



State of Illinois
PROPERTY TAX APPEAL BOARD

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LOUIS G. APOSTOL
Executive Director & General Counsel

**Minutes of the
Property Tax Appeal Board Meeting
Held on June 15, 2015
Des Plaines, Illinois**

- 1. Roll Call:** Kevin Freeman; Jim Bilotta; Mauro Glorioso, and Jerry White (Acting).

Staff: Louis G. Apostol, JD, CAE, Executive Director & General Counsel;
Dianne Lerman, Recording Secretary.

Mr. Freeman presided over the meeting. The meeting convened at 10:00 a.m.
Jerry White, Acting Member of the PTAB Board, was introduced and welcomed.

- 2. Approval of Board Minutes from the May 12, 2015 Meeting:**

Mr. Bilotta moved to approve the Board Minutes of May 12, 2015 as amended. Mr. Glorioso seconded the Motion and it carried 4-0.

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

Mr. Glorioso moved to adopt the Agenda as presented. Mr. Freeman seconded the Motion and it carried 4-0.

- 4. Executive Director's Report**

Mr. Apostol reviewed the status of the FY15 budget and related new operational developments at PTAB. He stated PTAB has expended 81% of its appropriation through May and PTAB continues to remain under budget at this time. He reported the GOMB recently approved the posting of (2) ALJ positions. He further reported PTAB continues to use 75-day staff in an effort to process appeals and to reduce the current backlog. Mr. Apostol also reviewed the very positive FY15 year end workload numbers with 24,907 decisions for another record breaking year. He thanked the staff for all their efforts in improving last year's numbers by 28%. He also thanked both Barry Wood and Gary Farley for their excellent work as 75-Day staff having concluded their assignments in June.

BOARD MEMBERS

Kevin L. Freeman
Chicago

Mauro Glorioso
Westchester

Jim Bilotta
Lockport

Jerry White (Acting)
Springfield

Mr. Apostol presented an update on PTAB's FY16 appropriation request that was submitted to GOMB and reviewed by the House and Senate Appropriations Committees. He reported he, and selected staff, continue to meet with AFSCME in Springfield, Peoria and Champaign to work out the parameters of a new contract. He reminded the Board the current contract with AFSCME expires on June 30th.

Mr. Apostol reported he attended the Governor's Cabinet Meeting on June 3rd in Springfield as part of the ongoing FY16 budget process. He further reported 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:

- PTAB successfully transferred the PTAB2000 system from an IBM DB2 database to a Microsoft SQL database. This was a major accomplishment to get the 15 year old system converted to using current technology for the back-end database and decommissioning our DB2 server and terminating licenses with IBM. This allows us to move forward with a new PTAB system using Microsoft.NET technology.
- New computers have been purchased to replace the older machines in Des Plaines. IT will be travelling to Des Plaines in the next few weeks to install the new equipment.
- The Voice over Internet Protocol (VoIP) phones purchased for the Springfield conversion to VoIP using FY15 funds. Springfield is scheduled to switch over to VoIP in January, 2016; Des Plaines the beginning of 2017. Wiring updates in Springfield prior to the conversion. The project is being driven and coordinated by CMS.

Mr. Apostol thanked the IT and Management staff for their excellent performance, cooperation and assistance in reviewing and implementing new system 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 previously distributed copies of PTAB's proposed Regulatory Agenda as part of the Practice and Procedure for Hearings under (86 Ill.Admin.Code 1910) for review and information. He stated the filing primarily refers to the electronic transmission of information and documents. He further stated the proposed changes will be published in June.

Mr. Apostol reminded the Board the next meeting is scheduled for Tuesday, July 14th at 10:00 a.m. in Springfield.

Mr. Glorioso moved to accept the Executive Director's Report. Mr. Bilotta seconded the Motion and it carried 4-0.

5. Discussion of Motions

- a. Midwest Generation, LLC (Joliet 9 Generating Station): #14-00728-I-3 (Will)
Midwest Generation, LLC (Joliet 29 Generating Station): #14-00729-I-3 (Will)
Midwest Generation, LLC (Will County Generating Station): #14-00730-I-3 (Will)
Midwest Generation, LLC (Powerton Generating Station): #14-00731-I-3 (Tazewell)

Mr. Glorioso moved to grant a 90-day extension in each of the appeals listed above. Mr. Bilotta seconded the Motion and it carried 4-0.

- b. IDGARA, LLC: #13-34393-C-1 (Cook – N. Chicago)
Barbara Faermark: #13-34398-C-1 (Cook – Niles)

Mr. Glorioso moved to grant a final 90-day extension in each of the appeals listed above. Mr. Bilotta seconded the Motion and it carried 4-0 with Mr. Freeman recusing on #13-34393-C-1.

- c. Ivy Club/Northbrook Homeowner's Assc.: #13-33808-R-1 (Cook – Northfield)
Ivy Club/Northbrook Homeowner's Assc.: #13-33809-R-1 (Cook – Northfield)
Ivy Club/Northbrook Homeowner's Assc.: #13-33810-R-1 (Cook – Northfield)
Ivy Club/Northbrook Homeowner's Assc.: #13-33811-R-1 (Cook – Northfield)
Ivy Club/Northbrook Homeowner's Assc.: #13-33812-R-1 (Cook – Northfield)
Ivy Club/Northbrook Homeowner's Assc.: #13-33813-R-1 (Cook – Northfield)
Ivy Club/Northbrook Homeowner's Assc.: #13-33814-R-1 (Cook – Northfield)
Ivy Club/Northbrook Homeowner's Assc.: #13-33815-R-1 (Cook – Northfield)
Ivy Club/Northbrook Homeowner's Assc.: #13-33816-R-1 (Cook – Northfield)

Mr. Bilotta moved to grant a final 60-day extension in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 4-0.

- d. Thomas Kolschowsky 3601 Crossroads, LLC: #14-20966-C-3 (Cook – Elk Grove)
Jud Reidy: #14-20970-R-1 (Cook – Bremen)
Plaza Bank: #14-20971-C-1 (Cook – Norwood Park)
96th & Pulaski, LLC: #14-20981-C-1 (Cook – Worth)

Mr. Bilotta moved to grant a final 60-day extension in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 4-0.

- e. Byron C.U.S.D. (Byron Station): #226: #13-01186-I-3 (Ogle)
Mr. Glorioso moved to grant an extension expiring on 8-16-15. Mr. Bilotta seconded the Motion and it carried 4-0.

- f. Bank of America NA: #14-00512-C-3 (Kendall)

Mr. Bilotta moved to grant a final 60-day extension. Mr. White seconded the Motion and it carried 4-0.

- g. Zahangir Khaled: #14-00108-F-1 (Peoria)

Mr. Freeman moved to grant the Peoria County Board of Review a final 90-day extension. Mr. Bilotta seconded the Motion and it carried 4-0.

- h. GB Real Estate Holdings LLC: #14-00173-I-1 (Winnebago)
CB Lot 1, LLC: #14-00174-I-1 (Winnebago)

Mr. Freeman moved to grant the Winnebago County Board of a final 90-day extension in each of the appeals listed above. Mr. Bilotta seconded the Motion and it carried 4-0.

- i. Charles Meyer Rental LLC: #13-04364-C-3 (St. Clair)
Wehrenberg St. Clair Cine 10: #13-04365-R-2 (St. Clair)
Centro Properties: #13-04370-C-3 (St. Clair)

Mr. Glorioso moved to grant the St. Clair County Board of Review a final 60-day extension in each of the appeals listed above. Mr. White seconded the Motion and it carried 4-0.

- j. Kraft Foods, Inc.: #13-30007-C-3 (Cook – Northfield)

Mr. Glorioso moved to grant Intervenors, Sunset Ridge S.D. #29 and New Trier H.S.D. #203, a final 60-day extension. Mr. White seconded the Motion and it carried 4-0.

- k. WSC-GSP 2400 Cabot Holdings VII, LLC: #13-04030-C-3 (DuPage)

Mr. Glorioso moved to grant Intervenor, College of DuPage #502, a final 60-day extension. Mr. White seconded the Motion and it carried 4-0.

- l. Our Gang Partners L.P.: #13-02537-I-2 (Lake)

Mr. Glorioso moved to grant Intervenor, Adlai Stevenson H.S.D. #125 and Aptakistic Tripp S.D. #102, a final 60-day extension. Mr. White seconded the Motion and it carried 4-0.

- m. New Midwest Capital, LLC: #13-02500-C-2 (Lake)

Mr. Glorioso moved to grant Intervenor, Adlai Stevenson H.S.D. #125 and Kildeer Countryside C.C.S.D. #96 a final 60-day extension. Mr. White seconded the Motion and it carried 4-0.

- n. Fred Schwer Exelon Corporation: #11-05319-I-3 (DeWitt)

Mr. Glorioso moved to grant Intervenor, DeWitt County, Richland Comm. College #537, Clinton Unit S.D. #15, and Vespasian Warner Public Library, a 90-day extension. Mr. Bilotta seconded the Motion and it carried 4-0.

- o. Collinsville C.U.S.D. #10: #13-01158-C-3 (Madison)

Mr. Freeman moved to grant Intervenor, Southwestern Illinois College #522, a final 60-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- p. Delnor Community Health Care Foundation: #13-02523-C-3 (Kane)

Mr. Bilotta moved to grant Intervenor, Geneva C.U.S.D. #304, a final 90-day extension. Mr. White seconded the Motion and it carried 4-0.

- q. Nauvoo Inn & Suites: #13-00706-C-3 (Hancock)

Mr. Bilotta moved to grant Intervenor, City of Nauvoo, a 90-day extension and issue a subpoena to produce income and expense statements for the three properties for the years 2010 through 2013, as well as any records listing the properties for sale during the same time period. Mr. White seconded the Motion and it carried 4-0.

- r. Steven Pron: #13-30008-I-2 (Cook – Leyden)

Mr. Freeman moved to grant Intervenor, Addison Creek River Conservancy, City of Northlake, Northlake Fire Protection Dist., Northlake Public Library Dist., and S.D. #87, a final 60-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- s. Graybar Electric Company, Inc.: #13-03347-I-2 (DuPage)
- Mr. Freeman moved to grant Intervenor, Marquardt S.D. #15, a final 60-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.
- t. Marquardt School District No. 15: #13-03767-C-3 (DuPage)
- Mr. Bilotta moved to grant Intervenor/Owner SVF Swift Center, LLC, a 60-day extension. Mr. White seconded the Motion and it carried 4-0.
- u. Premsagar Mulkanoor: #13-30078-C-2 (Cook – Bloom)
- Mr. Glorioso moved to grant Intervenor, City of Chicago Heights, a final 90-day extension. Mr. Freeman seconded the Motion and it carried 4-0.
- v. Kmart #7289: #13-29056-C-2 (Cook – Bloom)
- (1.) Mr. Bilotta moved to grant Intervenor, Bloom T.H.S.D. #206, a final 30-day extension. Mr. Freeman seconded the Motion and it carried 4-0.
- (2.) Mr. Bilotta moved to grant Intervenor, Steger S.D. #194, a final 60-day extension. Mr. Freeman seconded the Motion and it carried 4-0.
- w. Patriot Courtyards Condo Assoc: #11-33072-C-3 (Cook – Northfield)
- Mr. Glorioso moved to grant Intervenor, Glenbrook H.S.D. #225, a final 90-day extension. Mr. Freeman seconded the Motion and it carried 4-0.
- x. David Husman: #13-31931-C-2 (Cook – Niles)
- Mr. Glorioso moved to grant Intervenors, Golf S.D. #67 and Niles T.H.S.D. #219, a final 90-day extension. Mr. Freeman seconded the Motion and it carried 4-0.
- y. Jong Koo Kim: #13-31561-I-2 (Cook – Niles)
- Mr. Bilotta moved to grant Intervenors, Niles Elementary S.D. #71 and Niles T.H.S.D. #219, a final 45-day extension. Mr. White seconded the Motion and it carried 4-0.
- z. BP America Inc.: #13-24888-C-1 (Cook – Bremen)
- Mr. Bilotta moved to reinstate the appeal and grant a final 30-day extension. Mr. White seconded the Motion and it carried 4-0.

aa. Nancy Lazzarro: 13-01648-R-1 (Lake)

Mr. Bilotta moved to deny the request to reinstate appeal. Mr. White seconded the Motion and it carried 4-0.

6. Attachments

Decisions A-F and Z

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

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

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

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

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

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

As to Attachment Z, Mr. Bilotta moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 4-0 with Mr. Freeman recusing on 2010-33265-R-1.

Workload Report

Mr. Apostol presented and reviewed the Workload Report under the Executive Director's Report. 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. Mr. Apostol stated PTAB had another productive year closing a record 24,907 decisions. This is a 28% increase over FY14. The Board congratulated him for another fine performance given limited staff and resources. Mr. Apostol thanked the Board and staff for their cooperation and assistance in FY15 and he looks forward to another productive year in FY16.

7. Other Business

The Board directed Mr. Apostol to sign and process the Subpoena Duces Tecum request for Nauvoo Inn & Suites, Docket No. 13-00706.001-C-3 through 13-00706.004-C-3.

8. Adjournment

Mr. Bilotta moved to adjourn the meeting at 10:55 a.m. Mr. White seconded the Motion and it carried 4-0.

Respectfully submitted,

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

LGA/dl