



State of Illinois
PROPERTY TAX APPEAL BOARD

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KEVIN L. FREEMAN
Chairman

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**Minutes of the
Property Tax Appeal Board
April 8, 2025 – 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 are identified as follows:

Michael Bullock, Property Tax Appeal Board
Mike Andre, Eugene L. Griffin & Associates, Ltd.
John P. Brady, Tully & Associates, Ltd.
Daria Palermo, Flanagan / Bilton LLC
1 Anonymous Caller

Chairman Freeman convened the meeting with a quorum 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. Steffen made a motion to approve the Board Minutes of March 11th, 2025, as presented. Ms. Buckley seconded the motion, and it carried 4-0.

3. Adoption or Amendments to the Agenda

Chairman Freeman motioned to adopt the agenda as presented. Mr. Steffen seconded the motion, which carried 4-0.

4. Executive Director's Report

BOARD MEMBERS

Jim Bilotta
Frankfort

Robert J. Steffen
South Barrington

Dana D. Kinion
Springfield

Sarah Buckley
Chicago

See Addendum A.

Ms. Buckley requested to attend the May 13th, 2025, Board meeting remotely.

Chairman Freeman moved to accept the Executive Director's Report. Ms. Kinion seconded the motion and it carried 4-0.

5. Discussion of Motions

- a. Ms. Kinion motioned to grant the motion to amend and issue decision. Mr. Steffen seconded the motion, which carried 4-0.
- b. Chairman Freeman motioned to continue this matter to the May 13th, 2025, PTAB meeting. Mr. Steffen seconded the motion, which carried 4-0.
- c. Chairman Freeman moved to grant the motion to bifurcate the 2022 and 2023 appeals involved in different arguments and evidence. Mr. Steffen seconded the motion, which carried 4-0.
- d. Chairman Freeman moved to deny the motion to stay the 2022 appeal. Ms. Buckley seconded the motion, which carried 4-0.
- e. End of Motions

6. Attachments

- a. **Attachment A**—Chairman Freeman moved to approve the attachment. Mr. Steffen seconded the motion, which carried 4-0.
- b. **Attachment B**—Mr. Steffen moved to approve the attachment. Ms. Buckley seconded the motion, which carried 4-0.
- c. **Attachment C**—Mr. Steffen moved to approve the attachment. Ms. Buckley seconded the motion, and it carried 3-0. Chairman Freeman recused himself.
- d. **Attachment D**—Ms. Kinion moved to approve the attachment. Chairman Freeman seconded the motion, which carried 4-0.
- e. **Attachment E**—Chairman Freeman moved to approve the attachment. Ms. Buckley seconded the motion, and it carried 3-0. Mr. Steffen recused himself.

f. Attachment F—Chairman Freeman 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. Ms. Kinion seconded the motion, and it carried 3-0. Ms. Buckley recused herself.

h. Attachment Z—Chairman Freeman moved to approve the attachment. Mr. Steffen seconded the motion, which carried 4-0.

7. Other Business

a. None.

8. Adjournment

a. Chairman Freeman moved to adjourn the meeting at 10:24 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

Addendum A



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Executive Director's Report April 2025

1. HR/Fiscal Updates:
 - a. HR:
 - ALJ DPO – We have started the interviews for the DPO ALJ openings. We will be conducting 20+ interviews for two posted positions.
 - b. Fiscal:
 - The Senate budget hearing is set for April 9th.
 - The House budget hearing is set for April 18th.
2. IT Updates: We are working on upgrading the backend database for PTAB2000 from SQL Server 2019 to SQL Server 2022. We have been having some issues with the database being slow and want to get upgraded to the latest version before adding the additional data from the e-filing. We also fixed the e-filing issue where the fields on the grids were not large enough for long PIN numbers.
3. On April 2, 2025, the ALJs and appraisal specialists had a case discussion about *Pace Reality Group v. PTAB*.
4. Statement of Economic Interest Reminder.
5. Future Board Meetings:

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

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