



State of Illinois
PROPERTY TAX APPEAL BOARD

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**Minutes of the
Property Tax Appeal Board Meeting
Held on April 14, 2015
Des Plaines, Illinois**

1. **Roll Call:** Kevin Freeman; Jim Bilotta; and Mauro Glorioso.

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

Mr. Freeman, as senior member presided over the meeting. The meeting convened at 10:00 a.m.

2. **Approval of Board Minutes from the March 10, 2015 Meeting:**

Mr. Bilotta moved to approve the Board Minutes of March 10, 2015 as presented. Mr. Glorioso seconded the Motion and it carried 3-0.

3. **Adoption or Amendments to the Agenda:**

Mr. Bilotta moved to adopt the Agenda as presented. Mr. Glorioso seconded the Motion and it carried 3-0.

4. **Executive Director's Report**

Mr. Apostol apprised the Board on the status of the FY15 budget and related new operational developments at PTAB. He reported PTAB has expended 66.8% of its appropriation through March and PTAB remains on budget. He stated staff is working on new technical innovations that will assist in processing appeals and other workload issues. He further reported he is still waiting for the GOMB to release (4) positions that will assist with current workflow issues. He also reported he continues to use 75-day staff in an effort to reduce backlog issues.

BOARD MEMBERS

Kevin L. Freeman
Chicago

Mauro Glorioso
Westchester

Jim Bilotta
Lockport

Mr. Apostol presented an update on PTAB's FY16 appropriation request that was submitted to both CMS and OMB. He reported both the Chairman and he received a very positive response at the House and Senate Budget Appropriations Hearing in Springfield in March. He also reported he and designated staff continue to work on the new AFSCME contract negotiations with meetings scheduled for April, May and June in Peoria, Champaign and Springfield.

Mr. Apostol reported he will attend ongoing Governor's Cabinet Meetings in Springfield as part of the FY16 budget process. The Governor's staff will work with agency directors to streamline operations in an effort to reduce the projected deficit.

Mr. Apostol presented an update on the progress of new IT initiatives, some of which are as follows:

- The DocuWare scanning system is up and running at both the Springfield and Des Plaines offices.
- A new version of DocuWare (6.7) has been added by CMS IT that implements recent court decisions.
- The PTAB2000 database is changing over from an IBM DB2 to Microsoft SQL database.
- Created the Decision data Verification (DDV) program for all ALJs to check the math, docket numbers and PIN numbers on decisions before transferring to IT for processing for a streamlined operation.
- The Appeals Status Inquiry (ASI) program continues to receive positive feedback by practitioners and taxpayers.
- IT staff attended Voice over Internet Protocol (VoIP) meeting with CMS. Most of PTAB wiring has been completed in advance of switch over.

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

Mr. Apostol reported he was selected to be a Judge for the American Bar Association's National Appellate Advocacy Competition on April 10th at the Dirksen Federal Building in Chicago.

Mr. Apostol reminded the Board the next meeting will in Springfield on Tuesday, May 12th at 10:00 a.m.

Mr. Bilotta moved to accept the Executive Director's Report. Mr. Glorioso seconded the Motion and it carried 3-0.

5. Discussion of Motions

- a. Jonel Maiogan: #13-32164-R-1 (Cook – Wheeling)
Western Polk Condo Assoc.: #13-32178-R-2 (Cook – W. Chicago)
Marc Loncar: #13-32223-C-1 (Cook – Hyde Park)
Thea Mucerino Froehling: #13-32224-C-2 (Cook – W. Chicago)
William & Michelle Marhoefer: #13-32227-R-1 (Cook – W. Chicago)
George & Valsamma Mathai: #13-32229-C-1 (Cook – Leyden)
Hsing Tseng Kao: #13-33562-C-1 (Cook – Jefferson)
5301 Touhy, LLC: #13-33563-C-1 (Cook – Niles)
Steven Yesinick: #13-33565-R-1 (Cook – Thornton)
Steven Yesinick: #13-33566-R-1 (Cook – Thornton)
Steven Yesinick: #13-33567-R-1 (Cook – Thornton)
Vukasin Pavlovic: #13-33570-R-1 (Cook – Jefferson)
Antonio Nevarez: #13-33574-R-1 (Cook – Thornton)
Gladys Wilson & Associates: #13-33578-C-2 (Cook – Jefferson)
Dong & Young Kim: #13-33579-C-1 (Cook – Niles)
Steven Yesinick: #13-33581-R-1 (Cook – Thornton)
Lynne Webb: #13-33587-C-1 (Cook – Jefferson)
Keystone Gardens Condo. Assoc.: #13-33592-R-1 (Cook – Jefferson)
2709 W. Bryn Mawr Condo. Assoc.: #13-33621-R-1 (Cook – Jefferson)
Ho Lee: #13-33622-C-1 (Cook – Niles)
IDGARA, LLC: #13-33623-C-1 (Cook – N. Chicago)
Oscar Jara: #13-33638-R-1 (Cook – Jefferson)
Joseph Atria: #13-33654-R-1 (Cook – Jefferson)
8820 Bronx, LLC: #13-33658-C-1 (Cook – Niles)
8507-11 W. Catalpa Avenue Condo. Assoc.: #13-33691-R-1 (Cook – Jefferson)
Anh & Thaoi Vo & Mgyuen: #13-33692-C-1 (Cook – Jefferson)
Steven Yesinick: #13-33867-R-1 (Cook – Thornton)

Mr. Glorioso moved to grant a final 60-day extension in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 3-0.

- b. Bhaskar Ravi TVP Color Graphics: #13-34082-I-1 (Cook – Hanover)
Rui Wang: #13-34083-R-1 (Cook – S. Chicago)
Prairie Row Townhouse Condo: #13-34356-R-1 (Cook – Niles)
1464 S. Michigan Condo Assoc.: #13-34456-R-2 (Cook – S. Chicago)
Colleen Murphy: #13-34538-R-1 (Cook – N. Chicago)

Mr. Glorioso moved to grant a final 60-day extension in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 3-0.

- c. Benero Martinez: #13-32693-R-1 (Cook – Jefferson)
Wayne Belue: #13-32694-I-1 (Cook – Northfield)
The Pine Grove Condo Assoc.: #13-32695-R-1 (Cook – Northfield)

Mr. Glorioso moved to grant a final 60-day extension in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 3-0.

- d. Rick Pritikin: #13-31585-I-1 (Cook – W. Chicago)
Gabina Ocampo: #13-31595-C-1 (Cook – W. Chicago)
Andrew Lago: #13-31598-C-1 (Cook – Leyden)
Folashade Olowe: #13-31751-C-1 (Cook – Hyde Park)

Mr. Glorioso moved to grant a final 60-day extension in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 3-0.

- e. Terry Hansen: #13-04158-F-2 (Jersey)

Mr. Glorioso moved to grant a final 60-day extension in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 3-0.

- f. PR 840 West Black, LLC: #13-32869-C-3 (Cook – N. Chicago)
MCP Env Chicago, LLC: #13-32980-C-3 (Cook – N. Chicago)

Mr. Glorioso moved to grant a final 60-day extension in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 3-0.

- g. BP America Inc.: #13-24888-C-1 (Cook – Bremen)

Mr. Bilotta moved to deny the request for further extension. Mr. Glorioso seconded the Motion and it carried 3-0.

- h. Robert & Murrietta Ginter: #13-04205-R-1 (St. Clair)
Vinodkumar Patel: #13-04415-C-2 (St. Clair)

Mr. Bilotta moved to grant the St. Clair County Board of Review a final 60-day extension in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 3-0.

- i. Redi Strip Co.: #13-03661-I-2 (DuPage)

Mr. Freeman moved to deny the DuPage County Board of Review's request for further extension. Mr. Glorioso seconded the Motion and it carried 3-0.

- j. Sherwin Williams Company: #13-27666-I-3 (Cook – Thornton)

Mr. Glorioso moved to grant a final 60-day extension to Intervenor Thornton T.H.S.D. #205. Mr. Bilotta seconded the Motion and it carried 3-0.

- k. Andrew Bluhm: #13-25148-R-2 (Cook – New Trier)

Mr. Glorioso moved to grant a final 60-day extension to Intervenor New Trier H.S.D. #203. Mr. Bilotta seconded the Motion and it carried 3-0.

- l. Nunilo Rubio: #13-24586-R-2 (Cook – New Trier)

Mr. Glorioso moved to grant a final 60-day extension to Intervenors, New Trier H.S.D. #203, Village of Wilmette, Wilmette Park District, and Wilmette S.D. #39. Mr. Bilotta Seconded the Motion and it carried 3-0.

- m. ART Mortgage Borrower Propco 2010-4 LLC: #13-01205-I-3 (Ogle)

Mr. Bilotta moved to grant a 60-day extension to Intervenors, Creston C.C.S.D. #161, Flagg-Rochelle Public Library, and Rochelle T.H.S.D. #212. Mr. Glorioso seconded the Motion and it carried 3-0.

- n. Buffalo Grove ACC: #13-01664-C-2 (Lake)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor Adlai Stevenson H.S.D. #125. Mr. Glorioso seconded the Motion and it carried 3-0.

- o. City of Rochelle: #13-03128-C-3 (Ogle)

Mr. Bilotta moved to grant a 90 day extension to Intervenor Creston C.C.S.D. #161. Mr. Freeman seconded the Motion and it carried 3-0.

- p. Target Corporation: #13-20067-C-3 (Cook – Norwood Park)

Mr. Freeman moved to grant a final 60-day extension to Intervenors, Eisenhower Library Dist., Norridge S.D. #80, Norwood Fire Protection Dist., and Ridgewood S.D. #234. Mr. Glorioso seconded the Motion and it carried 3-0.

- q. Triad Investments, LLC: #13-04280-C-2 (St. Clair)

Mr. Freeman moved to grant a final 60-day extension to Intervenor O'Fallon T.H.S.D. #203. Mr. Glorioso seconded the Motion and it carried 3-0.

- r. Marquardt School District No. 15: #12-03847-I-3 (DuPage)

Mr. Freeman moved to grant a final 60-day extension to Intervenor/Owner KTR Capital Partners, LLC. Mr. Glorioso seconded the Motion and it carried 3-0.

- s. 11245 Harlem Ave. Condo Assoc.: #11-27039-R-2 (Cook – Worth)

Mr. Freeman moved to grant a final 60-day extension to Intervenor Worth S.D. #127. Mr. Glorioso seconded the Motion and it carried 3-0.

- t. A.J. Smith Federal Savings Bank: #13-22151-C-2 (Cook – Bremen)

Mr. Freeman moved to grant a final 60-day extension to Intervenor, Bremen C.H.S.D. #228. Mr. Glorioso seconded the Motion and it carried 3-0.

- u. Target Corporation: #13-24927-C-3 (Cook – Barrington)

Mr. Freeman moved to grant a final 60-day extension to Intervenor, C.U.S.D. #300. Mr. Glorioso seconded the Motion and it carried 3-0.

- v. Commonwealth Edison: #13-23447-I-2 (Cook – Stickney)

Mr. Bilotta moved to grant a final 90-day extension to Intervenor, J. Sterling Morton H.S.D. #201. Mr. Freeman seconded the Motion and it carried 3-0.

- w. Ricker Murphy Development: #13-25711-R-1 (Cook – Lake View)
Ricker Murphy Development: #13-25726-R-1 (Cook – Lake View)
Ricker Murphy Development: #13-25728-R-1 (Cook – Lake View)
Ricker Murphy Development: #13-25729-R-2 (Cook – Lake View)
Ricker Murphy Development: #13-25752-R-1 (Cook – Lake View)
Ricker Murphy Development: #13-25753-R-1 (Cook – Lake View)

Mr. Bilotta moved to reinstate each of the above listed appeals and grant a final 30-day extension. Mr. Freeman seconded the Motion and it carried 3-0.

- x. Ricker Murphy Development: #13-25655-R-1 (Cook – Lake View)
Ricker Murphy Development: #13-25814-R-1 (Cook – Lake View)

Mr. Bilotta moved to reinstate each of the above listed appeals and grant a final 30-day extension. Mr. Freeman seconded the Motion and it carried 3-0.

- y. Charles Besser: #12-33680-R-2 (Cook – N. Chicago)

Mr. Glorioso moved to grant a final 60-day extension. Mr. Bilotta seconded the Motion and it carried 3-0.

- z. G & Dee, LLC: #13-28269-R-1 (Cook – Proviso)

Mr. Bilotta moved to deny request to reinstate appeal. Mr. Freeman seconded the Motion and it carried 3-0.

- aa. Charles Phillips: #13-22591-R-1 (Cook – Lemont)

Mr. Freeman moved to reinstate the appeal and notify the Board of Review. Mr. Bilotta seconded the Motion and it carried 3-0.

- bb. Pima Lansing, LLC: #12-32217-C-1 (Cook – Thornton)

Mr. Freeman moved to reinstate the appeal and notify the Board of Review. Mr. Bilotta seconded the Motion and it carried 3-0.

- cc. Thomas & Toni Richter: #10-04497-R-1 (St. Clair)

Mr. Glorioso moved to deny the request to reinstate the appeal. Mr. Freeman seconded the Motion and it carried 3-0.

- dd. Stahelin Properties: #12-03839-C-3 (DuPage)

Mr. Glorioso moved to grant the Motion to Stay in light of settlement. Mr. Freeman seconded the Motion and it carried 3-0.

- ee. Metropolitan Bank Group: #13-20942-R-1 (Cook – Cicero)

Mr. Bilotta moved to reinstate the appeal and grant a final 60-day extension. Mr. Glorioso seconded the Motion and it carried 3-0.

- ff. Bridie Krystof: #12-23422-C-1 (Cook – Lake View)

Mr. Freeman moved to reinstate the appeal and notify the Board of Review. Mr. Glorioso seconded the Motion and it carried 3-0.

- gg. Sauganash Village Homeowner's Assoc.: #12-33562-R-1 (Cook – Jefferson)

Mr. Bilotta moved to deny the request to reinstate. Mr. Freeman seconded the Motion and it carried 3-0.

- hh. Jim Riemersma: #13-24919-R-1 (Cook – Worth)

Mr. Glorioso moved to reinstate with a 30-day final extension and incomplete checklist. Mr. Bilotta seconded the Motion and it carried 3-0.

- ii. 9522 Winona LLC: #13-28729-I-3 (Cook – Leyden)

Mr. Bilotta moved to reinstate and grant a 30-day final extension to submit three copies of the completed addendum. Mr. Glorioso seconded the Motion and it carried 3-0.

- jj. 2XL Corporation: #13-20991-I-1 (Cook – Proviso)

Mr. Freeman moved to reinstate and grant a 30-day final extension to provide a copy of the 2013 Board of Review decision. Mr. Bilotta seconded the Motion and it carried 3-0.

- kk. Oakridge Healthcare Center, LLC: #13-29618-C-3 (Cook – Proviso)

Mr. Freeman moved to reinstate and grant a 30-day final extension to provide a copy of the 2013 BOR decision. Mr. Bilotta seconded the Motion and it carried 3-0.

- ll. Adnan Nassan: #12-29862-C-2 (Cook – W. Chicago)

Mr. Freeman moved to reinstate and grant a 30-day final extension to provide a corrected addendum. Mr. Bilotta seconded the Motion and it carried 3-0.

- mm. Bertha Garcia: #13-02472-C-3 (Kane)

Mr. Freeman moved to deny the request to reinstate appeal. Mr. Glorioso seconded the Motion and it carried 3-0.

- nn. Tony Gutierrez: #13-26416-C-1 (Cook – Stickney)

Mr. Bilotta moved to reinstate the appeal and grant a 30-day final extension to provide a copy of the 2013 Board of Review decision and completed addendum. Mr. Freeman seconded the Motion and it carried 3-0.

oo. ML Realty Partners: #13-30701-I-3 (Cook – Proviso)

Mr. Freeman moved to reinstate and grant a 30-day final extension to provide a completed addendum. Mr. Bilotta seconded the Motion and it carried 3-0.

6. Attachments

Decisions A-E and Z

As to Attachment A, Mr. Freeman moved to approve the attachment with the exception of removed docket numbers 11-05832-R-1, 12-01781-R-1, 12-02168-R-1, 12-02293-R-1, 12-02295-R-1, and 13-03123-R-1. Mr. Glorioso seconded the Motion and it carried 3-0.

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

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

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

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

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

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. He stated, PTAB should close approximately 25,000 appeals in FY15. This represents an approximate increase of 28% from last year and a 265% increase over FY02 when PTAB had 54 full-time staff.

7. Other Business

The Board recognized the many substantive contributions of outgoing members, Donald R. Crist, Chairman (2009-2015) and Mickey Goral (2003-2015). The Board directed Mr. Apostol to prepare and distribute Certificates of Recognition along with a letter thanking both members for their service to PTAB. The Board congratulated both Don and Mickey and wished them the very best in all future endeavors.

8. Adjournment

Mr. Bilotta moved to adjourn the meeting at 11:15 a.m. Mr. Glorioso seconded the Motion and it carried 3-0.

Respectfully submitted,

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

LGA/dl