



State of Illinois
PROPERTY TAX APPEAL BOARD

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KEVIN L. FREEMAN
Chairman

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Executive Director & General Counsel

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

1. Roll Call: Chairman Kevin Freeman, Mr. James Bilotta, Sarah Buckley, 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: Call-in connections are identified as follows:

John Brady, Tully & Associates, LTD
Michael Bullock, Property Tax Appeal Board
Monica Hill
Michael Hoffman, Tully & Associates, LTD
Nick Jordan, Worsek & Vihon
Lester McCarroll III, Mayer Brown
2 Anonymous Callers

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. Chairman Freeman motioned to allow Mr. Steffen to appear remotely, which Mr. Bilotta seconded and carried 4-0.

2. Approval of Minutes from Previous Meeting

Mr. Bilotta moved to approve the Board Minutes of June 11th, 2024, as presented. Ms. Buckley seconded the motion, which carried 3-0; Chairman Freeman abstained.

3. Adoption or Amendments to the Agenda

BOARD MEMBERS

Jim Bilotta
Frankfort

Robert J. Steffen
South Barrington

Dana D. Kinion
Springfield

Sarah Buckley
Chicago

Chairman Freeman motioned to amend the agenda to move item “5(g)” before the Executive Director’s Report, which was seconded by Mr. Bilotta and carried 4-0.

Item “g” from Section 5 – Discussion of Motion

Graham C Stores Company: #23-03148.001 thru .002-C-1 (Lake)

The board acknowledged that John Brady with Tulley & Associates was present; however, Mr. Brady declined to speak on the matter.

Chairman Freeman moved to grant the Motion to Reinstate, give the appellant seven days to file an amended petition seeking a change in assessment over \$100,000, and if the appellant does not file an amended petition, dismiss the appeal with prejudice. Ms. Buckley seconded the motion, which carried 4-0.

4. Executive Director’s Report

See Addendum A.

Chairman Freeman moved to accept the Executive Director's Report. Mr. Bilotta seconded the motion, which carried 4-0.

4. Discussion of Motions

- a. Mr. Bilotta moved to grant the Motion to Reinstate and give the appellant 30 days to file a response to the Motion to Dismiss. Ms. Buckley seconded the Bilotta's motion, which carried 4-0.
- b. Mr. Bilotta made a motion to deny the Motion to Reinstate and enter a dismissal order, stating that the appellant failed to respond within 30 days of the notice of the Motion to Dismiss and cite the correct rule—1910.40. Mr. Steffen seconded Bilatta's motion, which carried 4-0.
- c. Mr. Steffen moved to grant the Motion to Reinstate. Ms. Buckley seconded the motion, which carried 4-0.
- d. Chairman Freeman moved to grant the Motion to Reinstate. Mr. Bilotta seconded the motion, which carried 3-0, and Ms. Buckley abstained.
- e. Chairman Freeman moved to grant the Motion to Reinstate. Ms. Buckley seconded the motion, which carried 4-0.

- f. Mr. Steffen moved to grant the Motion to Vacate PTAB's prior decision and issue a decision per the stipulated agreement. Chairman Freeman seconded the motion, which carried 4-0.
- g. This item was moved up in the agenda; see above.
- h. Chairman Freeman moved to grant the Motion to Reinstate and give the appellant 30 days to file an amended petition with a complete grid. Mr. Steffen seconded the motion, which carried 3-1.
- i. Chairman Freeman moved to continue the matter to the August Board Meeting. Mr. Steffen seconded the motion, which carried 4-0.
- j. Mr. Bilotta moved to deny the extension request as moot. Ms. Buckley seconded the motion, which carried 4-0.
- k. End of Motions

6. Attachments

- a. **Attachment A** – Mr. Bilotta moved to approve the attachment. Mr. Steffen seconded the Motion, and it carried 4-0.
- b. **Attachment B**—Chairman Freeman moved to approve the attachment. Ms. Buckley seconded the Motion, which carried 4-0.
- c. **Attachment C** - Mr. Bilotta moved to approve the attachment. Mr. Steffen seconded the Motion, and it carried 3-0. Chairman Freeman recused himself.
- d. **Attachment D**—Chairman Freeman moved to approve the attachment. Ms. Buckley seconded the Motion, which carried 3-0. Mr. Bilotta recused himself.
- e. **Attachment E** - Chairman Freeman moved to approve the attachment. Mr. Bilotta seconded the Motion, and it carried 3-0. Mr. Steffen recused himself.
- f. **Attachment F**—Chairman Freeman moved to approve the attachment. Ms. Buckley seconded the Motion, which carried 4-0.
- g. **Attachment G**—Mr. Bilotta moved to approve the attachment. Chairman Freeman seconded the Motion, which carried 3-0. Ms. Buckley recused herself.
- h. **Attachment Z**—Chairman Freeman moved to approve the attachment. Mr. Bilotta seconded the Motion, which carried 4-0.

Workload Report

- a. We closed 45,445 cases this fiscal year.

7. Other Business

- a. None.

8. Adjournment

- a. Chairman Freeman moved to adjourn the meeting at 10:41 a.m. Ms. Buckley seconded the Motion, carrying 4-0.

Respectfully Submitted,

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

Addendum A.



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Executive Director's Report July 2024

1. HR/Fiscal Update:
 - a. HR: We are working on posting positions in SPO and DPO.
 - b. Fiscal: None.
2. IT Update:
 - a. The EFP has been updated to allow intervenors to file their requests to intervene and evidence through the portal.
 - b. The EFP has been updated to accept stipulations through the portal. IT created an internal running list of stips that have been filed through the portal which will allow for easier case management.

PTAB Intranet

EALLEN Stip Report

Select a Hearing Officer: [Print Friendly Version](#)

Hearing Officer	Docket No.	Appellant Last	Stip Date	Has Intv.
EALLEN	2018-40189	2430 Hintz Corporation	2024-06-24	NO
EALLEN	2018-47471	US Invest LLC	2024-06-24	NO
EALLEN	2018-51417	Cohen	2024-06-24	NO
EALLEN	2018-51443	Muraoka	2024-06-24	NO
EALLEN	2018-51444	Dailide	2024-06-24	NO
EALLEN	2018-51445	Blesic	2024-06-24	NO
EALLEN	2018-51446	Polenska	2024-06-24	NO
EALLEN	2018-51447	Che	2024-06-24	NO
EALLEN	2018-51452	Novak	2024-06-24	NO
EALLEN	2018-51453	Rettig	2024-06-24	NO
EALLEN	2018-51454	Kunnassery	2024-06-24	NO
EALLEN	2019-30029	1951 Touhy LLC	2024-06-24	NO
EALLEN	2019-43163	Rossi	2024-06-24	NO
EALLEN	2019-49033	LDL Executives, LLC	2024-06-24	NO
EALLEN	2019-49034	DJK Executives, LLC	2024-06-24	NO

- c. IT is working on developing an electronic notification process for hearings.

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3. Future Board Meetings:

2024 Schedule	
August 13 th (State Fair)	Springfield
September 10 th	Des Plaines & Springfield
October 8 th	Des Plaines & Springfield
November 12 th	Des Plaines & Springfield
December 10 th	Des Plaines & Springfield

All meetings begin at 10:00 a.m.

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