



IDFPR

Illinois Department of Financial and Professional Regulation

Division of Real Estate

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JB PRITZKER
Governor

MARIO TRETO, JR.
Secretary

LAURIE MURPHY
Director

Real Estate Administration and Disciplinary Board **Minutes of Open Session**

Meeting Date: March 12, 2026

Location: IDFPR - Division of Real Estate
555 West Monroe Street 5th Floor, Conference Room 5C5
Chicago, IL 60661
And
Via Interactive Video Conference
320 West Washington Street, 2nd Floor, Conference Room 258
Springfield, IL 62786

Board Member(s) Present:
At Chicago Location or remotely: Valerie Acosta, Loretta Alonzo-Deubel, Sara Bryan, Gaspar Flores, Jr.,
Oralia Herrera, Alberta Johnson, Michele Nixon, and Theodore Yi

Board Member(s) Present
at Springfield location: David Levin, Carol Meinhart, Michael Oldenettel, and Norman
Willoughby

Board Member(s) Absent: Shirin Marvi

Division Staff Present: Jeremy Reed – Deputy Director of the Division of Real Estate
Jennifer Rossiter Moreno – Real Estate Coordinator
Adrienne Levatino – Associate General Counsel
Nathaniel Chandler – Chief of Licensing and Education
Hector Rodriguez – Chief of Investigations
Jenni Scheck – Staff Attorney
Kim Prickett – Operations Manager
Susan Sigourney – Board Liaison
Maria Lopez – Board Liaison

Guest(s) Present:

Derek Abbott – Real Estate Institute
Kirk Antkiewicz – Chicago Association of Realtors
Young Brockhouse – Illinois Realtors
Rocky Esposito – AHI Real Estate
Mike Fair – Your House Academy
Marilyn Glazer – Colibri RE Express
Sharon Halperin – Oak Park Area Assoc of Real Estate
Nick Westgerdes – New Roots Farm Brokerage
Katelyn Taylor – Calibri Real Estate
Jamila Danzy

Call to Order:

The meeting was called to order at 9:33 a.m. by Chair Jennifer Rossiter Moreno. The Board members present constituted a quorum of the Board.

Approval of Minutes:

Board members reviewed the Minutes of the open session of the February 5, 2026, Board meeting. A motion was then made by Herrera and seconded by Johnson to approve the February 5, 2026, open session minutes. The motion was passed unanimously.

Board members reviewed the revised Minutes of the open session of the January 8, 2026, Board meeting. A motion was then made by Alonzo-Deubel and seconded by Nixon to approve the revised January 8, 2026, open session minutes. The motion was passed unanimously.

Public Comments:

There were no comments from members of the public.

Staff Reports:

Licensing:

The 2026 Licensing Report for activity conducted in February was presented and distributed.

Active licensee counts are as follows:

Managing Brokers 13,898

Active Residential Leasing Agents 3,713

Real Estate Brokers 59,006

Branch Offices 1,209

Broker Corporations 2,871

Broker Partnerships 20

Limited Liability Firms 2,451

Real Estate Virtual Offices 145

Real Estate Education Providers 67

Real Estate Pre-Licensed Instructors 254

Real Estate Pre-Licensed Courses 398

Real Estate Education Provider Virtual Offices 1

Real Estate CE Instructors 127

Real Estate CE Courses 555

Education:	Nathaniel Chandler provided an update on broker renewal currently in progress. As of last week, 20 percent have renewed. A renewal reminder will be sent out at the end of March or at the beginning of April advising brokers that they can renew online.
Questions from the Public:	
Complaints:	The 2026 Complaints Report through the month of February was presented and distributed. 41 New Complaints 22 Assigned to Investigations One closed at Intake Review due to it being a duplicate at Intake 18 Closed at CCR
Audits:	The 2026 Audits Report for activity conducted in February was distributed. 16 Files Closed that were initial examinations Three of those were brokerage verification reports not practicing Nine broker verification reports practicing None not practicing Two practicing Brokerages Two not inspected and closed None referred to Prosecutions No Supervisor Referrals referred to Prosecutions Total of 14 completed examinations in compliance for the month of February
Investigations:	The 2026 Investigations Report through the month of February was presented and distributed. 20 complaints converted to cases and assigned to Investigations Nine cases referred to Prosecutions Eleven cases closed at Investigations 704 total real estate cases pending in Investigations
Prosecutions:	The 2026 Prosecutions Report through the month of February was presented and distributed. 115 Pending Cases of which a large number are tax cases 18 new cases Closed 20 cases Three formal Complaints One Informal Conference No Formal Hearings
Formal Hearing Schedule:	There is one formal hearing scheduled at this time.
Old Business:	2026 State of Illinois Mandatory Trainings – Due 3/31/2026
New Business:	Real Estate Auction Pre-Certification Course application – ISAA

Pursuant to Section 25-10 of the Auction License Act (225 ILCS 407/) and Section 5-32 of the Real Estate License Act of 2000 (225 ILCS 454/), the Board discussed a real estate auction certification course submitted to the Board for its approval by the Illinois State Auctioneers Association.

One Board member expressed their concern as to a potential conflict between the Real Estate License Act and the Auction Act as to authority to offer the course. Counsel for the Board explained that the Auction License Act had been recently amended to permit an auction school to offer the 30-hour certification course.

Board Members

After reviewing the course, the Board requested that the Licensing and Education Unit convey to the proposed provider comments on the course as submitted regarding the following:

No comprehensive timed outline

No exam

No detail in or prioritization of the Power Point materials

No speaker notes or instructor notes

Insufficient substance

Lack of (1) curriculum; (2) worksheets; and (3) student handout

The Board deferred its consideration of this course pending discussions between the course provider and the Licensing and Education Unit. When a revised course is submitted by ISAA, it will be uploaded into SharePoint for consideration by the Board at a future meeting.

Closed Session:

A motion was made at 10:46 a.m. by Nixon and seconded by Flores, to enter into Closed Session for the purposes set forth in Sections 2(c)(4), (15) and 21 of the Open Meetings Act. The Motion was passed unanimously upon a roll call vote.

Review of Minutes:

The Board reviewed the closed session minutes of its February 5, 2026, meeting.

Deliberations:

The Board deliberated on pending disciplinary matters pursuant to Section 20-64 of the Real Estate License Act of 2000.

Consumer Complaints Review
And Case File Review
Committee Report:

February 18, 2026

Three cases were recommended for closure by Investigations.

Two cases are to be closed by Prosecutions.

Fourteen complaints were referred to Investigations.

Six complaints were recommended for closure.

March 4, 2026

Three cases were recommended for closure by Investigations.

Five cases are to be closed by Prosecutions.

Eight complaints were referred to Investigations.

Twelve complaints were recommended for closure.

- Motion To Return to Open Session: A Motion was made at 11:30 a.m. by Nixon and seconded by Alonzo-Deubel, to return to open session. The Motion was passed unanimously.
- Approval of Minutes: A motion was made by Flores and seconded by Bryan, to approve the closed minutes of the February 5, 2026, Board meeting as presented and to keep them closed. The motion was passed unanimously.
- Ratify Actions Taken in Closed Session: A motion was made by Nixon and seconded by Alonzo-Deubel to ratify the actions of the Consumer Complaint Review (CCR) and Case File Review Committee (CRC) and to ratify the recommendations made by the Board in Closed Session. The motion was passed unanimously.
- Recommendations: The Board engaged in deliberations in two cases: 2021-04129 and 2025-03909, and submitted its Findings of Fact, Conclusions of Law and Recommendation in both cases to the Director.
- Orders: Eight Consent Orders were reviewed and discussed in Closed Session.
- The Board received a report reflecting that the Director had taken final action on four Consent Orders previously signed by the Board:
- 2022-05295 David Schneider, Juie Schneider, Freedom First Real Estate LLC, O'Hare Properties LLC
2025-12092 Sylvia Martinez-Johnson
2025-12411 ListWithFreedom.Com
2026-00091 Danny Fults
- Minutes Remain Closed: A motion was made by Alonzo-Deubel and seconded by Flores that, due to the continuing need for confidentiality, all minutes of all closed sessions of the READ Board meetings remain and be kept closed. The motion was passed unanimously.
- Adjournment: There being no further business, a motion was made at 11:32 a.m. by Bryan and seconded by Herrera to adjourn the meeting. The motion was passed unanimously.