

# 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

Chief County Assessment Office

Administration Building – 4<sup>th</sup> Floor

Sycamore, Illinois

Tuesday, January 5, 2021 at 9:00 A.M.

**DUE TO COVID-19, this Meeting will was held as a Virtual Public Meeting. All appeals were schedule as a mixture of teleconference and virtual hearings.**

**Those in attendance:** Dan Cribben, John Linderoth, and Brian Rosenow Members; Bridget Nodurft, Interim CCAO, Michelle Christensen, Interim Clerk; appellants and counsel.

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

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

**III. Review Agenda for Approval / Amendment:** John moved to approve as is. Brian 2<sup>nd</sup> motion. All in favor, motion passed.

**IV. Approval of minutes from last meeting:** John moved to approve Dec 29, 2020 minutes. Brian 2<sup>nd</sup> motion. All in favor. Motion passed.

**V. Public Comments:** None

**VI. 2020 Board of Review Mixed Hearings:** Board heard and made a decision on 10 appeals filed as a mixture of teleconference and virtual hearings. See attached list.

**VII. Other Business:** None

**VIII. Adjournment:** John moved to adjourn; Brian seconded. All in favor, so moved. Meeting adjourned at 1:00 pm.

Respectfully,

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

Michelle Christensen, Interim Clerk

DeKalb County Board of Review

**Future meeting dates:** January 6, 2021 at 9:00 am      January 7, 2021 at 9:00 am      January 13, 2021 at 9:00 am

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

**MIXED HEARINGS**

Hearing Room: BOARD OF REVIEW ROOM  
 Hearing Date: 1/5/21

**DeKalb County  
 Board of Review Schedule**

Assessment Year: 2020  
 Page 1 of 2

Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
<b>9:05 AM</b>	<b>2020-BRC-0019</b> TELEPHONE	0040 02-22-307-023	Over Assessed	RISSMANN BARBARA J TRUST 1	In Attendance	\$ 7,224 - land \$21,771 - bldg \$28,995 total EAV Reduced, Assessor Evidence 1 - year only
<b>9:25 AM</b>	<b>2020-BRC-0035</b> TELEPHONE	0040 02-22-352-008	Over Assessed	FIRST MIDWEST BANK TRUST 9389	Appellant did not attend	\$ 7,224 - land \$34,015 - bldg \$41,239 total EAV Confirm Assessment, lack of evidence
<b>9:35 AM</b>	<b>2020-BRC-0034</b> TELEPHONE	0040 09-29-134-017	Over Assessed	FIRST MIDWEST BANK TRUST 9389	Appellant did not attend Assessor, Melody Birdsell attended	\$14,379 - land \$16,325 - bldg \$30,704 total EAV Confirm Assessment, lack of evidence
<b>9:45 AM</b>	<b>2020-BRC-0083</b> TELEPHONE	0060 08-12-451-015	Over Assessed	B33 NORTHLAND PLAZA LLC	Atty, Michael Hoffman attended	See attached for breakdown
	<b>2020-BRC-0083</b>	0050 08-12-451-016	Over Assessed	B33 NORTHLAND PLAZA LLC	LISTON & TSANTILIS PC KLEIN, THORPE & JENKINS LTD <sup>428</sup>	CARPENTER CYNTHIA - SCHOOL DISTRICT Atty, Scott Nemanich attended
	<b>2020-BRC-0083</b>	0050 08-12-451-017	Over Assessed	B33 NORTHLAND PLAZA LLC	LISTON & TSANTILIS PC KLEIN, THORPE & JENKINS LTD <sup>428</sup>	CARPENTER CYNTHIA - SCHOOL DISTRICT
	<b>2020-BRC-0083</b>	0060 08-12-451-004	Over Assessed	B33 NORTHLAND PLAZA LLC	LISTON & TSANTILIS PC KLEIN, THORPE & JENKINS LTD <sup>428</sup>	CARPENTER CYNTHIA - SCHOOL DISTRICT
	<b>2020-BRC-0083</b>	0050 08-12-451-007	Over Assessed	B33 NORTHLAND PLAZA LLC	LISTON & TSANTILIS PC KLEIN, THORPE & JENKINS LTD <sup>428</sup>	CARPENTER CYNTHIA - SCHOOL DISTRICT
	<b>2020-BRC-0083</b>	0050 08-12-451-006	Over Assessed	B33 NORTHLAND PLAZA LLC	LISTON & TSANTILIS PC KLEIN, THORPE & JENKINS LTD <sup>428</sup>	CARPENTER CYNTHIA - SCHOOL DISTRICT
<b>10:35 AM</b>	<b>2020-BRC-0052</b> VIRTUAL	0040 09-36-251-003	Over Assessed	HUMM LORI B HUMM MATTHEW A - In Attendance HUMM MATTHEW A & LORI B	Assessor, Melody Birdsell attended	\$ 5,798 - land \$88,144 - bldg \$93,942 total EAV Confirm Assessment
<b>10:55 AM</b>	<b>2020-BRC-0063</b> VIRTUAL	0040 01-25-151-006	Over Assessed	SCHREUR CHARLES - In Attendance	Assessor, Pauline Ruchti attended	\$10,333 - land \$14,280 - bldg \$24,613 total EAV Reduced, Comps with adjustments
<b>11:15 AM</b>	<b>2020-BRC-0119</b> VIRTUAL	0060 08-13-276-009	Over Assessed	GKC THEATERS MARKET SQUARE GKC THEATRES INC MARKET SQUARE	MAYER BROWN LLP KLEIN, THORPE & JENKINS LTD <sup>428</sup> Appellant did not attend	Atty, Lester McCarroll III attended Confirm Assessment - 1 - year only

**MIXED HEARINGS**

Hearing Room: BOARD OF REVIEW ROOM  
 Hearing Date: 1/5/21

DeKalb County  
 Board of Review Schedule

Assessment Year: 2020  
 Page 2 of 2

Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
11:50 AM						
	<b>2020-BRC-0120</b>	0060	Over Assessed	OAKLAND PLACE LLC	<b>Atty, HUMPHREY CHRIS Attended</b>	<b>Reduced, Comp sales wti h adjustments / Brian Abstained</b>
	<b>VIRTUAL</b>	08-12-401-015	<b>Mike Carpenter attended</b>	ALDI INCORPORATED #46	KLEIN, THORPE & JENKINS LTD <sup>428</sup>	<b>Atty, Scott Nemanich attended</b>
12:15 PM						
	<b>2020-BRC-0121</b>	0060	Over Assessed	OAKLAND PLACE LLC	<b>Atty, HUMPHREY CHRIS Attended</b>	<b>Confirm bldg value, reduced land 1 - year only / Brian Abstained</b>
	<b>VIRTUAL</b>	08-12-401-014		<b>Mike Carpenter attended</b>	KLEIN, THORPE & JENKINS LTD <sup>428</sup>	<b>Atty, Scott Nemanich attended</b>
12:45 PM						
	<b>2020-BRC-0122</b>	0060	Over Assessed	BETHMED LLC	<b>Atty, HUMPHREY CHRIS attended</b>	<b>Reduced due to condition</b>
	<b>VIRTUAL</b>	08-16-276-002				<b>1 - year only</b>
					\$46,248 - land	
					\$ 1 - bldg	
					<u>-----</u>	<b>Brian Abstained</b>
					\$46,249 total EAV	

**DEKALB COUNTY  
BOARD OF REVIEW SCHEDULE**

**HEARING ROOM: BOARD OF REVIEW ROOM  
HEARING DATE: 01/05/2021**

**ASSESSMENT YEAR: 2020  
PAGE 3, Attachment**

**9:45 am**

**2020-BRC-0083 TELEPHONE HEARING**

Parcel numbers have changed since original filing of appeal by B33 NORTHLAND PLAZA LLC regarding parcels 08-12-451-015, 08-12-451-016, 08-12-451-017, 08-12-451-004, 08-12-451-007, and 08-12-451-006. Listed below are the new parcel numbers and the 2020 Board of Review final decision regarding appeal filed.

<u>Parent Parcel Number</u>	<u>Child Parcel Number</u>	<u>Land</u>	<u>Building</u>	<u>Total EAV</u>
08-12-451-015	08-12-451-019	\$ 790,732	\$2,708,352	\$3,499,084
	08-12-451-021	\$ 74,030	\$ 188,742	\$ 262,772
	08-12-451-022	\$ 75,881	\$ 108,509	\$ 184,390
	08-12-451-025	\$ 48,582	\$ 161,094	\$ 209,676
	08-12-451-026	\$ 24,060	\$ 72,612	\$ 96,672
08-12-451-015 & 016	08-12-451-027	\$ 45,993	\$ 0	\$ 45,993
	08-12-451-028	\$ 109,823	\$ 0	\$ 109,823
08-12-451-004	08-12-451-024	\$ 140,799	\$ 75,579	\$ 216,378
08-12-451-007	REMAINS SAME	\$ 528	\$ 0	\$ 528
08-12-451-006	08-12-451-023	\$ 528	\$ 0	\$ 528
	<b>GRAND TOTALS</b>	----- \$1,310,956	----- \$3,314,888	----- \$4,625,844

**FINAL DECISION:** Reduced, 2019 stipulation with multiplier. Confirm Assessor adjustment.