

# 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

Wednesday, January 6, 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 Jan 4, 2021 minutes. Dan 2<sup>nd</sup> motion with Brian as abstained. Both members in favor. Motion passed.

**V. Public Comments:** None

**VI. 2020 Board of Review Mixed Hearings:** Board heard and made a decision on 9 out of 10 mixed appeals filed. Brian made motion for continuation, 2<sup>nd</sup> by Dan on docket 2020-BRC-0118 to January 13, 2021 at 11:00am. All in favor, motion passed. See attached list.

**VII. Review to Approve / Deny Mapping Changes:** John moved to approve 2 mapping changes submitted. Brian 2<sup>nd</sup> motion. All in favor, motioned passed.

**VIII. Other Business:** Bridget shared that Robin Brunschon announced retirement ending January 2021.

**IX. Adjournment:** John moved to adjourn; Brian 2<sup>nd</sup> motion. All in favor, so moved. Meeting adjourned at 1:45 pm.

Respectfully,

Michelle Christensen, Interim Clerk

DeKalb County Board of Review

**Future meeting dates:** 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: 1/6/21

**DeKalb County  
 Board of Review Schedule**

Assessment Year: 2020  
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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
<b>9:05 AM</b>	<b>2020-BRC-0039</b> TELEPHONE	0040 06-21-179-027	Over Assessed	Appellant did not attend MATAITIS ALESSANDRA E MATAITIS JOHN E	\$10,071 - land \$86,455 - bldg \$96,526 total EAV	Reduced, Assessor Evidence
<b>9:25 AM</b>	<b>2020-BRC-0066</b> VIRTUAL	0080 19-25-476-014	Over Assessed	GORD JAMES F In attendance	Atty did not attend DOHERTY MARK P	\$ 36,417 - land \$361,190 - bldg \$397,607 total EAV Reduced, Bldg cost with adjustments
<b>9:55 AM</b>	<b>2020-BRC-0067</b> VIRTUAL	0060 08-24-128-026	Over Assessed	Don Hawkins attended COMPETITIVE EDGE GRAPHICS AND PROMOTIONS INCORPORATED	DOHERTY MARK P, Atty attended	\$15,478 - land \$51,493 - bldg \$66,971 total EAV Confirm Assessment
<b>10:25 AM</b>	<b>2020-BRC-0100</b> VIRTUAL	0060 09-07-327-004	Over Assessed	\$96,156 - land / \$177,178 - bldg = \$273,334 total EAV HAYWELL LLC SYCAMORE Tim Hayden in attendance	Atty, CHADWICH KAYCEE attended ROBBINS SCHWARTZ	Reduced appraisal - 1 - year only STUCKERT NICOLE - SCHOOL DISTRICT 427 Atty, Peter Kordas attended
<b>11:00 AM</b>	<b>2020-BRC-0078</b> TELEPHONE	0060 06-32-377-011	Over Assessed	Appellant did not attend VENTAS REALTY LTD PTNRSHIP	Atty, Kevin Hynes attended OKEEFE LYONS & HYNES LLC ROBBINS SCHWARTZ	Confirm Assessment on ALL STUCKERT NICOLE - SCHOOL DISTRICT 427 Atty, Peter Korda attended
	<b>2020-BRC-0078</b>	0060 06-32-377-012	Over Assessed	\$12,357 - I / \$155,688 - b = \$168,045 EAV VENTAS REALTY LTD PTNRSHIP	OKEEFE LYONS & HYNES LLC ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427
	<b>2020-BRC-0078</b>	0060 06-32-451-003	Over Assessed	\$16,321 - I / \$143,739 - b = \$160,060 EAV VENTAS REALTY LTD PTNRSHIP	OKEEFE LYONS & HYNES LLC ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427
	<b>2020-BRC-0078</b>	0060 06-32-451-004	Over Assessed	\$15,714 - I / \$61,754 - b = \$77,468 EAV VENTAS REALTY LTD PTNRSHIP	OKEEFE LYONS & HYNES LLC ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427
	<b>2020-BRC-0078</b>	0060 06-32-452-009	Over Assessed	\$87,359 - I / \$901,252 - b = \$988,611 EAV VENTAS REALTY LTD PTNRSHIP	OKEEFE LYONS & HYNES LLC ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427
	<b>2020-BRC-0078</b>	0060 06-32-452-009	Over Assessed	\$26,745 - I / \$20,717 - b = \$47,462 EAV VENTAS REALTY LTD PTNRSHIP	OKEEFE LYONS & HYNES LLC ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427
<b>11:35 AM</b>	<b>2020-BRC-0117</b> TELEPHONE	0050 08-22-152-035	Over Assessed	Appellant did not attend UBC KEARNEY MESA LLC	Atty, Kevin Hynes attended OKEEFE LYONS & HYNES LLC	\$56,675 - land & EAV total Confirm Assessment
<b>12:05 PM</b>	<b>2020-BRC-0118</b> TELEPHONE	0060 08-22-278-039	Over Assessed	Appellant did not attend FIRST NATL BANK CASTLE BANK NA	Atty, Kevin Hynes attended OKEEFE LYONS & HYNES LLC KLEIN, THORPE & JENKINS LTD <sup>428</sup>	Atty, Scott Nemanich attended CARPENTER CYNTHIA - SCHOOL DISTRICT Brian made motion, 2nd by Dan for continuation to Jan 13, 2021 at 11:00 am. All in favor, motion passed.

Hearing Room: BOARD OF REVIEW ROOM  
Hearing Date: 1/6/21

## DeKalb County Board of Review Schedule

Assessment Year: 2020  
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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
<b>12:05 PM</b>	<i>continued...</i>					
	<b>2020-BRC-0118</b>	0050	Over Assessed	<b>Appellant did not attend</b> FIRST NATL BANK	<b>Atty Kevin Hynes attended</b> OKEEFE LYONS & HYNES LLC	<b>Continuation to Jan 13, 2021 at 11:00 am.</b> CARPENTER CYNTHIA - SCHOOL DISTRICT
	<b>TELEPHONE</b>	08-22-278-007		CASTLE BANK NA	KLEIN, THORPE & JENKINS LTD <sup>428</sup>	<b>Atty, Scott Nemanich attended</b>
	<b>2020-BRC-0118</b>	0050	Over Assessed	FIRST NATL BANK	OKEEFE LYONS & HYNES LLC	CARPENTER CYNTHIA - SCHOOL DISTRICT
		08-22-278-008		CASTLE BANK NA	KLEIN, THORPE & JENKINS LTD <sup>428</sup>	
	<b>2020-BRC-0118</b>	0050	Over Assessed	FIRST NATL BANK	OKEEFE LYONS & HYNES LLC	CARPENTER CYNTHIA - SCHOOL DISTRICT
		08-22-278-031		CASTLE BANK NA	KLEIN, THORPE & JENKINS LTD <sup>428</sup>	
	<b>2020-BRC-0118</b>	0050	Over Assessed	FIRST NATL BANK	OKEEFE LYONS & HYNES LLC	CARPENTER CYNTHIA - SCHOOL DISTRICT
		08-22-278-032		CASTLE BANK NA	KLEIN, THORPE & JENKINS LTD <sup>428</sup>	
<b>12:45 PM</b>				<b>Jeff Dobie in attendance</b>	<b>Atty, Deb Ullrich attended</b>	<b>Confirm land. Reduced bldg, assmt comps.</b>
	<b>2020-BRC-0097</b>	0060	Over Assessed	BLUE RIDGE LLC-FATTYS JEFF DOBIE	ULLRICH LAW OFFICE LLC	CARPENTER CYNTHIA - SCHOOL DISTRICT
	<b>VIRTUAL</b>	08-21-252-006		<b>\$66,312 - l / \$ 154,935 - b = \$221,247 EAV</b>	KLEIN, THORPE & JENKINS LTD <sup>428</sup>	<b>Atty, Scott Nemanich attended</b>
	<b>2020-BRC-0097</b>	0050	Over Assessed	BLUE RIDGE LLC - 1221	ULLRICH LAW OFFICE LLC	CARPENTER CYNTHIA - SCHOOL DISTRICT
		08-21-276-021		<b>\$74,714 - land &amp; EAV</b>	KLEIN, THORPE & JENKINS LTD <sup>428</sup>	
<b>1:20 PM</b>				<b>Sonny Oberoi in attendance</b>	<b>No atty present</b>	<b>Confirm Assessment on ALL</b>
	<b>2020-BRC-0057</b>	0050	Over Assessed	FIVE STEP HOLDINGS LLC	KLEIN, THORPE & JENKINS LTD	CARPENTER CYNTHIA - SCHOOL DISTRICT
	<b>VIRTUAL</b>	11-03-200-049		<b>\$10,839 - land &amp; EAV total</b>		<b>Atty, Scott Nemanich attended</b>
	<b>2020-BRC-0057</b>	0050	Over Assessed	FIVE STEP HOLDINGS LLC	KLEIN, THORPE & JENKINS LTD	CARPENTER CYNTHIA - SCHOOL DISTRICT
		11-03-300-010		<b>\$31,692 - land &amp; EAV total</b>		
	<b>2020-BRC-0057</b>	0060	Over Assessed	FIVE STEP HOLDINGS LLC	KLEIN, THORPE & JENKINS LTD	CARPENTER CYNTHIA - SCHOOL DISTRICT
		11-03-177-003		<b>\$25,479 - land / \$33,184 - bldg = \$58,663 total EAV</b>		
	<b>2020-BRC-0057</b>	0050	Over Assessed	FIVE STEP HOLDINGS LLC	KLEIN, THORPE & JENKINS LTD	CARPENTER CYNTHIA - SCHOOL DISTRICT
		11-03-200-051		<b>\$5,335 - land &amp; EAV total</b>		
	<b>2020-BRC-0057</b>	0050	Over Assessed	FIVE STEP HOLDINGS LLC	KLEIN, THORPE & JENKINS LTD	CARPENTER CYNTHIA - SCHOOL DISTRICT
		11-03-300-012		<b>\$13,611 - land &amp; EAV total</b>		
	<b>2020-BRC-0057</b>	0050	Over Assessed	FIVE STEP HOLDINGS LLC	KLEIN, THORPE & JENKINS LTD	CARPENTER CYNTHIA - SCHOOL DISTRICT
		11-03-128-015		<b>\$18,479 - land &amp; EAV total</b>		
	<b>2020-BRC-0057</b>	0050	Over Assessed	FIVE STEP HOLDINGS LLC	KLEIN, THORPE & JENKINS LTD	CARPENTER CYNTHIA - SCHOOL DISTRICT
		11-03-204-005		<b>\$63,524 - land &amp; EAV total</b>		
	<b>2020-BRC-0057</b>	0050	Over Assessed	FIVE STEP HOLDINGS LLC	KLEIN, THORPE & JENKINS LTD	CARPENTER CYNTHIA - SCHOOL DISTRICT
		11-03-100-030		<b>\$1,117 - land &amp; EAV total</b>		
	<b>2020-BRC-0057</b>	0050	Over Assessed	FIVE STEP HOLDINGS LLC	KLEIN, THORPE & JENKINS LTD	CARPENTER CYNTHIA - SCHOOL DISTRICT
		11-03-251-003		<b>\$174 - land &amp; EAV total</b>		

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1:20 PM	VIRTUAL, CONT....			Sonny Oberoi in attendance	No atty present	Atty, Scott Nemanich attended
	2020-BRC-0057	0050 11-03-127-013	Over Assessed	FIVE STEP HOLDINGS LLC	KLEIN, THORPE & JENKINS LTD	CARPENTER CYNTHIA - SCHOOL DISTRICT 428
				\$1,708 - land & EAV total		
	2020-BRC-0057	0050 11-03-177-005	Over Assessed	FIVE STEP HOLDINGS LLC	KLEIN, THORPE & JENKINS LTD	CARPENTER CYNTHIA - SCHOOL DISTRICT 428
				\$1,587 - land & EAV total		
	2020-BRC-0057	0050 11-03-100-029	Over Assessed	FIVE STEP HOLDINGS LLC	KLEIN, THORPE & JENKINS LTD	CARPENTER CYNTHIA - SCHOOL DISTRICT 428
				\$7,145 - lan & EAV total		
	2020-BRC-0057	0050 11-03-400-012	Over Assessed	FIVE STEP HOLDINGS LLC	KLEIN, THORPE & JENKINS LTD	CARPENTER CYNTHIA - SCHOOL DISTRICT 428
				\$11,014 - land & EAV total		
	2020-BRC-0057	0050 11-03-128-018	Over Assessed	FIVE STEP HOLDINGS LLC	KLEIN, THORPE & JENKINS LTD	CARPENTER CYNTHIA - SCHOOL DISTRICT 428
				\$7,984 - land & EAV total		

Confirmed Assessment on ALL