



State of Illinois
PROPERTY TAX APPEAL BOARD

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

- 1. ROLL CALL:** Chairman Crist (not present due to illness); Jim Bilotta; Kevin Freeman (via conference call); Mickey Goral; and Mauro Glorioso.

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

Mr. Goral convened the meeting at 10:20 a.m.

Mr. Goral moved for Mr. Freeman to participate in the meeting by conference phone. Mr. Bilotta seconded the Motion and it carried 3-0.

Mr. Goral and the Board Members welcomed new PTAB (acting) Board Member, Mr. Jim Bilotta.

Due to a fire alarm and subsequent evacuation of the building, the meeting started later than scheduled.

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

Mr. Glorioso moved to accept the Board Minutes of October 8, 2011 as presented. Mr. Goral seconded the Motion and it carried 4-0.

- 3. Executive Director's Report:**

Mr. Apostol presented a FY 2012 budget update. He stated PTAB is currently under budget at this time and is in the process of preparing the FY 2013 budget for submission to OMB. He further stated the Des Plaines offices have been completed and ready to accommodate the new hearing officers.

BOARD MEMBERS

Michael J. (Mickey) Goral
Rockford

Kevin L. Freeman
Chicago

Mauro Glorioso
Westchester

Jim Bilotta (Acting)
Lockport

Mr. Apostol reported PTAB is in full compliance with the Illinois Department of Human Rights FY 2011 affirmative action plan. He also reported on the Auditor General's Fleet Audit.

Mr. Apostol presented a current staffing update. He reported the recruitment of replacement staff is on hold until after November 15th pending the completion of the 3K Vacancy Program. He further reported PTAB is currently reviewing job descriptions for submission to CMS. He further reported PTAB has (4) 75-Day and (4) temporary staff who assist in the clerical and administrative processing of appeals in an effort to reduce the current backlog.

Mr. Apostol reported that replacement copiers have been delivered and installed in the Springfield office. The Des Plaines office is expecting delivery of a replacement copier in November and surplus furniture from Springfield has been distributed. He further reported that all telephones and computer data points have been installed in the hearing officer offices.

Mr. Apostol advised the Board that PTAB is current with all FOIA requests. He further stated that the next PTAB meeting has been scheduled for December 13, 2011 at 9:30 a.m., in Des Plaines.

Mr. Glorioso moved for approval of the Executive Director's Report. Mr. Bilotta seconded the Motion and it carried 4-0.

4. Discussion of Motions:

- a. David Kindred: #09-01069-R-1 (Tazewell)
Peoria W. Development Inc: #09-01070-C-1 (Tazewell)
Barbara Schieber: #09-01072-R-1 (Tazewell)
Jack Steger: #09-01080-C-1 (Tazewell)

Mr. Glorioso move to grant the Tazewell County BOR a 30-day extension in each appeal listed above. Mr. Bilotta seconded the Motion and it carried 4-0.

- b. Richard Wyszynski: #09-29003-R-1 (Cook – West Chicago)

Mr. Glorioso moved to grant the Appellant a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 4-0.

- c. Alexander Pagakis: #09-22057-R-1 (Cook – Niles)
Dorota Danko: #09-22091-R-1 (Cook – Maine)

Mr. Glorioso moved to grant a final 30-day extension in each appeal listed above. Mr. Freeman seconded the Motion and it carried 4-0.

- d. Giovanni Incandela: #09-25790-R-1 (Cook – Jefferson)
Siraj Elahi: #09-26655-C-1 (Cook – Hyde Park)

Mr. Glorioso moved to grant a final 30-day extension in each appeal listed above. Mr. Freeman seconded the Motion and it carried 4-0.

- e. Eva Morawa: #09-04259-R-3 (DuPage)

Mr. Freeman moved to grant the Appellant a final 60-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- f. Thomas & Mary Fencel: #09-22864-C-2 (Cook – Lake View)
Matthew Buol: #09-22868-R-1 (Cook – Lake View)
Betty Bauer: #09-22875-R-1 (Cook – Lake View)
Anthony Fricano: #09-22882-R-1 (Cook – Lake View)
Anthony Fricano: #09-22889-R-1 (Cook – Lake View)
Thomas Hynes, Jr.: #09-22892-R-1 (Cook – Palos)

Mr. Goral moved to grant the Appellants a final 30-day extension in each appeal listed above. Mr. Glorioso seconded the Motion and it carried 4-0.

- g. Omni Tech LLC & The Reserves: #10-00857-R-3 (Kane)

Mr. Freeman moved to grant the Appellant a final 60-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- h. Joey Panfil: #09-31172-R-1 (Cook – West Chicago)

Mr. Freeman moved to grant the Appellant a final 60-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- i. Kohl's Department Stores, Inc.: #09-04151-C-3 (DuPage)

Mr. Goral moved to grant Intervenor, Wheaton-Warrenville CUSD #200, a final 30-day extension. Mr. Freeman seconded the Motion and it carried 4-0.

- j. Sunrise Senior Living, Inc.: #09-03309-C-3 (DuPage)
Wintrust Financial Corp.: #09-04826-C-3 (DuPage)

Mr. Goral moved to grant Intervenors, Glen Ellyn S.D. #41 and Glenbard THSD #87, a final 30-day extension in each appeal listed above. Mr. Freeman seconded the Motion and it carried 4-0.

- k. Robert Firlit: #09-21485-C-2 (Cook – Palos)

Ponds of Palos Townhouse Assoc.: #09-25824-R-3 (Cook – Palos)

Mr. Glorioso moved to grant Intervenor, School District #118, a 60-day extension in each appeal listed above. Mr. Bilotta seconded the Motion and it carried 4-0.

- l. Doyle Development, LLC: #09-03080-C-3 (DuPage)

Mr. Goral moved to grant Intervenor, Wheaton-Warrenville CUSD, a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- m. Valspar: #08-02291-I-3 (Kankakee)

Mr. Glorioso moved to grant the Intervenors, City of Kankakee, and Kankakee S.D. #111, request to rescind default and grant a final 60-day extension.

- n. Steve Brown: #08-29376-C-2 (Cook – Thornton)
Private Restaurant Partners, LLC: #08-28880-C-2 (Cook – Thornton)

Mr. Glorioso moved to deny the Intervenor, Thornton Township H.S.D. #205, request to rescind default in each appeal listed above. Mr. Freeman seconded the Motion and it carried 4-0.

- o. Val Sklarov: #08-05068-C-3 (DuPage)

Mr. Freeman moved to deny the DuPage County Board of Review's request to rescind default. Mr. Glorioso seconded the Motion and it carried 4-0.

- p. Scott Wilmouth: #09-00825-R-1 (Jackson)

Mr. Glorioso moved to deny the Jackson County Board of Review's request to rescind default. Mr. Bilotta seconded the Motion and it carried 4-0.

- q. Kevin Fullriede: #09-05394-R-1 (LaSalle)

Mr. Glorioso moved to deny the LaSalle County Board of Review's request to rescind default. Mr. Goral seconded the Motion and it carried 4-0.

- r. Peter Niemeyer: #10-00630-R-1 (Will)

Mr. Glorioso moved to dismiss this appeal for lack of jurisdiction. Mr. Freeman seconded the Motion and it carried 3-0 with Mr. Bilotta rescinding.

- s. Daniel & Sharon Serafini: #09-06179-R-1 (St. Clair)

Mr. Glorioso moved to deny the Appellant's request to reinstate this appeal. Mr. Goral seconded the Motion and it carried 4-0.

- t. Randy Barinholtz: #09-03621-R-1 (Lake)

Mr. Freeman moved to deny the Appellant's request to reinstate the appeal. Mr. Glorioso seconded the Motion and it carried 4-0.

- u. Willows of Wheaton: #09-03107-C-3 (DuPage)

Mr. Glorioso moved to reinstate the appeal and notify the BOR. Mr. Freeman seconded the Motion and it carried 4-0.

- v. Hua Liu: #09-03321-R-1 (Kane)

Mr. Bilotta moved to deny the Appellant's request to rescind this decision. Mr. Glorioso seconded the Motion and it carried 4-0.

- w. The Marvel Group, Inc.: #09-30426-I-3 (Cook – Lake)

Mr. Goral moved to deny the Appellant's request to reinstate this appeal. Mr. Glorioso seconded the Motion and it carried 4-0.

- x. Maria Concialdi: #09-24243-C-1 (Cook – Jefferson)

Mr. Glorioso moved to reinstate this appeal and notify the BOR. Mr. Bilotta seconded the Motion and it carried 4-0.

- y. Roberta Nesse: #09-25499-C-1 (Cook – Elk Grove)

Mr. Glorioso moved to deny the Appellant's request to reinstate this appeal. Mr. Goral seconded the Motion and it carried 4-0.

- z. Nick Reveliotis: #09-31957-R-1 (Cook – Proviso)

Mr. Freeman moved to deny the Appellant's request to reinstate the appeal. Mr. Bilotta seconded the Motion and it carried 3-0 with Mr. Glorioso recusing.

- aa. Phil Stefani: #09-31355-C-1 (Cook – West Chicago)

Mr. Bilotta moved to deny the Appellant's request to reinstate this appeal. Mr. Freeman seconded the Motion and it carried 4-0.

- bb. Howard Ankin: #09-22958-R-1 (Cook – Lakeview)
Cornelia Sawle: #09-22959-R-1 (Cook – Lakeview)
Edward Villaflor: #09-22960-R-1 (Cook – Lakeview)
Marc Silverstein: #09-22961-R-1 (Cook – Lakeview)
Greg Schreck: #09-22962-R-1 (Cook – Lakeview)
Judith Gabeau: #09-22963-R-1 (Cook – Lakeview)
Rickey Garrett: #09-22964-R-1 (Cook – Lakeview)
Kevin Glen: #09-22966-R-1 (Cook – Lakeview)
Paul Gibbons: #09-23005-R-1 (Cook – Lakeview)
John Molls: 09-23008-R-1 (Cook – Lakeview)
John Molls: #09-23011-R-1 (Cook – Lakeview)
Fred Latsko: #09-23018-C-1 (Cook – Lakeview)
Fred Latsko: #09-23019-C-1 (Cook – Lakeview)
Fred Latsko: #09-23020-C-2 (Cook – Lakeview)
Fred Latsko: #09-23030-C-3 (Cook – Lakeview)
Dean Gournis: #09-23579-R-1 (Cook – Maine)
Paul Ankin: #09-23582-R-1 (Cook – Maine)
Derek Kozinski: #09-23586-R-1 (Cook – Maine)
Scott MacKenzie: #09-23589-R-1 (Cook – Maine)
David Cienkus: #09-23592-R-1 (Cook – Maine)
Michael Everly: #09-23593-R-1 (Cook – Maine)
Adam Liveen: #09-23597-R-1 (Cook – Niles)
American Funding Group: #09-23599-I-1 (Cook – Calumet)

Mr. Goral moved to deny each request to reinstate in each appeal listed above.
Mr. Freeman seconded the Motion and it carried 4-0.

- cc. Thomas Calabrese: #08-04041-R-1 (DuPage)

Mr. Glorioso moved to deny the Appellant's request to reinstate this appeal.
Mr. Goral seconded the Motion and it carried 4-0.

5. Attachments:

Decisions A-G and Z

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

As to Attachment A, Mr. Goral moved to approve the attachment. Mr. Bilotta seconded the Motion and it carried 4-0 with Mr. Glorioso recusing on items #14 - 03-27558-C-3 Target Corporation; #15 - 04-27177-C-3 May Department Store Company; and #16 - 05-25650-C-3 Marshall Fields-State St..

As to Attachment B, Mr. Mr. Glorioso moved to approve the attachment. Mr. Bilotta seconded the Motion and it carried 4-0.

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

As to Attachment D, Mr. Freeman moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 3-0 with Mr. Goral recusing.

As to Attachment E, Mr. Glorioso moved to approve the attachment. Mr. Goral seconded the Motion and it carried 3-0 with Mr. Freeman recusing.

As to Attachment F, Mr. Freeman moved to approve the attachment. Mr. Goral seconded the Motion and it carried 3-0 with Mr. Glorioso recusing.

As to Attachment G, Mr. Glorioso moved to approve the attachment. Mr. Goral seconded the Motion and it carried 3-0 with Mr. Bilotta recusing.

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

Workload Report:

The Workload Report was previously distributed by email to the Board Members for information only. There was no further discussion regarding the report.

6. Other Business:

Mr. Goral once again expressed a welcome to Mr. Bilotta and thanked outgoing Board Member Wally Gorski for his excellent service to PTAB. Mr. Goral wished the PTAB Board and staff a happy Thanksgiving Holiday.

7. Adjournment:

Mr. Freeman moved to adjourn the meeting at 11:15 a.m. The Motion was seconded by Mr. Glorioso and it carried 4-0.

Respectfully submitted,

Louis G. Apostol, JD, CAE
Executive Director

LGA/dl