



State of Illinois
PROPERTY TAX APPEAL BOARD

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KEVIN L. FREEMAN
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Minutes of the
Property Tax Appeal Board
May 13, 2025 – 10:00 a.m.
Springfield & Des Plaines, Illinois

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

Guests: Call-in connections are identified as follows:

Michael Bullock, Property Tax Appeal Board
James E. Doherty, Tully & Associates, LTD.
Kevin Griffin, Eugene L. Griffin & Associates, Ltd.
Nicholas Jordan, Worsek & Vihon
Tom Kelley
Fran O'Malley, Worsek & Vihon
Lester McCarroll III, Mayer Brown
Courtney Pastrnak, Smith Hemmesch Burke & Kaczynski
Jesse Ryder, City of Chicago
Eileen Sergo, Elliott & Associates Attorneys, PLLC

Mr. Bilotta convened the meeting at 10:07 a.m. and welcomed the Board Members and the Management Team to the Property Tax Appeal Board Meeting. Mr. Bilotta motioned to allow Chairman Freeman and Ms. Buckley to attend the meeting remotely. Mr. Steffen seconded the motion, which 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 April 8th, 2025, as presented. Ms. Kinion seconded the Motion, and it carried 5-0.

3. Adoption or Amendments to the Agenda

Ms. Kinion motioned to amend the agenda to move items 5a, 5c, 5d, 5h-m, and 5r before the Executive Director's Report. Mr. Steffen seconded the motion, which carried 5-0.

Item A from Section 5 – Discussion of Motion

CR US-INVEST LLC: #23-36837.001 thru .003-C-3 (Cook) (West Chicago)

The board acknowledged that Jesse Ryder was present. Mr. Ryder informed that the taxpayer was able to provide additional information, and the appeal is ready to go forward if the motion is granted.

Mr. Steffen moved to grant the request for a 60-day final extension. Mr. Bilotta seconded the motion, which carried 5-0.

Items C & D from Section 5 – Discussion of Motion

Wood River City Public Library: #24-00351.001-C-3 (Madison) (Wood River)
City of Wood River: 24-00353.001-C-3 (Madison) (Wood River)

The board acknowledged Fran O'Malley, representing the taxpayer, was present.

Ms. Kinion moved to deny the motions to reinstate. Mr. Steffen seconded the motion, which carried 5-0.

Items H-M from Section 5 – Discussion of Motion

John Leydon: #24-32348.001-C-1 (Cook) (West Chicago)
Cinema Chicago West Industrial LLC: #24-32353.001 thru .007-C-2 (Cook) (West Chicago)
Fadi Hindo: #24-32358.001-C-1 (Cook) (West Chicago)
Cinema Chicago Main, LLC: #24-32371.001 thru .050-C-1 (Cook) (West Chicago)
West Fork Partners, LLC: #24-32379.001-C-2 (Cook) (West Chicago)
The Hoxton: #24-32396.001 thru .006-C-1 (Cook) (West Chicago)

The Board acknowledged that James Doherty, representing the taxpayers, was present. Mr. Doherty informed the Board of his desire to withdraw all appeals except for 24-32348 (item 5h) and 24-32353 (item 5i), as they are currently in the process of having appraisals prepared and are awaiting their completion. Mr. Doherty will submit requests to withdraw the other appeals via the e-filing portal today.

Chairman Freeman moved to grant the requests for final 60-day extensions for dockets 24-32348 (item 5h) and 24-32353 (item 5i). Ms. Kinion seconded the motions, which carried 5-0. Mr. Steffen moved to strike items 5 j-m as moot. Ms. Buckley seconded the motion, which carried 5-0.

Item R from Section 5 – Discussion of Motion

951 Pleasant Condominium Association: #24-26824.001 thru .012-R-1 (Cook) (Oak Park)

The board acknowledged that Eileen Sergo was present. Ms. Sergo informed the Board that they had requested rollovers for 2021, but they did not know and had recently found out that the unit owners had vacated to have renovation work done during the tax year 2021 for a future sale.

Mr. Bilotta moved to grant the motion to vacate and reinstate the appeal for the remaining PINs. Mr. Steffen seconded the motion, which carried 5-0.

4. Executive Director's Report

See Addendum A.

Ms. Kinion requested that the December board meeting be moved from 12/09/2025, as she is unavailable to attend. Chairman Freeman motioned to move the December board meeting from 12/09/2025 to 12/16/2025. Mr. Bilotta seconded the motion, and it carried 5-0.

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

5. Discussion of Motions

- a. This item was moved up in the agenda, as seen above.
- b. Mr. Steffen moved to grant the motion to reinstate and reconsider, and to accept the corrected appraisal into evidence. Mr. Bilotta seconded the motion, which carried 4-1.
- c. This item was moved up in the agenda, as seen above.
- d. This item was moved up in the agenda, as seen above.
- e. Ms. Kinion moved to deny the motion to vacate the default. Mr. Bilotta seconded the motion, which carried 5-0.

- f. Mr. Steffen moved to deny the requests for an extension. Ms. Kinion seconded the motion, which carried 5-0.
- g. Mr. Steffen moved to deny the requests for an extension. Ms. Kinion seconded the motion, which carried 5-0.
- h. This item was moved up in the agenda, as seen above.
- i. This item was moved up in the agenda, as seen above.
- j. This item was moved up in the agenda, as seen above.
- k. This item was moved up in the agenda, as seen above.
- l. This item was moved up in the agenda, as seen above.
- m. This item was moved up in the agenda, as seen above.
- n. Ms. Kinion moved to deny the request for an extension. Ms. Buckley seconded the motion, which carried 5-0.
- o. Ms. Kinion moved to deny the request for an extension. Ms. Buckley seconded the motion, which carried 5-0.
- p. Ms. Kinion moved to deny the request for an extension. Ms. Buckley seconded the motion, which carried 5-0.
- q. Mr. Bilotta moved to deny the request for an extension. Mr. Steffen seconded the motion, which carried 5-0.
- r. This item was moved up in the agenda, as seen above.
- s. End of Motions

6. Attachments

- a. Attachment A** – Mr. Steffen moved to approve the attachment. Mr. Bilotta seconded the Motion, and it carried 5-0.
- b. Attachment B** – Chairman Freeman moved to approve the attachment. Ms. Kinion seconded the Motion, and it carried 5-0.

- c. Attachment C** - Mr. Steffen moved to approve the attachment. Ms. 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, and it carried 4-0. Mr. Bilotta recused himself.
- e. Attachment E** – Ms. Kinion moved to approve the attachment. Ms. Buckley seconded the Motion, and it carried 4-0. Mr. Steffen recused himself.
- f. Attachment F** – Mr. Steffen moved to approve the attachment. Ms. Kinion seconded the Motion, and it carried 4-0. Ms. Buckley recused herself.
- g. Attachment Z** – Chairman Freeman moved to approve the attachment. Mr. Steffen seconded the Motion, and it carried 5-0.

7. Other Business

- a.** None.

8. Adjournment

- a.** Mr. Bilotta moved to adjourn the meeting at 10:54 a.m. Mr. Steffen seconded the motion, which carried 5-0.

Respectfully Submitted,

/s/ Michael O'Malley

Michael I. O'Malley

Executive Director and General Counsel

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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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