



Meeting of the Board of Review
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Thursday, January 11, 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 and Brian Rosenow, Members; Bridget Nodurft, CCAO/Clerk; Michelle Christensen, Chief Deputy; Rich Dyer, Township Assessor; and Eileen Sergo, Jessica MacLean and Scott Nemanich, attorneys.

- I. Call to Order:** Chairman called the meeting to order at 9:00 am.
- II. Roll Call:** Chairman asked the record show all present.
- III. Review Agenda for Approval / Amendment:** John moved to approve the agenda as written. Brian seconded motion. All in favor, so moved.
- IV. Review Prior Meeting Minutes for Approval:** John moved to approve January 10, 2024 minutes as written. Brian seconded motion. All in favor, so moved.
- V. Public Comments:** None
- VI. 2023 Board of Review Teleconference Hearings** – Please see attached schedule.
- VII. Other Business:** None
- VIII. Adjournment:** John moved to adjourn the meeting. Brian seconded motion. All in favor, so moved. Meeting adjourned at 11:42 am.

Respectfully submitted,

A handwritten signature in cursive script, reading "Michelle Christensen".

Michelle Christensen, CIAO, Chief Deputy
attachment

Future meeting dates: January 16, 2024 January 17, 2024 January 18, 2024
January 23, 2024 January 24, 2024 January 25, 2024

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

ALL TELECONFERENCE

Hearing Room: BOARD OF REVIEW ROOM
Hearing Date: 1/11/24

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 Attending: Eileen Sergo, attorney						
	2023-BRC-0072	0060 06-31-451-015	Over Assessed	STADIUM CLUB JOLIET LLC	ELLIOT & ASSOCIATES ATTORNEYS PC ROBBINS SCHWARTZ	land: 69,757 bldg: 125,696 total: 195,453
	2023-BRC-0072	0060 06-31-451-014	Over Assessed	STADIUM CLUB JOLIET LLC	ELLIOT & ASSOCIATES ATTORNEYS PC ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427 land: 59,321 bldg: 78,560 total: 137,881
Dan moved to reduce per recent sale, 1-yr only for both parcels. Brian seconded motion. All in favor, so moved.						
9:35 AM Attending: Eileen Sergo, attorney						
	2023-BRC-0073	0050 03-29-300-023	Over Assessed	MAY INDUSTRIES LLC	ELLIOTT & ASSOC	300-023: land only: 36,665
	2023-BRC-0073	0050 03-30-400-023	Over Assessed	MAY INDUSTRIES LLC	ELLIOTT & ASSOC	400-023: land only: 16,229
John moved to reduce per market value for both parcels. Brian seconded motion. All in favor, so moved.						
10:00 AM Attending: Eileen Sergo, attorney						
	2023-BRC-0074	0060 01-26-228-040	Over Assessed	US LBM HOLDINGS LLC	ELLIOTT & ASSOCIATES ATTORNEYS PC	040: land: 44,201 / bldg: 216,768 / total: 260,969
	2023-BRC-0074	0050 01-26-228-026	Over Assessed	US LBM HOLDINGS LLC	ELLIOTT & ASSOCIATES ATTORNEYS PC	026: land only: 13,856
	2023-BRC-0074	0060 01-26-228-022	Over Assessed	US LBM HOLDINGS LLC	ELLIOTT & ASSOCIATES ATTORNEYS PC	022: land: 34,353 / bldg: 11,451 / total: 45,804
	2023-BRC-0074	0060 01-26-228-031	Over Assessed	US LBM HOLDINGS LLC	ELLIOTT & ASSOCIATES ATTORNEYS PC	031: land: 11,451 / bldg: 45,806 / total: 57,257
John moved to confirm assessment for 1-year only for all parcels. Brian seconded motion. All in favor, so moved.						
10:35 AM Attending: Eileen Sergo, attorney						
	2023-BRC-0075	0060 01-26-101-017	Over Assessed	KIRKLAND COMPONENTS LLC	ELLIOTT & ASSOCIATES ATTORNEYS PC	land: 97,997 bldg: 274,375 total: 372,372
John moved to reduce per comparable sales. Dan seconded motion. All in favor, so moved.						
11:10 AM						
	2023-BRC-0053	0060 08-21-452-017	Over Assessed	NEWGEN ASSETS LLC	WORSEK & VIHON LLP KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428 land: 243,023 bldg: 1,330,010 total: 1,573,033
Attending: Rich Dyer, Township Assessor Jessica MacLean & Scott Nemanich, attorneys						
John moved to confirm assessment. Brian seconded motion. All in favor, so moved						
11:45 AM						
	2023-BRC-0054	0060 08-21-452-003	Over Assessed	NORTHERN ILLINOIS HOTELS LLC	WORSEK & VIHON LLP KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428 land: 225,719 bldg: 1,538,821 total: 1,764,540
Attending: Rich Dyer, Township Assessor Jessica MacLean & Scott Nemanich, attorneys						
John moved to reduce to income value. Brian seconded motion. All in favor, so moved.						

Income Value