



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
June 10th, 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
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:

Michelle Abell
Mike Andre, Eugene L. Griffin & Associates, Ltd.
Michael Bullock, Property Tax Appeal Board
Eric Ericson
Tom Kelley
Carol Kirbach, Property Tax Appeal Board
Anonymous 3

Mr. Bilotta convened the meeting at 10:03 a.m. and welcomed the Board Members and the Management Team to the Property Tax Appeal Board Meeting. Mr. Steffen motioned to allow Chairman Freeman to attend the meeting remotely. Ms. Buckley seconded the motion, which carried 4-0.

2. Approval of Minutes from Previous Meeting

Mr. Steffen made a motion to approve the Board Minutes of May 13th, 2025, as presented. Ms. Buckley seconded the motion, and it carried 5-0.

3. Adoption or Amendments to the Agenda

BOARD MEMBERS

Jim Bilotta
Frankfort

Robert J. Steffen
South Barrington

Dana D. Kinion
Springfield

Sarah Buckley
Chicago

Chairman Freeman motioned to accept the amended agenda. Mr. Steffen seconded the motion, which carried 5-0.

4. Executive Director's Report

See Addendum A.

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

5. Discussion of Motions

- a. Mr. Bilotta moved to grant the motion to dismiss. Ms. Buckley seconded the motion, which carried 5-0.
- b. The board acknowledged that Mr. Eric Ericson was present. Mr. Ericson contended that the county's motion should not be considered, as they had determined his appeal should be dismissed because it was "not immediately succeeding" a year after the appellant received a favorable PTAB decision. However, the appellant is unable to find a statute supporting the county's claim. Therefore, the PTAB should revert to a plain reading of the statute, which states, 'subsequent year or years.' The appellant believes there is no basis for not reading the statute this way.

Mr. Bilotta moved to grant the motion to dismiss. Ms. Buckley seconded the motion, which carried 5-0.

- c. Mr. Steffen moved to grant the motion to stay the 2024 appeal pending the resolution of the 2022 and 2023 appeals. Ms. Kinion seconded the motion, which carried 5-0.
- d. Mr. Steffen moved to grant the motion to vacate and reinstate the appeal to reflect the amended assessments. Mr. Bilotta seconded the motion, which carried 5-0.
- e. End of Motions

6. Attachments

- a. **Attachment A** – Mr. Steffen moved to approve the attachment. Ms. Buckley seconded the motion, and it carried 5-0.
- b. **Attachment B** – Chairman Freeman moved to approve the attachment. Mr. Steffen 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** – Ms. Kinion moved to approve the attachment. Mr. Bilotta 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. Steffen moved to approve the attachment. Ms. Kinion seconded the motion, and it carried 4-0. Ms. Buckley recused herself.
- h. **Attachment Z** – Mr. Bilotta moved to approve the attachment. Ms. Buckley seconded the motion, and it carried 5-0.

7. Other Business

- a. We are on track to close 40,000 cases this fiscal year and to complete 1,800 cases this month.

8. Adjournment

- a. Chairman Freeman moved to adjourn the meeting at 10:30 a.m., and Mr. Bilotta seconded the motion, carrying 5-0.

Respectfully Submitted,

/s/ Michael O'Malley

Michael I. O'Malley

Executive Director and General Counsel

MIO/pgm



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Executive Director's Report June 2025

1. HR/Fiscal Updates:
 - a. HR:
 - 6 New ALJs in DPO.
 - b. Fiscal:
 - None.
2. IT Update:
 - None.
3. Des Plaines Office Move to 115 S. LaSalle Update.
4. Future Board Meetings:

2025 Schedule (Meetings begin at 10:00 a.m.)	
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 16th	Des Plaines & Springfield

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