

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
(630) 208-3818
Assessments.KaneCountyIL.gov

2023 Session of the Board of Review Meeting Minutes for August 10, 2023 @ 2:00 p.m. Kane County Board of Review Hearing Room A/B 719 Batavia Avenue, Building C • Geneva, Illinois 60134

- 1. Call to Order.** The Board of Review convened at 2:05 p.m. on Thursday, August 10, 2023 in hearing room A/B of Building C of the Kane County Government Center. The following members were physically present: Chairman Sullivan, Member Konstans, and Member Madziarek. Others physically present included Clerk Armstrong, Chief Deputy Clerk Holly Winter, and Deputy Clerk Angie Martin.
- 2. Public comment on agenda items.** No comment was made.
- 3. Approval of Minutes of the June 1, 2023.** MOTION: Approve the minutes as presented (Sullivan/Madziarek); passed unanimously.
- 4. Preliminary Hearing on Homestead Exemption Denial PIN 14-21-254-006 (Hudson):**
General 2023 The Board of Review reviewed the evidence presented. MOTION: Affirm the denial of the Supervisor (Madziarek/Sullivan); passed unanimously.
- 5. Preliminary Hearing on Homestead Exemption Denial PIN 12-15-152-018 (Thompson):**
General 2022, Senior Citizen 2022 The Board of Review reviewed the evidence presented. MOTION: Affirm the denial of the Supervisor (Sullivan/Konstans); passed unanimously.
- 6. Preliminary Hearing on Homestead Exemption Denial PIN 12-21-201-039 (Nelson):**
General 2022, Senior Citizen 2022 The Board of Review reviewed the evidence presented. MOTION: Affirm the denial of the Supervisor (Madziarek/Konstans); passed unanimously.
- 7. Omitted Property Docket 2022000001OP (PIN 05-13-237-051)**
(Improvement omitted from the 2022 Assessment Roll)

a. Land:	\$	0
b. Improvements:	\$	<u>88,196</u>
c. Total:	\$	88,196

MOTION: Assess this property as omitted from the 2022 tax roll (Madziarek/Sullivan); passed unanimously.

8. Omitted Property Docket 2022000002OP (PIN 05-13-237-052)

(Improvement omitted from the 2022 Assessment Roll)

- a. Land: \$ 0
- b. Improvements: \$ 82,820
- c. Total: \$ 82,820

MOTION: Assess this property as omitted from the 2022 tax roll (Madziarek/Sullivan); passed unanimously.

9. Omitted Property Docket 2022000003OP (PIN 05-13-237-053)

(Improvement omitted from the 2022 Assessment Roll)

- a. Land: \$ 0
- b. Improvements: \$ 82,820
- c. Total: \$ 82,820

MOTION: Assess this property as omitted from the 2022 tax roll (Madziarek/Sullivan); passed unanimously.

10. Omitted Property Docket 2022000004OP (PIN 05-13-238-033)

(Improvement omitted from the 2022 Assessment Roll)

- a. Land: \$ 0
- b. Improvements: \$ 32,232
- c. Total: \$ 32,232

MOTION: Assess this property as omitted from the 2022 tax roll (Madziarek/Sullivan); passed unanimously.

11. Omitted Property Docket 2022000005OP (PIN 05-13-238-034)

(Improvement omitted from the 2022 Assessment Roll)

- a. Land: \$ 0
- b. Improvements: \$ 32,876
- c. Total: \$ 32,876

MOTION: Assess this property as omitted from the 2022 tax roll (Madziarek/Sullivan); passed unanimously.

12. Omitted Property Docket 2022001135OP (PIN 06-12-362-023)

(Improvement omitted from the 2022 Assessment Roll)

- a. Land: \$ 0
- b. Improvements: \$ 459,822
- c. Total: \$ 459,822

MOTION: Assess this property as omitted from the 2022 tax roll (Madziarek/Sullivan); passed unanimously.

13. Omitted Property Docket 2022001136OP (PIN 12-16-426-034)

(Improvement omitted from the 2022 Assessment Roll)

- a. Land: \$ 0
- b. Improvements: \$ 132,633
- c. Total: \$ 132,633

MOTION: Assess this property as omitted from the 2022 tax roll (Madziarek/Sullivan); passed unanimously.

14. Omitted Property Docket 2022001355OP (PIN 05-02-476-010)

(Improvement omitted from the 2022 Assessment Roll)

- a. Land: \$ 0
- b. Improvements: \$ 113,186
- c. Total: \$ 113,186

MOTION: Assess this property as omitted from the 2022 tax roll (Madziarek/Sullivan); passed unanimously.

15. Omitted Property Docket 2022001356OP (PIN 09-09-453-018)

(Improvement omitted from the 2022 Assessment Roll)

- a. Land: \$ 0
- b. Improvements: \$ 102,662
- c. Total: \$ 102,662

MOTION: Assess this property as omitted from the 2022 tax roll (Madziarek/Sullivan); passed unanimously.

16. Omitted Property Docket 2022001357OP (PIN 12-34-153-036)

(Improvement omitted from the 2022 Assessment Roll)

- a. Land: \$ 0
- b. Improvements: \$ 62,609
- c. Total: \$ 62,609

MOTION: Assess this property as omitted from the 2022 tax roll (Madziarek/Sullivan); passed unanimously.

17. Omitted Property Docket 2022001358OP (PIN 12-36-182-062)

(Improvement omitted from the 2022 Assessment Roll)

- a. Land: \$ 0
- b. Improvements: \$ 37,142
- c. Total: \$ 37,142

MOTION: Assess this property as omitted from the 2022 tax roll (Madziarek/Sullivan); passed unanimously.

18. Omitted Property Docket 2022001359OP (PIN 12-36-182-063)

(Improvement omitted from the 2022 Assessment Roll)

- a. Land: \$ 0
- b. Improvements: \$ 36,677
- c. Total: \$ 36,677

MOTION: Assess this property as omitted from the 2022 tax roll (Madziarek/Sullivan); passed unanimously.

19. Recommendations on Non-Homestead Exemptions Motion: Recommend approval of the following applications for non-Homestead Exemption (Konstans/Sullivan); approved unanimously.

Reference	Parcel	Applicant	Recommend	% of property	% of 2023	Prior year(s)
23-EL-001	06-32-200-033	Elgin	Approve	100%	100%	78% of 2022
23-GE-002	12-06-400-010	Geneva	Approve	100%	100%	2020, 2021, 2022
23-DU-003	03-21-229-025 et al	West Dundee	Approve	100%	100%	2020, 2021, 2022
23-GE-004	12-03-460-014	St. Marks Rectory	Approve	100%	100%	2020, 2021, 2022
23-EL-005	06-35-132-026	South Elgin	Approve	100%	100%	51% of 2022
23-RU-006	02-24-252-028	Gilberts	Approve	100%	100%	28% of 2022
23-BB-009	11-25-300-012	Forest Preserve	Approve	100%	90%	
23-EL-012	06-14-282-005 et al	Elgin	Approve	100%	70%	
23-DU-013	03-06-175-004 et al	Algonquin	Approve	100%	55%	
23-GE-014	12-03-476-011 et al	Geneva	Approve	100%	71%	
23-RU-015	02-04-100-011	Huntley	Approve	100%	100%	17% of 2022
23-BA-017	12-36-182-056	Batavia Park Dist	Approve	100%	100%	43% of 2022
23-BA-018	12-36-182-057	Batavia Park Dist	Approve	100%	100%	43% of 2022
23-BA-024	12-22-252-001	Batavia Park Dist	Approve	100%	100%	28% of 2021, 2022
23-SG-028	14-33-100-002 part	IDOT	Approve	100%	100%	35% of 2022
23-SG-032	14-28-209-059 part	IDOT	Approve	100%	100%	75% of 2022
23-SG-033	14-33-378-001 part	IDOT	Approve	100%	24%	
23-EL-038	06-23-400-013 part et al	IDOT	Approve	100%	68%	
23-EL-039	06-35-306-008 part	IDOT	Approve	100%	100%	71% of 2022
23-SG-040	14-33-400-001 part	IDOT	Approve	100%	100%	46% of 2022
23-BR-041	13-15-400-007 part et al	Kane County	Approve	100%	100%	36% of 2022
23-SC-042	09-11-256-007 part	IDOT	Approve	100%	85%	

The Board of Review deferred action on the following applications pending the receipt of additional information and/or analysis:

- 23-HA-007 01-33-200-003 Forest Preserve District of Kane County
- 23-PL-008 05-36-300-012 et al Forest Preserve District of Kane County
- 23-PL-010 05-36-300-020 Forest Preserve District of Kane County
- 23-BB-011 11-34-200-017 et al Forest Preserve District of Kane County
- 23-GE-016 12-17-400-021 et al City of Batavia
- 23-EL-019 06-14-458-001 St. Edward Catholic High School
- 23-EL-020 06-13-279-001 et al La Luz De Cristo Iglesia Comunitaria
- 23-AU-021 15-36-100-104 et al Fox Metro Water Reclamation District
- 23-AU-022 15-04-426-022 Fox Metro Water Reclamation District

Minutes of the Kane County Board of Review

August 10, 2023

Page 5

- 23-AU-023 15-32-454-001 Fox Metro Water Reclamation District
- 23-AU-025 15-36-107-004 At Risk Mentoring
- 23-DU-026 03-18-300-014 Dundee Township
- 23-SG-027 14-33-400-017pt Illinois Department of Transportation
- 23-SG-029 14-33-378-001pt et al Illinois Department of Transportation
- 23-SG-030 14-33-326-007pt Illinois Department of Transportation
- 23-SG-031 14-33-100-003pt Illinois Department of Transportation
- 23-BB-034 11-02-100-023pt Kane County
- 23-DU-035 03-20-101-008pt Kane County
- 23-EL-036 06-34-151-008pt Illinois Department of Transportation
- 23-DU-037 03-03-300-024pt et al Kane County
- 23-AU-043 15-22-458-007 Iglesia Apostolica De La Fe En Cristo Jesus in United States

20. Additional Business. The Board of Review discussed coverage for Property Tax Appeal Board hearings later this month.

21. Public comment on non-agenda items. The Board received correspondence from Kenneth R. Koldan of Hampshire, who invited the Board of Review to review an assessment of one of his neighbors and revise the assessment on the Board's own motion. MOTION: Decline the invitation to revise the neighbor's assessment, and direct the Clerk of the Board to notify Mr. Koldan of the Board's decision (Konstans/Sullivan); passed unanimously.

22. Recess at the call of the Chairman. MOTION: Recess the 2023 Session of the Kane County Board of Review until reconvened at the call of the Chairman (Sullivan/Konstans); passed unanimously. The Board recessed at 3:04 p.m.