



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 December 8, 2015
Des Plaines, Illinois

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

Staff: Louis G. Apostol, JD, CAE, Executive Director & General Counsel;
Steve Waggoner, Chief Administrative Law Judge (via conference call)
Becky Hesse, Chief Financial Officer (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 November 10, 2015 Meeting:**

Mr. White moved to approve the Board Minutes of November 10, 2015 as amended. Mr. Freeman seconded the Motion and it carried 5-0.

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

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

- 4. Executive Director’s Report**

Mr. Apostol reported FY16 budget negotiations with AFSCME are ongoing at this time. He stated he expects negotiations to continue into January 2016 and beyond. He reported budget negotiation meetings are being held in Champaign, Peoria and Springfield and via conference phone. He further reported the Governor recently signed SB2039 that appropriates funds to other State governments and agencies.

Mr. Apostol presented a status update on current operations and reorganization issues. He reported he continues to receive positive feedback on PTAB’s new Advanced “Appeal Status Inquiry” program from county officials, practitioners and taxpayers. He stated this

BOARD MEMBERS

Kevin L. Freeman
Chicago

Mauro Glorioso
Westchester

Jim Bilotta
Lockport

Jerry White (Acting)
Springfield

Robert J. Steffen (Acting)
South Barrington

program continues to be well received by allowing users easy access for looking up appeals by name and also the ability to download decisions and other information.

Mr. Apostol reported he, and the Fiscal Officer, prepared PTAB's FY17 Budget Request. He stated the Budget Request will consist of three scenarios as follows: (1) No change from FY15's appropriation, (2) A 10% reduction from FY15, (3) A 20% reduction from FY15. He again expressed concern that a reduction in staffing and related resources may reduce the number of decisions from FY15's record breaking number of 25,336. He further stated he continues to work with management staff to explore and implement new procedures that streamline operations and provide for the electronic transfer of information in an effort to reduce mailing costs.

Mr. Apostol reported on the status of (2) Appraisal Specialist II (ALJs Springfield) and (1) Office Associate (Des Plaines) that were approved but on hold pending final budget appropriation. He further reported he continues to review current compensation issues regarding non bargaining unit staff. He further reported PTAB continues to utilize (2) 75-day staff to assist in reducing the backlog of appeals to best serve taxpayers. He stated staff have been assigned to the Springfield and Des Plaines offices and expects this service to continue in 2016.

Mr. Apostol presented an update on current IT initiatives as follows:

- a. Created new process for e-mailing ALL correspondence to counties and attorneys. The only items sent via US Mail are pro-se cases.
- b. Modified the Appeal Status Inquiry system (ASI) to include PIN numbers in the "Advanced Search" results and the ability to sort by any column.
- c. Implemented modifications to the backend SQL database for PTAB2000 for faster response time.
- d. PTAB IT staff met with the State Chief Technology Officer and CMS staff regarding the IT Transformation initiative. CMS/BCCS is planning on consolidating all remaining agency IT functions into one super agency. CMS currently works with PTAB, so the effects should be minimal.

He reminded the Board the IT staff will present an update and demonstration of new programs at the next meeting in Springfield.

Mr. Apostol reported on PTAB's filing for the January 2016 Regulatory Agenda. This action will provide for a rules change to allow PTAB to transfer information electronically in addition to U.S. Mail.

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, January 12th at 10:00 a.m. in Des Plaines.

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

5. Discussion of Motions

- a. Yohn Soon Chung: #14-24554-C-1 (Cook – Lake View)
SM Property Investment, LLC: #14-24555-R-1 (Cook – Lake)
West Lawrence Development Corp.: #14-25893-R-1 (Cook – Lake)
Arado Realty, LLC: #14-25894-C-1 (Cook – Lake)
Jeanette Frye: #14-25897-R-1 (Cook – Maine)
Nicholas Michael Libert: #14-25902-R-1 (Cook – Lake View)
South Grove Condo. Assoc: #14-25903-R-1 (Cook – Berwyn)
Kathleen Kuecher: #14-28020-C-1 (Cook – Palos)
Annie Gulley: #14-28021-C-1 (Cook – Hyde Park)
Valeriy Kagan: #14-28022-R-1 (Cook – Northfield)
Sylvia Ourada: #14-28023-R-1 (Cook – Leyden)
Pima Lyons, LLC: #14-28024-I-2 (Cook – Lyons)
502-04 Spruce Condo. Assoc.: #14-28025-R-1 (Cook – Palatine)
Wojciech Radziwil: #14-28026-R-1 (Cook – Palatine)
Ahmad Majid: #14-28027-C-1 (Cook – Lyons)
7200 Dorchester Properties, LLC: #14-29812-C-2 (Cook – Hyde Park)

Mr. Glorioso moved to grant a final 60-day extension for the Class 1 appeals and a final 90-day extension for the Class 2 appeals listed above. Mr. White seconded the Motion and it carried 5-0.

- b. Sharon Kirby: #14-27083-I-3 (Cook – Leyden)
ADM Holdings I, LLC: #14-27372-R-1 (Cook – Hyde Park)

Mr. Freeman moved to grant a final 30-day extension in each of the appeals listed above. Mr. Glorioso seconded the Motion and it carried 5-0.

- c. Exelon Generation Company, LLC: #14-00953-I-3 (Ogle)

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

- d. Magnet-Schultz of America, Inc.: #14-03294-I-2 (DuPage)

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

- e. Gerald Forsythe Building Fund: #14-29904-C-1 (Cook – Wheeling)

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

- f. Equistar Chemicals, LP: #14-02467-I-3 (Grundy)

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

- g. Smalley Steel Ring Company: #14-01088-C-3 (Lake)

Mr. Glorioso moved to grant the Lake County Board of Review a final 90-day extension. Mr. White seconded the Motion and it carried 5-0.

- h. Grand Oaks Capital Partners LLC: #12-05356-C-2 (Lake)
Timber Oaks Acquisition, LLC: #14-02247-I-1 (Lake)

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

- i. Susan Jennings: #14-03515-R-1 (Jackson)
Dan Parrish: #14-03517-R-1 (Jackson)
Kenneth Parrish: #14-03521-C-1 (Jackson)
Kenneth Parrish: #14-03523-C-1 (Jackson)
Scott Comparato: #14-03579-R-1 (Jackson)

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

- j. Bertha Garcia: #14-00759-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 5-0.

- k. Space Center, Inc.: #14-01753-I-1 (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 5-0.

- l. Robb Perry: #14-03566-R-1 (Coles)
Walgreens: #14-03592-C-2 (Coles)
Walgreens: #14-03593-C-2 (Coles)

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

- m. John Boedeker: #14-03532-C-3 (St. Clair)
Bre/Esa P Portfolio, LLC: #14-03596-C-2 (St. Clair)

Mr. Bilotta moved to grant a final 60-day extension on 14-03596-C-2 and a 60-day extension on 14-03532-C-3 to the St. Clair County Board of Review. Mr. White seconded the Motion and it carried 5-0.

- n. RLI Insurance Company: #14-01793-C-3 (Peoria)
Shop'n Save: #14-02146-C-3 (Peoria)

Mr. Glorioso moved to grant a 30-day extension in each of the appeals listed above. Mr. White seconded the Motion and it carried 5-0.

- o. Augustine Ponnezhan: #13-32748-R-2 (Cook – Thornton)

Mr. White moved to grant a 60-day extension to Intervenor City of Calumet City. Mr. Steffen seconded the Motion and it carried 5-0.

- p. Geneva Nursing & Rehab Center: #14-02099-C-2 (Kane)

Mr. Bilotta moved to grant a 90-day extension to Intervenor Geneva C.U.S.D. #304. Mr. White seconded the Motion and it carried 5-0.

- q. Target Corporation: #14-24242-C-2 (Cook – Stickney)

Mr. Bilotta moved to grant a final 90-day extension to Intervenor Burbank S.D. #111. Mr. Steffen seconded the Motion and it carried 5-0.

- r. A.J. Smith Federal Savings Bank: #14-20576-C-2 (Cook – Bremen)
Thomas Corsi: #14-20582-C-2 (Cook-Bremen)

Mr. Glorioso moved to grant a final 60-day extension in each of the appeals to Intervenor Forest Ridge S.D. #142. Mr. Steffen seconded the Motion and it carried 5-0.

- s. Cabela's: #14-23542-C-3 (Cook – Barrington)
Robert Bosch Rexroth Corporation: #14-23611-I-2 (Cook – Barrington)
LCI Prairie Stone, L.P.: #14-24284-C-3 (Cook – Barrington)
Tate and Lyle: #14-24604-C-3 (Cook – Barrington)

Mr. Glorioso moved to grant a final 60-day extension in each of the appeals to Intervenor C.U.S.D. #300. Mr. Steffen seconded the Motion and it carried 5-0.

- t. Target Corporation: #14-24241-C-3 (Cook – Lemont)

Mr. Glorioso moved to grant a final 60-day extension to Intervenor Lemont Park District. Mr. Steffen seconded the Motion and it carried 5-0.

- u. Aptakasic Creek Corporation LLC: #12-05337-I-3 (Lake)

Mr. Glorioso moved to grant a final 60-day extension to Intervenor Adlai E. Stevenson H.S.D. #125 and Aptakasic-Tripp S.D. #102. Mr. Steffen seconded the Motion and it carried 5-0.

- v. BRE/ESA P/ Portfolio, LLC: #14-03027-C-3 (DuPage)

Mr. Glorioso moved to grant a final 60-day extension to Intervenor College of DuPage #502, Itasca Community Library Dist., Itasca Fire Protection Dist., Itasca Park Dist., Itasca S.D. #10, and Lake Park H.S.D. #108. Mr. Steffen seconded the Motion and it carried 5-0.

- w. Beloit Memorial Hospital, Inc.: #13-02484-C-3 (Winnebago)

Mr. Bilotta moved to deny the Motion to reconsider. Mr. White seconded the Motion and it carried 5-0.

- x. Brian Radford: #14-03448-C-1 (St. Clair)

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

- y. Herman & Barbara Munic: #14-00435-R-1 (Lake)

Mr. Bilotta moved to vacate default and forward Appellant's appeal form and evidence to the Lake County Board of Review for review. Mr. White seconded the Motion and it carried 5-0.

- z. Narendra Narepalem: #14-00773-R-1 (Lake)

Mr. Bilotta moved to vacate default and forward Appellant's appeal form and evidence to the Lake County Board of Review for review. Mr. White seconded the Motion and it carried 5-0.

6. Attachments

Decisions A-G and Z

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

As to Attachment B, Mr. Bilotta moved to approve the attachment as amended. Mr. Steffen seconded the Motion and it carried 5-0.

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

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

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

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

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

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

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 reported ALJ staff continues to reduce the backlog of appeals pending before PTAB. He stated the final resolution of the FY16 budget and recruitment of additional staff will be essential to continuing the reduction process. He further stated he is working with staff to review current systems in an effort to streamline the final decision process.

7. Other Business

There was no "Other Business" before PTAB at this time. The Board wished the staff a Happy Holiday.

8. Adjournment

Mr. Steffen moved to adjourn the meeting at 11:00 a.m. Mr. Bilotta seconded the Motion and it carried 5-0.

Respectfully submitted,

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

LGA/dl