

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 – 4th Floor

Sycamore, Illinois

Thursday, January 7, 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 teleconference hearings.

Those in attendance: Dan Cribben, John Linderoth, and Brian Rosenow Members; Bridget Nodurft, Interim CCAO, Michelle Christensen, Interim Clerk; Attorney, Patrick Cullerton and Melody Birdsell, Township Assessor.

I. Call to order: Meeting called to order at 9:01 am.

II. Roll call: All present.

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

IV. Approval of minutes from last meeting: John moved to approve Jan 5, 2021 minutes. Brian 2nd motion. All in favor. Motion passed. John moved to approve Jan 6, 2021 minutes. Brian 2nd motion. All in favor. Motion passed.

V. Public Comments: None

VI. 2020 Board of Review Mixed Hearings: Board heard and made a decision on 8 of 9 appeals filed. Appellant withdrew appeal docket 2020-MAP-0008. See attached list.

VII. Review to Approve / Deny Mapping Changes: None

VIII. Other Business: Board will schedule a day and time with Assessment Dept. to sign needed papers.

IX. Adjournment: John moved to adjourn; Brian 2nd motion. All in favor, so moved. Meeting adjourned at 11:14 am.

Respectfully,

Michelle Christensen, Interim Clerk

DeKalb County Board of Review

Future meeting dates: January 13, 2021 at 9:00 am
February 10, 2021 at 9:00 am

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

ALL TELEPHONE HEARINGS

Hearing Room: BOARD OF REVIEW ROOM
Hearing Date: 1/7/21

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)	
9:05 AM	2020-MAP-0008	0040 06-06-226-014	New Parcel	BIGGS PATRICK J - Did not attend		\$10,237 - land \$53,887 - bldg ----- \$64,124 EAV total	Appellant Withdrew Appeal Confirm Assessment
9:25 AM	2020-BRC-0070	0060 06-21-300-050	Over Assessed	Appellant did not attend NATL BANK & TRUST CO TRUST 1280643803 NORTHWESTERN MEDICINE	Atty, Patrick Cullerton attended THOMPSON COBURN LLP	\$ 38,098 - land \$367,062 - bldg ----- \$405,160 EAV total	Confirm Assmt Incomplete Appeal, lack of authorization
9:35 AM	2020-BRC-0071	0060 06-32-255-066	Over Assessed	Appellant did not attend 355 STATE STREET SUITES LLC PAPPAS JOHN	Atty, Patrick Cullerton attended THOMPSON COBURN LLP	\$ 38,975 - land \$447,128 - bldg ----- \$486,103 EAV total	Confirm Assmt Lack of evidence
9:45 AM	2020-BRC-0074	0090 08-01-300-008 - \$81 - land & EAV total	Over Assessed	Appellant did not attend KISHWAUKEE COMM HOSPITAL NORTHWESTERN MEDICINE	Atty, Patrick Cullerton attended THOMPSON COBURN LLP		Confirm Assessment for all - IDOR Ruling
	2020-BRC-0074	0090 08-01-300-019 - \$46,672 - land & EAV total	Over Assessed	KISHWAUKEE COMM HOSPITAL NORTHWESTERN MEDICINE	THOMPSON COBURN LLP		
	2020-BRC-0074	0090 08-12-126-004 \$131,042 - land / \$3,979,472 - bldg = \$4,110,514 EAV total	Over Assessed	KISHWAUKEE COMM HOSPITAL KISHWAUKEE COMMUNITY HOSPITAL	THOMPSON COBURN LLP		
9:55 AM	2020-BRC-0075	0060 08-01-451-011 \$39,753 - l / \$378,094 - b = \$417,847 EAV total	Over Assessed	Appellant did not attend KISHWAUKEE COMM HOSPITAL NORTHWESTERN MEDICINE	Atty, Patrick Cullerton attended KLEIN, THORPE & JENKINS LTDCARPENTER CYNTHIA - SCHOOL DISTRICT THOMPSON COBURN LLP 428	Atty, Scott Nemanich attended Confirm Assmt for both parcels	
	2020-BRC-0075	0050 08-01-451-012 \$50,374 - land & EAV total	Over Assessed	KISHWAUKEE COMM HOSPITAL NORTHWESTERN MEDICINE	KLEIN, THORPE & JENKINS LTDCARPENTER CYNTHIA - SCHOOL DISTRICT THOMPSON COBURN LLP 428	Incomplete appeal, lack of authorization	
10:05 AM	2020-BRC-0081	0060 08-28-202-011 \$674,663 - l / \$1,960,633 - b = \$2,635,296 EAV total	Over Assessed	Appellant did not attend SUSO 4 GLIDDEN LP SUSO 4 GLIDDEN LP	Atty, Patrick Cullerton attended KLEIN, THORPE & JENKINS LTDCARPENTER CYNTHIA - SCHOOL DISTRICT THOMPSON COBURN LLP 428	Atty, Scott Nemanich attended	
	2020-BRC-0081	0060 08-28-224-015 \$241,705 - l / \$552,999 - b = \$794,704 EAV total	Over Assessed	SUSO 4 GLIDDEN LP SUSO 4 GLIDDEN LP	KLEIN, THORPE & JENKINS LTDCARPENTER CYNTHIA - SCHOOL DISTRICT THOMPSON COBURN LLP 428	Both Reduced, Stipulation 1 - year only	

ALL TELEPHONE HEARINGS

Hearing Room: BOARD OF REVIEW ROOM
 Hearing Date: 1/7/21

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)	
10:45 AM	2020-BRC-0076	0060 09-07-127-001	Over Assessed	Appellant did not attend KISHWAUKEE COMMUNITY HOSPITAL NORTHWESTERN MEDICINE	Atty, Patrick Cullerton attended THOMPSON COBURN LLP Assessor, Melody Birdsell attended	\$ 317,247 - land \$3,222,197 - bldge \$3,539,444 EAV total	Confirm Assmt Incomplete Appeal lack of authorization
11:00 AM	2020-BRC-0068	0060 19-26-228-023	Over Assessed	Appellant did not attend HEALTH PROGRESS INC NORTHWESTERN MEDICINE	Atty, Patrick Cullerton attended THOMPSON COBURN LLP	\$ 23,024 - land \$102,366 - bldg \$125,390 EAV total	Confirm Assmt Incomplete Appeal lack of authorization
11:15 AM	2020-BRC-0072	0060 19-36-356-001	Over Assessed	Appellant did not attend BROADSTONE EH ILLINOIS LLC	Atty, Patrick Cullerton attended THOMPSON COBURN LLP	\$ 85,204 - land \$405,555 - bldg \$490,759 EAV total	Reduced, Income Approach