

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



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2025 Session of the Board of Review
Meeting Minutes for March 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 9:10 a.m.
Members physically present: Sullivan, Madziarek, Konstans.
Members virtually present: none.
Others present: Clerk Armstrong, Deputy Clerk Martin.

2. Public comment on agenda items

There was no public comment on agenda items.

3. Approval of minutes of the February 10, 2025 meeting

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

4. Recommendations on Non-Homestead Exemptions

- a. **Docket 25-BR-007 (English Congregational Church):** MOTION: Recommend to the Department of Revenue that Parcel 13-21-233-001, 13-21-233-005, & 13-21-233-006 be exempt for 100% of 2025 (Konstans/Madziarek); passed unanimously.
- b. **Docket 25-AU-013 (City of Aurora):** MOTION: Recommend to the Department of Revenue that Parcel 15-01-200-036 be exempt for 100% of 2025 and 100% of 2022, 2023, and 2024 (Konstans/Madziarek); passed unanimously.
- c. **Docket 25-AU-014 (City of Aurora):** MOTION: Recommend to the Department of Revenue that Parcel 15-01-200-043 and 15-01-200-044 be exempt for 100% of 2025 and 100% of 2022, 2023, and 2024 (Konstans/Madziarek); passed unanimously.
- d. **Docket 25-AU-015 (City of Aurora):** MOTION: Recommend to the Department of Revenue that Parcel 15-01-200-029 be exempt for 100% of 2025 and 100% of 2022, 2023, and 2024 (Konstans/Madziarek); passed unanimously.
- e. **Docket 25-AU-016 (City of Aurora):** MOTION: Recommend to the Department of Revenue that Parcel 15-01-200-035 be exempt for 100% of 2025 and 100% of 2022, 2023, and 2024 (Konstans/Madziarek); passed unanimously.
- f. **Docket 25-AU-017 (City of Aurora):** MOTION: Recommend to the Department of Revenue that Parcel 15-01-200-033 be exempt for 100% of 2025 and 100% of 2022, 2023, and 2024 (Konstans/Madziarek); passed unanimously.

- g. **Docket 25-AU-018 (City of Aurora):** MOTION: Recommend to the Department of Revenue that Parcel 15-01-200-027 and 15-01-200-028 be exempt for 100% of 2025 and 100% of 2022, 2023, and 2024 (Konstans/Madziarek); passed unanimously.
 - h. **Docket 25-DU-019 (Village of East Dundee):** MOTION: Recommend to the Department of Revenue that Parcel 03-23-353-005 and 03-23-353-012 be exempt for 100% of 2025, 100% of 2024, and 61% of 2023 (Konstans/Madziarek); passed unanimously.
 - i. **Docket 25-DU-020 (Village of East Dundee):** MOTION: Recommend to the Department of Revenue that Parcel 03-23-314-001 be exempt for 100% of 2025, 100% of 2024, and 7% of 2023 (Konstans/Madziarek); passed unanimously.
 - j. **Docket 25-DU-021 (Village of East Dundee):** MOTION: Recommend to the Department of Revenue that Parcel 03-23-314-007 be exempt for 100% of 2025, 100% of 2024, and 7% of 2023 (Konstans/Madziarek); passed unanimously.
 - k. **Docket 25-DU-022 (Village of East Dundee):** MOTION: Recommend to the Department of Revenue that Parcel 03-23-360-009 & 03-23-360-010 be exempt for 100% of 2025, 100% of 2024, and 26% of 2023 (Konstans/Madziarek); passed unanimously.
 - l. **Docket 25-DU-023 (City of Joy Church):** MOTION: Recommend to the Department of Revenue that Parcel 03-15-382-001 be exempt for 100% of 2025 and 25% of 2024 (Konstans/Madziarek); passed unanimously.
 - m. **Docket 25-EL-026 (City of Elgin):** MOTION: Recommend to the Department of Revenue that Parcel 06-28-102-001 and 06-28-102-033 be exempt for 100% of 2025 and 23% of 2024 (Konstans/Madziarek); passed unanimously.
 - n. **Docket 25-AU-028 (City of Aurora):** MOTION: Recommend to the Department of Revenue that Parcel 15-21-429-005 be exempt for 100% of 2025 and 46% of 2024 (Konstans/Madziarek); passed unanimously.
 - o. **Docket 25-AU-029 (City of Aurora):** MOTION: Recommend to the Department of Revenue that Parcel 15-22-336-017 be exempt for 100% of 2025 and 25% of 2024 (Konstans/Madziarek); passed unanimously.
5. **Adoption of Rules and Procedures for the 2025 session**
Clerk Armstrong reviewed the changes made to the draft document that was developed at the February 10 meeting. The Board discussed alternatives to the use of the word “expedited” in the hearing descriptions. MOTION: Approve the draft as presented except for replacing the word “expedited” with “streamlined” and the correction of any scrivener’s errors (Sullivan/Madziarek); passed unanimously.
6. **Adoption of Forms for the 2025 session**
Clerk Armstrong presented drafts of the forms and outlined revisions made to conform to the updated 2025 Rules and Procedures. MOTION: Approve the forms as presented except for replacing the word “expedited” with “streamlined” and the correction of any scrivener’s errors (Sullivan/Konstans); passed unanimously.

7. Additional business

Clerk Armstrong reported that two preliminary decisions of the Board have been appealed to a full hearing, and that Chairman Sullivan will be conducting the hearings. Once complete, Chairman Sullivan will direct the final administrative decisions to be drafted and the results will be presented to the full Board of Review for decision.

Clerk Armstrong reported that several non-homestead exemptions will be brought before the Board for hearing, probably in April.

8. Public comment on non-agenda items

There was no public comment on non-agenda items.

9. Recess until April 11, 2025 at 9:00 a.m.

MOTION: Recess the 2025 Session of the Kane County Board of Review until April 11, 2025 at 9:00 a.m. (Sullivan/Konstans). Passed unanimously. (N.B. This meeting will be held in the Auditorium of Building A of the Kane County Government Center.) The meeting recessed at 9:40 a.m.