



**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*

Suburban North Regional Office  
9511 W. Harrison St., Suite LL-54  
Des Plaines, Illinois 60016  
(T) 847.294.4121  
(F) 847.294.4799

MICHAEL I. O'MALLEY  
*Executive Director & General Counsel*

**Minutes of the**  
**Property Tax Appeal Board**  
**March 19, 2024 – 10:00 a.m.**  
**Springfield & Des Plaines, Illinois**

**1. Roll Call:** Chairman Kevin Freeman, Mr. James Bilotta, Sarah Buckley, Dana Kinion, and Robert J. Steffen.

**Staff:** Michael O'Malley, Executive Director and General Counsel  
Audrey Cosgrove, Chief Administrative Law Judge  
David Suarez, Chief Information Officer  
David Egan, PTAB Information Technology  
Phyllis McJunkins, Recording Secretary

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

Benjamin Bilton, Worssek & Vihon, LLP  
Michael Bullock, Property Tax Appeal Board  
Angel Carpio, Worssek & Vihon, LLP  
Katerina Liapis, Reveliotis Law, P. C.  
Lester McCarroll III  
Jesse Ryder, City of Chicago, Department of Law  
Unidentified caller - 2

Chairman Freeman convened the meeting 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. Bilotta motioned to approve the Board Minutes of February 13, 2024, as presented. Mr. Steffen seconded the motion, and it carried 5-0.

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

Chairman Freeman motioned to amend the agenda to move items 5a, d, g & e before the Executive Director's Report. Mr. Bilotta seconded the motion, which carried 5-0.

**Items A from Section 5 - Discussion of Motion**

**BOARD MEMBERS**

Jim Bilotta  
*Frankfort*

Robert J. Steffen  
*South Barrington*

Dana D. Kinion  
*Springfield*

Sarah Buckley  
*Chicago*

Gems Americas: #21-49845.001-C-3 (Cook) (South)

The Board acknowledged Jesse Ryder, representing intervenor, City of Chicago, was present.

Mr. Ryder informed the Board that the parties executed a stipulation and submitted it to the BOR approximately 6 to 8 weeks ago. Mr. Ryder followed up two weeks ago, and the BOR informed him that the BOR is reviewing the stipulation. The appellant is agreeable to the stipulation. Counsel anticipates the BOR accepting the stipulation and the matter being a moot point.

Chairman Freeman moved to continue this Motion until the May 2024 board meeting, which was seconded by Mr. Steffen and carried 5-0.

**Item D from Section 5 - Discussion of Motion**

2140 North Racine Condominium Association: #19-51712.001 thru .003-R-1 (Cook) (North)

The Board acknowledged that Benjamin Bilton, representing the appellant, was present.

Mr. Bilton informed that their office timely filed with PTAB a request to have the decision amended or vacated and believes PTAB has the authority to change the decision. Counsel presented evidence that at least two of the three units have obtained homeowner exemptions for several years. Counsel believes that Rule 16-185 is applicable and that there is an ability to change the decision.

Mr. Bilotta moved to deny the Motion to Vacate. Chairman Freeman seconded the motion, which carried 5-0.

**Item G from Section 5 - Discussion of Motion**

James Jenness: 19-45422.001-R-1 (Cook) (North)

The Board acknowledged that Benjamin Bilton, representing the appellant, was present.

Mr. Bilton agreed with the summary.

Mr. Bilotta motioned to grant the Motion to Vacate the Decision and Enter a Decision Based on the Agreed Stipulation. Mr. Steffen seconded the motion, which carried 5-0.

**Item E from Section 5 - Discussion of Motion**

Leo & Soula Souflakis: #20-41027.001-R-1 (Cook) (Maine)

The Board acknowledged that Katerina Liapis, representing the appellant, was present.

Ms. Liapis agreed with the summary.

Ms. Kinion moved to grant the Motion to Vacate the Prior Decision and Grant the Motion to Withdraw. Mr. Steffen seconded the motion, which carried 5-0.

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

See Addendum A.

Mr. Bilotta moved to accept the Executive Director's Report. Mr. Steffen seconded the motion, which carried 5-0.

#### **4. Discussion of Motions**

- a. This item was moved up in the agenda, as seen above.
- b. Mr. Bilotta moved to deny the Motion to Reinstate. Chairman Freeman seconded the motion, which carried 5-0.
- c. Chairman Freeman moved to deny the appellant's Motion to Restate. Mr. Steffen seconded the motion, which carried 5-0.
- d. This item was moved up in the agenda, as seen above.
- e. This item was moved up in the agenda, as seen above.
- f. Mr. Bilotta moved to grant the Motion to Vacate and Issue an Amended Decision to Correct the Scrivener's Error. Mr. Steffen seconded the motion, which carried 4-0, and Ms. Buckley abstained.
- g. This item was moved up in the agenda, as seen above.
- h. End of Motions

#### **6. Attachments**

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

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

#### **Workload Report**

- a. We closed 2,600 cases for the month, and we have 108,000 open cases.

#### **7. Other Business**

- a. Chairman Freeman congratulated Mr. Bilotta on being reappointed to the board.

#### **8. Adjournment**

- a. Mr. Bilotta moved to adjourn the meeting at 10:40 a.m. Chairman Freeman seconded the Motion, carrying 5-0.

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 March 2024

1. HR/Fiscal Update:
  - a. We have interviews scheduled for the end of March for the open ALJ positions in DPO.
  - b. Fiscal: Our budget hearings have been scheduled.  
House – April 10<sup>th</sup>.  
Senate – April 17<sup>th</sup>.
2. IT Update:
  - a. We renewed our DocuSign contract early and purchased 110,000 envelopes for the year starting March 1<sup>st</sup>.
  - b. We hope to update the e-filing portal by 4/1/2024 for the County portion of online filing.
3. Cook County Board of Review Re-states the Transmission Date in their Published Schedule.
4. Emergency Text Messages from PTAB Cell Phone.
5. Is Backlog Downstate Gone?!?
  - a. We currently have 396 appeals open for downstate for tax year 2022. 2023 cases are coming in now.
6. Future Board Meetings:

2024 Schedule	
April 9 <sup>th</sup>	Des Plaines & Springfield
May 14 <sup>th</sup>	Des Plaines & Springfield
June 11 <sup>th</sup>	Des Plaines & Springfield
July 9 <sup>th</sup>	Des Plaines & Springfield
August 13 <sup>th</sup> (State Fair)	Springfield
September 10 <sup>th</sup>	Des Plaines & Springfield
October 8 <sup>th</sup>	Des Plaines & Springfield
November 12 <sup>th</sup>	Des Plaines & Springfield
December 10 <sup>th</sup>	Des Plaines & Springfield

All meetings begin at 10:00 a.m.

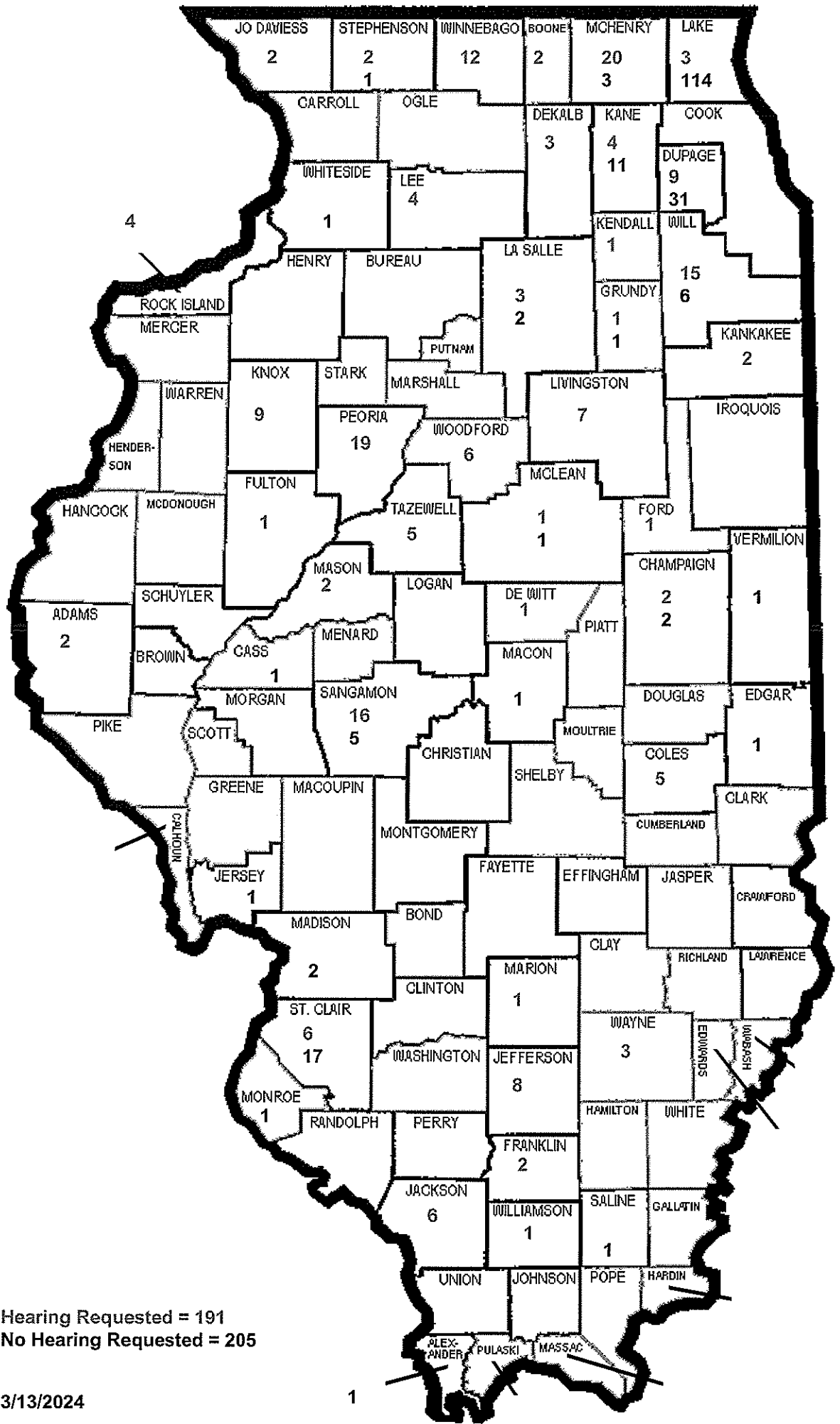
### BOARD MEMBERS

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*Frankfort*

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*South Barrington*

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Hearing Requested = 191  
 No Hearing Requested = 205