

# 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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<https://Assessments.KaneCountyIL.gov>

**2026 Session of the Board of Review**  
**Meeting Minutes for February 9, 2026 @ 9:05 a.m.**  
**Kane County Board of Review Hearing Room A**  
**719 Batavia Avenue, Building C • Geneva, Illinois 60134**

**1. Call to order**

Acting Chairman Sullivan called the meeting to order at 9:05 a.m.  
Members physically present: Sullivan, Konstans, Madziarek.  
Members virtually present: None.  
Members absent: None.  
Others present: Clerk Armstrong, Deputy Clerk Angie Martin.

**2. Election of a Chairman for the 2026 Session**

MOTION: Elect Timothy J. Sullivan, MAI, SRA as Chairman of the Kane County Board of Review for the 2026 Session (Konstans/Madziarek); passed unanimously.

**3. Public comment on agenda items**

There was no public comment on agenda items.

**4. 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 9, 2026 at 9:05 a.m.
- Monday, March 9, 2026 at 9:00 a.m.
- Friday, April 10, 2026 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 13, 2026 at 9:00 a.m.
- Monday, May 11, 2026 at 9:00 a.m.
- Monday, June 8, 2026 at 9:00 a.m.
- Monday, July 13, 2026 at 9:00 a.m.
- Monday, August 10, 2026 at 9:00 a.m.
- Monday, September 14, 2026 at 8:30 a.m.
- Monday, October 5, 2026 at 8:30 a.m.
- Monday, November 9, 2026 at 8:30 a.m.
- Monday, December 14, 2026 at 8:30 a.m.
- Monday, January 12, 2027 at 8:30 a.m.
- Monday, February 8, 2027 at 9:00 a.m.
- Monday, March 8, 2027 at 9:00 a.m.

MOTION: Certify the Annual Meeting Schedule for the 2026 session as presented (Sullivan/Konstans); passed unanimously.

**5. Adoption of Rules and Procedures for the 2025 session**

Clerk Armstrong reviewed the proposed rules and procedures for the 2026 session, including structural changes to non-homestead exemption hearings to permit hearings by single hearing officers. The Board changes to ensure that applicants fulling understand at affidavits of use must be notarized. MOTION: Approve the draft as presented except for changes to ensure that applicants fulling understand at affidavits of use must be notarized (Konstans/Sullivan); passed unanimously.

- 6. Additional Business** Clerk Armstrong noted that web-based forms were under development due to new federal regulations regarding accessibility of government web sites, and the Board would review them as soon as they were ready. Board members also requested additional complaint forms be created by replacing the single “commercial/industrial” complaint form with new complaint forms for commercial properties, industrial properties, and apartment properties.

- 7. Public comment on non-agenda items** There was no public comment on non-agenda items.

- 8. Recess the 2026 Session of the Kane County Board of Review until March 9, 2026 at 9:00 a.m.** MOTION: Recess the 2026 Session of the Kane County Board of Review until March 9, 2026 at 9:00 a.m. (Sullivan/Konstans); passed unanimously. The meeting recessed at 10:05 a.m.