

# DEKALB COUNTY BOARD OF REVIEW

## DeKalb County Administration Building

110 E. Sycamore Street

Sycamore, IL 60178

(815) 895-7120 / FAX: (815) 895-1684



## Meeting Minutes of the Board of Review Administration Building – Conference Room East Wednesday, June 10, 2020 at 9:00 am

**Those in attendance:** John Guio, Bob Merriman and Dan Cribben, Members; Michelle Christensen, Interim Clerk; attorneys Pat Cullerton and Scott Nemanich; and Beth Rogers appellant.

**I. Call to order:** Meeting called to order at 9:10 am.

**II. Roll call:** All present. The reappointment of Board of Review Chairman, has been delayed due to covid-19. BOR Chairman reappointment is on the June 17, 2020 County Board Meeting Agenda. Per State statute 35 ILCS 200/6-5 the chairman is appointed to serve a 2-year term commencing on June 1 of year appointment and until their successors are appointed and qualified.

**III. Approval of minutes from last meeting:** Bob made a motion to approve March 26, 2020 minutes. Dan seconded motion. All in favor, motion passed.

**IV. Public Comments:** None

### **V. Non-Homestead Exemption Telephone Hearings**

- a. Kishwaukee Wellness Center – 9:30 am:** Atty Pat Cullerton attended for the appellant as well as Atty Nemanich on behalf of the DCUSD 428. Atty Cullerton explained the area in question for exemption totals 28,306 sqft of the building's entirety, which houses physician offices and a common waiting area. This space encompasses 28.2% of the building's total square footage. Kishwaukee Hospital took occupancy in October 2018 and are asking that the exemption begin Jan 2019. Atty Nemanich asked if known the tax dollar amount that would be lost due to granting this exemption. Atty Cullerton stated it would be approximately \$149,640 per year based on current figures. Dan made a motion to recommend approval for the proposal of 28.2% exemption for the building based on patient care use for 2019 and onward. Bob seconds motion. All in favor, motion passed.
- b. Educational Media Foundation – 10:30 am:** Beth Rogers attended as appellant representative as well as Atty Nemanich on behalf of the DCUSD 428. Ms. Rogers explained the use of the tower to be for Christian Non-Profit Radio station providing Christian music and has no political influences. They have approximately 1,000 stations around the country. It was asked by Board Member if any portion is leased to others, to which appellant answered no. Dan made a motion to recommend approval of the exemption for 2019 and forward. Bob seconded motion. All in favor, motioned passed. Telephone conference ended. A final look was given to the application to which two leases were discovered. Two attempts were made to reach the appellant to no avail. The Board requested a follow up hearing be scheduled in light of new information. Notice of hearing for July 8, 2020 will be sent to all parties involved.

**Next meeting dates:** July 8, 2020 at 9:00 am  
Aug 12, 2020 at 9:00 am

*Meeting dates subject to change per discretion of Board*

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## VI. Work Load:

- a. **Review to Approve / Deny Disabled Person Exemptions (HEPD):** Board reviewed and approved 1 new HEPD application and 20 renewal HEPD applications per attached list.
- b. **Review to Approve / Deny Disabled Veteran Exemptions (SHEDV):** Board reviewed and approved 2 new SHEDV application and 11 renewal SHEDV applications per attached list.
- c. **Review to Approve / Deny Senior Exemptions (HE):** Board reviewed and approved 21 new HE applications per attached list.
- d. **Review to for Recommendation for Non-Homestead Exemptions:** None
- e. **Review of, Prepare and Make a Recommendation for PTAB Appeals:** Board reviewed three PTAB decisions for dockets 17-05332 Hong YU, 17-04962 Walgreens and 18-03603 Walgreens. A stipulation was submitted to attorney for 18-05431 Spirit Master Funding III LLC, with no response received as of yet.

**VII. Other Business:** The CCA Office received tax payer letter requesting review of property prices and taxes. Board requested that the information received be sent to the DeKalb Township Assessor and to respond to tax payer with the appeal process. Board discussed continuation of meeting in the conference room east to allow for public attendance and social distancing.

**VIII. Adjournment:** Dan moved to adjourn; Bob seconded. All in favor, so moved. Meeting adjourned at 11:05 am.

Respectfully,

A handwritten signature in cursive script that reads "Michelle Christensen".

Michelle Christensen, Interim Clerk  
DeKalb County Board of Review

Next meeting dates: July 8, 2020 at 9:00 am  
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June 10, 2020

2020 HOMESTEAD EXEMPTIONS

PARCEL	LAST NAME	HEPD	SHEDV	HE	APPROVED	DENIED	NOTES
01-19-326-006	SOMORA	1			✓		
01-19-336-001	JARKA	1			✓		
01-26-177-025	DUNCAN	1			✓		
02-27-203-009	FLORES	1			✓		
06-32-226-008	BUTE	1			✓		
08-11-453-017	SAWYER	1			✓		
08-14-378-012	STERN	1			✓		
08-14-457-005	SCOTT	1			✓		
08-15-334-001	FARRIS	1			✓		
08-26-126-004	GREENAWAY	1			✓		
08-26-303-013	JONES	1			✓		
08-28-202-004	ROBARTS JR	1			✓		
08-34-226-002	DAVISON	1			✓		
09-05-251-008	BOLT	1			✓		
09-05-378-013	WORLEY	1			✓		
09-16-100-017	MARSH	1			✓		
09-36-255-010	WOLLTER	1			✓		
10-03-300-001	CURTS	1			✓		
12-10-200-002	ELSHOFF	1			✓		
14-15-252-018	MARTINEZ	1			✓		
19-25-355-004	BAIN	1			✓		
01-26-476-015	OLSEN		1		✓		
02-22-355-007	MCCORMICK		1		✓		
02-22-359-001	FARRINGTON		1		✓		
06-28-181-014	LARSEN		1		✓		
06-28-329-027	ARNOLD		1		✓		
07-26-200-002	PHELPS		1		✓		
08-03-476-027	REILLY		1		✓		
08-09-401-009	MORRIS		1		✓		
08-12-109-008	CARLS		1		✓		
08-26-301-007	CUTSHAW		1		✓		
08-27-203-001	DAVIS		1		✓		
09-20-276-023	JAY		1		✓		
19-25-176-002	STEINER		1		✓		
01-26-254-007	BOEHMER			1	✓		
01-26-426-006	DURHAM			1	✓		
02-16-426-007	SADOSKI			1	✓		
02-36-276-003	CLEVELAND			1	✓		
06-21-377-045	KING			1	✓		
06-21-456-019	MAHER			1	✓		
06-28-353-021	OBRIEN			1	✓		
06-30-280-014	HUDSON			1	✓		
06-33-353-009	LUBY			1	✓		
07-23-306-003	LARSON			1	✓		
08-01-356-026	BEKIROVIK			1	✓		
08-02-325-021	NELSON, R			1	✓		
08-11-454-001	VOGEL			1	✓		
08-12-102-003	NELSON, M			1	✓		
08-14-130-011	PERKINS			1	✓		
08-34-476-005	BECKER			1	✓		
09-06-176-107	WALKER			1	✓		
09-06-233-004	PETERSON			1	✓		
13-06-330-007	KOEHLING			1	✓		
14-12-200-009	HASEMAN			1	✓		
15-15-279-001	DIENHART			1	✓		
TOTALS		21	13	21			
GRAND TOTAL					55		

	NEW	RENEW	DENIED
HEPD:	1	20	
SHEDV:	2	18	
RVHE:	0		
HE:	21		
TOTALS:	24	38	

DATE REVIEWED: 06/10/2020  
 BOARD MEMBERS: John G. Lewis  
Robert McNamee  
Dan Cribben

TOTAL REVIEWED: 55