

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](https://assessments.kanecountyil.gov)

2025 Session of the Board of Review
Meeting Agenda for September 18, 2025 @ 8:30 a.m.
Kane County Board of Review Hearing Room A
719 Batavia Avenue, Building C • Geneva, Illinois 60134

1. Call to Order
2. Public Comment on Agenda Items
3. Review and approval of minutes
4. Hearings for assessment complaints
5. Review assessment complaints not requesting an oral hearing
6. Public Comment on Non-Agenda Items
7. Additional Business
8. Recess at the call of the chairman

Hearing Room: BOARD OF REVIEW ROOM A
Hearing Date: 9/18/25

Kane County Board of Review Schedule

Assessment Year: 2025
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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
8:30 AM						
	2025-BACM-0023	0040 12-32-329-005		MOUSSA, BESHARA PAUL TRUST, TRUSTEE	THE DEVINE LAW GROUP	
8:45 AM						
	2025-BACM-0020	0040 12-22-104-015		VOLLMER NOAH & ADRIA		
9:00 AM						
	2025-BACM-0031	0060 12-21-105-009		SPIRIT MASTER FUNDING LLC	EUGENE L. GRIFFIN & ASSOC	
	2025-BACM-0031	0060 12-21-105-010		SPIRIT MASTER FUNDING LLC	EUGENE L. GRIFFIN & ASSOC	
	2025-BACM-0031	0060 12-21-105-008		SPIRIT MASTER FUNDING LLC	EUGENE L. GRIFFIN & ASSOC	
	2025-BACM-0032	0060 12-36-357-016		CIMA DEVELOPERS LP	EUGENE L. GRIFFIN & ASSOC	
	2025-BACM-0033	0060 12-20-275-013		KPG REAL ESTATE IV LLC	EUGENE L. GRIFFIN & ASSOC	
	2025-BACM-0037	0040 12-27-376-002		SPARAGNA JOHN A & PHILLIP J	EUGENE L. GRIFFIN & ASSOCIATES	
10:30 AM						
	2025-BACM-0036	0060 12-36-353-011		GLENWAY APARTMENTS LTD & VENICE WAY APARTMENTS LTD	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-378-007		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-378-006		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-378-008		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-326-006		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-377-006		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-378-005		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-328-010		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-326-002		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	

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Board of Review Schedule

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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
10:30 AM						
	2025-BACM-0039	0040 12-32-326-003		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-376-008		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-326-007		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-328-003		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-328-006		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-328-009		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-328-011		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-378-004		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-377-007		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-376-004		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-376-005		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-376-006		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-376-007		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-328-007		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-376-009		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-376-010		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-376-011		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-376-012		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
	2025-BACM-0039	0040 12-32-376-013		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	

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		12-32-377-005				
	2025-BACM-0039	0040		JVM RANDALL HIGHLANDS LLC	FLANAGAN/BILTON	
		12-32-378-003				
11:15 AM						
	2025-BACM-0038	0060		459 RANDALL PROPERTIES LTD	WORSEK & VIHON LLP	
		12-32-404-003				