

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

<https://Assessments.KaneCountyIL.gov>

2025 Session of the Board of Review
Meeting Agenda for February 10, 2025 @ 9:00 a.m.
Kane County Board of Review Hearing Room A
719 Batavia Avenue, Building C • Geneva, Illinois 60134

1. Call to order

Chairman Sullivan called the meeting to order at 9:03 a.m.
Members physically present: Sullivan, Madziarek, Konstans.
Members virtually present: none.
Others present: Clerk Armstrong, Asst. Deputy Clerk Winter, Deputy Clerk Martin.

2. Election of a Chairman for the 2025 session

MOTION: Elect Timothy J. Sullivan as Chairman for the 2025 session (Konstans/Madziarek). Passed unanimously.

3. Public comment on agenda items

There was no public comment on agenda items.

4. Approval of minutes of the January 30, 2025 meeting

MOTION: Approve the minutes as presented (Konstans/Sullivan). Passed unanimously.

5. Approval of the Annual Meeting Schedule for the 2025 session

Clerk Armstrong presented the proposed schedule for the 2025 session, with all meeting held at the Board of Review office unless otherwise noted:

- Monday, February 10, 2025 at 9:00 a.m.
- Monday, March 10, 2025 at 9:00 a.m.
- Friday, April 11, 2025 at 9:00 a.m. in the Auditorium of Building A of the Kane County Government Center Campus, 719 Batavia Avenue, Geneva, Illinois.
- Monday, April 14, 2025 at 9:00 a.m.
- Monday, May 12, 2025 at 9:00 a.m.
- Monday, June 9, 2025 at 9:00 a.m.
- Monday, July 14, 2025 at 9:00 a.m.
- Monday, August 11, 2025 at 9:00 a.m.
- Monday, September 8, 2025 at 8:30 a.m.
- Monday, October 6, 2025 at 8:30 a.m.
- Monday, November 10, 2025 at 8:30 a.m.
- Monday, December 8, 2025 at 8:30 a.m.
- Monday, January 12, 2026 at 8:30 a.m.

MOTION: Certify the Annual Meeting Schedule for the 2025 session as presented (Konstans/Sullivan): passed unanimously.

6. Recommendations on Non-Homestead Exemptions

- a. **Docket 25-AU-001 (West Aurora School District):** MOTION: Recommend to the Department of Revenue that Parcel 15-20-201-012 be exempt for 100% of 2025 and 11% of 2024 (Konstans/Madziarek); passed unanimously.
- b. **Docket 25-AU-002 (Aurora University):** MOTION: Recommend to the Department of Revenue that Parcel 15-30-427-01920-201-012 be exempt for 100% of 2025 and 11% of 2024 (Konstans/Madziarek); passed unanimously.
- c. **Docket 25-SC-003 (Trinity Vineyard Christian Fellowship):** MOTION: Recommend to the Department of Revenue that Parcel 09-27-468-006 be exempt for 100% of 2025 (Konstans/Madziarek); passed unanimously.
- d. **Docket 25-SC-004 (Trinity Vineyard Christian Fellowship):** MOTION: Recommend to the Department of Revenue that Parcel 09-27-468-003 be exempt for 100% of 2025 (Konstans/Madziarek); passed unanimously.

7. Discussion on attorney and assessor feedback on 2024 rules

Written comments from St. Charles Township Assessor Diane Hemmingsen, Blackberry Township Assessor Riley Kavanaugh, and Attorney Dennis Nolan were reviewed.

8. Discussion on Rules and Procedures

Clerk Armstrong presented a draft of the 2025 Rules and Procedures. There was consensus to:

- Delete Rule B.2.c as outdated.
- Revise the description of hearings to include a standard hearing and an expedited hearing with the latter name subject to change.
- Revise the procedures for corrections to include a better opportunity for all parties to receive evidence ahead of time.
- Revise procedures for non-homestead exemptions to include standard hearings in non-perfunctory situations.

Clerk Armstrong will bring a revised draft to the March 10 meeting for approval.

9. Discussion regarding meeting schedule for the 2025 session.

The Board discussed having a regular meeting schedule for the 2025 session. While the final decision will be made after the 2025 session of the Board of Review convenes, there were no objections to a regular monthly meeting of the Board of Review. Members were encouraged to send additional comments to Clerk Armstrong.

10. Additional business

Clerk Armstrong will bring draft forms for approval at the March 10 meeting. Members were encouraged to send additional comments to Clerk Armstrong.

11. Public comment on non-agenda items

There was no public comment on non-agenda items.

12. Recess until March 10, 2025 at 9:00 a.m.

MOTION: Recess the 2025 Session of the Kane County Board of Review until March 10, 2025 at 9:00 a.m. (Sullivan/ Madziarek). Passed unanimously. The meeting recessed at 11:22 a.m.