



State of Illinois  
**PROPERTY TAX APPEAL BOARD**

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KEVIN L. FREEMAN  
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**Minutes of the  
Property Tax Appeal Board  
May 14, 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  
Robert Osgood, Acting Chief Administrative Law Judge  
James Moffat, Chief Financial Officer & Human Resources Manager  
David Suarez, Chief Information Officer  
Kelly McAuliffe, Recording Secretary  
Phyllis McJunkins, Recording Secretary

**Guests:** Ares Dalianis, Franczek P. C.

Call-in connections are identified as follows:

Michael Andre, Eugene L. Griffin & Associates, Ltd.  
Michael Bullock, Property Tax Appeal Board  
Roland Lara, Property Tax Appeal Board  
1 Anonymous Caller

Mr. Bilotta convened the meeting at 10:00 a.m. with a quorum of four out 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 April 9th, 2024, as presented. Ms. Buckley seconded the motion, and it carried 4-0.

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

Mr. Steffen made a motion to amend the agenda to move item 5a before the Executive Director's Report. Ms. Buckley seconded the motion, which carried 4-0.

**BOARD MEMBERS**

Jim Bilotta  
*Frankfort*

Robert J. Steffen  
*South Barrington*

Dana D. Kinion  
*Springfield*

Sarah Buckley  
*Chicago*

**Items “a” from Section 5 - Discussion of Motion**

Presbyterian Homes: #22-28548.001 thru .131-R-3 (Cook) (Evanston)

The Board acknowledged that Ares Dalianis was present in person, representing the intervenor, Evanston-Skokie Community Consolidated School District No. 65.

In summary, Mr. Dalianis confirmed his assistant, Mary Sullivan, addressed the evidence to PTAB and included a tracking number but addressed the outside envelope to their law firm. The next day, the package was delivered to their office, and counsel filed this Motion within five days. Mr. Dalianis obtained an affidavit from Ms. Sullivan explaining what happened and has made a good-faith effort as the law allows for an excusable mistake. The county does not object, and the appellant's attorney has not objected. Per PTAB rules, failure to object waives any objections. Therefore, the intervenor requests that PTAB grant the Motion.

Mr. Steffen moved to grant the intervenor’s Motion for Leave to File Evidence Instantly. Ms. Buckley seconded the motion, which carried 4-0.

**4. Executive Director’s Report**

See Addendum A.

Chairman Freeman joined the meeting at 10:08 a.m. during the Executive Director's Report.

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

Ms. Kinion informed us that she would not be present during the Board Meeting on July 9, 2024.

**5. Discussion of Motions**

- a. This item was moved up on the agenda; see above.
- b. Mr. Bilotta moved to grant the Motion to Reconsider and issue an amended decision to correct the scrivener's error. Ms. Kinion seconded the motion, which carried 5-0.
- c. Mr. Bilotta moved to deny the Motion to Reinstate. Chairman Freeman seconded the motion, which carried 5-0.
- d. Mr. Bilotta moved to deny the Motion to Vacate. Mr. Steffen seconded the motion, which carried 5-0.

- e. Mr. Bilotta moved to deny the Motion to Vacate. Mr. Steffen seconded the motion, which carried 5-0.
- f. Ms. Buckley moved to deny the Motion to Reinstate Ms. Kinion seconded the motion, which carried 4-0. Mr. Bilotta abstained.
- g.
- h. Mr. Bilotta moved to grant the motion and issue an amended decision to correct the scrivener's error. Mr. Steffen seconded the motion, which carried 5-0.
- i. End of Motions

## 6. Attachments

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

## 7. Other Business

- a. None.

## 8. Adjournment

- a. Chairman Freeman moved to adjourn the meeting at 10:35 a.m. Mr. Steffen seconded the Motion, carrying 5-0.

Respectfully Submitted,

/s/ Michael O'Malley  
Michael I. O'Malley  
Executive Director and General Counsel

Meeting of the Property Tax Appeal Board

May 14, 2024

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Addendum A.



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## Executive Director's Report May 2024

1. HR/Fiscal Update:
  - a. HR: We hired two new ALJs in DPO:
    - Roland Lare
    - Kadijah Hall
  - b. ALJ Erik Wilson resigned.
  - c. Robert Osgood has been named Acting Chief Administrative Law Judge.
  - d. Fiscal: Our budget hearings went well.
  
2. IT Update:
  - a. The county portion of the e-filing portal is up and running and no issues have been reported.
  
3. Legislative Update:
  - a. SB 0809-SFA#1: A bill has been introduced in the Senate addressing the rollover statute which this Board addressed with Standing Order No. 3. The bill was proposed by PTAB and slightly amended, but will eliminate the issue caused by the split in the circuit courts.
  
4. Future Board Meetings:

2024 Schedule	
June 11 <sup>th</sup>	Des Plaines & Springfield
July 9 <sup>th</sup>	Des Plaines & Springfield
August 13 <sup>th</sup> (State Fair)	Springfield
September 10 <sup>th</sup>	Des Plaines & Springfield
October 8 <sup>th</sup>	Des Plaines & Springfield
November 12 <sup>th</sup>	Des Plaines & Springfield
December 10 <sup>th</sup>	Des Plaines & Springfield

All meetings begin at 10:00 a.m.

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