

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 October 6, 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:

Chairman Sullivan called the meeting to order at 8:30 a.m.
Members physically present: Sullivan, Madziarek, Konstans.
Members virtually present: None.
Others present: Chief Deputy Clerk Winter; Deputy Clerk Angie Martin

2. Public comment on agenda items

There was no public comment on agenda items.

3. Review and approval of minutes

There were no minutes to approve.

4. Hearings on Non-Homestead Exemption Applications

- | | |
|---------------------------------|---|
| a. Docket: | 25-DU-068 |
| PIN(S): | 03-21-229-025 <i>et al</i> |
| Owner: | Village of West Dundee |
| Applicant: | Village of West Dundee |
| Appearing for Applicant: | Jessica Sisler Attorney for Village of West Dundee |
| Intervenor(s): | Matthew Walters Attorney for Village of Carpentersville
Scott Nemanich Attorney for Dundee School District 300 |

Attorney Sisler reviewed the information she presented in the application stating the key for this property to be exempt is in the ownership of the property and the intended future use of the property, which will be residential and business. Attorney Walters provided a brief in opposition (for just the parcels that are in Carpentersville); his position is that the applicant did not meet the necessary proof of ownership and use and that the default should be in favor of taxation. He has no standing on the parcels that fall within the Village of West Dundee. Attorney Nemanich stated that the school district was looking to make sure that revenue gets returned to the taxing districts. At the conclusion of the testimony, Chairman Sullivan closed the hearing; the Board took no further action on this Docket in this meeting.

b. Docket: 25-DU-070
PIN(S): 03-22-479-035
Owner: Village of West Dundee
Applicant: Village of West Dundee
Appearing for Applicant: Jessica Sisler attorney for Village of West Dundee
Intervenor(s): Scott Nemanich Attorney for Dundee School District 300

Attorney Sisler reviewed the information that was presented in the application stating the key for this property to be exemption is in the ownership of the property and the intended future use of the property. The Village is not looking to hold onto this property long term and wants to sell for redevelopment. Attorney Nemanich wanted to see what the plans were in order to get the revenue for the property back onto the tax rolls. At the conclusion of the testimony, Chairman Sullivan closed the hearing; the Board took no further action on this Docket in this meeting.

5. Requests for Assessment Corrections:

PIN	Reason	Original EAV	Revised EAV	Total Reduction
12-01-303-025	01 Revalue	\$578,070	\$532,784	\$45,286
12-03-426-009	01 Revalue	\$50,324	\$46,382	\$3,942
12-03-431-026	01 Revalue	\$179,006	\$164,983	\$14,023
12-03-460-007	01 Revalue	\$179,719	\$165,640	\$14,079
12-05-204-015	01 Revalue	\$129,291	\$119,162	\$10,129
12-07-180-001	01 Revalue	\$208,089	\$191,787	\$16,302
12-08-156-012	01 Revalue	\$353,084	\$325,423	\$27,661
12-08-301-004	01 Revalue	\$234,311	\$215,955	\$18,356
12-10-202-002	01 Revalue	\$626,518	\$577,436	\$49,082
12-10-228-007	01 Revalue	\$542,446	\$499,950	\$42,496
12-13-126-031	01 Revalue	\$541,415	\$499,000	\$42,415
12-13-126-032	01 Revalue	\$50,678	\$46,708	\$3,970
12-14-152-003	01 Revalue	\$75,247	\$69,352	\$5,895
12-16-301-001	01 Revalue	\$3,355,897	\$3,092,993	\$262,904
12-16-301-002	01 Revalue	\$158,227	\$145,831	\$12,396
12-17-202-013	01 Revalue	\$165,337	\$152,384	\$12,953
12-17-226-005	01 Revalue	\$377,648	\$348,062	\$29,586
12-17-425-003	01 Revalue	\$542,446	\$499,950	\$42,496
12-20-230-029	01 Revalue	\$530,151	\$488,618	\$41,533

MOTION: Accept the Requests for Assessments Corrections as presented (Madzierek/Konstans); passed unanimously.

6. Request for Certificate of Error:

<u>PIN</u>	<u>Reason</u>	<u>Current EAV</u>	<u>Proposed EAV</u>	<u>Reduction</u>
12-03-479-004	Square Footage Change	\$187,456	\$162,503	\$24,953

MOTION: Accept the Request for Certificate of Error as presented (Sullivan/Konstans); passed unanimously.

7. Additional Business

There was no additional business.

8. Public Comment on Non-Agenda Items

There was no public comment on non- agenda items.

9. Recess until October 6, 2025 at 1:00 p.m.

MOTION: Recess the 2025 Session of the Kane County Board of Review until October 6, 2025 at 1:00 p.m. (Sullivan/Konstans). Passed unanimously. The meeting recessed at 9:55 a.m.