
Terry & Cheryl Brittingham: #17-00600-R-1 (Kane)  
James & Linda Barr: #17-00601-R-2 (Kane)  
Peilin Li DPK Realty Corp: #17-00602-R-1 (Kane)

Mr. Bilotta moved to grant the Kane County Board of Review a final 60-day extension in each appeal. Chairman Glorioso seconded the Motion and it carried 3-0.

- q. M&O Insulation: #16-30455-I-2 (Cook - Thornton)

Mr. Bilotta moved to grant Intervenor Hazel Crest S.D. #152½ a final 60-day extension. Chairman Glorioso seconded the Motion and it carried 3-0.

- r. Old Second National Bank: #16-35501-C-2 (Cook - Proviso)

Mr. Bilotta moved to grant Intervenor Lindop School Dist. No. 92 a final 60-day extension. Chairman Glorioso seconded the Motion and it carried 3-0.

- s. 1530 North State Building Corp.: #16-34205-R-3 (Cook - North Chicago)  
Twelve Nine Astor Building Corporation: #16-34239-R-3 (Cook - North Chicago)  
American Dental Assoc.: #16-34605-C-3 (Cook - North Chicago)  
Joseph Lansing: #16-35634-R-2 (Cook - North Chicago)  
Royal George Theater: #16-35843-C-3 (Cook - North Chicago)  
Susan Flynn: #16-36146-R-3 (Cook - North Chicago)  
West Side Realty: #16-36184-C-3 (Cook - West Chicago)

Mr. Bilotta moved to grant Intervenor Chicago Board of Education a final 60-day extension in each appeal. Chairman Glorioso seconded the Motion and it carried 3-0.

- t. Commonwealth Edison: #16-34314-I-3 (Cook - Thornton)

Mr. Bilotta moved to grant Intervenor West Harvey-Dixmoor S.D. #147 a final 60-day extension. Chairman Glorioso seconded the Motion and it carried 3-0.

- u. Bloomingdales Federated Department Stores, Inc.: #16-34511-C-3 (Cook - Niles)

Mr. Bilotta moved to grant Intervenor Niles Twp. H.S.D. #219 a 60-day final extension. Chairman Glorioso seconded the Motion and it carried 3-0.

- v. Dukane Precast Inc.: #16-01233-I-3 (Kane)

Chairman Glorioso moved to grant a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 3-0.



- w. Muller Realty III LLC: #16-02674-C-3 (Lake)

Chairman Glorioso moved to grant Intervenor Woodland S.D. #50 a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 3-0.

- x. 1162 N McLean Blvd., LLC: #17-00165-I-2 (Kane)

Chairman Glorioso moved to grant Intervenor Elgin S.D. U-46 a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 3-0.

- y. Life Storage, LP: #17-00208-C-2 (Kane)

Chairman Glorioso moved to grant Intervenor Dundee C.U.S.D. #300 a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 3-0.

- z. Sandstone Hills, LLC: #17-00158-C-2 (Kankakee)

Chairman Glorioso moved to grant Intervenor St. Anne H.S.D. #302 a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 3-0.

- aa. Peg Fallen Trunek: #17-05578-R-1 (DuPage)

Mr. Steffen moved to deny the request to reinstate the appeal. Mr. Bilotta seconded the Motion and it carried 3-0.

- bb. Carriage Greens Country Club: #17-05862-C-2 (DuPage)

Mr. Steffen moved to deny the request to reinstate the appeal. Mr. Bilotta seconded the Motion and it carried 3-0.

- cc. First Savings Bank of Hegwisch: #14-20399-C-1 (Cook - Bremen)

Chairman Glorioso moved to vacate the decision and dismiss the appeal. Mr. Steffen seconded the Motion and it carried 3-0.

- dd. Claremont Extended Healthcare LLC: #16-02794-C-3 (Lake)

Mr. Steffen moved to reinstate each Intervenor, Adlai E. Stevenson H.S.D. #125 and Aptakisic-Tripp C.C.S.D. #102 and grant each Intervenor a final 90-day extension. Mr. Bilotta seconded the Motion and it carried 3-0.

- ee. Seaway Bank & Trust: #14-27032-C-1 (Cook - Proviso)

Mr. Steffen moved to grant the request to vacate PTAB decision and dismiss the appeal. Chairman Glorioso seconded the Motion and it carried 3-0.

- ff. Tenneco Automotive Operating Company: #16-02816-C-3 (Lake)

Mary Ann Rouse: #16-04095-R-1 (Lake)

Imperial Realty Company: #16-04097-C-2 (Lake)

First Midwest Bank: #17-01263-C-1 (Lake)

Thomas Glusic: #17-01341-R-1 (Lake)

Home Depot USA Inc: #17-01348-C-2 (Lake)

Zeigler Nissan Gurnee LLC: #17-01354-C-2 (Lake)

James & Kathleen Leidl: #17-01368-R-1 (Lake)

Waldemar & Danuta Slezak: #17-01389-R-1 (Lake)

Lightfoot Estates, LLC: #17-01422-R-1 (Lake)

Charles Gonzalez: #17-01430-R-1 (Lake)

Ilsoo Kim: #17-01432-R-1 (Lake)

Juile McLaughlin: #17-01434-R-1 (Lake)

Joe Colletta: #17-01436-R-1 (Lake)

Beryl Cook: #17-01470-R-1 (Lake)

Patrick Doering: #17-01483-C-1 (Lake)

Donald Rieser: #17-01484-R-1 (Lake)

Dona Tindell: #17-01485-R-1 (Lake)

Andrew Heilig: #17-01497-R-1 (Lake)

Bruce Wasser: #17-01500-R-1 (Lake)

Avinash Vaidya: #17-01505-R-1 (Lake)

Erin Dubin Revocable Trust: #17-01525-R-2 (Lake)

Ronald L. Boorstein: #17-01549-C-2 (Lake)

Richard Carey: #17-01563-R-1 (Lake)

Diane Tang: #17-01570-R-2 (Lake)

Libertyville Associates, LLC: #17-01572-C-3 (Lake)

Muller Realty III LLC: #17-01574-C-3 (Lake)

13588 West Highway 173 LLC: #17-01577-C-2 (Lake)

Liberty Machinery, Co.: #17-01582-I-1 (Lake)

James Lemperis: #17-01586-R-1 (Lake)

Jodi Megerle: #17-01596-R-1 (Lake)

Patty Weinberg: #17-01598-R-1 (Lake)

Mike Mroz: #17-01605-R-1 (Lake)

Carl Gustafson: #17-01611-R-1 (Lake)

Avi Cohen: #17-01621-R-1 (Lake)

Jeff Chandler: #17-01652-R-1 (Lake)

Mr. Bilotta moved to grant the Lake County Board of Review a final 120-day extension from the original due date of October 10, 2018 to February 7, 2019. Mr. Steffen seconded the Motion and it carried 3-0.

gg. DuPage County Extensions

Mr. Steffen moved to grant the DuPage County Board of Review a final 90-day extension from the original due date to submit evidence in each of the 464 appeals. Chairman Glorioso seconded the Motion and it carried 3-0.

## **6. Attachments**

Decisions A – F and Z

As to Attachment A, Chairman Glorioso moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 3-0.

As to Attachment B, Mr. Steffen moved to approve the attachment. Chairman Glorioso seconded the Motion and it carried 3-0.

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

As to Attachment D, Mr. Bilotta moved to approve the attachment. Chairman Glorioso seconded the Motion and it carried 3-0.

As to Attachment E, Mr. Steffen moved to approve the attachment. Chairman Glorioso seconded the Motion and it carried 3-0.

As to Attachment F, Mr. Bilotta moved to approve the attachment. Chairman Glorioso seconded the Motion and it carried 3-0.

As to Attachment Z, Chairman Glorioso moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 3-0.

## **Workload Report**

Mr. Waggoner presented and reviewed the monthly Workload Report FY19 data for year to date through November 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 2,022 closed appeals for the month of November.

**7. Other Business**

Chairman Glorioso and the Board extended congratulations to Mr. Steffen and Mrs. Ketki Steffen on her recent victory running for Cook County Circuit, 13<sup>th</sup> Sub-circuit Judge.

Chairman Glorioso and the Board wished all a very happy Thanksgiving.

**8. Adjournment**

Mr. Steffen moved to adjourn the meeting at 11:30 a.m. Mr. Bilotta seconded the Motion and it carried 3-0.

Respectfully submitted,

Steven M. Waggoner  
Acting Executive Director

SMW/dl