



State of Illinois
PROPERTY TAX APPEAL BOARD

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Minutes of the
Property Tax Appeal Board Meeting
Held on May 11, 2010
Springfield, Illinois

- 1. ROLL CALL:** Donald Crist, Chairman; Michael Goral; Walter Gorski; Mauro Glorioso. Kevin Freeman joined the meeting at 10:43 a.m.

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 April 13, 2010 Meeting:**

Mr. Gorski moved to accept the April minutes. Mr. Goral seconded the motion and it carried 4-0.

- 3. Executive Director Report:**

Mr. Apostol apprised the Board of the April 21st House Appropriations Committee Hearing. Chairman Crist and Mr. Apostol presented the FY2011 Budget request. The Committee was very complimentary on PTAB's efforts to best serve the public. A brief discussion was held on the FY2011 proposed budget. Chairman Crist advised the Board on the importance of remaining in the Personal Property Tax Replacement Fund.

Mr. Apostol apprised the Board of PTAB's current staffing situation. He stated 75 day workers will be added to the Springfield Office and plans to replace two retired hearing officers in the Des Plaines Office. One full-time clerical employee will begin June 1st in the Des Plaines Office. He noted that 75 day and temporary workers have done an outstanding job assisting with the increased workload.

Mr. Apostol updated the Board on the progress of the Springfield Office space acquisition. A doorway connecting both offices has been completed. Surplus furniture

BOARD MEMBERS

Michael J. (Mickey) Goral
Rockford

Kevin L. Freeman
Chicago

Walter R. Gorski
Edwardsville

Mauro Glorioso
Westchester

will be transferred from the Des Plaines Office. Construction of the new courtroom trial bench and conference tables has been submitted to the Department of Corrections for a price quote. Mr. Apostol reported the availability of a formal hearing room in Springfield will reduce travel time and expense for hearing officers traveling to counties around the Springfield area.

Mr. Apostol advised the Board of the upcoming Oral Argument Hearing scheduled for June 8th in Chicago for the Minooka Community High School District No. 111, et al v. Dynegy Kendall Energy LLC. Mr. Apostol distributed documents prepared by both parties. He requested that the Board bring these documents to the hearing in June.

Mr. Apostol advised the Board he will attend the Illinois Administrative Law Conference on May 17th hosted by the Chicago Bar Association & Office of the General Counsel to the Governor.

Mr. Glorioso advised the Board that Laurie Breen See, a longtime PTAB Hearing Officer who recently retired, is undergoing medical treatment at this time. The Board and staff wished Laurie well and for a speedy recovery.

Mr. Goral moved to accept the Executive Director's Report. Mr. Glorioso seconded the motion and it carried 4-0.

4. Discussion of Motions:

- a.) Nick Boudros: #08-20211-R-1 (Cook – Oak Park)
- Robert P. Taylor: #08-20213-R-1 (Cook – Evanston)
- Robert P. Taylor: #08-20215-R-1 (Cook – Evanston)
- Michael Klancnik: #08-20217-C-1 (Cook – Elk Grove)
- Michael Klancnik: #08-20218-C-1 (Cook – Elk Grove)
- Nick Boudros: #08-20220-C-1 (Cook – Elk Grove)
- Dolores Kowalski: #08-20222-R-1 (Cook – Elk Grove)
- Dolores Kowalski: #08-20223-R-1 (Cook – Elk Grove)
- Homebrook Prospect LLC: #08-20227-R-1 (Cook – Elk Grove)
- Donna Ryniec: #08-20225-I-1 (Cook – Elk Grove)
- Roy Stobe: #08-20229-C-1 (Cook – Elk Grove)
- Craig Steskal: #08-20230-C-1 (Cook – Elk Grove)
- George Ahlers: #08-20231-I-1 (Cook – Elk Grove)
- Ned Kimbrel: #08-20233-I-1 (Cook – Elk Grove)
- Dan Healy: #08-22603-R-1 (Cook – Maine)
- Dave Olseski: #08-22604-R-1 (Cook – Maine)
- Jo Ellen Graczyk: #08-22605-R-1 (Cook – Lyons)
- Brian Kidd: #08-22606-R-1 (Cook – Maine)
- Mark Castiglia: #08-22607-R-1 (Cook – Maine)
- Jay Judge: #08-22608-R-1 (Cook – Maine)

Kenneth Guzutta: #08-22609-R-1 (Cook – Maine)
Kenneth Guzutta: #08-22610-R-1 (Cook – Lyons)

Mr. Gorski moved to grant appellants a final 30 day extension. Chairman Crist seconded the motion and it carried 4-0.

- b.) John O'Hara: #08-20396-R-1 (Cook – River Forest)

Mr. Gorski moved to grant appellant a final 30 day extension. Chairman Crist seconded the motion and it carried 4-0.

- c.) Taxing Bodies: #08-20461-C-3 (Cook – Norwood Park)

Mr. Gorski moved to grant appellant a final 30 day extension. Chairman Crist seconded the motion and it carried 4-0.

- d.) Simon Chong: #08-20677-I-3 (Cook – Elk Grove)
Sheridan Apartments, Inc.: #08-20679-C-3 (Cook – Rogers Park)
Joseph Rotter: #08-20240-C-2 (Cook – Rogers Park)

Mr. Gorski moved to grant appellants a final 30 day extension. Chairman Crist seconded the motion and it carried 4-0.

- e.) Casa Elegante Condominiums: #08-23158-R-1 (Cook – Evanston)
Michael Tarandy: #08-23578-R-1 (Cook – Palos)
Susan Brandstetter: #08-24130-R-1 (Cook – N. Chicago)
Susan Brandstetter: #08-24131-R-1 (Cook – N. Chicago)
Heritage Broadview, LLC: #08-27908-C-1 (Cook – Proviso)
Vipani Paresh: #08-27977-I-1 (Cook – Niles)
Lucy Bibbs Exceptional Development: #08-29801-C-2 (Cook – Rich)

Mr. Gorski moved to grant appellants a final 30 day extension. Chairman Crist seconded the motion and it carried 3-0 with Mr. Glorioso recusing on docket #08-27908-C-1.

- f.) Angeliki Stamelos: #08-02702-C-1 (Lake)
Gene McCluskey: #08-03451-C-3 (Lake)
Gene McCluskey: #08-03456-C-3 (Lake)

Mr. Gorski moved to grant appellants a final 30 day extension. Chairman Crist seconded the motion and it carried 4-0.

- g.) Judith Godfrey: #08-23043-R-1 (Cook – New Trier)
Rose Fisher: #08-23044-R-1 (Cook – New Trier)

Katie Reap: #08-23045-R-1 (Cook - New Trier)
Bernard Hammer: #08-23354-R-1 (Cook – New Trier)

Mr. Goral moved to grant appellants a final 60 day extension. Mr. Glorioso seconded the motion and it carried 4-0.

- h.) James Rogers: #08-02867-R-2 (Lake)

Chairman Crist moved to grant appellant a final 30 day extension. Mr. Glorioso seconded the motion and it carried 4-0.

- i.) Dessie Walls: #08-05991-R-1 (St. Clair)

Mr. Goral moved to grant the appellant a final 30 day extension. Mr. Glorioso seconded the motion and it carried 4-0.

- j.) Mark Bell: #08-21678-R-1 (Cook – Oak Park)
John Egan: #08-21684-R-1 (Cook – Oak Park)
Charles Feeney: #08-21688-R-1 (Cook – Oak Park)
Michael Sahli: #08-21702-R-1 (Cook - Lake)

Mr. Gorski moved to grant appellants a final 30 day extension. Mr. Goral seconded the motion and it carried 4-0.

- k.) Siobhan Lally: #08-23074-R-1 (Cook – Lake View)

Mr. Gorski moved to grant appellant a final 30 day extension. Mr. Goral seconded the motion and it carried 4-0.

- l.) Evelyn Parchem: #08-23601-R-1 (Cook – Maine)

Mr. Gorski moved to grant appellant a final 30 day extension. Mr. Goral seconded the motion and it carried 4-0.

- m.) Office Max: #08-20339-C-3 (Cook – Elk Grove)

Mr. Gorski moved to grant appellant a final 30 day extension. Mr. Goral seconded the motion and it carried 4-0.

- n.) Robert Mantzer: #07-25359-R-1 (Cook – Niles)

Mr. Gorski moved to grant appellant a final 30 day extension. Mr. Goral seconded the motion and it carried 4-0.

- o.) Oakton Arms Congregate Care: #07-24128-C-3 (Cook – Maine)

Mr. Gorski moved to grant appellant a final 30 day extension. Mr. Goral seconded the motion and it carried 4-0.

- p.) Assad El Abaza: #08-23575-R-1 (Cook – Schaumburg)

Mr. Gorski moved to grant appellant a final 30 day extension. Mr. Goral seconded the motion and it carried 4-0.

- q.) Leonard & Stephanie Veazie: #08-06190-R-1 (St. Clair)

Mr. Gorski moved to grant appellant a final 30 day extension. Mr. Goral seconded the motion and it carried 4-0.

- r.) Tom Mooncotch: #08-02336-R-3 (Kane)
William Kaufman: #08-02339-R-1 (Lake)
Foresite Realty Partners, L.L.C.: #08-02341-C-3 (Kane)

Mr. Gorski moved to grant appellants a final 30 day extension. Mr. Goral seconded the motion and it carried 4-0.

- s.) Linda White: #08-02325-R-1 (Lake)
Gary Annes: #08-02327-R-1 (Lake)
Todd Horberg: #08-02331-R-3 (Lake)
Karen & Richard Sutker: #08-02333-R-3 (Lake)
George Annes: #08-02345-R-1 (Lake)
Michael & Debra Annes: #08-02346-R-1 (Lake)

Mr. Gorski moved to grant appellants a final 30 day extension. Mr. Goral seconded the motion and it carried 4-0.

- t.) Robert Schmitt: #08-01902-R-1 (Kane)
Cole Taylor BK TR #73-1086: #08-02244-C-2 (Kane)
Tom Mooncotch: #08-02343-R-1 (Kane)
Frederick & Jeannie Bulmahn: #08-02389-R-1 (Kane)
William & Yolanda Potts: #08-02390-R-1 (Kane)
Stephen & Kathryn Sandman: #08-02393-R-1 (Kane)
Dennis Jurs: #08-02423-R-1 (Kane)
Robert Uhlman: #08-02481-R-1 (Kane)
Patricia Oakley: #08-02684-R-1 (Kane)
Dorothy Litwin: #08-02694-R-1 (Kane)
Margene Mobley: #08-02698-R-1 (Kane)
Rob Rubin: #08-02699-R-1 (Kane)

Roland Carlsen: #08-02704-R-1 (Kane)
Frank & Diane Macedon: #07-03425-R-1 (Kane)

Mr. Glorioso moved to grant Kane County a final 60 day extension. Chairman Crist seconded the motion and it carried 4-0.

- u.) Emmett Malloy: #08-02382-C-2 (Kane)
AutoZone, Inc.: #08-02385-C-2 (Kane)
Bertha Garcia: #08-02471-C-3 (Kane)
The Inland Real Estate Group: #08-02696-C-3 (Kane)
Vernon & Nancy Bremer: #08-03491-R-1 (Kane)
Roman Niemczura: #08-06397-R-1 (Kane)

Mr. Goral moved to grant Kane County a final 60 day extension. Mr. Glorioso seconded the motion and it carried 4-0.

- v.) Hovstone Properties Illinois, LLC: #08-02442-R-3 (Kane)

Mr. Glorioso moved to grant Kane County a 30 day extension. Chairman Crist seconded the motion and it carried 4-0.

- w.) David & Elizabeth Verkler: #08-00183-R-1 (Lake)

Mr. Gorski moved to grant Lake County a final 30 day extension. Mr. Goral seconded the motion and it carried 4-0.

- x.) Thomas Klein: #08-00527-R-2 (Lake)

Mr. Glorioso moved to grant Lake County a final 60 day extension. Mr. Goral seconded the motion and it carried 4-0.

- y.) Kohl's Illinois, Inc.: #08-05270-C-3 (Kendall)

Mr. Glorioso moved to grant Kendall County a final 90 day extension. Chairman Crist seconded the motion and it carried 4-0.

- z.) Regions Financial Corp.: #08-05983-C-2 (St. Clair)
Regions Financial Corp. #08-05985-C-3 (St. Clair)
Regions Financial Corp. #08-05986-C-2 (St. Clair)

Mr. Goral moved to grant St. Clair County a final 90 day extension. Chairman Crist seconded the motion and it carried 3-0 with Mr. Gorski recusing.

- aa.) William Griffin Dragons Dome LLC: #08-00068-C-1 (Tazewell)

Mr. Glorioso moved to grant Tazewell County a 30 day extension. Mr. Gorski seconded the motion and it carried 4-0.

- bb.) Jerome Schmidt: #07-00880-R-1 (Peoria)
Monte Brannan: #07-00980-R-1 (Peoria)
David Roth: #08-00948-C-1 (Peoria)

Mr. Gorski moved to grant Peoria County a 30 day extension. Chairman Crist seconded the motion and it carried 4-0.

- cc.) Kay & Nicholas Satow: #08-02386-R-2 (DuPage)
Bruce Stevens: #08-02486-R-1 (DuPage)
William Thorsness: #08-02487-R-2 (DuPage)
CRP Holdings: #08-02555-I-2 (DuPage)

Mr. Gorski moved to grant DuPage county a 30 day extension. Mr. Goral seconded the motion and it carried 4-0.

- dd.) Bed, Bath & Beyond: #07-26789-C-2 (Cook – Proviso)

Mr. Goral moved to grant intervenor, Proviso Township HSD 209, a final 60 day extension. Chairman Crist seconded the motion and it carried 3-0 with Mr. Glorioso recusing.

- ee.) Jack Gore: #07-25541-C-2 (Cook – Schaumburg)

Mr. Goral moved to grant intervenors, Palatine Township HSD 211 and Schaumburg #54, a final 30 day extension. Mr. Gorski seconded the motion and it carried 4-0.

- ff.) CRP Holdings: #07-29537-I-3 (Cook – Wheeling)

Mr. Gorski moved to grant intervenor, River Trails SD 26, a final 60 day extension. Chairman Crist seconded the motion and it carried 4-0.

- gg.) First National Bank of Illinois: #08-00111-C-2 (Will)

Chairman Crist moved to grant intervenor, Plainfield CCSD #202, a final 30 day extension. Mr. Goral seconded the motion and it carried 3-0 with Mr. Gorski recusing.

- hh.) Marriott International: #07-23925-C-3 (Cook – Maine)

Mr. Glorioso moved to grant intervenors, Maine Township H.S.D. #207 and Des Plaines C.C.S.D. #62, a 45 day extension. Mr. Gorski seconded the motion and it carried 4-0.

- ii.) Richard Edler: #07-24467-C-3 (Cook – Niles)
Richard Edler: #07-24468-I-3 (Cook – Niles)

Mr. Goral moved to grant intervenor, Niles Township H.S.D. #219, a final 30 day extension. Chairman Crist seconded the motion and it carried 4-0.

- jj.) Edens Center Associates: #07-21304-C-3 (Cook – N. Trier)

Chairman Crist moved to deny intervenors, Avoca S.D. 37, N. Trier Twp HSD 203, Village of Wilmette, and Wilmette Park District, extension request. Mr. Goral seconded the motion and it carried 4-0.

- kk.) Mark Metzner: #07-21064-R-2 (Cook – N. Trier)
Jay Dempsey: #07-22151-R-2 (Cook – N. Trier)
Scott Turow: #07-23135-R-2 (Cook – N. Trier)
Eugene Demuro: #07-23568-R-2 (Cook – N. Trier)
Dennis Carlton: #07-24206-R-3 (Cook – N. Trier)
Ronald Schmidt: #07-24208-R-3 (Cook – N. Trier)
Fred Margulies: #07-26329-R-2 (Cook – N. Trier)

Mr. Goral moved to grant intervenors, N. Trier H.S.D. 203 and Glencoe S.D. 35, a final 60 day extension. Chairman Crist seconded the motion and it carried 4-0.

- ll.) City of Chicago: #08-23167-C-3 (Cook – S. Chicago)
City of Chicago: #08-23169-C-3 (Cook – S. Chicago)

Mr. Gorski moved to grant intervenor, JP Morgan Chase/70 W. Madison, a 60 day extension. Mr. Goral seconded the motion and it carried 4-0.

- mm.) Metropolitan Rental: #07-26632-C-3 (Cook – S. Chicago)

Chairman Crist moved to grant intervenor, Chicago Board of Education, a final 30 day extension. Mr. Glorioso seconded the motion and it carried 4-0.

- nn.) Norris Corporation: 06-29466-C-3

Mr. Gorski moved to grant appellant a 60 day extension. Mr. Glorioso seconded the motion and it carried 4-0.

- oo.) Thomas Weaver: #05-22427-C-1 (Cook - Oak Park)

Chairman Crist moved to deny request to reconsider. Mr. Goral seconded the motion and it carried 4-0.

5. Attachments:

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

As to Attachment A, Mr. Goral moved to approve the attachment and Mr. Glorioso seconded the motion. The motion carried 4-0 with Mr. Gorski recusing on item 523.

As to Attachment B, Mr. Glorioso moved to approve the attachment and Mr. Gorski seconded the motion. The motion carried 4-0.

As to Attachment C, Mr. Gorski moved to approve the attachment and Mr. Goral seconded the motion. The motion carried 3-0 with Chairman Crist recusing.

As to Attachment D, Mr. Goral moved to approve the attachment and Mr. Glorioso seconded the motion. The motion carried 3-0 with Mr. Gorski recusing.

As to Attachment E, Mr. Gorski moved to approve the attachment and Mr. Glorioso seconded the motion. The motion carried 3-0 with Mr. Goral recusing.

As to Attachment F, Chairman Crist moved to approve the attachment and Mr. Gorski seconded the motion. The motion carried 4-0.

As to Attachment G, Mr. Gorski moved to approve the attachment and Mr. Goral seconded the motion. The motion carried 3-0 with Mr. Glorioso recusing.

As to Attachment Z, Mr. Freeman moved to approve the attachment and Mr. Glorioso seconded the motion. The motion carried 5-0 with Mr. Gorski recusing on item 3.

5. Other Business:

Mr. Apostol advised the Board that PTAB is currently funded from the Personal Property Tax Replacement Fund by resolution of the Illinois Senate. It was noted that PTAB and the Court of Claims are similar administratively and should remain in this fund. Chairman Crist advised the Board that every effort should be made for PTAB to remain in the fund in FY2011 and beyond.

6. Adjournment:

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Chairman Crist moved to adjourn the meeting at 11:00 a.m. and Mr. Goral seconded the motion. This motion carried 5-0.

Respectfully yours,

Louis G. Apostol
Executive Director

LGA: