

# DEKALB COUNTY BOARD OF REVIEW

DeKalb County Administration Building

110 E. Sycamore Street

Sycamore, IL 60178

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



## Meeting Minutes of the Board of Review Administration Building – Conference Room East Wednesday, July 8, 2020 at 9:00 am

**Those in attendance:** Bob Merriman, Dan Cribben, and Ryan Cardinali, Members; Michelle Christensen, Interim Clerk; attorney Scott Nemanich; and Beth Rogers appellant.

**I. Call to order:** Meeting called to order at 9:00 am.

**II. Roll call:** All present.

**III. Approval of minutes from last meeting:** Bob made a motion to approve June 10, 2020 minutes. Dan seconded motion. All in favor, motion passed.

**IV. Chairman Nomination and Vote:** Dan made a nomination of Bob Merriman for chairman. The floor was open for discussion and no other nominations were made. Bob accepted the nomination and a vote ensued. By a unanimous vote, Bob Merriman is new Board of Review Chairman.

**V. Public Comments:** None

### **VI. Non-Homestead Exemption Hearing**

**a. Educational Media Foundation – 11-10-200-006 - 10:00 am:** Hearing was conducted as a telephone hearing and began at 10:02 am. Scott Nemanich attended on behalf of the DCUSD 428. Beth Rogers attended as appellant representative. Beth joined the meeting late beginning at 10:28 am. This is a rescheduled hearing to discuss the two tower leases and how much is used for a religious purpose. Ms. Rogers went over the leases and the monies received. It was asked if any portion of income received goes to pay foundation back, to which it was stated no. Through discussion, attendees tried to determine how much or what percentage is used as a religious purpose as it was not clear from application submitted. Ms. Rogers stated that they do have paperwork from the IRS with a percentage of religious use listed in regards to their finances. BOR Member Cribben made a recommendation of a partial exemption letting IDOR determine portion of religious use. After further discussion and application review, BOR Member Cardinali made a recommendation to have the appellant resubmit the application as the leases submitted seemed to be outdated and contents could be condensed to present a clearer picture of use. All were in agreement to allow the appellant a 30-day window to resubmit the application and schedule another hearing once received. Hearing adjourned at 10:50 am.

### **VII. Work Load:**

- a. Review to Approve / Deny Disabled Person Exemptions (HEPD):** Board reviewed and approved 1 new HEPD application and 59 renewal HEPD applications per attached list.
- b. Review to Approve / Deny Disabled Veteran Exemptions (SHEDV):** Board reviewed and approved 5 new SHEDV applications and 50 renewal SHEDV applications per attached list.
- c. Review to Approve / Deny Senior Exemptions (HE):** Board reviewed and approved 17 new HE applications per attached list.

**Next meeting dates:** Aug 12, 2020 at 1:00 pm  
Sept 9, 2020 Time TBD

*Meeting dates and times subject to change per discretion of Board*

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- d. **Review to Approve / Deny Model Home Exemption:** This was tabled to next meeting as application signature was not notarized.
- e. **Review for Recommendation to IDOR for Pollution Control:** Board reviewed and approved 2 applications for pollution control on parcels 04-30-200-009 and 11-11-200-004.
- f. **Review to Approve / Deny Certificate of Errors (CofE):** Board reviewed and approved CofE's numbered 257 -332.
- g. **Review to for Recommendation for Non-Homestead Exemptions:** None
- h. **Review of, Prepare and Make a Recommendation for PTAB Appeals:** All PTAB files will be saved into the Board of Review Share File for member review prior to meetings and will include the BOR appeal files, member notes and final decisions.

**2018 PTAB Docket 18-05379**, Morrow. Board reviewed appellant rebuttal, feels BOR evidence submitted is valid with no need to submit anything further. Will let PTAB make decision on evidence submit by all.

**2018 PTAB Docket 18-04027**, 355 State ST STES LLC. Board reviewed appraisal submitted by Intervenor and does not feel it is valid. However so, has requested a stipulation be offered due to appraisal submitted and the 2019 BOR Appeal reduction granted.

**2019 PTAB Docket 19-01731**, Walgreens. Board reviewed appeal and will gather evidence to submit to PTAB to include recent sale information.

**2019 PTAB Docket 19-01726**, Northland Plaza. Board reviewed appeal and appraisal submitted. Board feels appraisal is solid and recommends a stipulation based on such.

**2019 PTAB Docket 19-19-01871**, Highland Park CVS LLC. Board reviewed file and will gather evidence to submit to PTAB for next meeting.

**VIII. Other Business:** A suggestion with discussion of making BOR Appeal process electronic. This will be brought to Interim CCAO for further discussion at next meeting. BOR Rules will be emailed to members for changes to be brought to next meeting. Board was informed that there will be no double appeal hearings scheduled this year due to only one alternate board member and staff shortage. Need dates for time off for future scheduling. Board discussed meeting time change to fit all members' schedules. As a trial, next meeting will begin at 1:00 pm.

**IX. Adjournment:** Dan moved to adjourn; Bob seconded. All in favor, so moved. Meeting adjourned at 1:10 pm.

Respectfully,

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

Michelle Christensen, Interim Clerk  
DeKalb County Board of Review

**Next meeting dates:** Aug 12, 2020 at 1:00 pm  
Sept 9, 2020 Time TBD

*Meeting dates and times subject to change per discretion of Board*

July 8, 2020

2020 HOMESTEAD EXEMPTIONS

01-26-209-003	BOXER	1				
02-25-224-015	FUDALA	1				
02-27-203-013	LOPEZ	1				
02-36-202-005	VANSON	1				
03-19-461-005	JOHNSON	1				
03-20-353-004	RUTKOWSKI	1				
03-20-357-017	HARTZELL	1				
03-29-106-009	WALITZER	1				
03-30-103-039	WINNER	1				
03-30-233-013	SWINSON	1				
03-30-351-034	PEABODY	1				
04-24-429-011	COOLEY	1				
06-06-229-006	FISCH	1				
06-20-100-010	FINN	1				
06-21-425-007	ELLSWORTH	1				
06-30-229-013	MCCARTHY	1				
06-30-251-034	NOWAK	1				
06-32-309-008	MENDEZ JR	1				
06-32-333-006	DREYER	1				
07-23-129-009	FRYE	1				
07-23-312-005	HACKBARTH	1				
08-01-417-010	DAMIAN	1				
08-02-301-002	BRANCH	1				
08-13-180-028	CHAPKO	1				
08-13-305-010	MARTIN	1				
08-13-307-016	MYERS	1				
08-13-356-011	DIETZEL	1				
08-14-105-007	JACOBS	1				
08-14-127-003	KING	1				
08-14-130-014	DEVITT	1				
08-22-435-004	KUNA	1				
08-22-452-006	MCCASLIN	1				
08-22-453-014	MAGALLANES	1				
08-23-178-010	HERENDEEN	1				
08-23-208-014	NELSON	1				
08-23-458-024	SIEGLINGER	1				
08-27-104-015	PETERSON	1				
08-27-127-009	MILLER	1				
08-27-403-005	ALAFOGIANIS	1				
08-28-250-014	JONES, P	1				
08-34-476-002	DAVENPORT	1				
09-05-101-014	LUXTON	1				
09-06-183-064	WILSON	1				
09-06-276-008	CLINTON	1				
09-08-126-012	GOLEAS	1				
09-17-378-012	CALLISON	1				
09-20-102-130	BEDSOLE	1				
09-20-276-021	ZIEMBA	1				
09-20-332-010	BEHAROVIC	1				
09-20-380-007	SCHRAMER	1				
09-29-132-011	FILIPPIN	1				
11-21-400-003	MAXAM	1				
13-06-330-001	GOCHEC	1				
15-01-300-005	LYNCH SR	1				
15-16-276-003	LANG	1				

18-32-453-018	LUNT	1			✓	
18-33-302-034	DARABAN	1			✓	
19-25-326-017	MEIER	1			✓	
19-35-278-007	DAY	1			✓	
01-06-400-013	MANDALA		1		✓	
01-08-300-013	MCGUIRE		1		✓	
01-14-400-004	FITZGERALD		1		✓	
01-26-127-005	WITHERS		1		✓	
01-26-258-009	NICHOLSON		1		✓	
01-26-478-014	SANDERS		1		✓	
02-16-376-002	GRAHAM		1		✓	
03-19-332-003	DAILEY		1		✓	
04-34-300-001	VERSLUYS		1		✓	
06-05-127-004	DAVIS		1		✓	
06-18-376-001	WOJEIK		1		✓	
06-19-451-010	GONZALEZ		1		✓	
06-28-301-086	JEWITT		1		✓	
06-30-251-003	GAUTCHER		1		✓	
06-32-129-026	CLIFFE		1		✓	
06-32-309-015	COVERT		1		✓	
07-22-472-012	VERA		1		✓	
07-23-135-002	WILSON, L		1		✓	
07-23-155-004	LARSEN		1		✓	
08-01-251-036	TEMIQUEL		1		✓	
08-03-427-008	MISKEWITCH		1		✓	
08-14-452-023	LOFTHOUSE		1		✓	
08-15-377-022	HEWES		1		✓	
08-22-327-014	SWEET		1		✓	
08-22-402-004	SILVER		1		✓	
08-23-177-012	EBERT		1		✓	
08-23-207-001	QUIMBY JR		1		✓	
08-27-276-011	MCCAULEY		1		✓	
09-05-129-010	GRIFFS		1		✓	HOUSE & GARAGE, SEPARATE PINS
06-32-384-026						
09-05-252-011	LOFTUS		1		✓	
09-05-451-013	<b>WARNER</b>		1		✓	
09-06-201-063	POLLY		1		✓	
09-24-300-004	EKSTROM		1		✓	
09-28-356-025	FOX		1		✓	
09-29-255-018	LITTELJOHN		1		✓	
09-36-253-008	<b>CUNNINGHAM</b>		1		✓	PRO-RATE 8 MOS
11-23-200-007	PORCH		1		✓	
12-09-300-001	<b>SAWAYER</b>		1		✓	PRO-RATE 6 MOS
13-15-176-037	DEWITZ		1		✓	
14-15-181-012	LOPEZ IV		1		✓	
14-24-200-005	MCDONALD		1		✓	
15-14-103-005	ALLEN, RONALD		1		✓	
15-14-185-006	YOUNGMARK		1		✓	
15-15-280-007	WARREN		1		✓	Rating increase - PR 50% 10 mos PR 30% - 2 mos
18-27-351-013	SHOUSE		1		✓	
18-33-100-022	<b>JENNINGS</b>		1		✓	PRO-RATE 9 MOS
19-25-229-012	BROWNING		1		✓	
19-25-277-053	ALLEN, LAWRENCE		1		✓	
19-25-326-041	MOSHER		1		✓	
19-25-352-016	MORGAN		1		✓	
19-26-201-007	MOLINO		1		✓	

19-26-280-002	ALLEN, LARRY		1		✓	
19-26-401-023	BISH		1		✓	PRO-RATE 10 MOS
19-26-432-014	KOLB		1		✓	
19-36-303-033	CHMIELEWSKI		1		✓	
06-21-427-010	JOHNSON, JOANNE		1		✓	
06-21-456-019	MAHER		1		✓	
06-21-458-050	BASTIAN		1		✓	
06-29-206-008	HJELMBERG		1		✓	
06-31-367-055	MUSZYNSKY		1		✓	
08-01-359-012	MCKEE		1		✓	
08-11-403-003	HANSON		1		✓	COUNTY ADMINISTRATOR
08-13-180-046	DUEZ		1		✓	
08-13-356-011	DIETZEL		1		✓	
08-15-282-005	DAY		1		✓	
08-23-361-008	WILCOX		1		✓	
08-27-117-013	DANEKAS		1		✓	
09-04-354-008	FARLEY		1		✓	
09-05-405-014	JACOB		1		✓	
09-20-153-001	LEPRICH		1		✓	
09-20-376-014	SELDAL		1		✓	
19-11-300-018	ORR		1		✓	
<b>TOTALS</b>		<b>60</b>	<b>55</b>	<b>17</b>		
				<b>GRAND TOTAL</b>	<b>132</b>	

	<u>NEW</u>	<u>RENEW</u>	<u>DENIED</u>
HEPD:	1	59	
SHEDV:	5	50	
RVHE:	0	0	
HE:	17		
<b>TOTALS:</b>	<b>23</b>	<b>109</b>	

DATE REVIEWED:

*7/8/2020*

BOARD MEMBERS:

*Robert M...*

*Don Bibb...*

*Ryan O'Conrad...*

TOTAL REVIEWED: 132