Minutes of the
Property Tax Appeal Board Meeting
Held on December 13, 2007
Des Plaines, Illinois

1. ROLL CALL: Carlos Montoya, Chairman; Michael Goral; Walter Gorski

STAFF: Ron Messina, Executive Director
Bob DaPrato, Eileen Castrovillari, Mauro Glorioso, Tom McGovern, Katherine Patti, Laurie See and Steve Waggoner

Chairman Montoya convened the meeting at 9:30 a.m.

2. Approval of the Board Minutes for the November Meeting:

Mr. Gorski moved to approve the minutes from the November 20, 2007 board meeting. Mr. Goral seconded the motion and it carried unanimously.

3. Executive Director Report:

Ron advised that the 2007 Regulatory Agenda was effective November 26, 2007.

The deadline for submitting a 2008 Regulatory Agenda is January 2, 2008.

The PTAB search engine had 406 hits within a 12 day period.

Ron highlighted the key points concerning the 2008 Regulatory Agenda:

- Definition of Good Cause Shown
• Impact on time lines because of reducing the need for extension requests
• Complete versus incomplete petitions
• Right to inspection (which does not apply to residential property
• Clearinghouse
• De novo

Ron mentioned that we had removed the recommendation to have the Executive Director as hearing officer.

Chairman Montoya opened a discussion on de novo asking Steve Waggoner to give an explanation. Steve explained that we don't give any presumption of correctness to the Assessor or Board of Review. We look at each appeal with a clean slate, looking only at the evidence before us.

Wally commented that the proposed rule change may create a perception of an adversarial relationship which he didn't feel was worth making the change for.

After much discussion all 3 board members agreed that they did not want any changes made to our rules in regard to de novo.

Steve Waggoner gave a definition of ex parte communication.

Discussion followed on Good Cause Shown and how we are communicating our definition to our public.

Ron clarified that in checking with Vicky Thomas, the Executive Director of JCAR, currently 2 board members can talk without it being a violation of the Open Meetings Act; but the Board cannot have someone participate by phone until our rules are approved.

Chairman Montoya moved to accept the Executive Director's Report. Mr. Goral seconded and it carried unanimously.

4. Discussion of Decisions:

a.) Suresh Lulla: 06-01226-R-1 (Lake)
Atul Shah: 06-01225-R-1 (Lake)
Mr. Goral moved to grant appellants a 30 day final extension. Mr. Gorski seconded and it carried unanimously.

b.) The Lakes at Waterford: 05-01086-C-2 (Kane)

Mr. Gorski moved to grant Kane County an extension until 2-14-08. Mr. Goral seconded and it carried unanimously.

c.) Walden Oaks Apartments Preservation: 05-01471-C-3 (McHenry)

Mr. Gorski moved to grant McHenry County a 60 day extension. Chairman Montoya seconded and it carried unanimously.

d.) Dave Joseph Sons & Assoc.: 06-00151-C-2 (Peoria)
A-American Storage Mgt. Co.: 06-00160-C-1 (Peoria)
MJM Limited Partnership: 06-00213-C-1 (Peoria)
MJM Limited Partnership: 06-00218-C-1 (Peoria)
MJM Limited Partnership: 06-00219-C-2 (Peoria)

Mr. Goral moved to grant Peoria County a 30 day extension on the above appeals. Mr. Gorski seconded and it carried unanimously.

e.) Phyllis Davis: 05-27391-C-2 (Cook-Thornton)
Colonial Estates Mobile Home Park: 05-27390-R-2 (Cook-Thornton)

Mr. Goral moved to grant intervenor, Thornton School District #205 a 30 day final extension. Mr. Gorski seconded and it carried unanimously.

f.) Commonwealth Edison Company: 05-24656-C-2 (Cook-Calumet)

Mr. Goral moved to grant intervenor, Thornton School District #205 a 30 day extension. Chairman Montoya seconded and it carried unanimously.

g.) Dominick's Finer Foods, Inc.: 06-00303-I-1 (Will)
Mr. Gorski moved to grant intervenor, School District 157-C a 30 day final extension. Mr. Goral seconded and it carried unanimously.

h.) Horizons Management Assoc., LLC: 05-25604-C-3 (Cook-Lyons)

Mr. Gorski moved to grant intervenor, Lyons Elementary School District 103 a 30 day final extension. Mr. Goral seconded and it carried unanimously.

i.) Crow Holdings Wyndham Inter.: 05-27250-C-3 (Cook-Schaumburg)

Mr. Gorski moved to grant intervenors, Palatine School District 211 and Schaumburg School District 54 a 30 day final extension. Mr. Goral seconded and it carried unanimously.

j.) Commonwealth Edison Company: 05-26014-I-3 (Cook-Jefferson)
   ABN Services Company: 05-26016-C-3 (Cook-Jefferson)

Mr. Gorski moved to grant intervenor, Board of Education City of Chicago a 30 day final extension. Mr. Goral seconded and it carried unanimously.

k.) Motel 6: 05-25525-C-3 (Cook-Elk Grove)

Mr. Gorski moved to grant intervenors, Elk Grove School District 59 and Arlington heights School District 214 a 30 day final extension. Mr. Goral seconded and it carried unanimously.

l.) Buckeye Terminals, LLC: 05-24657-I-3 (Cook-Lyons)

Mr. Goral moved to grant intervenor, Argo Community School District 217 a 60 day final extension. Mr. Gorski seconded and it carried unanimously.

m.) Valero Energy: 05-24491-I-3 (Cook-Worth)

Chairman Montoya moved to grant intervenor, Cook County School District 130 a 30 day final extension. Mr. Gorski seconded and it carried unanimously.
n.) Marshall Field's: 05-20769-C-3 (Cook-Niles)

Chairman Montoya moved to grant intervenor, Niles Township High School District 219 a 30 day extension. Mr. Gorski seconded and it carried unanimously.

o.) Equistar Chemicals, LP: 04-00856-I-3 (Grundy)

Mr. Goral moved to deny intervenors, Minooka Community Consolidated School District 201 and Minooka Community High School District 111 emergency motion for an extension. Chairman Montoya seconded and it carried unanimously.

5. Attachments:

See attachments for listing of additional decisions to be reviewed, discussed and/or decided by the Board.

As to Attachment A, Member Goral moved to accept the attachment and Member Gorski seconded the motion. The motion carried 3-0.

As to Attachment B, Member Gorski moved to accept the attachment and Member Goral seconded the motion. The motion carried 3-0.

As to Attachment C, Chairman Montoya asked that these decisions be tabled until the January board meeting.

As to Attachment D, Chairman Montoya asked that these decisions be tabled until the January board meeting.

As to Attachment E, Chairman Montoya asked that these decisions be tabled until the January board meeting.

As to Attachment F, Chairman Montoya moved to accept the attachment and Member Goral seconded the motion. The motion carried 3-0.

6. Other Business:

Mr. Gorski mentioned that the current clerical staff report was unnecessary each month. He suggested a quarterly
report. Ron advised that we would soon be providing a new version of the clerical staff report, but in the meantime, we would discontinue providing these reports at the Board Meetings.

7. **Adjournment:**

Member Goral moved to adjourn the meeting at 11:45 AM and Member Gorski seconded the motion. This motion carried unanimously.

Respectfully yours,

Ronald A. Messina
Executive Director

RAM/