



State of Illinois
PROPERTY TAX APPEAL BOARD

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**Minutes of the
Property Tax Appeal Board Meeting
Held on July 10, 2012
Springfield, Illinois**

- 1. ROLL CALL:** Chairman Crist; Jim Bilotta; Kevin Freeman; Mauro Glorioso (via conference call), and Mickey Goral.

STAFF: Louis G. Apostol, JD, CAE, Executive Director;
Steve Waggoner, JD, Chief Administrative Law Judge
Dianne Lerman, Recording Secretary.

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

Mr. Goral moved for Mr. Glorioso to participate in the meeting by conference phone. Chairman Crist seconded the Motion and it carried 4-0.

- 2. Approval of the Board Minutes for the June 12, 2012 Meeting:**

Mr. Freeman moved to approve the Board Minutes of June 12, 2012 as presented. Mr. Goral seconded the Motion and it carried 5-0.

- 3. Executive Director's Report:**

Mr. Apostol presented an update on the status of the FY 2013 Budget. He reported budget negotiations are still in progress. He further reported labor negotiations between AFSCME and CMS Labor Relations have been extended through July 25th.

Mr. Apostol reported on the status of PTAB's IT system. He noted the system was down for more than (7) days due to a domain malfunction. He further reported that Steve Rulison, Mary Lynn Harvey and staff have all worked diligently to rebuild the system and bring it back on line. He recognized Steve, Mary Lynn and the PTAB staff for their tireless effort in getting the system up and running.

BOARD MEMBERS

Michael J. (Mickey) Goral
Rockford

Kevin L. Freeman
Chicago

Mauro Glorioso
Westchester

Jim Bilotta
Lockport

Mr. Apostol reported the 3K Vacancy Program has been reinstated and will be effective through June 16th. He further reported under this program, qualified state employees, facing layoffs in other agencies, have the right to claim open positions statewide.

Mr. Apostol reported the (5) new Administrative Law Judges (ALJs) were doing well and looked forward to their final certification with PTAB. He further reported that Betty Jane Kannady will join the Springfield staff on July 16th replacing Nikki Ruscitto who moved to the Department of Health. He also reported that PTAB has (6) clerical and (3) ALJs positions open at this time and is waiting for OMB's approval to advance the recruitment process.

Mr. Apostol reported the (3) 75-day ALJs in Springfield have completed their contracts. He further reported that (1) 75-day ALJ, in the Des Plaines office, will complete his contract at the end of July. He also informed the Board, both he and Steve Waggoner, are looking for their replacements to assist in reducing the backlog of cases pending before PTAB. He noted the volume of new cases received for 2012 is up substantially from 2011 at this time.

Mr. Apostol reported that PTAB is current with all FOIA requests. He also reminded the Board the next PTAB meeting is scheduled for August 14th at 9:30 a.m. at 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. Hamilton Partners, Inc.: #10-03236-C-3 (DuPage)
Hamilton Partners, Inc.: #10-03243-C-3 (DuPage)
Hamilton Partners, Inc.: #10-03250-C-3 (DuPage)
Hamilton Partners, Inc.: #10-03244-C-3 (DuPage)

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

- b. S & M Auto Brokers, Inc.: #09-30951-C-2 (Cook – Lake)

Mr. Glorioso moved to grant a final 30-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- c. New Jackson Hotel: #09-32640-C-3 (Cook – W. Chicago)

Mr. Glorioso moved to grant a final 30-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- d. Ideal Hunting & Fishing Club: #10-00101-R-1 (Henderson)
Ideal Hunting & Fishing Club: #10-00095-F-2 (Henderson)

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

- e. Leonard Antal: #10-20352-R-2 (Cook – Oak Park)

Mr. Bilotta moved to grant a final 30-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- f. 6067 N. Hermitage, LLC: #10-22285-C-2 (Cook – Lake View)

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

- g. Joe Lamonto: #09-24800-C-1 (Cook – Jefferson)

Mr. Bilotta moved to grant a final 30-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- h. O’Fallon, IL Property Inc.: #10-04321-C-1 (St. Clair)

Mr. Bilotta moved to grant a final 30-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- i. Quality Concepts: #09-01635-I-3 (Coles)

Mr. Bilotta moved to deny the request for an extension and default the BOR. Mr. Glorioso seconded the Motion and it carried 5-0.

- j. Brent McBride: #10-03983-R-1 (Jackson)
Ameren Energy Generating Company: #09-04056-I-3 (Jackson)

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

- k. Richard C. McBride: #10-03633-R-1 (Jersey)
Richard C. McBride: #10-03633-R-1 (Jersey)

Mr. Bilotta moved to grant the Jersey County Board of Review a 30-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 5-0.

- l. Steven Van Ostran: #10-03956-R-1 (Christian)

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

- m. Stanley Niedbalec: #10-02790-R-1 (Lake)

Mr. Bilotta moved to grant the Lake County Board of Review a final 30-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- n. Joseph Dierker: #10-03998-R-1 (Pike)
Jeffrey Stark: #10-04020-R-1 (Pike)
Loretta D. Grote Trust: #10-04149-R-1 (Pike)

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

- o. Amos Yoder: #10-01192-C-2 (Boone)
Amos Yoder: #10-01194-C-3 (Boone)
Amos Yoder: #10-01195-C-2 (Boone)
Amos Yoder: #10-01198-C-3 (Boone)

Mr. Bilotta moved to deny the Boone County Board of Review's request for an extension in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 5-0.

- p. Trott Byron: #09-32618-R-3 (Cook – New Trier)
Ingrid Peters: #09-32905-R-3 (Cook – New Trier)

Mr. Goral moved to grant Intervenor, New Trier T.H.S.D. #203, a final 60-day extension in each appeal listed above. Chairman Crist seconded the Motion and it carried 5-0.

- q. Industrial Property Fund VIII: #09-00951-C-3 (Will)

Mr. Glorioso moved to grant Intervenor, Minooka C.H.S.D. #111 a final 30-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- r. Tinley Plaza, LLC: #09-23066-C-2 (Cook – Bremen)

Mr. Glorioso moved to grant Intervenor, Tinley Park C.C.S.D. #146, a final 30-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- s. Rolling Meadows Shopping Center: #09-27624-C-3 (Cook – Palatine)

Mr. Freeman moved to grant Intervenors, T.H.S.D. #214 and Palatine C.C.S.D. #15, a final 60-day extension. Mr. Goral seconded the motion and it carried 5-0.
- t. HMC O’Hare Suites Ground, LLC: #09-24685-C-3 (Cook – Leyden)

Mr. Freeman moved to grant Intervenor, Leyden H.S.D. #212, a final 60-day extension. Mr. Goral seconded the Motion and it carried 5-0.
- u. One North Dearborn Properties LLC: #09-31941-C-3 (Cook – South Chicago)
One North LaSalle Properties LLC: #09-31956-C-3 (Cook – South Chicago)
Twelve North Venture: #09-32112-C-3 (Cook – South Chicago)
One North State: #09-32191-C-3 (Cook – South Chicago)

Mr. Bilotta moved to grant Intervenor, City of Chicago, a 45-day extension in each appeal listed above. Chairman Crist seconded the Motion and it carried 5-0.
- v. Thermal Chicago Corporation: #09-31973-C-3 (Cook – South Chicago)
Thermal Chicago Corporation: #09-32107-C-3 (Cook – South Chicago)

Mr. Bilotta moved to grant Intervenor, City of Chicago, a final 60-day extension in each appeal listed above. Mr. Goral seconded the Motion and it carried 5-0.
- w. Heartland Plaza Property Dynamics LLC: #09-33265-C-3 (Cook – Northfield)

Mr. Freeman moved to grant Intervenors, S.D. #225 and S.D. #34, a final 90-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.
- x. Suhail Fakhouri: #09-24171-C-3 (Cook – Rich)

Mr. Freeman moved to grant Intervenor, S.D. #227, a final 90-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.
- y. IPM Plus LLC: #09-33092-C-2 (Cook – Northfield)

Mr. Bilotta moved to grant Intervenors, S.D. #225 and S.D. #27, a 45-day extension. Chairman Crist seconded the Motion and it carried 5-0.
- z. Valley Lo: #09-34033-C-3 (Cook – Northfield)

Mr. Freeman moved to grant Intervenors, S.D. #225 and S.D. #34 a final 90-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

- aa. Northbrook Court Professional Partners, LLC: #09-34090-C-3 Cook – Northfield)

Mr. Freeman moved to grant Intervenor, S.D. #225 and S.D. #28, a final 90-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

- bb. Hoist Litruck Manufacturing, Inc.: #09-24418-I-2 (Cook – Stickney)

Mr. Freeman moved to grant Intervenor, S.D. #220, a final 30-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- cc. Heartland Food Corp: #09-23859-C-2 (Cook – Stickney)

Mr. Freeman moved to grant Intervenor, S.D. #111 and S.D. #220, a final 30-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- dd. Frank Pintz: #09-27066-C-2 (Cook – Northfield)

Mr. Freeman moved to grant Intervenor, S.D. #225 & S.D. #28, a final 30-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- ee. Saint George Corporation: #09-29597-C-3 (Cook – Orland)
James Hughes: #09-29602-C-2 (Cook – Orland)
Thomas Booth: #09-29604-C-3 (Cook – Orland)
Orland Auto Mall 2004 LLC: #09-29873-C-3 (Cook – Orland)

Mr. Goral moved to grant Intervenor, Orland Park Public Library a final 60-day extension in each appeal listed above. Mr. Freeman seconded the Motion and it carried 5-0.

- ff. Countryside Healthcare Center LLC: #09-03976-C-3 (Kane)

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

- gg. George Athans: #09-04093-R-2 (McHenry)

Mr. Goral moved to grant Intervenor, S.D. #158, a final 60-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- hh. Alden Horizon Limited Partnership: #09-04355-C-3 (Kane)
Fox Pointe Apartments LP: #09-04360-C-3 (Kane)

Mr. Goral moved to grant Intervenor, City of Aurora, a final 60-day extension in each appeal listed above. Mr. Freeman seconded the Motion and it carried 5-0.

- ii. Matthew & Joanne Jackson: #09-01763-R-1 (Coles)

Mr. Glorioso moved to deny the requests of the Coles County Board of Review. Mr. Bilotta seconded the Motion and it carried 5-0.

- jj. Madge Powell: #09-31434-R-1 (Cook – West Chicago)

Mr. Freeman moved to grant request to reinstate the appeal and notify the Board of Review. Chairman Crist seconded the Motion and it carried 5-0.

- kk. Mark Tormey: #09-34120-R-2 (Cook – North Chicago)

Mr. Glorioso moved to grant request to reinstate the appeal and notify the Board of Review. Chairman Crist seconded the Motion and it carried 4-0 with Mr. Freeman recusing.

- ll. Tony Klok: #09-34154-C-1 (Cook – North Chicago)

Mr. Glorioso moved to grant request to reinstatement the appeal and notify the Board of Review. Chairman Crist seconded the Motion and it carried 4-0 with Mr. Freeman recusing.

- mm. Phillip Moll: #07-00253-R-2 (Lake)
Phillip Moll: #08-00613-R-2 (Lake)
Phillip Moll: #09-01278-R-2 (Lake)

Mr. Freeman moved to deny the request to reinstate in each appeal listed above. Chairman Crist seconded the Motion and it carried 5-0.

- nn. Little Angels, Inc.: #09-28857-C-2 (Cook – Hanover)

Chairman Crist moved to accept the appraisal and forward to the Board of Review and taxing district with a 30-day extension to respond. Mr. Glorioso seconded the Motion and it carried 5-0.

- oo. Chris Costas: 07-25123-R-1 (Cook – Lake View)

Mr. Freeman moved to deny the Appellant's request to reconsider the final administrative decision of 6/22/12. Mr. Glorioso seconded the Motion and it carried 5-0.

5. Decisions A-F and Z

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. Freeman recusing on #10-02032-C-2 Walgreen Stores, Inc.

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

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

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

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

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

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

Workload Report:

Mr. Apostol presented the Workload Report for information and review. He noted the number of new appeals continues to increase and staff is working diligently to process and prepare each case for final hearing within a reasonable time given the increased workload.

6. Other Business:

Mr. Apostol thanked Chairman Crist and other Members of the Board for their assistance during the FY 2013 budget preparation process and for their support in FY 2012.

7. Adjournment:

Mr. Freeman moved to adjourn the meeting at 10:50 a.m. The Motion was seconded by Mr. Goral and it carried 5-0.

Board Minutes

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Respectfully submitted,

Louis G. Apostol, JD, CAE
Executive Director

LGA/dl