



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Wednesday, November 13, 2024 at 9:00 A.M.
Sycamore, Illinois 60178

Those in attendance: Dan Cribben, Chairman; John Linderoth and Brian Rosenow, Members; Bridget Nodurft, CCAO, Board Clerk; Michelle Christensen, Chief Deputy; Bob Carlson, Alternate Member, Sarah Metzger, CCAO staff, and appellant Carmen Mendina, Pastor.

- I. Call to Order:** Chairman called meeting to order at 8:52 am.
- II. Roll Call:** Chairman asked that the record show all members present.
- III. Review Agenda for Approval / Amendment:** Motion by John, seconded by Brian to approve the agenda as submitted. All in favor, so moved.
- IV. Approval of Prior Meeting Minutes:** Motion by John, seconded by Brian to approve the meeting minutes for October 9, 2024 as written. All in favor, so moved.
- V. Public Comments:** None
- VI. Non-Homestead Exemption Hearing:**
 - a) **New Life Covenant, Parcels 06-05-209-010 & 011:** Pastor Carmen Mendina explained that the New Life Covenant is a church which encompasses the Chicago Dream Center Ministries, to which, "Hope House for Teens" falls under the umbrella of. The parcels seeking the exempt status is the Hope House for Teens. This is a program within the Chicago Dream Center, under the church who is granted guardianship of struggling youth who are taught life skills, word of God, and provided with mentorship to get them back into the community and back to their families, if possible. The Board asked questions regarding the daily fundamentals and how it is funded as income statements show a profit is made. To better understand the program and funding, the Board asked for further income statements specific to 2021, 2022 thru current 2024 for the Chicago Dream Center to include the breakout for Hope House for Teens. Motion by John, seconded by Brian to table the hearing to December 11, 2024. All in favor, so moved. The hearing continuation will be added to the December 11, 2024 Board of Review Meeting agenda. Hearing concluded at 9:44 am.



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VII. Work Load

- a) **Review to Approve / Deny Disabled Person Exemptions (HEPD):** After Board review, motion by John, seconded by Brian to approve 1-New and 9-Renewal HEPD applications. All in favor, so moved. See attached list.
- b) **Review to Approve / Deny Disabled Veteran Exemptions (SHEVD):** After Board review, motion by John, seconded by Brian to approve 13-New, 3-Renewal, and 3 for second review due to change in rating; SHEVD applications. All in favor, so moved. See attached list.
- c) **Review to Approve / Deny Senior Exemptions (HE):** After Board review, motion by John, seconded by Brian to approve 19-New HE applications. All in favor, so moved. See attached list.
- d) **Review to Approve / Deny Certificate of Errors (CofE):** After Board review, motion by John, seconded by Brian to approve 21 CofE's numbered 489-509, which include: 21-2023. All in favor, so moved.
- e) **Review to Approve / Deny Assessor Changes:** After Board review, motion by John, seconded by Brian to approve 31-Assessor Stipulation Agreements and 126-Assessor Changes, totaling 157. All in favor, so moved.
- f) **Review to Approve / Deny Mapping Changes:** After Board review, motion by John, seconded by Brian to approve 16-Mapping Changes. All in favor, so moved.
- g) **Review to Approve / Deny Model Home Exemptions:** After Board review, motion by John, seconded by Brian to approve 10 Model Home Exemptions, one of which is pro-rated. All in favor, so moved.
- h) **Review for Recommendation to IDOR for Non-Homestead Exemptions:** After Board review, motion by John, seconded by Brian to recommend a full exemption on two applications; totaling 3 parcels. All in favor, so moved. See attached list.
- i) **Review, Prepare and Make a Recommendation for PTAB Appeals:** Bridget provided two 2024 Assessment Stipulation Agreements from 2023 PTAB settlements for PTAB appeal dockets: 23-03433 and 23-04054. Motion by John, seconded by Brian to approve both. All in favor, so moved.

DEKALB COUNTY BOARD OF REVIEW
DeKalb County Administration Building
Board of Review Conference Room – Fourth Floor
110 E. Sycamore Street
Sycamore, IL 60178
Phone (815) 895-7120 / FAX: (815) 895-1684



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VI. Other Business: None

VII. Adjournment: Motion by John, second by Brian to adjourn meeting. All in favor, so moved. Meeting adjourned at 10:43 a.m.

Respectfully submitted,

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

Michelle Christensen, Chief Deputy, CCAO
attachments

Future meeting dates: December 11, 2024 - January 8, 2025

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

NOVEMBER 13, 2024

2024 HOMESTEAD EXEMPTIONS

PARCEL	LAST NAME	HEPD	SHEVD	SHEVD 2nd Review	HE	APPROVED	DENIED	NOTES
01-16-300-011	WHITE	1				✓		
03-19-330-002	JOHNSEN	1				✓		
03-19-380-011	HAMM	1				✓		
05-14-400-029	COPPERT	1				✓		
08-01-257-016	HAYMON	1				✓		
08-02-330-004	JACKSON	1				✓		
08-14-378-012	STERN	1				✓		
08-23-354-003	EMERITZ	1				✓		
09-06-234-012	HOLTANE	1				✓		
09-20-332-010	BEHAROVIC	1				✓		
PARCEL	LAST NAME	HEPD	SHEVD	SHEVD 2nd Review	HE	APPROVED	DENIED	NOTES
01-26-425-007	HOWSER		1			✓		
04-14-100-016	TRIFON		1			✓		PRO-RATE
06-05-127-006	ROBERTS		1			✓		PRO-RATE
06-06-228-020	BANKER			1		✓		PRO-RATE
06-18-400-030	ACEVEDO		1			✓		PRO-RATE
06-29-103-018	COLLINS			1		✓		
06-29-201-004	KELLY			1		✓		PRO-RATE
06-31-326-030	SCHUTTE		1			✓		PRO-RATE
06-32-308-007	KIRCHMANN		1			✓		PRO-RATE
08-03-450-014	STILES		1			✓		PRO-RATE
08-14-103-009	BURCHFIELD		1			✓		PRO-RATE
08-21-424-016	AVITIA		1			✓		
08-28-279-005	ROSSO		1			✓		
09-05-228-024	STEDNITZ		1			✓		PRO-RATE
09-06-402-021	BUTLER		1			✓		
13-23-126-003	COX		1			✓		PRO-RATE
14-15-250-021	PARRA		1			✓		PRO-RATE
19-02-100-002	GAVIN		1			✓		
19-25-401-024	BAILEY		1			✓		PRO-RATE
PARCEL	LAST NAME	HEPD	SHEVD	SHEVD 2nd Review	HE	APPROVED	DENIED	NOTES
01-17-100-007	KINGSBURY				1	✓		
02-30-400-007	DOES				1	✓		
03-30-209-006	ROBIN				1	✓		PRO-RATE
06-05-127-021	BECKSTROM				1	✓		
06-31-326-025	MARCHESE				1	✓		PRO-RATE
07-23-136-002	PERAZZOLO				1	✓		
08-01-225-010	FAY				1	✓		PRO-RATE
08-14-206-007	NICHOLLS				1	✓		
08-14-476-039	KULMA				1	✓		
08-15-332-007	DUDZIAK				1	✓		
08-16-426-011	FERNANDEZ				1	✓		
08-27-253-010	BUCKELS				1	✓		
08-34-478-007	KIVISTO				1	✓		
09-05-106-023	ANDERSON				1	✓		PRO-RATE
09-05-253-019	MITTVICK				1	✓		
09-06-178-006	FRANCE				1	✓		
19-10-202-004	QUAST				1	✓		PRO-RATE
19-25-217-018	MCGEE				1	✓		
19-26-129-012	REED				1	✓		PRO-RATE
TOTALS		10	16	3	19	John E. Linderoth		
GRAND TOTAL 48								

	NEW	RENEW	2nd Review
HEPD:	1	9	
SHEVD:	13	3	3
HE:	19		
TOTAL:	32	12	3

TOTAL REVIEWED: 48

DATE REVIEWED: 11/13/2024

BOARD MEMBERS:

John E. Linderoth

Dan Cribben

[Signature]

November 13, 2024
BOARD OF REVIEW - NON-HOMESTEAD EXEMPTIONS

PARCEL	NAME	DATE TO BOR	APPROVED	DENIED	TABLED	COMMENTS
09-33-127-001	TOWN OF CORTLAND	11/13/2024	X			
09-05-151-008 09-05-151-015	CITY OF SYCAMORE	11/13/2024	X			For the 2024
TOTALS						

TOTAL REVIEWED: 3

DATE REVIEWED: November 13, 2024

BOARD MEMBER:

Don Eriben
[Signature]

John Linderoth