



State of Illinois  
**PROPERTY TAX APPEAL BOARD**

Wm. G. Stratton Office Bldg.  
401 South Spring St., Rm. 402  
Springfield, Illinois 62706  
(T) 217.782.6076  
(F) 217.785.4425  
(TTY) 217.785.4427

Suburban North Regional Office  
9511 W. Harrison St., Suite LL-54  
Des Plaines, Illinois 60016  
(T) 847.294.4121  
(F) 847.294.4799

**LOUIS G. APOSTOL**  
*Executive Director & General Counsel*

**Minutes of the  
Property Tax Appeal Board Meeting  
Held on May 12, 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 (via conference call);  
Dianne Lerman, Recording Secretary

Mr. Freeman presided over the meeting. The meeting convened at 10:00 a.m.

2. **Approval of Board Minutes from the April 14, 2015 Meeting:**

Mr. Glorioso moved to approve the Board Minutes of April 14, 2015 as presented. Mr. Freeman seconded the Motion and it carried 3-0.

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

Mr. Glorioso moved to adopt the Agenda as presented. Mr. Freeman 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 75% of its appropriation through April and PTAB continues to remain on budget. He stated staff is reviewing new activities that will assist in processing appeals and other workload issues. He reported he met with GOMB representatives and will move forward with the release of (4) positions to assist with current workflow issues. He further reported PTAB continues to use 75-day staff in an effort to process appeals and to reduce the current backlog.

**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 GOMB. He reported PTAB received a favorable response at the House and Senate Budget Appropriations Hearings and will review current operations in an effort to work with the final budget appropriation.

Mr. Apostol reported he and designated staff continue to work on the new AFSCME contract negotiations with Labor Relations meetings scheduled in May and June in Peoria, Champaign and Springfield.

Mr. Apostol reported he attends ongoing Governor's Cabinet Meetings as part of the FY16 budget process. He stated the Governor's staff is working with agency directors to assist in streamlining operations in an effort to reduce the projected budget deficit.

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

- Voice over IP phones (VoIP) are tentatively scheduled for installation in January, 2016 in Springfield. Staff is currently meeting to coordinate the effort. The Chicago area is tentatively scheduled from June 2016 – January 2017.
- New computers have been ordered for the Des Plaines office to replace older PCs. New PCs for Springfield will be ordered in FY 16.
- Appeal Status Inquiry (ASI) traffic on the website continues to increase far exceeding original expectations with over 1,500 weekly visits to the site. By comparison, in 2012 there were only 700 weekly visits to the site. This has saved many hours of staff time answering inquiries and forwarding documents.

Mr. Apostol thanked the IT and management staff for reviewing current systems, recommending improvements and implementing the Director's new initiatives.

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 reminded the Board the next meeting is scheduled for Tuesday, June 9<sup>th</sup> at 10:00 a.m. in Des Plaines.

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

## 5. Discussion of Motions

- a. Atkore International, Inc.: #13-32853-I-2 (Cook – Thornton)

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

- b. Tania Sanchez: #13-33939-C-1 (Cook – S. Chicago)  
S. Himmelstein: #13-33940-I-1 (Cook – Schaumburg)  
Diana Salbeck: #13-33941-I-1 (Cook – Niles)  
Lloyd Corrigan: #13-33942-I-1 (Cook – Niles)  
Tony LaCorte: #13-33943-C-1 (Cook – Niles)  
Bill Livaditis: #13-33944-R-1 (Cook – Niles)  
Selma Jansen: #13-33945-R-1 (Cook – Niles)  
Jay Beadle: #13-33946-R-1 (Cook – Niles)  
Jeff Poczatek: #13-33947-I-1 (Cook – Niles)  
Perry Sainati: #13-33948-R-1 (Cook – N. Chicago)  
William Maddox: #13-33949-R-1 (Cook – N. Chicago)  
Marshall Front: #13-33950-R-1 (Cook – N. Chicago)  
Harold Katz: #13-33951-R-1 (Cook – Niles)

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

- c. John Cammarato: #13-31575-C-1 (Cook – W. Chicago)  
Fidel Corral: #13-31576-C-1 (Cook – W. Chicago)  
Adel Kashwa: #13-31577-C-1 (Cook – W. Chicago)  
Adel Kashwa: #13-31578-I-1 (Cook – W. Chicago)  
Mark Wyshnytsky: #13-31581-R-1 (Cook – W. Chicago)  
Mark Wyshnytsky: #13-31582-R-1 (Cook – W. Chicago)  
Grace Rajchel: #13-31584-C-1 (Cook – W. Chicago)  
Paul Salce: #13-31601-C-1 (Cook – Leyden)  
Joseph Marsiglia: #13-31603-C-1 (Cook – Leyden)  
Basem Alkaissi: #13-31607-C-1 (Cook – W. Chicago)  
Gonzalo Sandoval: #13-31621-C-1 (Cook – Hyde Park)  
Khari Andrews: #13-31629-C-1 (Cook – Hyde Park)  
Richard Marek: #13-33091-C-1 (Cook – Jefferson)  
Charles Poliszczuk: #13-33094-C-1 (Cook – Jefferson)  
Thomas Polczynski: #13-33097-C-1 (Cook – Jefferson)  
Tomeka Wallace: #13-33203-I-1 (Cook – Thornton)  
Nicholas Karras: #13-33220-R-1 (Cook – Northfield)  
Robert Soll: #13-33231-I-1 (Cook – Jefferson)  
Darren Hancock: #13-33254-C-1 (Cook – Jefferson)

Patricia Evans: #13-33260-C-1 (Cook – Jefferson)

Jan Lupinek: #1333796-R-1 (Cook – Jefferson)

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

- d. So J Yuan & Bei Li Wang: #13-26785-C-1 (Cook – Worth)

Mr. Bilotta moved to accept the appraisal and notify the Board of Review. Mr. Glorioso seconded the Motion and it carried 3-0.

- e. Don Deal: #13-34546-C-1 (Cook – N. Chicago)

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

- f. Stahelin Properties: #11-02934-C-3 (DuPage)

Mr. Bilotta moved to grant the Motion to Stay. Mr. Freeman seconded the Motion and it carried 3-0.

- g. Fred Schwer Exelon Corporation: #11-05318-I-3 (DeWitt)

Mr. Glorioso moved to grant a 90-day extension. Mr. Freeman seconded the Motion and it carried 3-0.

- h. Montclair Hotel Investors: #13-02250-C-3 (Kane)

Mr. Freeman moved to grant the Kane County Board of Review a final 60-day extension. Mr. Glorioso seconded the Motion and it carried 3-0.

- i. River Park Place, LLC: #12-05141-R-3 (Kane)

Mr. Freeman moved to grant the Kane County Board of Review a final 60-day extension. Mr. Glorioso seconded the Motion and it carried 3-0.

- j. Citgo Oil Refinery Lemont Illinois: #13-00354-I-3 (Will)

Mr. Glorioso moved to grant the Will County Board of Review a 90-day extension. Mr. Freeman seconded the Motion and it carried 3-0.

- k. Troy Holdings LLC: #13-02526-C-3 (Madison)

Mr. Freeman moved to grant the Madison County Board of Review a final 60-day extension. Mr. Glorioso seconded the Motion and it carried 3-0.

- l. PEK Farm LLC: #13-03054-C-1 (Tazewell)  
Avantis Dome LLC: #13-03056-C-2 (Tazewell)  
Zeller Properties LLC: #13-03057-C-1 (Tazewell)  
MTR Realty LLC: #13-03061-C-1 (Tazewell)  
MacDonald Properties LLC: #13-03062-C-1 (Tazewell)  
John Lareau: #13-03063-C-1 (Tazewell)  
Riverfront Automart, Inc.: #13-03065-C-2 (Tazewell)  
Superday Morton LLC: #13-03073-C-1 (Tazewell)  
Chris & Kristi Cape: #13-03078-C-1 (Tazewell)  
G & D Integrated: #13-04599-C-3 (Tazewell)

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

- m. MSM Property Mgt., LLC: #13-03028-C-1 (Peoria)  
PMO, Inc.: #13-03029-R-1 (Peoria)  
Zeller Properties of Peoria: #13-03030-C-1 (Peoria)  
Baumgarten Distribution: #13-03031-C-1 (Peoria)  
Henry Getz: #13-03036-C-1 (Peoria)  
Altru Associates Ltd Partnership: #13-03037-C-1 (Peoria)  
RGM, LLC: #13-03038-C-2 (Peoria)  
RGM, LLC: #13-03039-C-1 (Peoria)  
Terry Fruehauf: #13-03041-C-1 (Peoria)  
MSM Group, LLC: #13-03042-C-1 (Peoria)  
Mangieri Companies Inc.: #13-03043-C-2 (Peoria)  
Erma Wieland: #13-03045-C-1 (Peoria)  
Gary Brashear: #13-03049-C-1 (Peoria)  
Connor Company: #13-03051-C-1 (Peoria)  
Michael Cook: #13-03052-C-1 (Peoria)

Mr. Glorioso moved to grant the Peoria County Board of Review a final 90-day extension in each of the appeals listed above. Mr. Bilotta seconded the Motion and it carried 3-0.

- n. Kingston Hotel Group: #13-04315-C-3 (St. Clair)

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

- o. Nordstrom Inc.: #12-34159-C-3 (Cook – Niles)

Mr. Bilotta moved to grant Intervenors, Palatine T.H.S.D. #211 and Schaumburg C.C.S.D. #54, a final 30-day extension. Mr. Freeman seconded the Motion and it carried 3-0.

- p. Citgo Oil Refinery Lemont Illinois: #12-00425-I-3 (Will)

Mr. Glorioso moved to grant a 90-day extension to Intervenors, Lockport T.H.S.D. #205 and Will County S.D. #92. Mr. Freeman seconded the Motion and it carried 3-0.

- q. Joseph Maranto: #13-29861-C-2 (Cook - Niles)

Mr. Glorioso moved to grant a 45 day extension to Intervenors, Niles S.D. #71 and Niles T.H.S.D. #219. Mr. Bilotta seconded the Motion and it carried 3-0.

- r. Coca Cola Enterprises: #13-30009-I-3 (Cook – Niles)

Mr. Bilotta moved to grant a final 90 day extension to Intervenors, Niles S.D. #71 and Niles T.H.S.D. #219. Mr. Glorioso seconded the Motion and it carried 3-0.

- s. Omar Zayyad: #13-20092-C-2 (Cook – Palos)  
Palos Medical Bldg.: #13-20138-C-3 (Cook – Oak Park)  
Ponds of Palos Townhouse Association: #13-20284-R-2 (Cook – Palos)

Mr. Bilotta moved to grant a final 60 day extension to Intervenors, Palos Heights Public Library, S.D. #118 and S.D. #230, in each of the appeals listed above. Mr. Freeman seconded the Motion and it carried 3-0.

- t. Larry Callero: #13-24735-R-1 (Cook – Palatine)  
Jerry Grouzard: #13-24736-R-1 (Cook – Palatine)  
Todd Wochinski: #13-24737-R-1 (Cook – Palatine)  
Robert Jakubowski: #13-24738-R-1 (Cook – Palatine)  
Julie Blankenbaker: #13-24739-R-1 (Cook – N. Trier)  
Catherine Edwardson: #13-24740-R-1 (Cook – N. Trier)  
Neil Pagano: #13-24741-R-1 (Cook – N. Trier)  
Donna Rosenberg: #13-24742-R-1 (Cook – N. Trier)

James Boris: #13-24743-R-1 (Cook – N. Trier)  
John Hellmuth: #13-24744-R-1 (Cook – N. Trier)  
Alec Klein: #13-24745-R-1 (Cook – N. Trier)

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

u. Derek Monroe: #12-05182-R-1 (Lake)

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

## **6. Attachments**

### **Decisions A-E and Z**

As to Attachment A, Mr. Glorioso moved to approve the attachment as amended with the exception of docket numbers 13-27968, 13-27969, 13-27980, 13-29329, 13-29354, and 12-02334 that were settled via Stipulation. Mr. Bilotta seconded the Motion and it carried 3-0.

As to Attachment B, Mr. Bilotta 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. Freeman seconded the Motion and it carried 3-0.

As to Attachment D, Mr. Freeman moved to approve the attachment as amended with the exception of 13-27787, 13-29347, 13-29523, 13-29524, 13-29540, and 13-29565 that were settled via Stipulation. Mr. Bilotta seconded the Motion and it carried 3-0.

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

As to Attachment Z, Mr. Glorioso moved to approve the attachment. Mr. Bilotta 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 will close approximately 25,000 appeals in FY15 and represents a 28% increase over last year.

**7. Other Business**

There was no other business to report at this time.

**8. Adjournment**

Mr. Bilotta moved to adjourn the meeting at 10:50 a.m. Mr. Freeman seconded the Motion and it carried 3-0.

Respectfully submitted,

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

LGA/dl