



State of Illinois
PROPERTY TAX APPEAL BOARD

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KEVIN L. FREEMAN
Chairman

MICHAEL I. O'MALLEY
Executive Director & General Counsel

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**Minutes of the
Property Tax Appeal Board
November 12, 2024 – 10:00 a.m.
Springfield & Des Plaines, Illinois**

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

Staff: Michael O'Malley, Executive Director and General Counsel
Robert Osgood, Acting Chief Administrative Law Judge
Danny Sronce, Chief Financial Officer
James Moffat, Human Resources Manager
David Suarez, Chief Information Officer
Kelly McAuliffe, Recording Secretary
Phyllis McJunkins, Recording Secretary

Guests: Call-in connections identified as follows:

1 Anonymous Caller (JB)

Chairman Freeman convened the meeting at 10:00 a.m. with a quorum of four members, welcoming the Board Members and the Management Team to the Property Tax Appeal Board Meeting. Mr. James Bilotta joined the meeting at 10:01 a.m.

2. Approval of Minutes from Previous Meeting

Mr. Steffen motioned to approve the Board Minutes of October 8, 2024, as presented. Ms. Buckley seconded the motion, and it carried 5-0.

3. Adoption or Amendments to the Agenda

Chairman Freeman motioned to accept the agenda as presented, which was seconded by Mr. Steffen and carried 5-0.

4. Executive Director's Report

See Addendum A.

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 to include the amended proposed 2025 meeting schedule, changing the January 2025 Board Meeting to January 14, 2025. Ms. Buckley seconded the motion, which carried 5-0.

5. Discussion of Motions

- a. Ms. Buckley made a motion to grant the motion to reinstate, which was seconded by Mr. Steffen and carried 5-0.
- b. Mr. Bilotta motioned to deny the motion to reinstate. Mr. Steffen seconded the motion, which carried 5-0.
- c. Mr. Bilotta made a motion to continue the matter until the December 2024 Board meeting to allow the appellant to reply to the taxing district's filed response to the appellant's motion to reopen the evidence filing period. Mr. Steffen seconded the motion, which carried 5-0.
- d. Mr. Steffen moved to defer the ruling on the intervenor's request for an extension of the deadline to file appraisal and rebuttal evidence until the January 2025 Board Meeting. Ms. Buckley seconded the motion, which carried 5-0.
- e. Chairman Freeman motioned to continue the matter until the January 2025 Board Meeting. Mr. Bilotta seconded the motion, which carried 5-0.
- f. End of Motions

6. Attachments

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

- f. Attachment F** – Chairman Freeman moved to approve the attachment. Ms. Buckley seconded the motion, and it carried 4-0. Ms. Kinion recused herself.
- g. Attachment G** – Mr. Steffen moved to approve the attachment. Mr. Bilotta 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, except for items 8, 9, 10, and 16, which carried 4-0. Chairman Freeman abstained from item 8, and Ms. Buckley abstained from items 9, 10, and 16.

7. Other Business

- a.** Mr. Osgood updated the Grand Tower Energy Center LLC Stay of Pending PTAB Proceedings for tax years 2016-2023. Another follow-up will be provided during the December 2024 Board Meeting.

Workload Report

- a.** Executive Director O'Malley reviewed the workload report. We closed 3,300 cases this month, for over 18,000 during the fiscal year.
- b.** Executive Director O'Malley will update the Board during the December 2024 Board Meeting on the change in procedures for the commercial appeal process in Des Plaines.

8. Adjournment

- a.** Chairman Freeman moved to adjourn the meeting at 10:21 a.m., Mr. Bilotta seconded the motion, carrying 5-0.

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
November 2024

1. HR/Fiscal Update:
 - a. HR:
Eleni Sianis and Claire Savaglio were promoted to Tech. Advisor III.
 - b. Fiscal: Our audit is proceeding well.
2. IT Update:
 - a. We have the new laptops and will be passing those out in the next few weeks.
 - b. IT created a process for ALJs to create Excel spreadsheets for their hearing date calls – another step in improving our case management system.
3. The “summer project” resulted in 1,622 cases settling by stip and 53 withdrawals.
4. Proposed 2025 meeting schedule – all times at 10:00 am.
 - a. January 13th.
 - b. February 11th.
 - c. March 11th.
 - d. April 8th.
 - e. May 13th.
 - f. June 10th.
 - g. July 8th.
 - h. August 12th (State Fair – Day before Governor’s Day).
 - i. September 9th.
 - j. October 14th.
 - k. November 18th.
 - l. December 9th.
5. Future Board Meetings:

2024 Schedule (Meetings begin at 10:00 a.m.)	
December 10 th	Des Plaines & Springfield

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