



State of Illinois
PROPERTY TAX APPEAL BOARD

Wm. G. Stratton Office Bldg.
401 South Spring St., Rm. 402
Springfield, Illinois 62706
(T) 217.782.6076
(F) 217.785.4425
(TTY) 800.526.0844

KEVIN L. FREEMAN
Chairman

MICHAEL I. O'MALLEY
Executive Director & General Counsel

Suburban North Regional Office
9511 W. Harrison St., Suite LL-54
Des Plaines, Illinois 60016
(T) 847.294.4121
(F) 847.294.4799

**Minutes of the
Property Tax Appeal Board
February 11, 2025 – 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
David Suarez, Chief Information Officer
Kelly McAuliffe, Recording Secretary
Phyllis McJunkins, Recording Secretary

Guests: Call-in connections identified as follows:

Michael Bullock, Property Tax Appeal Board
Lester McCarroll, III
3 Anonymous Caller

Chairman Freeman convened the meeting at 10:00 a.m. and welcomed the Board Members and the Management Team to the Property Tax Appeal Board Meeting.

2. Approval of Minutes from Previous Meeting

Mr. Bilotta made a motion to approve the Board Minutes of January 14th, 2025, as presented. Mr. Steffen seconded the motion, and it carried 5-0.

3. Adoption or Amendments to the Agenda

Ms. Kinion moved to amend attachment A to remove item 637, Docket No. 2023-04406-I-3. Chairman Freeman seconded the motion, which 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 will not attend the March 11, 2025, board meeting. Ms. Kinion will attend remotely.

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

5. Discussion of Motions

- a. Mr. Bilotta motioned to deny the motion to vacate. Ms. Kinion seconded the motion, which carried 5-0.
- b. Ms. Kinion motioned to deny the request for an extension. Chairman Freeman seconded the motion, which carried 5-0.
- c. End of Motions

6. Attachments

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

7. Other Business

- a. Mr. Osgood provided an update on the Grand Tower Energy Center LLC Stay of Pending PTAB Proceedings for tax years 2016-2023. The appellant's counsel reported that the parties have signed a settlement agreement and circulated stipulations for signatures.
- b. The Aging Report sent to the General Assembly was updated for this year. Of the 114,000 cases, 72% are less than two years old.

8. Adjournment

- a. Mr. Bilotta moved to adjourn the meeting at 10:33 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

Addendum A



State of Illinois PROPERTY TAX APPEAL BOARD

Wm. G. Stratton Office Bldg.
401 South Spring St., Rm. 402
Springfield, Illinois 62706
(T) 217.782.6076
(F) 217.785.4425
(TTY) 800.526.0844

KEVIN L. FREEMAN
Chairman

MICHAEL I. O'MALLEY
Executive Director & General Counsel

Suburban North Regional Office
9511 W. Harrison St., Suite LL-54
Des Plaines, Illinois 60016
(T) 847.294.4121
(F) 847.294.4799

www.ptab.illinois.gov

Executive Director's Report February 2025

1. HR/Fiscal Updates:

a. HR:

- Jennifer Vesely and Brendon Stark were promoted to Supervising ALJ in Des Plaines.
- We are working on posting additional ALJ and appraisal specialist positions in both DPO and SPO, and a couple clerical positions in SPO.
- We will also post for Chief ALJ.

b. Fiscal:

- We renewed our DocuSign contract which is needed for e-filing. The cost is now \$472,378 for 110,000. We made the purchase per the State's master contract.
- We are required to replace our vehicle fleet. We will be downgrading from five vehicles to four. We have purchased a new vehicle for DPO.
- The Governor's budget address is scheduled for February 19.

2. IT Updates: IT will begin to work on additional automation to our decision drafting process by allowing an ALJ to pull data out of our database to auto populate certain data points in our decisions.

3. The Springfield office will be remodeled to add two offices which we are able to do because e-filing eliminated our paper filings. We will get new carpeting, new paint, and some better ventilation.

4. Statement of Economic Interest Reminder.

5. Future Board Meetings:

2025 Schedule (Meetings begin at 10:00 a.m.)	
March 11 th	Des Plaines & Springfield
April 8 th	Des Plaines & Springfield
May 13 th	Des Plaines & Springfield
June 10 th	Des Plaines & Springfield
July 8 th	Des Plaines & Springfield
August 12 th (State Fair – Day)	Des Plaines & Springfield

BOARD MEMBERS

Jim Bilotta
Frankfort

Robert J. Steffen
South Barrington

Dana D. Kinion
Springfield

Sarah Buckley
Chicago

before Gov. Day)	
September 9 th	Des Plaines & Springfield
October 14 th	Des Plaines & Springfield
November 18 th (Due to Veteran's Day)	Des Plaines & Springfield
December 9 th	Des Plaines & Springfield

BOARD MEMBERS

Jim Bilotta
Frankfort

Robert J. Steffen
South Barrington

Dana D. Kinion
Springfield

Sarah Buckley
Chicago