

# COUNTY OF KANE

**Kane County Board of Review**  
**Timothy J. Sullivan, MAI, SRA, Chairman**  
**Constantine "Dino" Konstans, Member**  
**Michael E. Madziarek, CIAO, Member**  
**Mark D. Armstrong, CIAO-M, Clerk**



719 Batavia Avenue, Building C  
 Geneva, Illinois 60134-3000  
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[www.KaneCountyAssessments.org](http://www.KaneCountyAssessments.org)

**2020 Session of the Board of Review**  
**Meeting Minutes for September 21, 2020 @ 9:00 a.m.**  
**Kane County Board Room**  
**719 Batavia Avenue, Building A • Geneva, Illinois 60134**

**1. Call to Order**

The meeting was called to order at 9:00 a.m.  
*Members present physically:* None.  
*Members present by electronic means:* Konstans, Madziarek, Sullivan.  
*Members absent:* None  
*Others present physically:* Clerk Armstrong, Deputy Clerk Jodi Bingman.  
*Others present by electronic means:* None.

**2. Public Comment on Agenda Items**

No comments were received.

**3. Approval of the minutes of the Meeting of August 17, 2020**

MOTION: Approve the minutes as presented (Konstans/Madziarek).  
 Roll call vote:                      Sullivan              Yes  
    Konstans              Yes  
    Madziarek            Yes

Passed unanimously.

\*\*\*\*\*Consent Agenda\*\*\*\*\*

Chairman Sullivan asked if any member wished to remove an item from the consent agenda. No items were identified.

MOTION: Approve the consent agenda as presented (Konstans/Sullivan).  
 Roll call vote:                      Sullivan              Yes  
    Konstans              Yes  
    Madziarek            Yes

Passed unanimously.

	<b>Docket</b>	<b>Parcel</b>	<b>Proposed Action</b>	<b>Reason</b>	<b>Proposed Total</b>
<b>4.</b>	<b>2020-BACM-0010</b>	12-16-351-019	Confirm	Pending PTAB	\$3,758,997
<b>5.</b>	<b>2020-BACM-0012</b>	12-13-300-002	Confirm	Pending PTAB	\$5,255,478
<b>6.</b>	<b>2020-BACM-0012</b>	12-14-400-006	Confirm	Pending PTAB	\$1,583,642
<b>7.</b>	<b>2020-BACM-0013</b>	12-14-402-007	Confirm	Pending PTAB	\$3,176,685
<b>8.</b>	<b>2020-BACM-0017</b>	12-27-276-005	Revalue	Agreement	\$1,482,481

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	<b>Docket</b>	<b>Parcel</b>	<b>Proposed Action</b>	<b>Reason</b>	<b>Proposed Total</b>
9.	2020-BACM-0017	12-27-276-006	Confirm	Agreement	\$200,019
10.	2020-BACM-0019	12-36-452-004	Confirm	Agreement	\$88,627
11.	2020-BACM-0019	12-36-452-006	Confirm	Agreement	\$25,421
12.	2020-BACM-0019	12-36-452-016	Revalue	Agreement	\$1,085,952
13.	2020-BACM-0020	12-14-403-015	Confirm	Pending PTAB	\$482,104
14.	2020-BACM-0021	12-14-402-025	Confirm	Evidence Submitted	\$2,954,706
15.	2020-BACM-0022	12-20-401-008	Revalue	Agreement	\$230,000
16.	2020-BACM-0024	12-22-252-013	Revalue	Agreement	\$297,533
17.	2020-BACM-0026	12-24-352-024	Revalue	Assessor Recommendation	\$91,624
18.	2020-BACM-0027	12-27-278-019	Revalue	Agreement	\$144,986
19.	2020-BACM-0031	12-34-202-006	Revalue	Assessor Recommendation	\$115,167
20.	2020-SGCM-0031	14-04-457-002	Confirm	Evidence Submitted	\$217,790
21.	2020-BACM-0034	12-36-375-002	Confirm	Pending PTAB	\$385,533
22.	2020-BACM-0040	12-14-402-027	Confirm	Evidence Submitted	\$309,914
23.	2020-BACM-0040	12-14-402-035	Revalue	Agreement	\$1,923,196
24.	2020-BACM-0042	12-16-482-001	Revalue	Agreement	\$4,260,000
25.	2020-BACM-0048	12-27-302-024	Confirm	Evidence Submitted	\$329,711
26.	2020-BACM-0057	12-13-300-045	Revalue	Agreement	\$1,879,068
27.	2020-BACM-0058	12-21-201-038	Revalue	Agreement	\$68,299
28.	2020-BACM-0059	12-26-102-002	Confirm	Evidence Submitted	\$99,312
29.	2020-BACM-0061	12-23-202-003	Withdraw	Letter of withdrawal	\$410,768
30.	2020-BBCM-0001	11-13-202-025	Revalue	Assessor Recommendation	\$155,118
31.	2020-BBCM-0002	11-13-453-001	Confirm	Pending PTAB	\$131,460
32.	2020-BBCM-0003	11-13-204-017	Revalue	Agreement	\$149,773
33.	2020-BBCM-0010	11-12-378-004	Confirm	Evidence Submitted	\$157,663

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	<b>Docket</b>	<b>Parcel</b>	<b>Proposed Action</b>	<b>Reason</b>	<b>Proposed Total</b>
<b>34.</b>	<b>2020-CACM-0001</b>	08-14-277-007	Confirm	Evidence Submitted	\$182,051
<b>35.</b>	<b>2020-CACM-0002</b>	08-08-333-001	Confirm	Evidence Submitted	\$14,974
<b>36.</b>	<b>2020-CACM-0003</b>	08-32-377-014	Revalue	Agreement	\$111,656
<b>37.</b>	<b>2020-CACM-0004</b>	08-32-156-005	Confirm	Pending PTAB	\$873,320
<b>38.</b>	<b>2020-CACM-0005</b>	08-12-276-005	Revalue	Assessor Recommendation	\$207,696
<b>39.</b>	<b>2020-CACM-0006</b>	08-13-103-003	Revalue	Agreement	\$155,602
<b>40.</b>	<b>2020-CACM-0007</b>	08-17-351-009	Revalue	Assessor Recommendation	\$115,846
<b>41.</b>	<b>2020-CACM-0008</b>	08-24-354-014	Confirm	Evidence Submitted	\$175,004
<b>42.</b>	<b>2020-CACM-0009</b>	08-26-326-002	Confirm	Evidence Submitted	\$241,862
<b>43.</b>	<b>2020-CACM-0010</b>	08-34-127-012	Revalue	Agreement	\$190,782
<b>44.</b>	<b>2020-CACM-0011</b>	08-26-230-004	Confirm	Evidence Submitted	\$197,548
<b>45.</b>	<b>2020-CACM-0012</b>	08-31-426-001	Revalue	Agreement	\$396,060
<b>46.</b>	<b>2020-CACM-0013</b>	08-01-403-002	Revalue	Evidence Submitted	\$164,984
<b>47.</b>	<b>2020-CACM-0014</b>	08-13-328-001	Confirm	Evidence Submitted	\$167,336
<b>48.</b>	<b>2020-CACM-0015</b>	08-13-330-014	Revalue	Agreement	\$349,965
<b>49.</b>	<b>2020-CACM-0016</b>	08-13-378-001	Revalue	Agreement	\$276,639
<b>50.</b>	<b>2020-CACM-0017</b>	08-13-452-001	Confirm	Pending PTAB	\$401,459
<b>51.</b>	<b>2020-CACM-0018</b>	08-23-278-003	Revalue	Evidence Submitted	\$117,118
<b>52.</b>	<b>2020-CACM-0019</b>	08-23-428-011	Confirm	Pending PTAB	\$131,586
<b>53.</b>	<b>2020-CACM-0020</b>	08-23-452-005	Confirm	Pending PTAB	\$177,873
<b>54.</b>	<b>2020-CACM-0021</b>	08-24-202-013	Confirm	Evidence Submitted	\$281,477
<b>55.</b>	<b>2020-CACM-0022</b>	08-24-303-007	Revalue	Assessor Recommendation	\$158,744
<b>56.</b>	<b>2020-CACM-0023</b>	08-25-103-001	Revalue	Assessor Recommendation	\$207,378
<b>57.</b>	<b>2020-CACM-0024</b>	08-26-103-004	Revalue	Evidence Submitted	\$260,374
<b>58.</b>	<b>2020-CACM-0025</b>	08-26-151-001	Confirm	Evidence Submitted	\$214,198

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	<b>Docket</b>	<b>Parcel</b>	<b>Proposed Action</b>	<b>Reason</b>	<b>Proposed Total</b>
59.	2020-CACM-0026	08-26-227-002	Revalue	Evidence Submitted	\$221,828
60.	2020-CACM-0027	08-26-227-019	Revalue	Assessor Recommendation	\$196,727
61.	2020-CACM-0028	08-26-404-003	Revalue	Assessor Recommendation	\$183,315
62.	2020-CACM-0029	08-22-228-006	Revalue	Agreement	\$174,983
63.	2020-CACM-0030	08-32-156-003	Revalue	Agreement	\$312,559
64.	2020-CACM-0031	08-13-329-002	Revalue	Agreement	\$356,631
65.	2020-CACM-0032	08-13-427-015	Revalue	Agreement	\$433,290
66.	2020-HACM-0005	01-01-477-019	Revalue	Evidence Submitted	\$63,667
67.	2020-HACM-0010	01-17-300-002	Confirm	Evidence Submitted	\$135,095
68.	2020-HACM-0011	01-20-100-003	Confirm	Evidence Submitted	\$145,391
69.	2020-HACM-0012	01-21-150-007	Confirm	Evidence Submitted	\$146,571
70.	2020-HACM-0015	01-27-203-010	Confirm	Evidence Submitted	\$107,583
71.	2020-SGCM-0001	14-10-377-009	Revalue	Evidence Submitted	\$93,000
72.	2020-SGCM-0002	14-16-251-009	Confirm	Pending PTAB	\$16,675
73.	2020-SGCM-0002	14-16-340-001	Confirm	Pending PTAB	\$771,255
74.	2020-SGCM-0003	14-02-380-005	Confirm	Evidence Submitted	\$103,729
75.	2020-SGCM-0004	14-03-401-010	Confirm	Evidence Submitted	\$166,866
76.	2020-SGCM-0005	14-12-209-005	Revalue	Agreement	\$3,746,509
77.	2020-SGCM-0006	14-24-426-016	Revalue	Evidence Submitted	\$87,799
78.	2020-SGCM-0007	14-16-128-022	Confirm	Evidence Submitted	\$108,263
79.	2020-SGCM-0008	14-01-107-002	Revalue	Evidence Submitted	\$148,163
80.	2020-SGCM-0009	14-08-253-009	Revalue	Agreement	\$999,900
81.	2020-SGCM-0010	14-10-127-011	Revalue	Agreement	\$153,318
82.	2020-SGCM-0011	14-03-456-007	Confirm	Evidence Submitted	\$182,686
83.	2020-SGCM-0012	14-04-452-007	Confirm	Pending PTAB	\$169,574

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	<b>Docket</b>	<b>Parcel</b>	<b>Proposed Action</b>	<b>Reason</b>	<b>Proposed Total</b>
<b>84.</b>	<b>2020-SGCM-0013</b>	14-10-339-043	Revalue	Evidence Submitted	\$84,451
<b>85.</b>	<b>2020-SGCM-0014</b>	14-11-154-007	Revalue	Agreement	\$114,544
<b>86.</b>	<b>2020-SGCM-0015</b>	14-16-251-008	Revalue	Evidence Submitted	\$329,434
<b>87.</b>	<b>2020-SGCM-0016</b>	14-21-253-007	Revalue	Agreement	\$73,456
<b>88.</b>	<b>2020-SGCM-0017</b>	14-24-231-011	Revalue	Evidence Submitted	\$90,688
<b>89.</b>	<b>2020-SGCM-0018</b>	14-04-453-008	Revalue	Agreement	\$167,459
<b>90.</b>	<b>2020-SGCM-0019</b>	14-13-226-013	Revalue	Agreement	\$796,308
<b>91.</b>	<b>2020-SGCM-0020</b>	14-15-156-014	Revalue	Agreement	\$103,838
<b>92.</b>	<b>2020-SGCM-0021</b>	14-19-251-014	Revalue	Agreement	\$99,990
<b>93.</b>	<b>2020-SGCM-0022</b>	14-24-279-004	Revalue	Assessor Recommendation	\$75,500
<b>94.</b>	<b>2020-SGCM-0023</b>	14-16-102-009	Revalue	Evidence Submitted	\$99,924
<b>95.</b>	<b>2020-SGCM-0024</b>	14-16-177-002	Revalue	Agreement, 2020 only	\$87,865
<b>96.</b>	<b>2020-SGCM-0025</b>	14-24-251-013	Revalue	Agreement	\$87,136
<b>97.</b>	<b>2020-SGCM-0026</b>	14-16-200-015	Confirm	Evidence Submitted	\$25,175
<b>98.</b>	<b>2020-SGCM-0027</b>	14-09-400-045	Confirm	Evidence Submitted	\$114,865
<b>99.</b>	<b>2020-SGCM-0028</b>	14-03-478-022	Confirm	Evidence Submitted	\$99,998
<b>100.</b>	<b>2020-SGCM-0029</b>	14-04-432-004	Revalue	Agreement	\$116,344
<b>101.</b>	<b>2020-SGCM-0030</b>	14-04-452-004	Revalue	Assessor Recommendation	\$167,360
<b>102.</b>	<b>2020-SGCM-0032</b>	14-08-251-022	Revalue	Agreement	\$21,939
<b>103.</b>	<b>2020-SGCM-0032</b>	14-08-251-023	Revalue	Agreement	\$23,948
<b>104.</b>	<b>2020-SGCM-0032</b>	14-08-251-028	Revalue	Agreement	\$74,411
<b>105.</b>	<b>2020-SGCM-0032</b>	14-08-251-029	Revalue	Agreement	\$74,866
<b>106.</b>	<b>2020-SGCM-0033</b>	14-08-251-037	Revalue	Evidence Submitted	\$43,961
<b>107.</b>	<b>2020-SGCM-0034</b>	14-10-301-020	Revalue	Agreement	\$91,024
<b>108.</b>	<b>2020-SGCM-0035</b>	14-10-426-059	Revalue	Agreement	\$115,241

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	<b>Docket</b>	<b>Parcel</b>	<b>Proposed Action</b>	<b>Reason</b>	<b>Proposed Total</b>
<b>109.</b>	<b>2020-SGCM-0036</b>	14-10-451-061	Revalue	Evidence Submitted	\$128,591
<b>110.</b>	<b>2020-SGCM-0038</b>	14-13-150-006	Revalue	Assessor Recommendation	\$121,655
<b>111.</b>	<b>2020-SGCM-0039</b>	14-13-427-027	Confirm	Evidence Submitted	\$75,418
<b>112.</b>	<b>2020-SGCM-0040</b>	14-15-200-040	Revalue	Agreement	\$173,800
<b>113.</b>	<b>2020-SGCM-0041</b>	14-16-201-022	Revalue	Agreement	\$594,607
<b>114.</b>	<b>2020-SGCM-0042</b>	14-24-126-007	Revalue	Agreement	\$1,052,160
<b>115.</b>	<b>2020-SGCM-0042</b>	14-24-251-036	Revalue	Agreement	\$64,562
<b>116.</b>	<b>2020-SGCM-0043</b>	14-24-230-024	Confirm	Evidence Submitted	\$82,192
<b>117.</b>	<b>2020-SGCM-0044</b>	14-24-427-015	Revalue	Agreement	\$79,832
<b>118.</b>	<b>2020-SGCM-0045</b>	14-24-428-003	Revalue	Assessor Recommendation	\$121,874
<b>119.</b>	<b>2020-SGCM-0046</b>	14-34-430-004	Confirm	Evidence Submitted	\$69,325
<b>120.</b>	<b>2020-SGCM-0047</b>	14-35-328-022	Confirm	Evidence Submitted	\$86,692
<b>121.</b>	<b>2020-SGCM-0048</b>	14-35-385-009	Revalue	Evidence Submitted	\$86,876
<b>122.</b>	<b>2020-SGCM-0049</b>	14-35-403-004	Revalue	Evidence Submitted	\$86,091
<b>123.</b>	<b>2020-SGCM-0050</b>	14-35-404-005	Confirm	Evidence Submitted	\$85,704
<b>124.</b>	<b>2020-SGCM-0051</b>	14-10-127-009	Revalue	Agreement	\$128,869
<b>125.</b>	<b>2020-SGCM-0052</b>	14-12-226-003	Confirm	Insufficient Evidence	\$680,738
<b>126.</b>	<b>2020-SGCM-0053</b>	14-12-428-009	Revalue	Agreement	\$620,600
<b>127.</b>	<b>2020-SGCM-0054</b>	14-12-477-001	Revalue	Agreement	\$907,130
<b>128.</b>	<b>2020-SGCM-0055</b>	14-13-231-055	Revalue	Agreement	\$54,521
<b>129.</b>	<b>2020-SGCM-0056</b>	14-13-360-004	Revalue	Agreement	\$121,765
<b>130.</b>	<b>2020-SGCM-037</b>	14-11-304-030	Revalue	Evidence Submitted	\$107,507

\*\*\*\*\*End Consent Agenda\*\*\*\*\*

**131. Docket 2020-BACM-0036 (12-13-327-003)**

MOTION: Based on evidence submitted, revalue to \$899,910 (Sullivan/Konstans).

Roll call vote:	Sullivan	Yes
	Konstans	Yes
	Madziarek	Yes

Passed unanimously.

**132. Docket 2020-BACM-0037 (12-13-404-041)**

MOTION: Based on evidence submitted, revalue to \$3,070,462 (Sullivan/Konstans).

Roll call vote:	Sullivan	Yes
	Konstans	Yes
	Madziarek	Yes

Passed unanimously.

**133. Docket 2020-BACM-0039 (12-14-402-033)**

MOTION: Based on evidence submitted, revalue to \$1,075,624 (Sullivan/Madziarek).

Roll call vote:	Sullivan	Yes
	Konstans	Yes
	Madziarek	Yes

Passed unanimously.

**134. Docket 2020-BACM-0041 (12-14-403-009)**

MOTION: Based on evidence submitted, revalue to \$2,634,530 (Sullivan/Konstans).

Roll call vote:	Sullivan	Yes
	Konstans	Yes
	Madziarek	Yes

Passed unanimously.

**135. Docket 2020-BACM-0044 (12-23-129-004)**

MOTION: Based on evidence submitted, revalue to \$1,951,830 (Sullivan/Madziarek).

Roll call vote:	Sullivan	Yes
	Konstans	Yes
	Madziarek	Yes

Passed unanimously.

**136. Docket 2020-BACM-0044 (12-23-129-009)**

MOTION: Based on evidence submitted, revalue to \$1,604,614 (Sullivan/Madziarek).

Roll call vote:	Sullivan	Yes
	Konstans	Yes
	Madziarek	Yes

Passed unanimously.

**137. Docket 2020-BACM-0045 (12-23-226-004)**

MOTION: Based on evidence submitted, revalue to \$1,677,672 (Sullivan/Madziarek).

Roll call vote:           Sullivan        Yes  
                                   Konstans      Yes  
                                   Madziarek    Yes

Passed unanimously.

**138. Rescinding Omitted Property Decisions made by the Board of Review on July 27, 2020.**

MOTION: The Board of Review rescinds all omitted property assessments made on July 27, 2020 (agenda item 4) to correct a ministerial error. (Sullivan/Konstans).

Roll call vote:           Sullivan        Yes  
                                   Konstans      Yes  
                                   Madziarek    Yes

Passed unanimously.

**139. Assessing real property omitted from the 2019 Assessment Roll**

Clerk Armstrong presented the following properties that were omitted from the 2019 assessment roll:

MOTION: Assess each property that was omitted from the 2019 tax roll (Sullivan/Konstans).

Instrument	PIN	2019 Land (unchanged)	2019 Improvement (Omitted)	Revised 2019 EAV
19001450OP	12-20-328-011	\$163	\$56,791	\$56,954
19001451OP	12-20-328-014	\$163	\$94,140	\$94,303
19001452OP	12-20-328-016	\$163	\$55,231	\$55,394
19001453OP	12-20-378-004	\$163	\$68,151	\$68,314
19001454OP	12-34-175-079	\$3,465	\$17,344	\$20,809
19001455OP	12-36-144-007	\$1,248	\$16,281	\$17,529
19001456OP	12-36-144-005	\$857	\$16,027	\$16,884
19001457OP	12-36-145-013	\$993	\$57,553	\$58,546
19001458OP	12-36-145-023	\$366	\$16,154	\$16,520
19001459OP	12-36-145-022	\$366	\$15,160	\$15,526
19001460OP	12-36-145-024	\$157	\$32,375	\$32,532
19001461OP	12-36-144-006	\$1,248	\$55,003	\$56,251
19001462OP	12-20-328-008	\$163	\$36,815	\$36,978



Instrument	PIN	2019 Land (unchanged)	2019 Improvement (Omitted)	Revised 2019 EAV
19001463OP	12-20-329-003	\$163	\$38,506	\$38,669
19001464OP	12-20-377-012	\$163	\$45,499	\$45,662

Roll call vote:           Sullivan       Yes  
                                   Konstans      Yes  
                                   Madziarek    Yes

Passed unanimously.

**140. Discussion regarding 2019 Tax Sale**

The Board of Review discussed the tax sale provisions in Public Act 101-635 and a possible delay in the 2019 tax sale. After discussing the various concerns, the Board of Review deferred making any changes to its 2020 Rules and Procedures.

**141. Discussion regarding the resumption of Property Tax Appeal Board hearings**

Clerk Armstrong reported that the Illinois Property Tax Appeal Board will be resuming hearings, but the hearings will be held at the PTAB offices in Springfield instead of at the Board office in Geneva. The Board of Review will need to prepare for travel to Springfield (including any witnesses) for any hearing that has not been settled by agreed order.

**142. Additional business**

No additional business was addressed.

**143. Public Comment on Non-Agenda Items**

No comments were received.

**144. Meeting announcements**

The Kane County Board of Review has upcoming meetings on:

- Monday, October 19, 2020 at 9:00 a.m. in the Kane County Board Room
- Monday, November 16, 2020 at 9:00 a.m. in the Kane County Board Room
- Monday, December 21, 2020 at 9:00 a.m. in the Kane County Board Room
- Monday, January 11, 2021 at 9:00 a.m. in the Kane County Board Room
- Monday, February 8, 2021 at 9:00 a.m. in the Kane County Board Room
- Monday, March 15, 2021 at 9:00 a.m. in the Kane County Board Room

**145. Adjournment**

MOTION: Recess the meeting until Monday, October 19, 2020 at 9:00 a.m. in the County Board Room, Building A of the Kane County Government Center, 719 Batavia Avenue, Geneva, Illinois 60134 (Konstans/Madziarek).

Roll call vote: Sullivan Yes  
Konstans Yes  
Madziarek Yes

Passed unanimously; the meeting recessed at 10:15 a.m.