



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Wednesday, August 12, 2026 at 9:00 A.M.
Sycamore, Illinois 60178

Those in attendance: Dan Cribben, Chairman; Brian Rosenow, Member; Bridget Nodurft, Board Clerk CCAO; Alana Rautio, Chief Deputy; John Linderoth, member of the public; Diane Chappel, Tax Extension Clerk; Andrea Van Drew, Enterprise Zone

- I. Call to Order:** Chairman called meeting to order at 9:00 am
- II. Roll Call:** Chairman asked the record to show all members present.
- III. Review Agenda for Approval / Amendment:** Brian moved to approve the agenda as submitted. Dan seconded the motion. All in favor, so moved.
- IV. Approval of Prior Meeting Minutes:** Brian moved to approved the minutes as submitted. Dan seconded the motion. All in favor, so moved.
- V. Public Comments:** None
- VI. Enterprise Zone: Melissa Amedeo:** See attached information
- VII. Work Load**
 - a) Review to Approve / Deny Disabled Person Exemptions (HEPD):** After Board review, motion by Brian and seconded by Dan to approve 1-New, 54-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 and seconded by Dan to approve 9-New, 35-Renewal, and 1-2nd Review SHEVD applications. All in favor, so moved. See attached list.
 - c) Review to Approve / Deny Senior Exemptions (HE):** After Board review, motion by Brian and seconded by Dan to approve 22-New applications. All in favor, so moved. See attached list.
 - d) Review to Approve / Deny Certificate of Errors (CofE):** After Board review, motion by Brian, seconded by Dan to approve 71 CofE's numbered 216-287; Which included; 2 VOID. All in favor, so moved.

Future meeting dates: September 9, 2026

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

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



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Wednesday, June 10, 2025 at 9:00 A.M.
Sycamore, Illinois 60178

- e) **Review for Recommendation to IDOR for Non-Homestead Exemptions:** After Board review, motion by Brian, seconded by Dan, a motion to table 1 application for more information to be provided. All in favor, so moved. See attached list.
- f) **Review to Approve/Make Changes to 2026 BOR Rules:** After Board review, motion by Brian, seconded by Dan to approve 2026 BOR Rules as written. All in favor, so moved.
- g) **Review, Prepare and Make a Recommendation for PTAB Appeals:** : None

VIII. Other Business: None

- IX. Adjournment:** Motion by Brian, seconded by Dan to adjourn the meeting. All in favor, so moved. Meeting was adjourned at 10:47 am.

Respectfully submitted,

A handwritten signature in cursive script, reading "Alana Rautio".

Alana Rautio, Chief Deputy
attachments

Future meeting dates: September 9, 2026

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AUGUST 12, 2026

2026 HOMESTEAD EXEMPTIONS

PARCEL	LAST NAME	HEPD	SHEDV	2ND REVIEW	HE	APPROVED	DENIED	NOTES
01-26-208-006	FINKLE	1				✓		
01-26-228-033	PANZER	1				✓		
02-24-452-002	GOFF	1				✓		
03-19-479-022	KEARNS	1				✓		
03-19-484-001	BENNETT	1				✓		
03-20-353-004	RUTKOWSKI	1				✓		
03-29-104-006	YILK	1				✓		
03-30-233-013	SWINSON	1				✓		
03-30-351-034	PEABODY	1				✓		
06-29-147-005	WILLHOFF	1				✓		
06-29-402-006	MAZOMENOS	1				✓		
06-30-229-013	MCCARTHY	1				✓		
06-31-428-024	BECKMAN	1				✓		
06-32-306-011	TAYLOR	1				✓		
06-32-307-003	AUST	1				✓		
07-23-156-005	HICKEY	1				✓		
07-23-336-003	KELLY	1				✓		
08-02-200-015	MASCAL	1				✓		
08-02-301-002	BRANCH	1				✓		
08-02-372-005	WITTHUHN	1				✓		
08-13-356-011	DIETZEL	1				✓		
08-14-176-022	GRUNZE	1				✓		
08-14-178-033	SCHNURR	1				✓		
08-14-378-012	STERN	1				✓		
08-14-454-004	DUCHOWICZ	1				✓		
08-22-329-002	MOTT	1				✓		
08-22-330-014	MINNEGAN-PARYANI	1				✓		
08-22-452-006	MCCASLIN	1				✓		
08-23-227-009	PAKU	1				✓		
08-26-126-004	GREENAWAY	1				✓		
08-27-104-015	PETERSON	1				✓		
08-27-227-046	REEDER	1				✓		
08-27-403-005	ALAFOGIANIS	1				✓		
08-28-251-017	HILGEN	1				✓		
09-05-402-020	PATIL	1				✓		
09-06-183-066	MORRIS	1				✓		
09-20-282-010	RENNER	1				✓		
09-20-357-006	WILLRETT	1				✓		
09-28-356-039	LEMONS	1				✓		
09-36-255-010	WOLLTER	1				✓		
13-06-330-001	GOCHEE	1				✓		
14-15-252-018	MARTINEZ	1				✓		
14-15-306-003	OSWALD	1				✓		
15-01-300-005	LYNCH	1				✓		
18-27-303-020	RIVERS	1				✓		
18-27-351-017	LARSON	1				✓		
18-33-100-027	ROMINSKI	1				✓		
19-25-178-006	DARBY	1				✓		
19-25-212-019	STACKS	1				✓		
19-25-253-049	GILBERT	1				✓		
19-25-276-003	DICKEY	1				✓		
19-25-401-004	WALLIN	1				✓		
19-26-127-009	HALDER	1				✓		
19-26-407-006	CUTSINGER	1				✓		
19-36-202-003	GARCIA	1				✓		
PARCEL	LAST NAME	HEPD	SHEDV	2ND REVIEW	HE	APPROVED	DENIED	NOTES
01-06-400-013	MANDALA		1			✓		
01-26-425-009	HENSLEY		1			✓		
02-21-176-002	LEE		1			✓		
02-22-426-021	JONES		1			✓		

03-30-178-005	KLAUER		1			✓		PRO-RATED
06-20-280-016	FULLER		1			✓		
06-21-152-008	EVANS		1			✓		PRO-RATED
06-21-277-004	DUKES		1			✓		
06-28-332-010	HOLLWECK		1			✓		
06-29-201-004	KELLY		1			✓		PRO-RATED
06-29-203-004	FORSBERG		1			✓		
06-29-274-024	BRAUER		1			✓		
06-29-476-002	RANKEN		1			✓		
06-30-251-044	LARKINS			1		✓		PRO-RATED
06-30-283-001	JOHNSON		1			✓		
06-31-376-027	WENZEL		1			✓		PRO-RATED
06-32-205-008	NOESEN		1			✓		
06-32-279-009	CARLSON		1			✓		
06-32-308-007	KIRCHMANN		1			✓		
06-32-381-013	ROSAS		1			✓		
06-32-479-024	DAVIS		1			✓		
08-13-153-007	FRANKLIN		1			✓		
08-13-352-033	KENNEDY		1			✓		PRO-RATED
08-14-177-022	FEE		1			✓		
08-15-253-004	DEKLERK		1			✓		PRO-RATED
08-21-429-004	SHOWERS		1			✓		
08-27-254-012	BROWN-GRIFFEY		1			✓		PRO-RATED
08-27-277-016	REYES		1			✓		
08-27-327-001	STUBINGER		1			✓		
09-04-127-005	VELASQUEZ		1			✓		PRO-RATED
09-05-230-004	CUMMINGS		1			✓		
09-05-231-012	FIELDING		1			✓		
09-05-378-025	CURCE		1			✓		
09-05-403-004	FOOR		1			✓		
09-06-252-003	FITCH		1			✓		
09-29-256-007	RAMIREZ		1			✓		
13-06-337-011	STEFFA		1			✓		
13-20-300-004	BRAUER		1			✓		
14-15-181-012	LOPEZ		1			✓		
14-15-252-022	WHEELER		1			✓		PRO-RATED
15-14-202-005	METZGER		1			✓		PRO-RATED
15-15-203-035	PARKER		1			✓		PRO-RATED
15-15-426-020	BURCH		1			✓		
18-32-403-116	JACKSON		1			✓		
19-36-303-032	HALMAGYI		1			✓		
PARCEL	LAST NAME	HEPD	SHEDV	2ND REVIEW	HE	APPROVED	DENIED	NOTES
02-25-203-006	DURBAND				1	✓		
03-30-175-003	JONES				1	✓		
03-30-302-023	NAEEM				1	✓		LEASEHOLD
06-20-276-017	RIESS				1	✓		PRO-RATED
06-29-151-011	LOVELL				1	✓		
06-29-477-036	OLSON				1	✓		
06-29-477-037	OCONNELL				1	✓		PRO-RATED
06-32-306-035	PEREZ				1	✓		LEASEHOLD
07-27-100-001	NELSON				1	✓		LEASEHOLD
08-12-354-011	AUSTIN				1	✓		
08-14-101-013	SCHRADER				1	✓		
08-14-151-003	BECERRA				1	✓		
08-14-380-032	STONE				1	✓		PRO-RATED
08-21-364-006	DEL PENA				1	✓		
08-23-209-013	TRUCKENBROD				1	✓		
08-27-227-010	KASPER				1	✓		
09-05-133-019	TEWKSBURY				1	✓		
09-28-356-047	CLARK				1	✓		
09-29-134-016	ABBOTT				1	✓		
14-15-278-017	BARFIELD				1	✓		
15-14-103-015	TAYLOR				1	✓		
15-14-151-018	TESSENDORF				1	✓		

	TOTALS	55	44	1	22	0	0	
	GRAND TOTAL	122						

	<u>NEW</u>	<u>RENEW</u>	<u>2ND RVW</u>
HEPD:	1	54	
SHEDV:	9	35	1
HE:	22		
TOTAL:	32	89	1

TOTAL REVIEWED: 122

Date Reviewed: 08/12/2026

BOARD MEMBERS: Don Gibben

DFC

August 12, 2026

BOARD OF REVIEW - NON-HOMESTEAD EXEMPTIONS

PARCEL	NAME	DATE TO BOR	APPROVED	DENIED	TABLED	COMMENTS
14-16-283-014	VILLAGE OF WATERMAN	8/12/2026			X	
TOTALS						

TOTAL REVIEWED: _____

DATE REVIEWED: August 12, 2026

BOARD MEMBER:

Dan Gibben

DFC

DeKalb County Enterprise Zone Tax Abatements Approved

Enterprise Zone Administrator Presentation to DeKalb County Board of Review - August 12, 2026

Company	Community	Occupancy	Term / Assessment	First Year of Abatement	Abatement Type	Abatement Amount
Ferrara Candy Distribution Center	DeKalb	1/29/2021	2022-36	2021/Payable 2022	15-Year High Impact Manufacturing & Distribution	50%/Year
Ferrara Candy Pack Center	DeKalb	4/30/2021	2022-36	2021/Payable 2022	15-Year High Impact Manufacturing & Distribution	50%/Year
Wehrli Custom Fabrication	DeKalb	2/9/2022	2023-31	2023/Payable 2024	9-Year ICM Industrial	90% (Yr. 1) / 80% (Yr. 2) / 70% (Yr. 3) / 60% (Yr. 4) / 50% (Yr. 5) / 40% (Yr. 6) / 30% (Yr. 7) / 20% (Yr. 8) / 10% (Yr. 9) / 0% (Yr. 10)
Meta (Facebook/Goldframe LLC) Building 1	DeKalb	10/20/2022	2023-42	2023/Payable 2024	20-Year High Impact Capital Intensive Knowledge-Based	55%/Year
Meta (Facebook/Goldframe LLC) Building 2	DeKalb	5/8/2023	2024-43	2024/Payable 2025	20-Year High Impact Capital Intensive Knowledge-Based	55%/Year
Meta (Facebook/Goldframe LLC) Building 3	DeKalb	5/8/2024	2026-45	2025/Payable 2026	20-Year High Impact Capital Intensive Knowledge-Based	55%/Year
Meta (Facebook/Goldframe LLC) Building 4	DeKalb	7/31/2024	2026-45	2025/Payable 2026	20-Year High Impact Capital Intensive Knowledge-Based	55%/Year
Meta (Facebook/Goldframe LLC) Building 5	DeKalb	11/5/2024	2026-45	2025/Payable 2026	20-Year High Impact Capital Intensive Knowledge-Based	55%/Year
Syngenta	DeKalb Co. (Malta Twsp.)	1/24/2023	2023-32	2023/Payable 2024	10-Year ICM Knowledge-Based	90% (Yr. 1) / 90% (Yr. 2) / 80% (Yr. 3) / 70% (Yr. 4) / 60% (Yr. 5) / 40% (Yr. 6) / 30% (Yr. 7) / 20% (Yr. 8) / 10% (Yr. 9) / 5% (Yr. 10)
Nighthawk Video	Sycamore	4/13/2022	2023-27	2023/Payable 2024	5-Year Countywide	90% (Yr. 1)/80% (Yrs.2)/70% (Yr. 3) /60% (Yr. 4)/50% (Yr.5)
Custom Aluminum Products 2022	Genoa	1/1/2025	2025-29	2025/Payable 2026	5-Year Countywide	90% (Yr. 1)/80% (Yrs.2)/70% (Yr. 3) /60% (Yr. 4)/50% (Yr.5)
Project Supernova (Kraft-Heinz)	DeKalb	Delayed to 2027?	2027-41	2027/Payable 2028	15-Year High Impact Manufacturing & Distribution	50%/Year
Project Midwest	DeKalb	2028 est.			10-Year ICM Logistics & Distribution	90% (Yr. 1) / 80% (Yr. 2) / 70% (Yr. 3) / 60% (Yr. 4) / 50% (Yr. 5) / 40% (Yr. 6) / 30% (Yr. 7) / 20% (Yr. 8) / 10% (Yr. 9) / 0% (Yr. 10)
Edged DeKalb LLC	DeKalb	2028 est.			20-Year High Impact Capital Intensive Knowledge-Based	55%/Year