



State of Illinois
PROPERTY TAX APPEAL BOARD

KEVIN L. FREEMAN
Chairman

MICHAEL I. O'MALLEY
Executive Director & General Counsel

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Minutes of the
Property Tax Appeal Board
February 10th, 2026 – 10:00
a.m. Springfield & Chicago,
Illinois

- 1. Roll Call:** James Bilotta, Sarah Buckley, and Robert Steffen.
- Staff:** Michael O'Malley, Executive Director and General Counsel
Kristina Mucinskas, Chief Administrative Law Judge
Michael Bullock, Property Tax Appeal Board
David Suarez, Chief Information Officer
Kelly McAuliffe, Recording Secretary
- Guests:** In-person and call-in connections identified as follows:
Kevin Freeman, Chairman of the Property Tax Appeal Board
Jennifer Vesely, Property Tax Appeal Board
Bo Turek, Cook County Board of Review
Kevin Burke, Smith, Hemmesch, Burke, & Kaczynski
Courtney Pastrnak Smith Hemmesch Burke & Kaczynski
Claire Savaglio, Ryan Law
James Dougherty Petrarca, Gleason, Boyle & Izzo, LLC
John P. Brady Tully & Associates, LTD
Lester McCarroll III Mayer Brown
Mike Andre Griffin & Associates
Stuart L. Whitt Whitt Law LLC
Tom Kelley
Anonymous - 1

BOARD MEMBERS

Jim Bilotta
Frankfort

Robert J. Steffen
South Barrington

Dana D. Kinion
Springfield

Sarah Buckley
Chicago

Acting Chairman Bilotta convened the meeting at 10:01 a.m., welcoming the Board Members and the Management Team to the Property Tax Appeal Board Meeting.

2. Approval of Minutes from Previous Meeting

Mr. Steffen moved to approve the Board Meeting Minutes of January 13th, 2025, as presented. Ms. Buckley seconded the motion, and it carried 4-0.

3. Adoption or Amendments to the Agenda

Mr. Steffen moved to allow Mr. Freeman to join by calling in. Ms. Buckley seconded this motion, and it carried.

4. Discussion of Motions

Item 4a

Board of Education of Channahon School District 17: 24-00711.001 thru .004-I-3 (Will) (Channahon)

Motion: Intervenor's Motion to Dismiss.

Mr. Kevin Burke, representing Exxon Mobil, argued for dismissal of the appellant's undervaluation complaint based on two factors. First, the appellant's failure to timely serve the petition on Exxon Mobil's registered agent as required by Section 1910.30(m). Second, the appellant failed to submit a brief for its contention of law argument based on Rule 1910.65.

Mr. Witt, representing the appellant, argued against Exxon Mobil's motion.

Mr. Freeman moved to grant Exxon Mobil's motion to dismiss based on improper service of the register agent. Mr. Steffen and Ms. Buckley voted against the motion; Mr. Bilotta abstained. Exxon Mobil's Motion failed.

Mr. Steffen moved, and Ms. Buckley seconded to grant dismissal of appellant's contention of law argument, for failure to submit a legal brief as required under section 1910.65(d). the motion carried 3-0, with Mr. Bilotta abstaining.

Item 4b

Coral Equity Investors, LLC: 24-33099.001 thru .003-C-2 (Cook) (Worth)

Motion: Appellant's Motion to Dismiss Intervenor

Chairman Freeman made a motion to table this for the March Meeting. Mr. Steffen seconded the motion, and it carried 4-0

5. Attachments

- a. **Attachment A** – Mr. Steffen moved to approve the attachment. Ms. Buckley seconded the motion, and it carried 5-0.
- b. **Attachment B** – Mr. Freeman moved to approve the attachment. Mr. Steffen seconded the motion, and it carried 5-0.
- c. **Attachment C** – Ms. Buckley moved to approve the attachment. Mr. Bilotta seconded the motion, and it carried 3-0. Chairman Freeman recused himself.
- d. **Attachment D** – Mr. Steffen moved to approve the attachment. Ms. Buckley seconded the motion, and it carried 3-0. Mr. Bilotta recused himself.
- 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** – Mr. Bilotta moved to approve the attachment. Chairman Freeman seconded the motion, and it carried 4-0.
- 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 4-1. Ms. Buckley recused herself for Jefferson Township

6. Executive Director's Report

Chairman Freeman moved to accept the Executive Director's Report as presented. Mr. Steffen seconded the motion.

Adjournment

- a. Mr. Bilotta moved to adjourn the meeting at 11:28 a.m. Ms. Buckley 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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Executive Director's Report
February 2026

- 1. HR/Fiscal Updates:
a. HR:
- New ALJs: John Maher, Eric Gross, Kendalynn Jackson (SPO), Mike Clarke, John Weinberger.
- Appraisal Specialist: Waiting on CMS.
b. Fiscal:
- N/A.
2. IT Update: Met with CCBOR re: stip portal.
3. 2026 Proposed Board Meeting Schedule:

Table with 2 columns: Date and Location. Title: 2026 Proposed Schedule (Meetings begin at 10:00 a.m.)

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South Barrington

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