



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 September 8, 2015  
Des Plaines, Illinois**

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

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

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

Mr. Bilotta moved to approve the Board Minutes of August 12, 2015 as presented. Mr. White seconded the Motion and it carried 4-0.

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

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

- 4. Executive Director's Report**

Mr. Apostol reviewed the status of the FY16 Budget. He reported negotiations with AFSCME are still in progress with additional meetings scheduled in September. He stated meetings are being held in Champaign, Peoria and Springfield and via conference call.

Mr. Apostol reported (2) Appraisal Specialist II (ALJs Springfield) and (1) Office Associate (Des Plaines) positions have been approved but are on hold pending final budget approval. He further reported he is reviewing current compensation issues regarding non bargaining unit staff.

**BOARD MEMBERS**

Kevin L. Freeman  
*Chicago*

Mauro Glorioso  
*Westchester*

Jim Bilotta  
*Lockport*

Jerry White (Acting)  
*Springfield*

Mr. Apostol reported he received approval and is moving forward to recruit (2) 75-Day staff to assist with the large number of appeals coming to PTAB. He stated this staff will be assigned to the Springfield and Des Plaines offices.

Mr. Apostol presented an overview on current operations and reorganization issues. He also reported he is receiving positive feedback on PTAB's new advanced "Appeal Status Inquiry" program from county officials, practitioners and taxpayers. He stated this program allows users easy access to look up appeals by name and also the ability to download previous decisions and other information. He also reviewed other IT initiatives as a follow up to the meeting in August.

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 Wednesday, October 14th at 10:00 a.m. in Des Plaines.

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

## **5. Discussion of Motions**

- a. Armstrong World Industries: #14-01974-I-3 (Kankakee)

Mr. White moved to grant a final 30-day extension. Mr. Bilotta seconded the Motion and it carried 4-0.

- b. Michael Shields: #14-00593-R-1 (Lake)

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

- c. 241 Main, LLC: #14-01417-C-3 (Lake)

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

- d. Joe Gonzalez: #14-22226-I-2 (Cook – Lake)

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

- e. Johnson Controls Battery Group Inc.: #14-02328-C-3 (Kane)

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

- f. Rogers Residences Condo. Assoc.: #14-22761-R-1 (Cook – Rogers Park)  
Rudy Martinello: #14-22767-C-1 (Cook – River Forest)  
Sharon Tenuta: #14-22779-C-1 (Cook – Bremen)  
Steven Yesinick: #14-22780-R-1 (Cook – Bremen)  
Slobodan Pavlovic: #14-22797-C-1 (Cook – Rogers Park)  
Slobodan Pavlovic: #14-22798-C-1 (Cook – Rogers Park)

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

- g. Minooka C.H.S.D. #111 & Minooka C.C.S.D. #201: #14-02041-I-3 (Kendall)

Mr. Bilotta moved to grant a final 90-day extension. Mr. White seconded the Motion and it carried 4-0.

- h. Manchester Square, LLC: #14-01438-C-3 (Lake)  
Seth & Julia Halpern: #14-01441-R-1 (Lake)

Mr. Bilotta moved to grant a final 60-day extension on the Class 3 appeal and a final 30-day extension on the Class 1 appeal. Mr. Glorioso seconded the Motion and it carried 4-0.

- i. Byron C.U.S.D. #226: #13-01186-I-3 (Ogle)

Mr. Glorioso moved to grant a 90-day extension. Mr. Freeman seconded the Motion and it carried 4-0.

- j. Byron C.U.S.D. #226: #14-00462-I-3 (Ogle)

Mr. Glorioso moved to grant a 90-day extension. Mr. Freeman seconded the Motion and it carried 4-0.

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

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

- l. Thomas Mooncotch: #14-00595-I-2 (Kane)

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

- m. Shop 'n Save: #14-01708-C-3 (Peoria)  
Main Street Last Trust: #14-01713-C-3 (Peoria)  
RLI Insurance Company: #14-01793-C-3 (Peoria)  
Shop 'n Save: #14-02146-C-3 (Peoria)

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

- n. Lowe's Home Centers, LLC: #14-02450-C-3 (Madison)  
Macy's: #14-02511-C-3 (Madison)

Mr. Glorioso moved to grant the Madison County Board of Review a final 90-day extension. Mr. White seconded the Motion and it carried 4-0.

- o. Aspen Ridge Golf Course: #14-00905-C-2 (Kankakee)  
Kankakee Country Club: #14-01461-C-1 (Kankakee)  
Kankakee Country Club: #14-01462-C-3 (Kankakee)  
Kankakee Country Club: #14-01463-C-1 (Kankakee)

Mr. Freeman moved to grant the Kankakee County Board of Review a 60-day extension. Mr. Glorioso seconded the Motion and it carried 4-0.

- p. Larry Smith: #14-02834-F-1 (McHenry)

Mr. Glorioso moved to grant the McHenry County Board of Review a final 60-day extension. Mr. Freeman seconded the Motion and it carried 4-0.

- q. SRP SUB, LLC: #14-01541-R-1 (Kendall)

Mr. Glorioso moved to grant the Kendall County Board of Review a final 60-day extension. Mr. Freeman seconded the Motion and it carried 4-0.

- r. Sarah Bruns: #14-00889-R-1 (Lake)  
Manulife Financial: #14-01054-I-2 (Lake)  
R. Kalat Szmata: #14-01068-R-1 (Lake)  
Peter & Vidya Puthenveetil: #14-01072-C-1 (Lake)  
Scott Haegers: #14-01477-R-1 (Lake)  
Flipping Lake County, Inc.: #14-01481-R-1 (Lake)

Relax Homes, LLC: #14-01524-R-1 (Lake)  
Cresencio Rasales: #14-01525-R-1 (Lake)  
Miguel Saavedra: #14-01526-R-1 (Lake)  
Slava Kosinsky: #14-01527-R-1 (Lake)  
Greg Schuda: #14-01533-R-1 (Lake)  
Richard Buban: #14-01577-R-1 (Lake)  
Mary La Rocque: #14-01592-R-1 (Lake)  
Diane Zwilling: #14-01603-R-1 (Lake)  
William Ulrich: #14-01795-R-1 (Lake)  
Jose Hurtado: #14-01803-R-1 (Lake)  
LCJ Builders Inc.: #14-01804-R-1 (Lake)  
William Saunders: #14-01805-R-1 (Lake)  
E. Roger & Barbara Garross: #14-01808-R-1 (Lake)  
Davin & Cory Born: #14-01827-R-1 (Lake)  
Tricia Claver Trust: #14-01831-R-1 (Lake)  
Rajendra Kosgi: #14-01832-R-1 (Lake)  
Esteban & Guadalupe Benitez: #14-01838-R-1 (Lake)  
Jesus & Gloria Rodriguez: #14-01842-R-1 (Lake)  
Teresa Cozzens: #14-01854-R-1 (Lake)  
James Lindh: #14-01902-R-1 (Lake)  
William Saunders: #14-01927-R-1 (Lake)  
Marquette Enterprises: #14-01978-I-3 (Lake)  
Marquette Enterprises: #14-01980-I-3 (Lake)  
Kathleen Stegan & Paul Altmann: #14-01981-R-1 (Lake)  
Ankit Patel: #14-01984-R-1 (Lake)  
John Laycock: #14-01985-R-1 (Lake)  
C. Landings, LLC: #14-01989-C-2 (Lake)

Mr. Bilotta moved to grant the Lake County Board of Review a final 60-day extension in all Class 1 appeals and a final 90-day extension in all Class 2 and Class 3 appeals. Mr. Glorioso seconded the Motion and it carried 4-0.

- s. Marquardt Grade School District #15: #13-03768-I-3 (DuPage)

Mr. White moved to grant a final 60 day extension to Intervenor, (Owner), 880 South Rohlwing Road LLC. Mr. Freeman seconded the Motion and it carried 4-0.

- t. Marquardt Grade School District #15: #13-03767-C-3 (DuPage)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor (Owner), SVF Swift Center, LLC. Mr. Freeman seconded the Motion and it carried 4-0.

- u. Betsy Goltermann: #12-26560-I-2 (Cook – Proviso)

Mr. Bilotta moved to grant a final 90-day extension to Intervenor, Proviso T.H.S.D. #209. Mr. White seconded the Motion and it carried 4-0.

- v. 1625 Sheridan House Condo Association: #13-25818-C-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. Freeman seconded the Motion and it carried 4-0.

- w. Stan Smagala: #11-32815-R-3 (Cook – Worth)

Mr. Glorioso moved to grant a final 60-day extension to Intervenor, C.H.S.D. #218. Mr. Freeman seconded the Motion and it carried 4-0.

- x. United States Postal Service: #14-00212-C-2 (Will – Peotone)

Mr. Glorioso moved to grant a final 60-day extension to Intervenor, Peotone C.U.S.D. #207-U. Mr. Freeman seconded the Motion and it carried 4-0.

- y. Fahim Lakhani: #12-33050-C-2 (Cook – Thornton)

Mr. Glorioso moved to grant a final 60-day extension to Intervenor, Thornton T.H.S.D. #205. Mr. Freeman seconded the Motion and it carried 4-0.

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

Mr. Bilotta moved to grant a 90-day extension to Intervenor, Byron C.U.S.D. #226. Mr. White seconded the Motion and it carried 4-0.

- aa. Sears Holdings Management Corporation: #13-26440-C-3 (Cook – Barrington)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor, C.U.S.D. #300. Mr. Glorioso seconded the Motion and it carried 4-0.

- bb. Northbrook Court Mall: #13-29948-C-3 (Cook – Northfield)

Mr. Bilotta moved to grant a final 60-day extension to Intervenors, Glenbrook H.S.D. #225 and Northbrook S.D. #28. Mr. Glorioso seconded the Motion and it carried 4-0.

- cc. 3170 MacArthur LLC: #13-30159-I-3 (Cook – Northfield)

Mr. Bilotta moved to grant a final 60-day extension to Intervenors, Glenbrook H.S.D. #225 and Northbrook S.D. #27. Mr. Glorioso seconded the Motion and it carried 4-0.

- dd. LS 6505 W. Oakton Street, LLC: #13-32989-I-2 (Cook – Niles)

Mr. Glorioso moved to grant a final 90-day extension to Intervenors, Niles Elementary S.D. #71 and Niles T.H.S.D. #219. Mr. Freeman seconded the Motion and it carried 4-0.

- ee. 1555 East Rand Road Enterprises LLC: #13-28100-C-2 (Cook – Wheeling)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor, Prospect Heights S.D. #23. Mr. Freeman seconded the Motion and it carried 4-0.

- ff. GW Mt. Prospect LLC: #13-27957-C-2 (Cook – Wheeling)  
GW Mt. Prospect LLC: #13-28427-C-2 (Cook – Wheeling)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor, River Trails S.D. #26. Mr. Freeman seconded the Motion and it carried 4-0.

- gg. Lake Park Center: #14-00369-C-2 (Lake)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor Waukegan C.U.S.D. #60. Mr. Freeman seconded the Motion and it carried 4-0.

- hh. Cardinal Health 200, Inc.: #14-00579-C-3 (Lake)  
Cedar Roofing Company, LLC: #14-00591-I-2 (Lake)  
Cedar Roofing Company, LLC: #14-00547-C-2 (Lake)

Mr. Bilotta moved to grant a final 60-day extension to Intervenor, C.H.S.D. #128. Mr. Freeman seconded the Motion and it carried 4-0.

- ii. Henry & Linda Moore: #13-04544-R-1 (Franklin)

Mr. Bilotta moved to rescind the default and notify the Franklin County Board of Review with a 90-day extension to submit evidence. Mr. White seconded the Motion and it carried 4-0.

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

Mr. Bilotta moved to grant the Motion to Stay until the 2016 assessment has been finalized by the Ogle County Board of Review. Mr. Freeman seconded the Motion and it carried 4-0.

- kk. Christine Okelman: #10-31988-C-2 (Cook – Thornton)

Mr. Freeman moved to rescind default and process evidence received by the Intervenor Thornton T.H.S.D. #205 and Hazel Crest S.D. #152.5. Mr. White seconded the Motion and it carried 3-1.

- ll. Samuel & Francis Lucente: #12-05183-R-3 (DuPage)

Mr. Freeman moved to reinstate the appeal and notify the DuPage County Board of Review. Mr. Glorioso seconded the Motion and it carried 4-0.

- mm. Joseph O'Donnell: #13-34841-C-1 (Cook – Bremen)

Mr. Glorioso moved to accept the appeal and grant a final 30-day extension. Mr. White seconded the Motion and it carried 4-0.

- nn. Phillip Moll: #14-03568-R-1 (Lake)

Mr. White moved to accept the appeal and notify the Lake County Board of Review. Mr. Freeman 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 amended attachment. Mr. Glorioso seconded the Motion and it carried 4-0.

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

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

### **Workload Report**

Mr. Apostol presented and reviewed the Workload 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. He stated the final resolution of the FY16 budget and recruitment of additional staff, is essential for management to continue to reduce the large number of cases currently pending before PTAB.

### **7. Other Business**

Mr. Apostol presented the Proposed 2016 PTAB Meeting Schedule for review and approval. The Board proposed amendments that will be included before final distribution and listing on the website.

### **8. Adjournment**

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

Respectfully submitted,

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

LGA/dl