



State of Illinois
PROPERTY TAX APPEAL BOARD

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**Minutes of the
Property Tax Appeal Board Meeting
Held on March 8, 2011
Springfield, Illinois**

- 1. ROLL CALL:** Donald Crist, Chairman; Kevin Freeman (via conference call);
Mauro Glorioso; Mickey Goral; Walter Gorski

STAFF: Louis Apostol, JD, CAE, Executive Director;
Steve Waggoner, JD, Chief Hearing Officer;
Dianne Lerman, Recording Secretary

VISITOR: Theodore Wynnychenko

Chairman Crist convened the meeting at 10:05 a.m.

Mr. Goral moved to approve Mr. Freeman's participation in the meeting via conference call. Chairman Crist seconded the Motion and it carried 4-0.

- 2. Approval of the Board Minutes for the February 8, 2011 Meeting**

Mr. Gorski moved to accept the February Board Minutes as presented. Mr. Goral seconded the Motion and it carried 5-0.

Chairman Crist welcomed visitor Theodore Wynnychenko. Mr. Wynnychenko is the Appellant for docket 08-25053-R-1 (Cook – Northfield) which was tabled from the February 8, 2011 Agenda and is on the Agenda under Section 4, item p.

Chairman Crist moved to amend the Agenda by moving Section 4 - p. ahead of 4 - a. Mr. Goral seconded the Motion and it carried 5-0.

- 3. Executive Director's Report:**

Mr. Apostol updated the Board on the status of the FY 2012 Proposed Budget process. He informed the Board the Senate Appropriations Committee has set a tentative March 30th date to review PTAB's Proposed Budget. The House Appropriations Committee has not set a review date.

BOARD MEMBERS

Michael J. (Mickey) Goral
Rockford

Kevin L. Freeman
Chicago

Walter R. Gorski
Edwardsville

Mauro Glorioso
Westchester

Mr. Apostol presented an update on the status of Mr. William L. Mustafa, who joined the PTAB staff as an Appraisal Specialist III hearing officer at the Des Plaines Office. Mr. Mustafa started work on February 16th and was sent to the Springfield Office for his initial training. Mr. Apostol developed a review schedule for William to meet with hearing officers and staff to better understand the PTAB operations and its Rules and Procedures.

Mr. Apostol presented an update on the status of 71 Day Contract Employees. PTAB has used these temporary workers to assist in clerical and hearing officer duties. He stated that without these workers, PTAB would not be able to keep up with the large volume of cases coming to PTAB each week.

Mr. Apostol presented an update on current audits regarding the State Compliance Audit, by De Raimo, Motto & Associates, CPAs, Board & Commissions Audit and the Revolving Door Policy issues. He stated that PTAB staff has provided all agency information requests in a timely manner.

Mr. Apostol presented an update on PTAB's equipment needs regarding computers & printers. He stated that additional staff will require new computers to access the PTAB 2000 data base. He further stated that Steve Rulison and staff have done an outstanding job keeping PTAB systems and the data base up to date, secure and operational.

Mr. Apostol informed the Board that the next PTAB meeting will be held in Chicago on April 12th at the Illinois Supreme Court's Ceremonial Courtroom. He further stated that the Illinois State Bar Association's State and Local Taxation Section Council will be meeting with PTAB after the Board meeting. Mr. Glorioso presented a tentative agenda from Mr. William Seitz, ISBA program (SALT) Chair. After review and discussion, the Board directed Mr. Apostol to review the agenda and get back to Mr. Seitz to make sure the discussion stays focused on assessment operational issues. Mr. Apostol was directed to advise Mr. Seitz the meeting would commence immediately after the PTAB meeting at approximately 10:30 a.m. and conclude promptly by 12 Noon.

Mr. Apostol informed the Board on the status of FOIA requests and the Governor's Office of Citizen Action. He reported that all FOIA requests have been responded to in a timely manner with no outstanding request at this time. He also reported that he has personally responded to all Governor's Office of Citizen Action complaints in a timely manner.

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

4. Discussion of Motions:

- a. Algonquin Randall, LLC: #08-02689-C-3 (McHenry)
Prasad Bhatt: #08-02771-C-2 (McHenry)
1st Nat Bank of Woodstock #229: #08-02813-C-1 (McHenry)
Rick E. Heidner: #08-05091-R-2 (McHenry)

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

- b. 1st Nat Bank of St. Louis: #08-06355-C-1 (St. Clair)

Mr. Freeman moved to grant a final 90 day extension to the St. Clair County Board of Review. Mr. Glorioso seconded the Motion and it carried 5-0.

- c. Barrington Venture LLC: #08-01676-C-3 (Lake)

Mr. Goral moved to grant the Lake County Board of Review a final 60 day extension. Mr. Gorski seconded the Motion and it carried 5-0.

- d. McDaniels Square Condo Assoc.: #08-04957-R-3 (Lake)

Mr. Gorski moved to grant the Lake County Board of Review a 30 day extension. Mr. Goral seconded the Motion and it carried 5-0.

- e. Dolton LLC: #08-29251-I-2 (Cook – Thornton)

Mr. Freeman moved to grant Intervenor, Thornton THSD #205, a final 30 day extension. Chairman Crist seconded the Motion and it carried 5-0.

- f. MB BP Portfolio II, LLC: #08-25954-I-2 (Cook – Leyden)

Mr. Freeman moved to grant Intervenor, Leyden HSD #212 a final 30 day extension. Chairman Crist seconded the Motion and it carried 5-0.

- g. The Missner Group: #08-27822-I-3 (Cook – Niles)

Mr. Freeman moved to grant Intervenor, Niles THSD, a final 30 day extension. Chairman Crist seconded the Motion and it carried 5-0.

- h. Jack Gore: #08-28339-C-3 (Cook – Schaumburg)

Mr. Freeman moved to grant Intervenors, Palatine THSD #211 and Schaumburg CCSD #54, a final 30 day extension. Chairman Crist seconded the Motion and it carried 5-0.

- i. Kohl's Dept. Stores, Inc.: #08-06924-C-2 (Will)

Mr. Freeman moved to grant Intervenor, Frankfort CCSD 157-C, a final 30 day extension. Chairman Crist seconded the Motion and it carried 5-0.

- j. Scott Retzloff & Assoc./Baker Hill: #08-03333-C-3 (DuPage)

Mr. Freeman moved to grant Intervenor, Wheaton-Warrenville CUSD #200, a final 30 day extension. Chairman Crist seconded the Motion and it carried 5-0.

- k. Scott Retzloff & Assoc./Geneva Crossing: #08-03335-C-3 (DuPage)

Mr. Freeman moved to grant Intervenor, Glenbard THSD #87, a final 30 day extension. Chairman Crist seconded the Motion and it carried 5-0.

- l. Countryside Healthcare Center LP: #08-02559-C-3 (Kane)

Mr. Goral moved to grant Intervenor, City of Aurora, a final 60 day extension. Chairman Crist seconded the Motion and it carried 5-0.

- m. Harris Bank: #08-25570-C-2 (Cook – Thornton)

Mr. Goral moved to grant Intervenor, S.D. #215, a final 60 day extension. Chairman Crist seconded the Motion and it carried 5-0.

- n. Thornton Oil: #08-27535 (Cook – Orland)

Mr. Glorioso moved to reinstate the appeal and notify the BOR. Mr. Gorski seconded and the Motion carried 5-0.

- o. Mary Roney: #08-22065-R-1 (Cook – New Trier)

Chairman Crist moved to deny the Appellant's request to reinstate. Mr. Goral seconded the Motion and it carried 4-1.

- p. Theodore Wynnychenko: #08-25053-R-1 (Cook – Northfield)

Mr. Goral moved to remove this item from tabled status to review the motion. Mr. Glorioso seconded the Motion and it carried 5-0.

After a lengthy discussion, Chairman Crist moved to deny the Appellant's subpoena request. Mr. Gorski seconded the Motion and it carried 5-0.

- q. TRG II LLC: #07-02807-I-3 (Kankakee)

Mr. Glorioso moved to dismiss this appeal based on the failure to comply with PTAB's requests pursuant to Section 1910.69(a) of the rules of the Board. Chairman Crist seconded and it carried 5-0.

5. **Attachments:**

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

As to Attachment A, Mr. Gorski moved to accept the attachment. Mr. Goral seconded the Motion and it carried 5-0.

As to Attachment B, Mr. Gorski moved to accept the attachment. Mr. Freeman seconded the Motion and it carried 5-0.

As to Attachment C, Mr. Glorioso moved to accept the attachment. Mr. Goral seconded the Motion and it carried 4-0 with Chairman Crist recusing.

As to Attachment D, Mr. Glorioso moved to accept the attachment. Chairman Crist seconded the Motion and it carried 4-0 with Mr. Gorski recusing.

As to Attachment E, Mr. Gorski moved to accept the attachment. Mr. Glorioso seconded the Motion and it carried 4-0 with Mr. Goral recusing.

As to Attachment F, Mr. Glorioso moved to accept the attachment. Mr. Goral seconded the Motion and it carried 4-0 with Mr. Freeman recusing.

As to Attachment G, Chairman Crist moved to accept the attachment. Mr. Gorski seconded the Motion and it carried 4-0 with Mr. Glorioso recusing.

As to Attachment Z, Mr. Glorioso moved to accept the attachment. Chairman Crist seconded the Motion and it carried 5-0.

6. Other Business:

Mr. Apostol distributed a report on PTAB's subpoena authority and a summary of subpoena's granted since April 2007. This information was discussed previously when the Board reviewed Item p, under the Discussion of Motions section of the February 8, 2011 Agenda.

7. Adjournment:

Mr. Goral moved to adjourn the meeting at 11:25a.m. Mr. Gorski seconded the Motion and it carried 5-0.

Respectfully submitted,

Louis G. Apostol, JD, CAE
Executive Director

LGA/dl