



State of Illinois
PROPERTY TAX APPEAL BOARD

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**Minutes of the
Property Tax Appeal Board Meeting
Held on June 12, 2012
Des Plaines, Illinois**

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

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

Chairman Crist convened the meeting at 9:30 a.m.

- 2. Approval of the Board Minutes for the May 8, 2012 Meeting:**

Mr. Bilotta moved to approve the Board Minutes of May 8, 2012 as presented. Mr. Goral seconded the Motion and it carried 4-0.

Mr. Freeman joined the meeting at 9:45 a.m.

- 3. Executive Director's Report:**

Mr. Apostol presented an update on the status of the FY 2012 Budget. He reported PTAB should end the fiscal year under budget due to open positions and conservative management initiatives. He further reported all amendments to the proposed FY 2013 budget have been implemented.

Mr. Apostol presented an overview of the CMS /AFSCME Labor Relations meetings. He reported that he will attend the final meetings scheduled for June 25th through June 27th in Peoria. He further reported on the status of the 3K Vacancy program and the impact on open positions at PTAB.

BOARD MEMBERS

Michael J. (Mickey) Goral
Rockford

Kevin L. Freeman
Chicago

Mauro Glorioso
Westchester

Jim Bilotta
Lockport

Mr. Apostol reported that all upgraded IT equipment and software purchases have been completed with installation at both the Des Plaines and Springfield offices.

Mr. Apostol reported the U.S. Mail carts holding voluminous new files, at the Springfield office, have been reviewed, processed and removed from the hallway. He further stated the mail carts were stored in the hallway due to space issues at the Stratton Building. Mr. Apostol thanked Pam Monical and her staff for working diligently to clear the hallway area.

Mr. Apostol reported the new ALJs, at both the Des Plaines and Springfield offices, have completed their training exercises and have increased their production of completed cases. He further reported the five (5) new ALJs are doing very well at this time and are ready to increase their caseload and move to more complex cases.

Mr. Apostol reported the (4) 75-day and (9) temporary staff have been extremely helpful in clerical and administrative process. He reported these staff are used on a temporary basis until the open positions are released for hire.

Mr. Apostol advised the Board that Mark Thomas (ALJ) has retired and Niki Ruscitto (Office Associate) has moved to the Department of Health effective May 31st.

Mr. Apostol reported that PTAB is current with all FOIA requests at this time. He further reported the next PTAB meeting is scheduled for Tuesday, July 10th at 10:00 a.m. in Springfield.

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

4. Discussion of Motions:

- a. Reliance Bank: #09-05446-C-3 (St. Clair)

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

- b. Madison Corp Group Inc: #09-04120-C-3 (McHenry)

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

- c. Colonial Hall Rehabilitation: #10-01357-C-3 (Bureau)

Mr. Goral moved to grant the Bureau County Board of Review a final 90-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- d. Community Trust Bank LT 23-145: #10-01273-I-3 (Marion)

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

- e. M.A. Junidi: #10-01331-R-1 (Marion)

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

- f. Daniel B. Light: #10-02478-F-2 (Lake)

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

- g. Matt Brelje: #09-32039-R-1 (Cook – W. Chicago)

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

- h. Allied Tube & Conduit: #09-34482-I-1 (Cook – Thornton)
Motel Pioneer: #09-34494-C-3 (Cook – Thornton)

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

- i. City of Wood River: #09-00496-C-3 (Madison)

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

- j. Federal Realty Investment Trust: #09-33905-C-2 (Cook – Lyons)
Elisa Bernard: #09-35110-R-2 (Cook – Lyons)

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

- k. Inland Retail Fun Algonquin Commons: #10-01881-C-3 (Kane)

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

- l. Jeffrey Kowalis: #09-29603-C-1 (Cook – Orland)

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

- m. Richard Edwards: #09-31790-C-2 (Cook – Orland)
Richard Edwards: #09-31792-C-2 (Cook – Orland)
8340 Limited Partnership: #09-32615-C-3 (Cook – Orland)

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

- n. Tinley Plaza: #09-23066-C-2 (Cook – Bremen)

Mr. Bilotta moved to grant Intervenor, S.D. #228, a final 90-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- o. ProLogics: #09-31426-C-3 (Cook – Northfield)

Mr. Bilotta moved to grant Intervenor, S.D. #220, a final 90-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- p. Anna Marie & Helen Prace: #09-30405-C-2 (Cook – Worth)

Mr. Bilotta moved to grant Intervenor, S.D. #123, a final 90-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- q. Harbor Tech Center: #09-31397-I-2 (Cook – Northfield)
Margen Management: #09-31398-I-2 (Cook – Northfield)

Mr. Freeman moved to grant a 45-day extension for each appeal listed above. Mr. Goral seconded the Motion and it carried 5-0.

- r. George Mikroulis: #09-31718-C-2 (Cook – Proviso)
Wal-Mart Stores, Inc.: #09-33105-C-2 (Cook – Proviso)

Mr. Freeman moved to grant Intervenor, City of Northlake, Northlake Fire Protection District, Northlake Public Library District and S.D. #87, a final 60-day extension for each appeal listed above. Chairman Crist seconded the Motion and it carried 4-0 with Mr. Glorioso recusing.

- s. Sunset Grove, LLC: #10-02396-C-2 (Lake)

Mr. Freeman moved to grant a final 60-day to Intervenor, Adlai E. Stevenson H.S.D. #125. Chairman Crist seconded the Motion and it carried 5-0.

- t. Katherine Cheifitz: #09-29801-R-2 (Cook – N. Trier)
Mr. Freeman moved to grant a final 30-day extension to Intervenor, N. Trier T.H.S.D. #203, Wilmette S.D. #39, and Village of Wilmette. Mr. Goral seconded the Motion and it carried 5-0.

- u. Barbara Stone Irrevocable Trust: #09-31806-R-3 (Cook – N. Trier)
Hubbard Woods: #09-32448-C-3 (Cook – N. Trier)

Mr. Freeman moved to grant a final 90-day extension to Intervenor, N. Trier T.H.S.D. #203 and Glencoe S.D. #35, for each appeal listed above. Chairman Crist seconded the Motion and it carried 5-0.

- v. Illinois Parkway Garden Association: #09-26634-C-3 (Cook – Hyde Park)
Com Ed: #09-26637-I-3 (Cook – Hyde Park)
Westside Realty: #09-27245-C-3 (Cook – West Chicago)
Urban Inv Research Corp.: #09-27328-C-3 (Cook – West Chicago)

Mr. Bilotta moved to grant Intervenor, Board of Ed City of Chicago, a final 60-day extension for each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 5-0.

- w. Bridgeview Bank: #05-28263-C-3 (Cook – Lake View)
Tom Shero: #09-24802-R-3 (Cook – Jefferson)
Craig Olson: #09-25138-I-3 (Cook – Jefferson)
Target Corporation: #09-25543-C-3 (Cook – Jefferson)
ProLogis Park Chicago, LLP: #09-29740-I-3 (Cook – W. Chicago)
Harbor 4000 East, LLC: #09-28438-R-3 (Cook – Hyde Park)
Thomas Thompson: #09-29383-C-3 (Cook – W. Chicago)
1440 Hubbard LLC: #09-29385-C-3 (Cook – W. Chicago)
Motion Industries, Inc.: #09-29395-I-3 (Cook – Lake)

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

- x. Home Depot: #10-00420-C-3 (Will)

Mr. Glorioso moved to grant Intervenor, Plainfield C.C.S.D. #202, a final 30-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- y. Market Place in G/E Ramso-Gershensen Properties Trust: #09-04149-C-3 (DuPage)

Mr. Glorioso moved to grant Intervenors, Glenbard T.H.S.D. #87 and C.C.S.D. #89, a final 30-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- z. Sundance Holdings, LLC: #09-04142-I-3 (DuPage)

Mr. Glorioso moved to grant Intervenor, Elmhurst C.U.S.D. #205, a final 30-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- aa. BWS Properties LLC: #09-04327-C-2 (DuPage)
Wheaton Equities LTD: #09-04338-C-2 (DuPage)
MMC Partners Ltd: #09-04349-C-2 (DuPage)

Mr. Glorioso moved to grant Intervenor, Wheaton-Warrenville C.U.S.D. #200, a final 30-day extension for each appeal listed above. Mr. Freeman seconded the Motion and it carried 5-0.

- bb. Rocco Pavone: #09-29791-C-2 (Cook – Lyons)

Mr. Glorioso moved to grant Intervenors, Argo C.H.S.D. #217 and Indian Springs S.D. #109 a final 30-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- cc. Verizon Communications: #09-21750-C-3 (Cook – Calumet)

Mr. Glorioso moved to grant Intervenor, Riverdale S.D. #133, a final 30-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- dd. St. George Corporation: #09-29597-C-3 (Cook – Orland)

Mr. Glorioso moved to grant Intervenor, Orland S.D. #135, a final 30-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- ee. Harper Plaza: #09-27695-C-3 (Cook – Palatine)
Squire Court Shopping Center: #09-27726-C-2 (Cook – Orland)
Bryn T. Witt: #09-28456-C-3 (Cook – Palatine)
Advance Auto Parts: #09-26299-C-2 (Cook – Palatine)

Mr. Glorioso moved to grant Intervenors, Palatine T.H.S.D. #211 and Palatine C.C.S.D. #15, a final 30-day extension for each appeal listed above. Mr. Freeman seconded the Motion and it carried 5-0.

- ff. Lomanczko, LLC: #09-24982-C-2 (Cook – Elk Grove)
HSBC Finance Corp.: #09-27307-I-3 (Cook – Schaumburg)
AT&T Midwest: #09-27595-I-3 (Cook – Schaumburg)

Capital Realty: #09-27983-I-3 (Cook – Schaumburg)

Mr. Glorioso moved to grant Intervenors, Palatine T.H.S.D. #211 and Schaumburg C.C.S.D. #54, a final 30-day extension for each appeal listed above. Mr. Freeman seconded the Motion and it carried 5-0.

- gg. Lord & Taylor – Woodfield: #09-29227-C-3 (Cook – Schaumburg)
- Life Time Fitness: #09-29397-C-3 (Cook – Schaumburg)
- Mike Gray: #09-29594-C-3 (Cook – Schaumburg)
- Valve & Primer, Inc.: #09-29634-I-2 (Cook – Schaumburg)
- Perry Gounaris: #09-29772-C-2 (Cook – Leyden)
- Best Buy Corporation: #09-30043-C-3 (Cook – Schaumburg)
- Developers Diversified: #09-30075-C-3 (Cook – Schaumburg)

Mr. Glorioso moved to grant Intervenors, Palatine T.H.S.D. #211 and Schaumburg C.C.S.D. #54, a final 30-day extension for each appeal listed above. Mr. Freeman seconded the Motion and it carried 5-0.

- hh. Jonathan Goldman: #09-35384-R-1 (Cook – N. Trier)

Mr. Goral moved to deny the request to reinstate and notify BOR. Chairman Crist seconded the Motion and it carried 5-0.

- ii. Theodore Carlson: #10-01981-R-1 (Kane)

Mr. Glorioso moved to deny the request to redact the Final Administrative Decision. Mr. Freeman seconded the Motion and it carried 5-0.

- jj. Terry O'Brien: #09-24454-C-1 (Cook – Jefferson)

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

- kk. Nick Stocking: #10-21419-R-1 (Cook – Lake View)

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

- ll. Bob Merrick: #09-28441-R-1 (Cook – N. Trier)

Chairman Crist moved to deny the request to reinstate appeal. Mr. Goral seconded the Motion and it carried 5-0.

- mm. David Navon: #09-28448-R-1 (Cook – N. Trier)
- Robert Baumgarten: #09-28439-R-1 (Cook – N. Trier)

Mark Rosenbloom: #09-28462-R-1 (Cook – N. Trier)

Donna Rosenberg: #09-28451-R-1 (Cook – N. Trier)

Bradley Reiff: #09-28445-R-1 (Cook – N. Trier)

Sean Post: #09-28460-R-1 (Cook – N. Trier)

John Beadle: #09-28457-R-1 (Cook – N. Trier)

Illene Ashkenaz: #09-28453-R-2 (Cook – N. Trier)

Mr. Freeman moved to reinstate and grant final 60-day extension in each appeal listed above. Mr. Goral seconded the Motion and it carried 5-0.

nn. Eloise & Fletcher Brewer: #09-21256-R-1 (Cook – Bremen)

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

5. Decisions A-E and Z

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

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

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. Bilotta moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 4-0 with Chairman Crist recusing.

As to Attachment D, Mr. Glorioso 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. Mr. Glorioso seconded the Motion and it carried 4-0 with Mr. Freeman recusing.

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

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

Workload Report:

Mr. Apostol reported the number of new filings continues to increase from last year. He further reported staff is working diligently to reduce the backlog of older cases.

6. Other Business:

There was no other business to report.

7. Adjournment:

Mr. Freeman moved to adjourn the meeting at 10:45 a.m. The Motion was seconded by Mr. Glorioso and it carried 5-0.

Respectfully submitted,

Louis G. Apostol, JD, CAE
Executive Director

LGA/dl