



State of Illinois
PROPERTY TAX APPEAL BOARD

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**Minutes of the
Property Tax Appeal Board Meeting
Held on July 12, 2011
Springfield, Illinois**

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

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

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

- 2. Approval of the Board Minutes for the June 14, 2011 Meeting:**

Mr. Gorski moved to accept the Board Minutes of June 14, 2011 as amended. Mr. Freeman seconded the Motion and it carried 5-0.

- 3. Executive Director's Report:**

Mr. Apostol thanked the Board, staff, attorneys, judges, government officials and friends for the many cards, letters, emails, telephone calls and contributions his family received due to the untimely loss of his daughter, Jorgiana.

Mr. Apostol presented an update on the FY 2012 approved budget and equipment replacement. He also presented an update on current recruitment activities for the Technical Advisor II and Appraisal Specialist III positions for the Des Plaines office.

Mr. Apostol presented a status update on 75-Day workers at the Springfield office. He stated that all 75-Day hearing officers have completed their terms and the clerical staff is assisting in processing appeals. He further stated that he is reviewing current staff organizational activities and job descriptions.

Mr. Apostol presented a status update on PTAB's proposed rules changes for FY 2012. He stated the proposed changes have been published in the June 24th edition of the Illinois Register.

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 recent Illinois Appellate Court decision for the Onyx Orchard Hills/PTAB, No. 03-00470.001-I-3. The Board requested that the LaSalle County Station memorandum previously distributed by Mr. Apostol under Docket No. 09-4906.001 & .002, be reviewed under the "Other Business" section of the agenda.

Mr. Apostol presented a status update on PTAB's FOIA requests.

Mr. Apostol reminded the Board the next PTAB meeting has been scheduled for Tuesday, August 9th, at 9:30 a.m. in the Des Plaines office.

Mr. Goral moved for approval of the Executive Director's Report. Mr. Freeman seconded the Motion and it carried 5-0.

4. Discussion of Motions:

- a. Park Ridge Building LLC: #09-22123-C-3 (Cook – Maine)

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

- b. Ashvin Shah: #09-27792-C-2 (Cook – Hyde Park)
Casanova Lamon: #09-27836-C-1 (Cook – Hyde Park)
Ping Seng Mui: #09-27838-C-1 (Cook – Hyde Park)
Folashade Olowe: #09-27839-C-1 (Cook – Hyde Park)
Rainier Fortineaux: #09-27842-C-1 (Cook – Hyde Park)
Rainier Fortineaux: #09-27843-C-1 (Cook – Hyde Park)

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

- c. Andrew Letsos: #09-21851-R-3 (Cook – Lake View)
Blanche Hill: #09-22137-C-3 (Cook – Bremen)
K & A Chelebek: #09-22141-R-1 (Cook – Bremen)
1346 West Henderson Street Corp.: #09-22147-R-1 (Cook – Lake View)
Dana Transport: #09-22348-I-3 (Cook – Bremen)

Mr. Gorski moved to grant the Appellants a 30 day extension in each of the appeals listed above. Mr. Goral seconded the Motion and it carried 5-0.

- d. Gerald Tallackson: #09-22542-R-2 (Cook – Lake)
John Zugalj: #09-27638-C-2 (Cook – Hyde Park)
Walter Simmons: #09-27640-C-1 (Cook – Hyde Park)
Cleveland Robertson: #09-27648-C-1 (Cook – Hyde Park)
Ted Jablonski: #09-33127-R-1 (Cook – West Chicago)

Mr. Gorski moved to grant the Appellants a 30 day extension in each of the appeals listed above. Mr. Goral seconded the Motion and it carried 5-0.

- e. Motlani Mohammad: #09-21976-R-1 (Cook – Maine)
Hani Asfour: #09-22047-C-2 (Cook – Calumet)

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

- f. Minooka Comm. S.D. 111 & 201: #08-01592-I-1 (Grundy)

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

- g. George Petkovic: #09-23521-R-1 (Cook – Lake View)
George Petkovic: #09-23525-R-1 (Cook – Lake View)
George Petkovic: #09-23527-R-1 (Cook – Lake View)
George Petkovic: #09-23532-R-1 (Cook – Lake View)

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

- h. Gary Keener: #09-03078-R-1 (Kendall)
Susan Ladesic: #09-03104-R-1 (Kendall)
Jason Stribiak: #09-03118-R-1 (Kendall)
Brenda Kimmel: #09-03354-R-1 (Kendall)
Brenda Kimmel: #09-03356-R-1 (Kendall)
Matthew Lohse: #09-03407-R-1 (Kendall)
Paula Herbst: #09-03442-R-1 (Kendall)
John Ferguson: #09-03627-R-1 (Kendall)
Martin Mueller: #09-03695-R-1 (Kendall)
Diane Jaskowski: #09-03718-R-1 (Kendall)
Robert McCutcheon: #09-03723-R-1 (Kendall)
Robert Walker: #09-03762-R-1 (Kendall)
Douglas Maple: #09-03816-R-1 (Kendall)
James Sobecki: #09-03870-R-1 (Kendall)
Marcia Pauling: #09-03878-R-1 (Kendall)
Douglas Maple: #09-03919-R-1 (Kendall)
William Bores: #09-03931-R-1 (Kendall)
Paul Ledesma: #09-03933-R-1 (Kendall)
Glenn Davis: #09-03987-R-1 (Kendall)
Glenn Davis: #09-03988-R-1 (Kendall)
Verne Henne: #09-03989-R-1 (Kendall)
Irene Athimoolan: #09-04014-R-1 (Kendall)
Diane Lange: #09-04078-R-1 (Kendall)

Jeremy Porter: #09-04099-R-1 (Kendall)

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

i. Champaign City: #09-01181-C-2 (Champaign)

Mr. Freeman moved to grant the Champaign County Board of Review a final 60 day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

j. Pike Investments, Inc.: #08-06685-R-1 (Pike)

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

k. William & Marilyn Dexter: #09-05507-R-1 (Jo Daviess)
Robert & Marlene Gee: #09-05507-R-1 (Jo Daviess)
Donald Novelle: #09-05522-R-1 (Jo Daviess)
Donald Fouts: #09-05525-R-1 (Jo Daviess)
Deled Caesar: #09-05537-R-1 (Jo Daviess)
Robert Johnson: #09-05540-C-2 (Jo Daviess)
Ralph Winkelhake: #09-05541-R-1 (Jo Daviess)
Contemporary Homes Inc.: #09-05547-R-1 (Jo Daviess)
John Ameling: #09-05548-R-1 (Jo Daviess)
John Lang: #09-05554-R-1 (Jo Daviess)
Elizabeth Majers: #09-05566-R-1 (Jo Daviess)
Robert & Julia Jessup: #09-05522-R-1 (Jo Daviess)
Bernfield Galena Property Trust: #09-05754-R-1 (Jo Daviess)
Nancy Segal: #09-05768-R-1 (Jo Daviess)

Mr. Goral moved to grant the Jo Daviess County Board of Review a final 90 day extension in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 5-0.

l. Accor North American, Inc.: #09-05323-C-2 (St. Clair)
The Fountains of Fairview LLC: #09-05459-C-3 (St. Clair)
Vance L., Trustee Hodge: #09-05578-C-2 (St. Clair)
Target Corporation: #09-05620-C-2 (St. Clair)
Freeburg Development Corp: #09-05688-C-2 (St. Clair)
Nancy Meyer Trust No. 102: #09-05770-R-2 (St. Clair)

Mr. Goral moved to grant the St. Clair County Board of Review a final 90 day extension in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 5-0 with Mr. Gorski recusing on # 09-05459-C-3.

- m. Frank Seppi: #09-05258-R-1 (St. Clair)
Charles Sympson: #09-05259-R-1 (St. Clair)
James Thompson: #09-05292-R-1 (St. Clair)
Matthew Bruening: #09-05304-R-1 (St. Clair)
Matthew Bruening: #09-05306-R-1 (St. Clair)
Matthew Bruening: #09-05308-R-1 (St. Clair)
Matthew Bruening: #09-05310-R-1 (St. Clair)
Brian Sminchak: #09-05353-R-1 (St. Clair)
Ricky Sminchak: #09-05366-R-1 (St. Clair)
Ricky Sminchak: #09-05368-R-1 (St. Clair)
Ricky Sminchak: #09-05371-R-1 (St. Clair)
Ricky Sminchak: #09-05372-R-1 (St. Clair)
Ricky Sminchak: #09-05374-R-1 (St. Clair)
Ricky Sminchak: #09-05385-R-1 (St. Clair)
John Weaver: #09-05402-R-1 (St. Clair)
Bradley & Laurie Wobbe: #09-05469-R-1 (St. Clair)
Charles & Michelle Luraschi: #09-05471-R-1 (St. Clair)
Daniel & Vicky McCarthy: #09-05476-R-1 (St. Clair)
Jeffery Thomas: #09-05479-R-1 (St. Clair)
William Whatley: #09-05502-R-1 (St. Clair)
Jay & Jana Vasquez: #09-05463-R-1 (St. Clair)

Mr. Goral moved to grant the St. Clair County Board of Review a final 90 day extension in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 5-0.

- n. KLHR LLC: #09-00903-C-2 (Will)
Aidan Monahan: #09-00995-C-3 (Will)

Mr. Freeman moved to grant the Intervenor, Joliet Township High School District #204, a final 30 day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 5-0.

- o. Hickory Properties: #08-29849-R-3 (Cook – Orland Township)

Mr. Glorioso moved to grant Intervenor, Orland Park Public Library, a 60 day extension. Mr. Goral seconded the Motion and it carried 5-0.

- p. Paul Evans: #09-00752-R-2 (Lake)

Mr. Glorioso moved to grant Intervenor, Lake Bluff School District. #65, a final 60 day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- q. Decatur Station: #09-00246-C-2 (Macon)

Mr. Freeman moved to grant Intervenor, Mt. Zion CUSD #3, a 60 day extension.
Mr. Goral seconded the Motion and it carried 5-0.

- r. LaSalle Bank NA as Trustee: #08-05226-C-3 (Du Page)

Mr. Glorioso moved to grant Intervenor, CCSD #93, a final 90 day extension.
Mr. Gorski seconded the Motion and it carried 5-0.

- s. Ronald F. Senica Trustee: #08-03559-C-3 (LaSalle)

Mr. Glorioso moved to grant Intervenor, Waltham S.D. #185, a final 90 day extension. Mr. Gorski seconded the Motion and it carried 5-0.

- t. Wheaton Property Partners: #08-04818-C-3 (DuPage)

Mr. Gorski moved to grant Intervenor, Wheaton-Warrenville CUSD #200, a 45-day extension. Mr. Goral seconded the Motion and it carried 5-0.

- u. Bob Hellyer: #08-29812-C-2 (Cook – Hanover)

Mr. Freeman moved to grant Intervenor, Elgin S.D. U-46, a final 30 day extension. Mr. Gorski seconded the Motion and it carried 5-0.

- v. American Spectrum Midwest: #06-31948-C-2 (Cook – Palatine)

Mr. Freeman moved to grant Intervenors, Palatine CCSD #15 and Palatine THSD #211, a final 30 day extension. Mr. Gorski seconded the Motion and it carried 5-0.

- w. Sharad Dani: #08-29346-C-2 (Cook – Schaumburg)
Robert Rohrman: #08-30284-C-2 (Cook – Schaumburg)

Mr. Freeman moved to grant Intervenors, Palatine THSD #211 and Schaumburg CCSD #54, a final 30 day extension in each of the appeals listed above. Mr. Gorski seconded the Motion and it carried 5-0.

- x. Jerry Helton: #08-27832-I-3 (Cook – Thornton)

Mr. Freeman moved to deny the Intervenor 's request to rescind default.
Chairman Crist seconded the Motion and it carried 4-1.

- y. T.E. Robertson: #08-30290-I-1 (Cook – Wheeling)

Mr. Freeman moved to deny the Appellant's request for reinstatement.
Chairman Crist seconded the Motion and it carried 5-0.

- z. Christopher Calabria: #08-05050-R-1 (DuPage)

Chairman Crist moved to grant the Appellant's request to reinstate this appeal. Mr. Gorski seconded the Motion and it carried 5-0.

- aa. Nikolaos Manousopoulos: #08-29807-C-1 (Cook – Thornton)
Nikolaos Manousopoulos: #08-29809-C-1 (Cook – Thornton)
Christine Okelman: #08-29813-C-1 (Cook – Thornton)
Christine Okelman: #08-29818-C-1 (Cook – Thornton)
Rick Persenaire: #08-29822-C-1 (Cook – Thornton)
Juan Hurtado: #08-29855-C-1 (Cook – Thornton)
Jack Mayer: #08-29858-C-1 (Cook – Orland)
Mike Brough: #08-29862-C-1 (Cook – West Chicago)
Christine Okelman: #08-29870-C-1 (Cook – Rich)
Mike Brough: #08-29877-C-1 (Cook – West Chicago)
Ted Koklas: #08-29879-C-1 (Cook – Rich)
Thomas Jacques: #08-29898-C-1 (Cook – Thornton)
Seymour Lippert: #08-30194-C-1 (Cook – Thornton)

Mr. Gorski moved to reinstate and grant a final 90 day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 3-2.

- bb. Sherwin Williams Co.: #08-26682-I-2 (Cook – Thornton)

Mr. Goral moved to deny the Intervenor, South Holland School Dist. No 151, request to reinstate. Chairman Crist seconded the Motion 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. Glorioso moved to approve the attachment. Chairman Crist seconded the Motion and it carried 5-0 with Mr. Gorski recusing on: Items number #4. 08-00792-C-1, #5. 08-00793-C-1, #293. 09-05581-C-1, # 294. 09-05583-C-1, # 295. 09-05584-C-1, and # 296. 09-05585-C-1.

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

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

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

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

As to Attachment F, Mr. Gorski moved to approve the attachment. Chairman Crist seconded the Motion and it carried 4-0 with Mr. Freeman recusing.

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

As to Attachment Z, Mr. Glorioso moved to approve the attachment. Chairman Crist seconded the Motion and it carried 5-0 with Mr. Gorski recusing on items numbers #3. 09-1182-R-1 and #4 – 09-02097-R-1.

6. Other Business:

The Board considered the LaSalle County Station memorandum under Docket No. 09-4906.001 & .002. After review and discussion, Chairman Crist moved to deny the request to engage an external hearing officer. Mr. Freeman seconded the Motion and it carried 5-0. Mr. Apostol was directed to inform the parties of the Board's decision by letter.

The Workload Report was presented for information only.

7. Adjournment:

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

Respectfully submitted,

Louis G. Apostol, JD, CAE
Executive Director

LGA/dl