



Meeting of the Board of Review  
Chief County Assessment Office  
Board of Review Conference Room – 4th Floor  
Tuesday, December 12, 2023 at 9:00 A.M.  
Sycamore, Illinois 60178

*Today's Board Hearings have been scheduled as a mixture of In-Person, Virtual, and Teleconference Attendance. Members of the public may attend In-Person, Virtually from 10:15 am – 11:15 am via the link below, or via Teleconference from 11:15 am – 12:30 pm by dialing 815-217-0478. Please wait to be greeted by staff member and then introduce yourself.*

**To Join Zoom Meeting:**

<https://us06web.zoom.us/j/87941785178?pwd=s6AxnnGxl52EYkY26gal1umucdiUa4.1>

**Meeting ID:** 879 4178 5178

**Passcode:** 086206

**Those in attendance:** Dan Cribben, Chairman; John Linderth and Brian Rosenow, Members; Bridget Nodurft, CCAO/Clerk; Michelle Christensen, Chief Deputy; Jeff Hertz and Ellen Berkshire, appellant attorneys; Mallory Milluzzi, Intervening Attorney; and Melody Monroe, Township Assessor.

- I. Call to Order:** Chairman called the meeting to order at 9:00 am.
- II. Roll Call:** Chairman asked that the record show all members present.
- III. Review Agenda for Approval / Amendment:** John moved to approve agenda as written. Brian seconded motion. All in favor, so moved.
- IV. Review Prior Meeting Minutes for Approval:** John moved to approve November 30, 2023 minutes as written. Brian seconded motion. All in favor, so moved.
- V. Public Comments:** None
- VI. 2023 Board of Review MIXED Hearings** – Due to running ahead of schedule, Brian moved to take a short recess to contact remaining parties for availability. Dan seconded motion. All in favor, so moved. Recess began at 10:43 am. Board resumed hearings at 10:50 am. Please see attached hearing schedule.
- VII. Other Business:** Bridget updated Board the tax objection filed has been dismissed for the 3 appeals filed with Circuit Court and will continue as PTAB hearings. Additionally, there are two PTAB Hearings scheduled for January 9, 2024.
- VIII. Adjournment:** John moved to adjourn the meeting. Brian seconded motion. All in favor, so moved. Meeting adjourned at 11:48 am.

Respectfully submitted,

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

Michelle Christensen, CIAO, Chief Deputy  
attachment

**Future meeting dates:** December 13, 2023

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

# MIXED HEARINGS

Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 12/12/23

## DeKalb County Board of Review Schedule

Assessment Year: 2023

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| Time                                                                                                                                               | Docket Number        | Property Class/Parcel | Complaint Type | Owner(s)/ Alternate                    | Agent(s)                    | Intervenor(s)                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------|----------------|----------------------------------------|-----------------------------|-------------------------------------------------------------------------|
| 9:05 AM <b>IN-PERSON</b>                                                                                                                           |                      |                       |                |                                        |                             |                                                                         |
|                                                                                                                                                    | <b>2023-BRC-0003</b> | 0060<br>08-12-326-014 | Over Assessed  | SYCAMORE CENTER DEKALB LLC             | SARNOFF & BACCASH           | DOKA ARMIR - SCHOOL DISTRICT 428                                        |
|                                                                                                                                                    |                      |                       |                | MID-AMERICA MNGMT OAKLAND PL           | KLEIN, THORPE & JENKINS LTD | land: 226,685 / bldg: 818,161 / total: 1,044,846<br>Confirms Assessment |
|                                                                                                                                                    | <b>2023-BRC-0003</b> | 0060<br>08-12-376-013 | Over Assessed  | COUNTY OF DEKALB                       | SARNOFF & BACCASH           | DOKA ARMIR - SCHOOL DISTRICT 428                                        |
|                                                                                                                                                    |                      |                       |                | MID-AMERICA MNGMT DEK CTY SHOPPING CTR | KLEIN, THORPE & JENKINS LTD | land: 388,513<br>bldg: 831,365                                          |
|                                                                                                                                                    |                      |                       |                | DEKALB COUNTY GOVERNMENT SYCAMORE RD   | 233                         | total: 1,219,878 Reduce - Vacancy 1-YR Only                             |
|                                                                                                                                                    | <b>2023-BRC-0003</b> | 0060<br>08-12-376-011 | Over Assessed  | COUNTY OF DEKALB                       | SARNOFF & BACCASH           | DOKA ARMIR - SCHOOL DISTRICT 428                                        |
|                                                                                                                                                    |                      |                       |                | MID-AMERICA MNGMT DEK CTY SHOPPING CTR | KLEIN, THORPE & JENKINS LTD | land: 84,427<br>bldg: 180,525                                           |
|                                                                                                                                                    |                      |                       |                | DEKALB COUNTY GOVERNMENT SYCAMORE RD   | 233                         | total: 274,952 Confirms Assessment                                      |
|                                                                                                                                                    | <b>2023-BRC-0003</b> | 0060<br>08-12-376-010 | Over Assessed  | COUNTY OF DEKALB                       | SARNOFF & BACCASH           | DOKA ARMIR - SCHOOL DISTRICT 428                                        |
|                                                                                                                                                    |                      |                       |                | MID-AMERICA MNGMT DEK CTY SHOPPING CTR | KLEIN, THORPE & JENKINS LTD | land: 67,857<br>bldg: 146,551                                           |
|                                                                                                                                                    |                      |                       |                | DEKALB COUNTY GOVERNMENT SYCAMORE RD   | 233                         | total: 214,408 Confirms Assessment                                      |
|                                                                                                                                                    | <b>2023-BRC-0003</b> | 0060<br>08-12-376-012 | Over Assessed  | COUNTY OF DEKALB                       | SARNOFF & BACCASH           | DOKA ARMIR - SCHOOL DISTRICT 428                                        |
|                                                                                                                                                    |                      |                       |                | MID-AMERICA MNGMT DEK CTY SHOPPING CTR | KLEIN, THORPE & JENKINS LTD | land: 60,755<br>bldg: 170,745                                           |
|                                                                                                                                                    |                      |                       |                | DEKALB COUNTY GOVERNMENT SYCAMORE RD   | 233                         | total: 231,500 Confirms Assessment                                      |
| 9:35 AM <b>IN-PERSON</b>                                                                                                                           |                      |                       |                |                                        |                             |                                                                         |
|                                                                                                                                                    | <b>2023-BRC-0004</b> | 0060<br>08-12-455-001 | Over Assessed  | GW DEKALB INVESTORS LLC                | SARNOFF & BACCASH           | DOKA ARMIR - SCHOOL DISTRICT 428                                        |
|                                                                                                                                                    |                      |                       |                | GW DEKALB LLC                          | KLEIN, THORPE & JENKINS LTD | land: 591,991<br>bldg: 148,321                                          |
|                                                                                                                                                    |                      |                       |                | GW DEKALB LLC                          |                             | total: 740,312 Reduce, Sale Price with adjustments                      |
|                                                                                                                                                    | <b>2023-BRC-0004</b> | 0050<br>08-12-455-002 | Over Assessed  | GW DEKALB INVESTORS LLC                | SARNOFF & BACCASH           | DOKA ARMIR - SCHOOL DISTRICT 428                                        |
|                                                                                                                                                    |                      |                       |                | GW DEKALB LLC                          | KLEIN, THORPE & JENKINS LTD |                                                                         |
|                                                                                                                                                    |                      |                       |                | GW DEKALB LLC                          |                             | land only: 628 Confirms Assessment                                      |
| In attendance:<br>Jeff Hertz, Appellant's Attorney<br>Mallory Mullizzi, Intervening Attorney                                                       |                      |                       |                |                                        |                             |                                                                         |
| John moved to reduce 08-12-455-001 to sale price with adjustments and confirm remaining assessment. Brian seconded motion. All in favor, so moved. |                      |                       |                |                                        |                             |                                                                         |

# MIXED HEARINGS

Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 12/12/23

## DeKalb County Board of Review Schedule

Assessment Year: 2023

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| Time                                                                                                                               | Docket Number        | Property Class/Parcel | Complaint Type | Owner(s)/ Alternate                                                                                                                                                | Agent(s)                                            | Intervenor(s)                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>10:15 AM VIRTUAL</b>                                                                                                            |                      |                       |                |                                                                                                                                                                    |                                                     |                                                                                                                                                                                                                                                          |
|                                                                                                                                    | <b>2023-BRC-0014</b> | 0060<br>08-16-200-042 | Over Assessed  | BEDI SUKHDARSHAN<br>BEDI VIRENDER<br>SODHI SUKHWANT<br>MCJ INVESTMENTS LLC<br>SODHI BRIJNANDEN<br>BEDI, VIRENDER & SUKHDARSHAN &<br>SODHI, SUKHWANT & BRIJNANDEN & | VERROS BERKSHIRE, PC<br>KLEIN, THORPE & JENKINS LTD | DOKA ARMIR - SCHOOL DISTRICT 428<br><br>John moved to reduce due to condition and income for 1-yr only. Brian seconded motion. All in favor, so moved.<br><br>land: 471,035<br>bldg: 1,962,299<br>total: 2,433,334 Reduce - Condition & Income 1-YR Only |
| In attendance:<br>Ellen Berkshire, Appellant Attorney<br>Mallory Milluzzi, Intervening Attorney                                    |                      |                       |                |                                                                                                                                                                    |                                                     |                                                                                                                                                                                                                                                          |
| <b>10:45 AM VIRTUAL</b>                                                                                                            |                      |                       |                |                                                                                                                                                                    |                                                     |                                                                                                                                                                                                                                                          |
|                                                                                                                                    | <b>2023-BRC-0015</b> | 0060<br>08-16-200-034 | Over Assessed  | BEDI SUKHDARSHAN<br>BEDI VIRENDER<br>SODHI SUKHWANT<br>MCJ INVESTMENTS LLC<br>SODHI BRIJNANDEN<br>BEDI, VIRENDER & SUKHDARSHAN &<br>SODHI, SUKHWANT & BRIJNANDEN & | VERROS BERKSHIRE, PC<br>KLEIN, THORPE & JENKINS LTD | DOKA ARMIR - SCHOOL DISTRICT 428<br><br>Dan moved to reduce due to condition and income for 1-yr only. John seconded motion. All in favor, so moved.<br><br>land: 306,500<br>bldg: 1,226,834<br>total: 1,533,334 Reduce - Condition & Income 1-YR Only   |
| In attendance:<br>Ellen Berkshire, Appellant Attorney<br>Mallory Milluzzi, Intervening Attorney                                    |                      |                       |                |                                                                                                                                                                    |                                                     |                                                                                                                                                                                                                                                          |
| <b>11:20 AM TELEPHONE</b>                                                                                                          |                      |                       |                |                                                                                                                                                                    |                                                     |                                                                                                                                                                                                                                                          |
|                                                                                                                                    | <b>2023-BRC-0020</b> | 0080<br>08-36-100-010 | Over Assessed  | GRECO DEROSA DEKALB INVESTMENT LLC                                                                                                                                 | VERROS BERKSHIRE, PC<br>KLEIN, THORPE & JENKINS LTD | DOKA ARMIR - SCHOOL DISTRICT 428<br><br>Dan moved to reduce per income with adjustments. John seconded motion. All in favor, so moved.<br><br>land: 444,368<br>bldg: 7,055,632<br>total: 7,500,000 Reduce - Income with adjustments                      |
| In attendance:<br>Ellen Berkshire, Appellant Attorney<br>Mallory Milluzzi, Intervening Attorney                                    |                      |                       |                |                                                                                                                                                                    |                                                     |                                                                                                                                                                                                                                                          |
| <b>11:55 AM TELEPHONE</b>                                                                                                          |                      |                       |                |                                                                                                                                                                    |                                                     |                                                                                                                                                                                                                                                          |
|                                                                                                                                    | <b>2023-BRC-0016</b> | 0060<br>09-06-426-038 | Over Assessed  | T SUTER PROPERTIES LLC                                                                                                                                             | VERROS BERKSHIRE, PC<br>ROBBINS SCHWARTZ            | STUCKERT NICOLE - SCHOOL DISTRICT 427<br><br>Dan moved to reduce to market value. John seconded motion. Vote 2-yay and 1-abstained. Motion passed.<br><br>land: 275,840<br>bldg: 4,291,207<br>total: 4,567,047 Reduced - Market Value                    |
| In attendance:<br>Ellen Berkshire, Appellant Attorney<br>Brian Tuczynski, Intervening Attorney<br>Melody Monroe, Township Assessor |                      |                       |                |                                                                                                                                                                    |                                                     |                                                                                                                                                                                                                                                          |