



State of Illinois
PROPERTY TAX APPEAL BOARD

Wm. G. Stratton Office Bldg.
401 South Spring St., Rm. 402
Springfield, Illinois 62706
(T) 217.782.6076
(F) 217.785.4425
(TTY) 217.785.4427

DONALD R CRIST
Chairman

Suburban North Regional Office
9511 W. Harrison St., Suite 141
Des Plaines, Illinois 60016

LOUIS G. APOSTOL
Executive Director

Minutes of the
Property Tax Appeal Board Meeting
Held on January 12, 2010
Springfield, Illinois

- 1. ROLL CALL:** Donald Crist, Chairman; Michael Goral; Kevin Freeman; Walter Gorski; Mauro Glorioso

STAFF: Louis Apostol, JD, CAE, Executive Director
Steve Waggoner, JD, Chief Hearing Officer; Pam Monical

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

- 2. Approval of the Board Minutes for the December 15, 2009 Meeting:**

Mr. Freeman moved to accept the December minutes as amended. Mr. Goral seconded the motion and it carried 4-0 with Mr. Gorski abstaining.

- 3. Executive Director Report:**

Mr. Apostol reviewed the status of the FY 2010 budget. He stated PTAB will lose all temporary staff at the end of January due to budget constraints. He plans to utilize (2) 75-day employees in February to assist in processing PTAB's significant workload. He further noted that PTAB has (4) open positions that are critical to operations and workflow issues. He is hopeful OMB and CMS will release the positions this year.

Mr. Apostol advised the Board of the proposed 2011 Budget and OMB's recommendation to move PTAB back to the GRF. Chairman Crist wrote a letter to the Director of OMB addressing this issue.

Mr. Apostol advised the Board that the critical need of storage space in the Springfield Office has not been resolved. Files are still stacked up in the Chairman's Office and hallways presenting a potential safety hazard for staff and visitors. PTAB is expecting twice the amount of Cook County appeals this year that will increase the need for additional space.

BOARD MEMBERS

Michael J. (Mickey) Goral
Rockford

Kevin L. Freeman
Chicago

Walter R. Gorski
Edwardsville

Mauro Glorioso
Westchester

Mr. Apostol informed the Board that all Governor's Citizen Action Complaints and FOIA Requests have been reviewed and responded to in a timely manner.

Mr. Apostol informed the Board that the number of closed appeals through 2009 is up significantly from 2008. This was due to improved automation and the staff's dedication to best serve the public.

Mr. Goral moved to accept the Executive Director's Report. Mr. Gorski seconded the motion and it carried 5-0.

4. Discussion of Motions:

- a.) John Becker: #08-00050-R-1 (Champaign)
- Adam Slagell: #08-00072-R-1 (Champaign)
- Leonid Eliferenko: #08-00126-R-1 (Champaign)
- Benjamin Frick: #08-00127-R-1 (Champaign)
- Steven Miller: #08-00128-R-1 (Champaign)
- Rick Rusk: #08-00130-R-1 (Champaign)
- Rodney Ash: #08-00131-R-1 (Champaign)
- Jerry Wilson: #08-00132-R-1 (Champaign)
- Barton Brandriff: #08-00133-R-1 (Champaign)
- Jerry Rudisill: #08-00134-R-1 (Champaign)
- Manuel Lombardero: #08-00136-R-1 (Champaign)
- Matthew Harris: #08-00195-R-1 (Champaign)
- James Powers: #08-00196-R-1 (Champaign)
- Alvin Griggs: #08-00286-R-1 (Champaign)
- Gerald Neal: #08-00357-R-1 (Champaign)
- Reza Etebari: #08-00359-R-1 (Champaign)
- David Weisman: #08-00360-R-1 (Champaign)
- Michael Estes: #08-00361-R-1 (Champaign)
- Kip Crozuer: #08-00362-R-1 (Champaign)
- Alfred Martin: #08-00364-R-1 (Champaign)
- Norman Busboom: #08-00398-R-1 (Champaign)
- Chien-Hsuin Wu: #08-00400-R-1 (Champaign)
- David Palla: #08-00401-R-1 (Champaign)
- Jack Ribelin: #08-00402-R-1 (Champaign)
- Chien Hsuin Wu: #08-00403-R-1 (Champaign)
- Robert Coleman: #08-00826-R-1 (Champaign)
- Patrick Miller: #08-00828-R-1 (Champaign)

Mr. Gorski moved to grant the Champaign County Board of Review a final 90 day extension. Mr. Glorioso seconded the motion and it carried 5-0.

- b.) Joseph Marino: #07-03555-R-1 (Kane)
Daniel Pickert: #07-06539-R-1 (Kane)
Margarete Liedtke Trust: #07-06577-R-1 (Kane)
Chris Hoekstra: #07-06578-R-1 (Kane)

Mr. Freeman moved to grant the Kane County Board of Review a final 120 day extension. Mr. Glorioso seconded the motion and it carried 5-0.

- c.) Greg Miller: #08-04568-R-1 (Vermilion)

Mr. Gorski moved to grant the Vermilion County Board of Review a final 60 day extension. Mr. Freeman seconded the motion and it carried 4-0 with Mr. Crist recusing.

- d.) First Midwest Bank: #08-00437-C-3 (Grundy)

Mr. Freeman moved to grant the Grundy County Board of Review a final 60 day extension. Mr. Goral seconded the motion and it carried 5-0.

- e.) Kmart #4783: #08-01298-C-3 (Fulton)

Mr. Glorioso moved to grant the Fulton County Board of Review a final 90 day extension. Mr. Gorski seconded the motion and it carried 5-0.

- f.) Sallyan Windt: #08-01802-R-3 (Lake)
Jerry Felsenthal: #08-01803-R-2 (Lake)
Andrew Eichner: #08-01805-R-2 (Lake)
Scott Axelrod: #08-01809-R-2 (Lake)

Mr. Freeman moved to grant appellant a final 30 day extension. Mr. Goral seconded the motion and it carried 4-1.

- g.) 5100 East State LLC: #08-01439-C-3 (Winnebago)

Mr. Glorioso moved to grant the appellant a final 90 day extension. Mr. Freeman seconded the motion and it carried 4-0 with Mr. Goral recusing.

- h.) Brett Blessen: #07-25512-I-1 (Cook – Proviso)
Imperial Realty Co.: #07-26018-C-1 (Cook – Jefferson)
Imperial Realty Co.: #07-26019-C-2 (Cook – Jefferson)
Imperial Realty Co.: #07-26022-C-2 (Cook – Jefferson)

Mr. Freeman moved to grant the appellant a final 30 day extension. Mr. Goral seconded the motion and all Jefferson Township carried 5-0. Proviso Township carried 4-0 with Mr. Glorioso recusing.

- i.) Marquette Bank: #07-21515-R-2 (Cook – Orland)

Mr. Freeman moved to grant intervenors, Orland S.D. 135 and Consolidated S.D. 230, a final 30 day extension. Mr. Glorioso seconded the motion and it carried 5-0.

- j.) Ridge Property Trust: #07-23612-I-3 (Cook – Cicero)

Mr. Gorski moved to grant intervenor, Elk Grove C.C.S.D. 59, a final 30 day extension. Mr. Glorioso seconded the motion and it carried 5-0.

- k.) Carson Pirie Scott & Company: #07-29072-C-3 (Cook – Wheeling)

Mr. Goral moved to grant the intervenor, Village of Mount Prospect, a final 60 day extension. Mr. Freeman seconded the motion and it carried 5-0.

- l.) Christine Deck/LRCC Properties LLC: #07-26011-I-2 (Cook – Lyons)

Mr. Freeman moved to grant the intervenors, Lyons Township H.S.D. 204, LaGrange S.D. 105, and Pleasantview Fire Protection District a final 30 day extension. Mr. Glorioso seconded the motion and it carried 5-0.

- m.) Park Ridge Plaza: #07-22262-C-2 (Cook – Maine)

Mr. Gorski moved to grant intervenors, Maine Township H.S.D. 207 and Park Ridge Niles C.C.S.D. 64, a final 30 day extension. Mr. Goral seconded the motion and it carried 5-0.

- n.) 3201 Tollview Venture: #07-23675-I-3 (Cook – Elk Grove)
Eli Akiva: #07-20624-C-2 (Cook – Elk Grove)

Mr. Gorski moved to grant intervenor, Palatine C.C.S.D. #15, a final 30 day extension. Mr. Goral seconded the motion and it carried 5-0.

- o.) Domenella: #07-22949-I-2 (Cook – Elk Grove)

Mr. Gorski moved to grant intervenor, Elk Grove C.C.S.D. 59, a final 30 day extension. Mr. Goral seconded the motion and it carried 5-0.

- p.) Commonwealth Edison Company: #07-26935-C-3 (Cook – Lemont)

Mr. Goral moved to grant intervenor, Lemont Fire Protection District, Motion to Stay filing of evidence. Mr. Freeman seconded the motion and it carried 5-0.

- q.) Chase Property Mgmt: #07-00667-C-2 (Peoria)
Dave Joseph Sons & Assoc.: #07-00935-C-2 (Peoria)
William Krumholz: #07-00936-C-2 (Peoria)

Mr. Freeman moved to grant intervenor, Peoria S.D. #150, a final 30 day extension. Mr. Glorioso seconded the motion and it carried 5-0.

- r.) Thomas Lichter: #07-29529-C-2 (Cook – Wheeling)

Mr. Glorioso moved to reinstate appellant and grant a 30 day extension. Mr. Gorski seconded the motion and it carried 5-0.

- s.) Larry Chambers: #07-20623-R-1 (Cook – Rogers Park)

Mr. Gorski moved to reinstate the appellant and notify the Board of Review. Chairman Crist seconded the motion and it carried 5-0.

- t.) Mohammed Iftikhar: #07-27784-R-1 (Cook – Hyde Park)

Chairman Crist moved to deny request to reinstate appellant. Mr. Freeman seconded the motion and it carried 5-0.

5. Attachments:

See attachments for listing of additional decisions to be reviewed, discussed and/or decided by the Board.

As to Attachment A, Mr. Freeman moved to accept the attachment and Mr. Glorioso seconded the motion. The motion carried 5-0.

As to Attachment B, Mr. Goral moved to accept the attachment and Mr. Gorski seconded the motion. The motion carried 5-0 on all except item 174 with Mr. Freeman recusing.

As to Attachment C, Mr. Glorioso moved to accept the attachment and Mr. Freeman seconded the motion. The motion carried 4-0 with Mr. Gorski recusing.

As to Attachment D, Mr. Glorioso moved to accept the attachment and Mr. Gorski seconded the motion. The motion carried 4-0 with Mr. Goral recusing.

As to Attachment E, Mr. Goral moved to accept the attachment and Mr. Gorski seconded the motion. The motion carried 4-0 with Mr. Freeman recusing.

As to Attachment F, Mr. Freeman moved to accept the attachment and Mr. Gorski seconded the motion. The motion carried 4-0 with Mr. Glorioso recusing.

6. Other Business:

Mr. Apostol thanked the Board for their continued support in obtaining additional resources and informed them of the impending record number of appeals for 2010. He complimented the staff for their hard work and dedication under very difficult circumstances.

Chairman Crist informed the Board and staff that PTAB has maintained a good reputation among County Officials and has received praise for the PTAB's consistent fair and impartial practices.

7. Adjournment:

Mr. Gorski moved to adjourn the meeting at 10:50 a.m. and Chairman Crist seconded the motion. This motion carried unanimously.

Respectfully yours,

Louis G. Apostol
Executive Director

LGA: