



State of Illinois
PROPERTY TAX APPEAL BOARD

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**Minutes of the
Property Tax Appeal Board Meeting
Held on September 9, 2014
Des Plaines, Illinois**

- 1. ROLL CALL:** Chairman Don Crist; Jim Bilotta (via conference call); Kevin Freeman (via conference call); Mauro Glorioso; and Mickey Goral.
- STAFF:** Louis G. Apostol, JD, CAE, Executive Director & General Counsel;
Steve Waggoner, JD, Chief Administrative Law Judge (via conference call);
Dianne Lerman, Recording Secretary;

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

Mr. Goral moved to allow Mr. Bilotta and Mr. Freeman to participate in the meeting via conference call. Chairman Crist seconded the Motion and it carried 3-0.

2. Approval of the Board Minutes for the August 13, 2014 Meeting:

Mr. Goral moved to approve the Board Minutes of August 13, 2014 as presented. Mr. Glorioso seconded the Motion and it carried 5-0.

3. Adoption or Amendments to the Agenda:

Chairman Crist moved to adopt the Agenda as presented. Mr. Glorioso seconded the Motion and it carried 5-0.

BOARD MEMBERS

Michael J. (Mickey) Goral
Rockford

Kevin L. Freeman
Chicago

Mauro Glorioso
Westchester

Jim Bilotta
Lockport

4. Executive Director's Report:

Mr. Apostol reported on the FY15 budget and operational issues within the agency. He distributed a new financial statement summary that updates PTAB's budget and expenditures through August 30th. He stated PTAB continues to stay within its FY15 budget allocation.

Mr. Apostol reported on the status of recruitment activities for (2) Technical Advisor II (ALJ) staff positions at the Des Plaines office. He stated he received over 40 applications with interviews being scheduled in September.

Mr. Apostol reported on settlement stipulations at both Cook and Du Page County BOR and Assessors.

Mr. Apostol reported PTAB continues to be in compliance with all Illinois Department of Human Rights guidelines and directives.

Mr. Apostol informed the Board he received responses from representatives of the Circuit Court in Cook County, Cook County Board of Commissioners and the Chicago Liquor Control Commission regarding additional courtroom space. He reported he secured courtroom space for October hearings at the Richard J. Daley Center, through the Chicago Liquor Control Commission.

Mr. Apostol reported that PTAB continues to be current with all Governor's Office of Citizen Action inquiries and FOIA requests at this time.

Mr. Apostol distributed and reviewed the IT Technology update. He stated the new website continues to provide important and useful information for both taxpayers and practitioners utilizing the "Appeal Status Inquiry" program. He further stated the IT department is working on several upgrades to the current system.

Mr. Apostol reported on the Governor's Office of *Rutan* Compliance & Mandatory Training Program for staff and Boards & Commissions. He further reported training programs are being scheduled in September at both Springfield and Chicago locations.

Mr. Apostol reported he is participating on the Diversity / Unity Scholarship Committee in Chicago. This Committee will benefit underprivileged law students with much needed funding assistance.

Mr. Apostol reminded the Board the next meeting will be in Des Plaines on Tuesday, October 14th at 9:30 a.m.

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

5. Discussion of Motions

- a. Kinan & Norman Junejo: #12-30518-C-2 (Cook – Lake)
Della Robinson: #12-30579-C-2 (Cook – Hyde Park)
Cindy & Mark Hildebrand: #12-30616-C-2 (Cook – Proviso)

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

- b. Phil Stefani: #12-33696-C-2 (Cook – N. Chicago)
Phil Stefani: #12-33697-C-3 (Cook – N. Chicago)
Maureen Joyce: #12-33712-C-1 (Cook – S. Chicago)
Dimitrios Kourkouvis: #12-33714-C-1 (Cook – S. Chicago)

Mr. Glorioso moved to grant a final 60-day extension in each of the appeals listed above. Mr. Goral seconded the Motion and it carried 5-0 with Mr. Freeman recusing on #12-33696-C-2 and #12-33697-C-3.

- c. Wallick Properties Midwest: #13-01170-C-3 (Peoria)
Wallick Properties Midwest: #13-01171-R-3 (Peoria)
Wallick Properties Midwest: #13-01172-C-2 (Peoria)
Mark Williams: #13-01667-C-3 (Lake)

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

- d. 5120 S. Kenwood Condo Assoc.: #12-26633-R-2 (Cook – Hyde Park)

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

- e. 4343 Clarendon Condo Association: #12-28454-R-3 (Cook – Lake View)
Won Hee Kang: #12-30793-C-2 (Cook – Jefferson)
4922 N. Kedzie Condo Assoc: #12-33093-R-2 (Cook – Jefferson)

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

- f. Ben Reinberg: #13-01882-R-1 (Lake)

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

- g. L.B. Anderson & Company: #13-01970-C-3 (Lake)

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

- h. Harvestime Foods: #12-31382-C-2 (Cook – Jefferson)

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

- i. Exelon Generation Company, LLC: #13-01185-I-3 (Ogle)

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

- j. Mega Properties, Inc.: #12-30838-C-2 (Cook – Jefferson)

Mr. Bilotta moved to grant a final 60-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- k. Joseph Uremovich: #13-01966-R-1 (Lake)

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

- l. Ken Malo: #13-01968-C-1 (Lake)
Ken Malo: #13-01969-I-3 (Lake)

Mr. Bilotta moved to grant a final 30-day extension on the “C-1” and a final 60-day extension on the “I-3” appeal. Mr. Glorioso seconded the Motion and it carried 5-0.

- m. Collinsville C.U.S.D. #10: #13-01345-C-3 (Madison)

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

- n. Walgreen Co.: #13-02502-C-3 (Lake)
Eva Heilman: #13-02520-R-2 (Lake)
Delnor Community Health Care Foundation: #13-02523-C-3 (Kane)
Cadence Health: #13-02524-C-2 (Kane)
Florists Mutual Insurance Co.: #13-02525-C-3 (Madison)
Troy Holdings LLC: #13-02526-C-3 (Madison)
Delnor Hospital: #13-02530-C-2 (Kane)
Illinois State Bank: #13-02533-C-2 (Kane)
Delnor Community Residence: #13-02534-R-3 (Kane)
Centro/IA Quentin Collection: #13-02594-C-3 (Lake)
All-Star Management: #13-03252-C-1 (DuPage)
Graybar Electric Company, Inc.: #13-03347-I-2 (DuPage)
Stahelin Properties: #13-03248-C-1 (DuPage)
Stahelin Properties: #13-03249-C-2 (DuPage)

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

- o. Gerald R. Page: #12-30943-C-1 (Cook – Wheeling)
800 North Michigan Condo Assoc.: #12-33459-R-3 (Cook – N. Chicago)
912 Ridge Condo Association: #12-33552-R-2 (Cook – Elk Grove)
Burton Grove Condo Assoc.: #12-33553-R-3 (Cook – Elk Grove)
Crossings of Franklin Condo Assoc.: #12-33560-R-2 (Cook – Leyden)

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

- p. Quality Foods: #12-26077-I-2 (Cook – Lake)
Evergreen Alliance Golf Ltd.: #12-27222-C-2 (Cook – Proviso)
Metropolitan Community Bank: #12-28546-C-1 (Cook – Hyde Park)
BRE/HV Properties LLC: #12-29724-C-2 (Cook – Schaumburg)
Centro Properties Group: #12-29858-C-1 (Cook – Rich)
RDM Development: #12-29877-C-2 (Cook – W. Chicago)
Shawn King: #12-29880-C-3 (Cook – Schaumburg)

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

- q. Schmidt Ford Holdings LLC: #13-00058-C-3 (Marion)
Exeter 500 Crossings: #13-00224-C-3 (Will)

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

- r. Country Club of Peoria: #12-01040-C-2 (Peoria)

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

- s. Edward Sims Jr.: #12-01644-F-1 (Henry)

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

- t. Edward Foley: #13-00094-C-1 (Kankakee)

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

- u. BASF Corporation: #12-00919-I-3 (Kankakee)

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

- v. Bethel Eckert Enterprises, Inc.: #12-01052-C-3 (Madison)
Jones Edwardsville Properties: #12-01490-C-2 (Madison)

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

- w. GB Real Estate Holdings LLC: #13-02631-C-1 (Winnebago)
Beloit Memorial Hospital, Inc.: #12-03161-C-3 (Winnebago)
Walgreens: #13-03223-C-2 (Winnebago)
Ballard Properties Group, LLC: #13-03264-I-1 (Winnebago)
Chem Processing Inc.: #13-03265-I-1 (Winnebago)

Mr. Bilotta moved to grant the Winnebago County Board of Review a final 60-day extension in each Class 1 appeal and a final 90-day extension in the Class 2 and Class 3 appeals. Chairman Crist seconded the Motion and it carried 4-0 with Mr. Goral recusing.

- x. Symphony Countryside, LLC: #13-01659-C-3 (Kane)

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

- y. John Regan Trustee: #13-01316-C-2 (Kane)

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

- z. Elgin Auto Mall Lot 2: #12-01673-C-3 (Kane)
Hampton Inn & Suites: #13-01223-C-3 (Kane)
Meijer Stores Ltd. Partnership: #13-01313-C-3 (Kane)
Frigel North American, Inc.: #13-01546-I-1 (Kane)

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

- aa. Highland Park CVS, LLC: #12-21288-C-3 (Cook – Lake View)

Mr. Glorioso moved to grant Intervenor, Board of Education of the City of Chicago, a final 30-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- bb. Harris Bank: #12-24172-C-2 (Cook – Lyons)

Mr. Glorioso moved to grant Intervenor, Lyons T.H.S.D. #204, a final 30-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- cc. Valero Energy Corporation: #12-20163-I-3 (Cook – Worth)

Mr. Glorioso moved to grant Intervenor, Cook County S.D. #130, a final 30-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- dd. Alden Gardens Bloomingdale: #11-03761-C-3 (DuPage)

Mr. Glorioso moved to grant each of the Intervenor, Glenbard H.S.D. #87, and Intervenor, Marquardt S.D. #15, a final 30-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- ee. Dino Alexepoulos: #09-36002-C-2 (Cook – Maine)
Best Buy: #12-22610-C-2 (Cook – Maine)

Mr. Glorioso moved to grant Intervenors, Maine T.H.S.D. #207 and East Main S.D. #63, a final 30-day extension in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 5-0.

- ff. State Bank of Countryside: #12-23221-C-2 (Cook – Lyons)
Edgewood Valley Country Club: #12-24575-C-3 (Cook – Lyons)

Mr. Glorioso moved to grant Intervenors, Lyons T.H.S.D. #204 and Pleasantdale S.D. #107, a final 30-day extension in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 5-0.

- gg. Southfield Corporation: #12-23247-I-2 (Cook – Maine)
Buckhorn Ranch, LLC: #12-23917-R-2 (Cook – Maine)

Mr. Glorioso moved to grant Intervenors, Maine T.H.S.D. #207 and Des Plaines S.D. #62, a final 30-day extension in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 5-0.

- hh. CB Chicago Partners, Ltd.: #12-22142-C-3 (Cook – Bremen)

Mr. Freeman moved to grant Intervenor, Prairie-Hills Elementary S.D. #144, a final 60-day extension. Mr. Goral seconded the Motion and it carried 5-0.

- ii. DSI Manteno Owner, LLC: #13-00178-C-3 (Kankakee)

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

- jj. Momence Meadows Nursing & Rehabilitation: #12-01049-C-3 (Kankakee)
Momence Meadows Nursing & Rehabilitation: #13-00137-C-3 (Kankakee)

Mr. Freeman moved to grant Intervenor, Momence C.U.S.D. #1, a 60-day extension in each of the appeals listed above. Mr. Bilotta seconded the Motion and it carried 5-0.

- kk. Carson Pirie Scott & Company: #12-24928-C-3 (Cook – N. Trier)

Mr. Goral moved to grant Intervenors, N. Trier T.H.S.D. #203, Wilmette Park Dist., Avoca S.D. #37, and Village of Wilmette, a final 60-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- ll. 1618 Condo Association: #12-24504-R-2 (Cook – N. Trier)

Mr. Goral moved to grant Intervenor, N. Trier T.H.S.D. #203, Wilmette Park Dist., Village of Wilmette, and Wilmette S.D. #39, a final 60-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- mm. Platinum Series LLC Wheaton: #11-02939-C-2 (DuPage)
Platinum Series LLC Wheaton: #12-03319-C-2 (DuPage)

Mr. Goral moved to grant Intervenor, Wheaton/Warrenville C.U.S.D. #200, a final 60-day extension in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 5-0.

- nn. Bryn T. Witt: #12-23252-C-2 (Cook – Palatine)
Wal-Mart Stores Inc.: #12-23669-C-3 (Cook – Palatine)
AT&T: #12-24039-C-2 (Cook – Palatine)
BMO Harris NA: #12-24161-C-2 (Cook – Palatine)

Mr. Goral moved to grant Intervenor, Palatine C.C.S.D. #15 and Palatine T.H.S.D. #211, a final 30-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 5-0.

- oo. High School District #120: #12-04231-C-2 (LaSalle)

Mr. Glorioso moved to grant Intervenor (owner), GK Development, Inc., a final 90-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- pp. Edward F. Paliatka: #12-20912-R-2 (Cook – Bremen)
Thomas Corsi: #12-20921-C-2 (Cook – Bremen)

Mr. Glorioso moved to grant Intervenor, Forest Ridge S.D. #142, a final 90-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- qq. A.J. Smith Federal Savings Bank: #12-20938-C-2 (Cook – Bremen)

Chairman Crist moved to grant Intervenor, Forest Ridge S.D. #142, a final 60-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

- rr. Target Corporation: #12-24703-C-2 (Cook – Proviso)
Robert Bosch, LLC: #12-25389-I-2 (Cook – Proviso)

Chairman Crist moved to grant Intervenor, Proviso T.H.S.D. #209, a final 60-day extension in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 5-0.

- ss. River North Retail LLC: #11-27002-C-3 (Cook – N. Chicago)

Mr. Bilotta moved to grant Intervenor, Board of Education of the City of Chicago, a final 60-day extension. Chairman Crist seconded the Motion and it carried 4-0 with Mr. Freeman recusing.

- tt. Cabela's: #12-26364-C-3 (Cook – Barrington)

Mr. Bilotta moved to grant Intervenor, C.U.S.D. #300, a final 60-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- uu. Trustmark Insurance Company: #11-05125-C-3 (Lake)

Mr. Bilotta moved to grant Intervenor, C.H.S.D. #128, a final 60-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- vv. Walgreens: #13-00205-C-2 (Will)

Mr. Bilotta moved to grant Intervenor, Richland Grade S.D. #88A, a final 60-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- ww. Castle Bank NA: #13-01292-C-2 (DeKalb)

Mr. Bilotta moved to grant Intervenor, DeKalb C.U.S.D. #428, a final 60-day extension. Chairman Crist seconded the Motion and it carried 5-0.

- xx. Shawn Fellowes King: #11-03092-I-3 (DuPage)
Extended Stay Hotels: #11-03558-C-3 (DuPage)
Shawn Fellowes King: #12-03970-I-3 (DuPage)

Mr. Bilotta moved to grant Intervenor, Lake Park Tax Consortium, a final 60-day extension in each of the appeals listed above. Chairman Crist seconded the Motion and it carried 5-0.

yy. Village of Rosemont/Leyden CHSD #212: #11-29257-C-3 (Cook – Leyden)

Mr. Freeman moved to grant Intervenor (owner), Bletchley Hotel at O’Hare Field, LLC, a 90-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

zz. State Bank of Countryside: #13-00346-C-2 (Will)

Mr. Goral moved to grant Intervenors, Homer C.C.S.D. #33C and Lockport T.H.S.D. #205, a final 60-day extension. Mr. Freeman seconded the Motion and it carried 5-0.

aaa. Bernard Siwik, Jr.: #10-20521-R-1 (Cook – Lake View)

Mr. Glorioso moved to rescind the decision and grant withdrawal of the appeal. Chairman Crist seconded the Motion and it carried 5-0.

bbb. Gus Valkanas: #12-26940-C-2 (Cook – Hyde Park)

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

ccc. Adam Charnisky: #11-00559-R-1 (Will)

Mr. Freeman moved to reinstate the appeal and write the decision based on the evidence presented in the appeal. Mr. Glorioso seconded the Motion and it carried 4-0 with Mr. Bilotta recusing.

ddd. Theodore Tetzlaff: #12-23150-R-3 (Cook – Lake View)

Mr. Glorioso moved to reinstate the appeal. Mr. Bilotta seconded the Motion, the Motion failed by a vote of 2-2 with Mr. Freeman recusing.

eee. Terence Bradley: #13-00961-R-1 (Will)

Mr. Freeman moved to deny the request to reinstate. Chairman Crist seconded the Motion and it carried 4-0 with Mr. Bilotta recusing.

fff. Kmart #4729: #11-28365-C-3 (Cook – W. Chicago)

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

ggg. Truck Center Hopkins Properties: #12-00243-C-3 (Tazewell)

Mr. Freeman moved to vacate default and grant the Tazewell County Board of Review a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 5-0.

hhh. Wal-Mart Stores, Inc.: #12-29454-C-3 (Cook – Schaumburg)
Castwell Products, LLC: #12-29252-I-3 (Cook – Niles)
Northshore University Health System: #12-28556-C-3 (Cook – Niles)
Carson Pirie Scott & Co.: #11-29608-C-3 (Cook – Wheeling)
Arlington Park Plaza: #11-29807-C-2 (Cook – Wheeling)
Eugene Deutsch: #11-29848-R-2 (Cook – Northfield)
Luster Products, Inc.: #11-31143-I-2 (Cook – S. Chicago)
I.A. Sr. Ruder: #11-30932-C-2 (Cook – Orland)

Mr. Bilotta moved to accept the evidence and forward to each Appellant. Mr. Goral seconded the Motion and it carried 5-0.

iii. Antonio M. Martinez: #12-21387-R-1 (Cook – Lake View)

Mr. Bilotta moved to deny the request to Vacate Default and write a decision based on the evidence presented in the file. Chairman Crist seconded the Motion and it carried 5-0.

6. Attachments

Decisions A-F and Z

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

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

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

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

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

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

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

Workload Report

Mr. Apostol presented the Workload Report for information and review. This report reflects open appeals at the beginning of the year, new appeals added during the year, appeals closed during the year and appeals pending at the end of the year. He reported PTAB continues to make significant progress in closing a record number of appeals.

7. Other Business

Mr. Apostol presented the Proposed 2015 PTAB Meeting Schedule for review and approval.

Mr. Goral moved to approve the Proposed 2015 PTAB Meeting Schedule as presented. Chairman Crist seconded the Motion and it carried 5-0.

8. Adjournment

Mr. Freeman moved to adjourn the meeting at 10:40 a.m. Mr. Goral seconded the Motion and it carried 5-0.

Respectfully submitted,

Louis G. Apostol, JD, CAE
Executive Director & General Counsel

LGA/dl