



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  
March 11th, 2025 – 10:00 a.m.  
Springfield & Des Plaines, Illinois**

**1. Roll Call:** 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  
Danny Sronce, Chief Financial Officer  
James Moffat, Human Resources Manager  
David Egan, PTAB Information Technology  
Kelly McAuliffe, Recording Secretary  
Phyllis McJunkins, Recording Secretary

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

Kenneth Benz  
John P. Brady  
Michael Bullock, Property Tax Appeal Board  
Steven Chesney  
Brad Hartog  
Roland Lara, Property Tax Appeal Board  
Carl Larson  
Daria Palermo  
Dan Pappano  
James E. Tuneberg  
1 Anonymous Caller

Mr. Bilotta convened the meeting at 10:00 a.m. with a quorum and welcomed the Board Members and the Management Team to the Property Tax Appeal Board Meeting. Mr. Bilotta motioned to allow Ms. Kinion to join the meeting remotely, which was seconded by Mr. Steffen and carried 3-0.

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

**BOARD MEMBERS**

Jim Bilotta  
*Frankfort*

Robert J. Steffen  
*South Barrington*

Dana D. Kinion  
*Springfield*

Sarah Buckley  
*Chicago*

Mr. Steffen made a motion to approve the Board Minutes of February 11th, 2025, as presented. Ms. Kinion seconded the motion, and it carried 4-0.

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

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

#### **Item A from Section 5 – Discussion of Motion**

Steven Chesney: #23-04900.001 thru .032-R-1 (Stephenson)

The board acknowledged Steven Chesney's presence and that Mr. Chesney's attorneys, James Tuneberg and Kenneth Benz, were also present.

Mr. Tuneberg confirmed he is representing Mr. Chesney and his associate, Mr. Benz, in the above matter.

Ms. Kinion moved to grant the extension and accept the response to the Motion to Dismiss instant. Ms. Buckley seconded the motion, which carried 4-0.

### **4. Executive Director's Report**

See Addendum A.

Mr. Steffen moved to accept the Executive Director's Report. Ms. Kinion seconded the motion, which carried 4-0.

### **5. Discussion of Motions**

- a. This item was moved up in the agenda, as seen above.
- b. Mr. Steffen motioned to grant the motion for leave to file a substitute appraisal. Mr. Bilotta seconded the motion, which carried 4-0.
- c. Mr. Bilotta motioned to grant the motion for an amended decision. Ms. Kinion seconded the motion, which carried 4-0.
- d. Mr. Bilotta motioned to deny the motion to reinstate. Mr. Steffen seconded the motion, which carried 4-0.
- e. Ms. Kinion motioned to deny the motion to reinstate. Mr. Bilotta seconded the motion, which carried 4-0.

f. End of Motions

## **6. Attachments**

Attachment A was amended, docket 2021-58409, and Kohn, item number 458, was removed. Attachment B was amended, docket 2020-20077, US Bank #4408, item 62 was removed.

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

## **7. Other Business**

- a. The Aging Report was updated to compare cases from 2015 and 2025, and the Executive Director will share the updated report with the General Assembly during budget discussions. Mr. Bilotta thanked the Executive Director and staff for the improvements made regarding the reduced number of aging cases.

## **8. Adjournment**

- a. Ms. Kinion moved to adjourn the meeting at 10:26 a.m. Mr. Steffen seconded the motion, carrying 4-0.

Respectfully Submitted,

/s/ Michael O'Malley

Michael I. O'Malley

Executive Director and General Counsel

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