



**FINAL ADMINISTRATIVE DECISION  
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Boreas LLC  
DOCKET NO.: 21-05561.001-C-3 through 21-05561.039-C-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Boreas LLC, the appellant, by attorney Patrick J. McNerney, of Mayer Brown LLP in Chicago; the Kane County Board of Review; the City of Aurora, and East Aurora S.D. #131, and West Aurora S.D. #129, intervenors, by attorney Brittany Theis of Whitt Law LLC in Aurora.

Prior to the hearing the parties reached an agreement as to the correct assessment of the subject property. This assessment agreement was presented to and considered by the Property Tax Appeal Board.

After reviewing the record and considering the evidence submitted, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this **Kane** County appeal. The Property Tax Appeal Board further finds that the agreement of the parties is proper, and the correct assessed valuation of the property is:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
21-05561.001-C-3	15-15-328-031	5,373	18,615	\$23,988
21-05561.002-C-3	15-15-480-004	6,996	38,149	\$45,145
21-05561.003-C-3	15-16-101-008	12,077	26,400	\$38,477
21-05561.004-C-3	15-16-129-016	8,424	33,523	\$41,947
21-05561.005-C-3	15-16-154-008	6,320	26,040	\$32,360
21-05561.006-C-3	15-16-178-008	7,371	26,188	\$33,559
21-05561.007-C-3	15-16-230-003	7,371	32,795	\$40,166
21-05561.008-C-3	15-16-255-024	10,064	31,477	\$41,541
21-05561.009-C-3	15-16-276-002	7,371	28,004	\$35,375
21-05561.010-C-3	15-16-282-014	10,064	25,032	\$35,096
21-05561.011-C-3	15-16-428-004	6,038	24,981	\$31,019
21-05561.012-C-3	15-18-107-013	5,825	29,102	\$34,927
21-05561.013-C-3	15-18-427-027	10,064	32,205	\$42,269
21-05561.014-C-3	15-18-431-016	10,064	33,755	\$43,819
21-05561.015-C-3	15-18-432-034	10,064	31,353	\$41,417
21-05561.016-C-3	15-20-101-022	10,532	34,874	\$45,406
21-05561.017-C-3	15-20-234-010	8,254	45,379	\$53,633
21-05561.018-C-3	15-20-481-013	9,909	36,454	\$46,363
21-05561.019-C-3	15-21-151-022	7,821	31,563	\$39,384
21-05561.020-C-3	15-21-177-006	7,606	30,922	\$38,528

21-05561.021-C-3	15-23-152-004	4,733	23,355	\$28,088
21-05561.022-C-3	15-23-352-037	4,906	34,827	\$39,733
21-05561.023-C-3	15-23-376-001	5,177	25,758	\$30,935
21-05561.024-C-3	15-23-405-007	5,537	19,406	\$24,943
21-05561.025-C-3	15-26-179-029	3,894	26,548	\$30,442
21-05561.026-C-3	15-26-202-046	4,781	22,069	\$26,850
21-05561.027-C-3	15-27-105-001	3,490	15,394	\$18,884
21-05561.028-C-3	15-27-235-016	2,838	21,696	\$24,534
21-05561.029-C-3	15-27-255-031	3,148	26,969	\$30,117
21-05561.030-C-3	15-27-354-008	4,002	31,751	\$35,753
21-05561.031-C-3	15-27-354-015	4,285	28,593	\$32,878
21-05561.032-C-3	15-27-407-011	4,375	41,472	\$45,847
21-05561.033-C-3	15-27-401-052	4,921	33,746	\$38,667
21-05561.034-C-3	15-27-429-003	7,565	36,352	\$43,917
21-05561.035-C-3	15-28-127-003	3,045	18,458	\$21,503
21-05561.036-C-3	15-28-276-014	4,974	20,031	\$25,005
21-05561.037-C-3	15-29-228-020	4,211	35,999	\$40,210
21-05561.038-C-3	15-34-154-013	7,828	36,155	\$43,983
21-05561.039-C-3	15-34-178-012	5,688	27,605	\$33,293

Subject only to the State multiplier as applicable.

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This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: September 20, 2022



Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Boreas LLC, by attorney:  
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71 South Wacker Drive  
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COUNTY

Kane County Board of Review  
Kane County Government Center  
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Geneva, IL 60134

INTERVENOR

City of Aurora, by attorney:  
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70 S. Constitution Drive  
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East Aurora S.D. #131, by attorney:  
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