



State of Illinois  
**PROPERTY TAX APPEAL BOARD**

KEVIN L. FREEMAN  
*Chairman*

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**Minutes of the  
Property Tax Appeal Board  
April 9, 2024 – 10:00 a.m.  
Springfield & Des Plaines, Illinois**

**1. Roll Call:** Chairman Kevin Freeman, Mr. James Bilotta, Sarah Buckley, Dana Kinion, and Robert J. Steffen.

**Staff:** Michael O'Malley, Executive Director and General Counsel  
Audrey Cosgrove, Chief Administrative Law Judge  
James Moffat, Chief Financial Officer & Human Resources Manager  
David Suarez, Chief Information Officer  
David Egan, PTAB Information Technology  
Kelly McAuliffe, Recording Secretary  
Phyllis McJunkins, Recording Secretary

**Guests:** Call-in connections were identified as follows:

Michael Andre, Eugene L. Griffin & Associates, Ltd.

Chairman Freeman convened the meeting at 10:00 a.m. with a quorum of four of five board members and welcomed the Board Members and the Management Team to the Property Tax Appeal Board Meeting.

**2. Approval of Minutes from Previous Meeting**

Mr. Steffen motioned to approve the Board Minutes of March 19th, 2024, as presented. Ms. Buckley seconded the motion, and it carried 4-0.

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

Chairman Freeman motioned to adopt the agenda as presented, which carried 4-0.

**4. Executive Director's Report**

See Addendum A. Mr. Bilotta joined the meeting at 10:08 a.m.

**BOARD MEMBERS**

Jim Bilotta  
*Frankfort*

Robert J. Steffen  
*South Barrington*

Dana D. Kinion  
*Springfield*

Sarah Buckley  
*Chicago*

Chairman Freeman moved to accept the Executive Director's Report. Mr. Steffen seconded the motion, which carried 5-0.

#### **4. Discussion of Motions**

- a. Mr. Bilotta moved to grant the motion to reinstate and set the matter for a final hearing. Chairman Freeman seconded the motion, which carried 4-1.
- b. Mr. Bilotta made a motion to deny the 90-day extension request and proceed to notify the Board of Review based on the evidence filed. Mr. Steffen seconded the motion, which carried 5-0.
- c. Mr. Bilotta moved to grant the motion for substitution of counsel and deny the motion for an extension. Ms. Buckley seconded the motion, which carried 5-0.
- d. Mr. Steffen moved to grant the motion to vacate default and accept the two intervening districts' adoptions of the Board of Review evidence. Ms. Kinion seconded the motion, which carried 5-0.
- e. The Board recognized Mr. Andre, who represented the taxpayer, GE-Hitachi. Mr. Andre offered his opinion that the taxpayer would support the motion as there are complex issues with the 2021 and 2022 appeals, and the resolution of those cases would give quite a bit of guidance on how they would proceed in 2023.

Ms. Kinion moved to continue this matter to the May 2024 board meeting, requesting that the appellant appear before the board to present their motion. Mr. Steffen seconded the motion, which carried 5-0.

- f. End of Motions

#### **6. Attachments**

- a. **Attachment A**—Chairman Freeman moved to approve the attachment. Mr. Steffen seconded the Motion, which carried 5-0.
- b. **Attachment B**—Mr. Steffen moved to approve the attachment. Chairman Freeman seconded the Motion, which carried 5-0.
- c. **Attachment C**—Mr. Steffen moved to approve the attachment. Ms. Kinion seconded the Motion, and it carried 4-0. Chairman Freeman recused himself.
- d. **Attachment D**—Chairman Freeman moved to approve the attachment. Ms. Kinion seconded the Motion, and it carried 4-0. Mr. Bilotta recused himself.

- e. **Attachment E**—Chairman Freeman moved to approve the attachment. Mr. Bilotta seconded the Motion, which carried 4-0. Mr. Steffen recused himself.
- f. **Attachment F**—Mr. Steffen moved to approve the attachment. Mr. Bilotta seconded the Motion, and it carried 4-0. Ms. Kinion recused herself.
- g. **Attachment G**—Chairman Freeman moved to approve the attachment. Mr. Steffen seconded the Motion, and it carried 4-0. Ms. Buckley recused herself.
- h. **Attachment Z**—Chairman Freeman moved to approve the attachment. Mr. Steffen seconded the Motion, which carried 5-0 for all items except 1 and 4, which carried 4-0. Ms. Buckley recused herself.

#### **Workload Report**

- a. We have closed 39,025 cases YTD, and with two months left in the FY, we are on course to beat our record high for closed cases in one FY, 40,975 in FY22.

#### **7. Other Business**

- a. Yearly Ethics Training and Statements of Economic Interest are due.

#### **8. Adjournment**

- a. Mr. Steffen moved to adjourn the meeting at 10:42 a.m. Ms. Buckley seconded the Motion, which carried 5-0.

Respectfully Submitted,

/s/ Michael O'Malley

Michael I. O'Malley

Executive Director and General Counsel