



Meeting of the Board of Review
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Wednesday, January 31, 2024 at 9:00 A.M.
Sycamore, Illinois 60178

Today's Board Hearings have been scheduled as Teleconference Attendance. Members of the public may attend In-Person or via Teleconference by dialing 815-217-0478. Please wait to be greeted by staff member and then introduce yourself.

Those in attendance: Dan Cribben, Chairman; John Linderth, Member; Bridget Nodurft, Clerk; Michelle Christensen, Chief Deputy; Pat Cullerton, appellant attorney; Scott Nemanich intervening attorney; Rich Dyer, Township Assessor.

- I. Call to Order:** Chairman called the meeting to order at 9:01 am.
- II. Roll Call:** Chairman asked that the record show all present with the absence of Brian Rosenow.
- III. Review Agenda for Approval / Amendment:** John moved to approve the agenda as submitted. Dan seconded motion. All in favor, so moved.
- IV. Review Prior Meeting Minutes for Approval:** John moved to approve the January 30, 2024 minutes as written. Dan seconded motion. All in favor, so moved.
- V. Public Comments:** None
- VI. 2023 Board of Review Teleconference Hearings** – Please see attached schedule.
- VII. Work Load**
 - a) Review to Approve / Deny Disabled Person Exemptions (HEPD): After Board review, John moved to approve 3-New HEPD applications. Dan seconded motion. All in favor, so moved. *See attached list.*
 - b) Review to Approve / Deny Disabled Veteran Exemptions (SHEVD): After Board review, John moved to approve 2-New and 1-Renewal SHEVD applications. Dan seconded motion. All in favor, so moved. *See attached list.*
 - c) Review to Approve / Deny Senior Exemptions (HE): After Board review, John moved to approve 8-New HE applications. Dan seconded motion. All in favor, so moved. *See attached list.*
 - d) Review to Approve / Deny Assessor Changes: None
 - e) Review to Approve / Deny Mapping Changes: After Board review, John moved to approve 2 Mapping Changes, numbered 77-78. Dan seconded motion. All in favor, so moved.
 - f) Review Non-Homestead Exemptions for Recommendation to IDOR: None
 - g) Review, Prepare and Make a Recommendation for PTAB Appeals: None

DEKALB COUNTY BOARD OF REVIEW
DeKalb County Administration Building
110 E. Sycamore Street
Sycamore, IL 60178
(815) 895-7120 / FAX: (815) 895-1684



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Continued...

VIII. Other Business: None

IX. Adjournment: John moved to adjourn meeting. Dan seconded motion. All in favor, so moved.
Meeting adjourned at 9:57 am.

Respectfully submitted,

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

Michelle Christensen, CIAO, Chief Deputy
attachments

ALL TELECONFERENCE

Hearing Room: BOARD OF REVIEW ROOM
Hearing Date: 1/31/24

DeKalb County Board of Review Schedule

Assessment Year: 2023
Page 1 of 1

Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)	
9:05 AM							
	2023-BRC-0085	0060 06-32-178-005	Over Assessed	AIS SYCAMORE LLC OAKLAND & SYCAMORE ROAD DEV LLC	CULLERTON PATRICK J	land: 40,419 bldg: 6,198 total: 46,617	Confirms Assessment
	2023-BRC-0085	0060 06-32-178-004	Over Assessed	AIS SYCAMORE LLC OAKLAND & SYCAMORE ROAD DEV LLC	CULLERTON PATRICK J	land: 49,738 bldg: 488,245 total: 537,983	Income / 1-Year Only
Attending: Pat Cullerton, appellant attorney Kevin Schnetzler, Township Assessor				John moved to confirm assessment for 06-32-178-005 and reduce 06-32-178-004 per Income for 1-Year Only. Dan seconded motion All in favor, so moved.			
9:35 AM							
	2023-BRC-0081	0060 08-22-282-011	Over Assessed	CORNERSTONE DEKALB LLC	KLEIN, THORPE & JENKINS LT CULLERTON PATRICK J	DOKA ARMIR - SCHOOL DISTRICT 428 land: 70,009 bldg: 1,880,322 total: 1,950,331	Assessor Stipulation Income
	2023-BRC-0081	0050 08-22-282-012	Over Assessed	CORNERSTONE DEKALB LLC	KLEIN, THORPE & JENKINS LT CULLERTON PATRICK J	DOKA ARMIR - SCHOOL DISTRICT 428 land only: 59,669	Assessor Stipulation Income
Attending: Pat Cullerton, appellant attorney Rich Dyer, Township Assessor Scott Nemanich, intervening attorney				John moved to approve Assessor Stipulation per Income for both PINS. Dan seconded motion. All in favor, so moved.			
10:10 AM							
	2023-BRC-0082	0060 08-23-184-035	Over Assessed	PNG DEVELOPMENT LLC PNG DEVELOPMENT LLC	KLEIN, THORPE & JENKINS LT CULLERTON PATRICK J	DOKA ARMIR - SCHOOL DISTRICT 428 land: 240,603 bldg: 3,047,486 total: 3,288,089	Assessor Stipulation Income / 1-Year Only
Attending: Pat Cullerton, appellant attorney Rich Dyer, Township Assessor Scott Nemanich, intervening attorney				John moved to approve Assessor Stipulation per Income for 1-Year Only. Dan seconded motion. All in favor, so moved.			
10:40 AM							
	2023-BRC-0083	0060 08-12-376-005	Over Assessed	NA ELLWOOD LLC PAPPAS GLASGOW DEV LLC PAPPAS GLASGOW DEV LLC & NA ELLWOOD LLC	KLEIN, THORPE & JENKINS LT CULLERTON PATRICK J	DOKA ARMIR - SCHOOL DISTRICT 428 land: 209,419 bldg: 539,289 total: 748,708	Assessor Stipulation Income
Attending: Pat Cullerton, appellant attorney Rich Dyer, Township Assessor Scott Nemanich, intervening attorney				John moved to approve Assessor Stipulation per Income. Dan seconded motion. All in favor, so moved.			
11:15 AM							
	2023-BRC-0084	0060 08-23-159-035	Over Assessed	PLAZA DEKALB LLC	KLEIN, THORPE & JENKINS LT CULLERTON PATRICK J	DOKA ARMIR - SCHOOL DISTRICT 428 land: 42,620 bldg: 1,107,380 total: 1,150,000	Assessor Stipulation Income
Attending: Pat Cullerton, appellant attorney Rich Dyer, Township Assessor Scott Nemanich, intervening attorney				John moved to approve Assessor Stipulation per Income. Dan seconded motion. All in favor, so moved.			

January 31, 2024
2023 HOMESTEAD EXEMPTIONS

PARCEL	LAST NAME	HEPD	SHEDV	HE	RVHE	APPROVED	DENIED	NOTES
09-06-228-015	HERRMANN	1				✓		
13-15-177-008	CORNISH	1				✓		
19-26-460-005	WILSON	1				✓		
PARCEL	LAST NAME	HEPD	SHEDV	HE	RVHE	APPROVED	DENIED	NOTES
06-21-129-010	CUNNINGHAM		1			✓		PRO-RATED
06-21-180-003	ACEVEDO		1			✓		2ND REVIEW
14-15-279-001	RODRIGUEZ		1			✓		
PARCEL	LAST NAME	HEPD	SHEDV	HE	RVHE	APPROVED	DENIED	NOTES
01-19-336-005	WESEMANN			1		✓		
02-25-274-018	NITSCHNEIDER			1		✓		PRO-RATED ✓
06-20-226-012	WAY			1		✓		
06-32-410-011	JOHNSON			1		✓		
08-15-248-039	OXNEVAD			1		✓		
12-26-300-007	MAY			1		✓		
19-35-151-012	SCHWINGLE			1		✓		
19-26-401-007	VAILLANCOURT			1		✓		
TOTALS		3	3	8	0	0		
GRAND TOTAL						14		

NEW RENEW

HEPD: 3

SHEDV: 2 1

HE: 8

RVHE:

TOTAL: 13 1

TOTAL REVIEWED: 14

DATE REVIEWED: January 31, 2024

BOARD MEMBERS:

Don Cribben

John H. Linderoth