



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Thursday, December 19, 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; Chris Swanson, Ken Wojcik, and Mike Busch appellants; and Richard Guerard, appellant attorney.

- I. Call to Order:** Chairman called meeting to order at 9:00 am.
- II. Roll Call:** Chairman asked that the record show all members present, as listed above.
- 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 December 18, 2024 as written. All in favor, so moved.
- V. Public Comments:** None
- VI. 2024 Board of Review Hearings:** Please see attached.
- VII. Work Load**
 - a) Review to Approve / Deny Disabled Person Exemptions (HEPD): After Board review, motion by Brian, seconded by John to approve 4-New and 3-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 Brian, seconded by John to approve 1-New SHEVD application. All in favor, so moved. See attached list.
 - c) Review to Approve / Deny Senior Exemptions (HE): After Board review, motion by Brian, seconded by John to approve 3-New HE applications. All in favor, so moved. See attached list.
 - d) Review to Approve / Deny Assessor Changes: After Board review, motion by John, seconded by Brian to approve 2-Assessor Stipulation Agreements and 1-Assessor Change, totaling 3. All in favor, so moved
 - e) Review to Approve / Deny Mapping Changes: After Board review, motion by John, seconded by Brian to approve 22-Mapping Changes. All in favor, so moved

Future meeting dates: December 20, 2024
January 2, 2025

December 30, 2024
January 7, 2025

January 8, 2025

January 9, 2025

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



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VII. Work Load continued ...

- f) Review Non-Homestead Exemptions for Recommendation to IDOR: After Board review, motion by John, seconded by Brian to recommend a full exemption for two applications. All in favor, so moved. See attached list.
- g) Review, Prepare and Make a Recommendation for PTAB Appeals: None

VIII. Other Business: None

IX. Adjournment: Motion by John, second by Brian to adjourn meeting. All in favor, so moved. Meeting adjourned at 11:12 a.m.

Respectfully submitted,

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

Michelle Christensen, Chief Deputy, CCAO
attachments

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MIXED HEARINGS

Hearing Room: CONFERENCE ROOM EAST
Hearing Date: 12/19/24

DeKalb County
Board of Review Schedule

Assessment Year: 2024
Page 1 of 3

Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
9:10 AM	IN-PERSON					
	2024-BRC-0013	0040 06-21-179-008	Over Assessed	SWANSON CARA M SWANSON CHRISTIAN R,	John moved to reduce per Comp Assmt. Brian seconded. All in favor, so moved. R, attended	land: 15,230 bldg: 132,774 total: 148,004
9:40 AM	IN-PERSON					
	2024-BRC-0016	0040 06-21-179-007	Over Assessed	WOJCIK KARIN R DEC TRUST WOJCIK KENNETH F DEC TRUST WOJCIK KENNETH F & KARIN R, TRUSTEES	John moved to reduce per Comp Assmt. Brian seconded. All in favor, so moved. attended	land: 14,641 bldg: 113,405 total: 128,046
10:10 AM	IN-PERSON					
	2024-BRC-0040	0030 06-22-334-001	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	John moved to reduce per Recent Sale for 1-year Only. Dan seconded. Voice vote taken: 2-yay with 1 abstention. Motion passed. 17 PINS LAND ONLY LAND FOR EACH: 1,100
	2024-BRC-0040	0030 06-22-335-005	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	
	2024-BRC-0040	0030 06-22-333-012	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	
	2024-BRC-0040	0030 06-22-334-002	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	
	2024-BRC-0040	0030 06-22-335-003	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	
	2024-BRC-0040	0030 06-22-334-006	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	
	2024-BRC-0040	0030 06-22-334-004	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	
	2024-BRC-0040	0030 06-22-333-011	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	
	2024-BRC-0040	0030 06-22-330-008	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	
	2024-BRC-0040	0030 06-22-330-014	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	
	2024-BRC-0040	0030 06-22-334-007	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	
	2024-BRC-0040	0030 06-22-334-003	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	
	2024-BRC-0040	0030 06-22-333-006	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	
	2024-BRC-0040	0030 06-22-335-002	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	
	2024-BRC-0040	0030 06-22-335-002	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	

MIXED HEARINGS

Hearing Room: CONFERENCE ROOM EAST
Hearing Date: 12/19/24

DeKalb County
Board of Review Schedule

Assessment Year: 2024
Page 2 of 3

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10:10 AM	IN-PERSON					
	2024-BRC-0040	0030 06-22-334-005	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	SEE PAGE 1
	2024-BRC-0040	0030 06-22-333-009	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	
	2024-BRC-0040	0030 06-22-335-006	Over Assessed	DMD INVESTMENT INC	LANSU BRIAN	
10:40 AM	IN-PERSON					
	2024-BRC-0048	0030 06-22-328-002	Over Assessed	KLAMB INC	LANSU BRIAN	John moved to reduce per Recent Sale for 1-year Dan seconded. Voice vote taken: 2-yay with 1-abs Motion passed. 19 PARCELS LAND ONLY LAND EACH LOT: 1,100
	2024-BRC-0048	0030 06-22-330-005	Over Assessed	KLAMB INC	LANSU BRIAN	
	2024-BRC-0048	0030 06-21-437-003	Over Assessed	KLAMB INC	LANSU BRIAN	
	2024-BRC-0048	0030 06-21-438-008	Over Assessed	KLAMB INC	LANSU BRIAN	
	2024-BRC-0048	0030 06-21-438-001	Over Assessed	KLAMB INC	LANSU BRIAN	
	2024-BRC-0048	0030 06-22-331-008	Over Assessed	KLAMB INC	LANSU BRIAN	
	2024-BRC-0048	0030 06-21-438-002	Over Assessed	KLAMB INC	LANSU BRIAN	
	2024-BRC-0048	0030 06-21-438-006	Over Assessed	KLAMB INC	LANSU BRIAN	
	2024-BRC-0048	0030 06-21-437-004	Over Assessed	KLAMB INC	LANSU BRIAN	
	2024-BRC-0048	0030 06-21-438-007	Over Assessed	KLAMB INC	LANSU BRIAN	
	2024-BRC-0048	0030 06-21-438-009	Over Assessed	KLAMB INC	LANSU BRIAN	
	2024-BRC-0048	0030 06-21-439-004	Over Assessed	KLAMB INC	LANSU BRIAN	
	2024-BRC-0048	0030 06-22-330-004	Over Assessed	KLAMB INC	LANSU BRIAN	
	2024-BRC-0048	0030 06-22-328-001	Over Assessed	KLAMB INC	LANSU BRIAN	
	2024-BRC-0048	0030 06-22-328-007	Over Assessed	KLAMB INC	LANSU BRIAN	

MIXED HEARINGS

Hearing Room: CONFERENCE ROOM EAST
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Board of Review Schedule

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Page 3 of 3

Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
10:40 AM	IN-PERSON					
	2024-BRC-0048	0030 06-22-329-001	Over Assessed	KLAMB INC	LANSU BRIAN	SEE PAGE 2
	2024-BRC-0048	0030 06-22-329-005	Over Assessed	KLAMB INC	LANSU BRIAN	
	2024-BRC-0048	0030 06-22-329-006	Over Assessed	KLAMB INC	LANSU BRIAN	
	2024-BRC-0048	0030 06-22-329-010	Over Assessed	KLAMB INC	LANSU BRIAN	
11:10 AM	WAIVES					
	2024-BRC-0062	0040 06-21-126-005	Over Assessed	WIG GYNELLE WIG JEFFERY WIG JEFFERY & GYNELLE	John moved to reduce per Comp Assmts. Brian seconded. All in favor, so moved.	land: 18,745 bldg: 121,255 total: 140,000
11:40 AM	WAIVES					
	2024-BRC-0039	0040 19-36-358-005	Over Assessed	STAIE LORRAINE ALLAIN LISA M STAIE DAVID	John moved to reduce per Recent Sale for 1-year Only. Brian seconded. All in favor, so moved.	land: 33,116 bldg: 76,187 total: 109,303

DECEMBER 19, 2024

2024 HOMESTEAD EXEMPTIONS

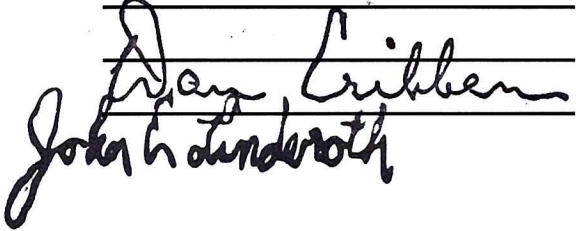
PARCEL	LAST NAME	HEPD	SHEDV	SHEVD 2ND REVIEW	SHEVD 3RD Review	HE	APPROVED	DENIED	NOTES
02-25-224-015	FUDALA	1					✓		
03-19-479-013	LARSON	1					✓		
06-20-280-023	GALIVAN	1					✓		
06-30-253-007	SIMONS	1					✓		
09-36-255-013	KRYGER	1					✓		
15-14-330-001	BRAFFET	1					✓		
18-33-379-003	JOHNSON	1					✓		
PARCEL	LAST NAME	HEPD	SHEDV	SHEVD 2ND REVIEW	SHEVD 3RD Review	HE	APPROVED	DENIED	NOTES
08-34-229-021	KALLEMBACH		1				✓		PRO-RATED
PARCEL	LAST NAME	HEPD	SHEDV	SHEVD 2ND REVIEW	SHEVD 3RD Review	HE	APPROVED	DENIED	NOTES
06-20-280-015	GRAHAM					1	✓		PRO-RATED
08-14-131-007	ALEXANDER					1	✓		PRO-RATED
09-36-225-007	HOFFMAN					1	✓		PRO-RATED
TOTALS		7	1	0	0	3	0	0	
GRAND TOTAL							11		

	<u>NEW</u>	<u>Review</u>	<u>2nd Review</u>	<u>3rd Review</u>
HEPD:	4	3		
SHEDV:	1			
HE:	3			
TOTAL:	8	3		

TOTAL REVIEWED: 11

Date Reviewed: 12/19/2024

BOARD MEMBERS:

December 19, 2024
BOARD OF REVIEW - NON-HOMESTEAD EXEMPTIONS

PARCEL	NAME	DATE TO BOR	APPROVED	DENIED	TABLED	COMMENTS
01-28-200-008	IDOT	12/19/2024	✓			
01-28-400-010	IDOT	12/19/2024	✓			
TOTALS			2			

TOTAL REVIEWED: 2

DATE REVIEWED: December 19, 2024

BOARD MEMBER: Dan Cribben

John Linderoth