



Meeting of the Board of Review
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Thursday, January 25, 2024 at 9:00 A.M.
Sycamore, Illinois 60178

Today's Board Hearings have been scheduled as Virtual Attendance. Members of the public may attend In-Person, Virtually, via Zoom link below; or via Teleconference 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/86414505422?pwd=yIMkAOZ9CB5LaInpx4BIH4n562A2DQ.1>

Meeting ID: 864 1450 5422

Passcode: 984529

Those in attendance: Dan Cribben, Chairman; John Linderoth and Brian Rosenow, Members; Bridget Nodurft, Clerk; Michelle Christensen, Chief Deputy; Ryan Cardinali, appellant; Molly Phelan, appellant attorney; Scott Nemanich intervening attorney; Melody Monroe, Dean Lundeen, and Rich Dyer, Township Assessors.

- I. Call to Order:** Chairman called meeting to order at 9:00 am.
- II. Roll Call:** Chairman asked that the record show all present.
- III. Review Agenda for Approval / Amendment:** John moved to approve the agenda as submitted. Brian seconded motion. All in favor, so moved.
- IV. Review Prior Meeting Minutes for Approval:** John moved to approve the January 24, 2024 minutes as written. Brian seconded motion. All in favor, so moved.
- V. Public Comments:** None
- VI. 2023 Board of Review Virtual Hearings:** Due to hearings running ahead of schedule, at 10:32 am Brian moved to recess until 10:55 am. John seconded motion. All in favor, so moved. At 10:55 am, John moved to reconve meeting. Brian seconded motion. All in favor, so moved. Meeting reconvened. - *Please see attached schedule.*
- VII. Other Business:** None
- VIII. Adjournment:** John moved to adjourn meeting. Brian seconded motion. All in favor, so moved. Meeting adjourned at 12:27 pm.

Respectfully submitted,

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

Michelle Christensen, CIAO, Chief Deputy
attachment

Future meeting dates: January 30, 2024 January 31, 2024 February 14, 2024

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

ALL VIRTUAL

Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 1/25/24

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							
	2023-BRC-0040	0040 09-05-329-006	Over Assessed	CARDINALI KRISTIN L CARDINALI RYAN J CARDINALI RYAN J & KRISTIN L	John moved to reduce per comparable assessments. Brian seconded motion. Vote taken: 2-yay, 1-abstained. Motion passed.	land: 12,537 bldg: 51,780 total: 64,317	Comparable Assessments
	Attending: Ryan Cardinali, appellant Melody Monroe, Township Assessor						
9:25 AM	2023-BRC-0041	0040 09-05-380-004	Over Assessed	CARDINALI RYAN J	John moved to reduce per comparable assessments. Brian seconded motion. Vote taken: 2-yay, 1-abstained. Motion passed.	land: 14,971 bldg: 42,101 total: 57,072	Comparable Assessments
	Attending: Ryan Cardinali, appellant; Melody Monroe, Township Assessor						
9:45 AM	2023-BRC-0050	0060 14-14-100-007	Over Assessed	TRI COUNTY FINANCIAL GROUP INC	SIEGEL JENNINGS CO LPA	land: 47,349 bldg: 231,996 total: 279,345	Remove Multiplier
	Attending: Molly Phelan, appellant attorney; Dean Lundeen, Township Assessor						
10:20 AM	2023-BRC-0086	0060 13-15-404-010	Over Assessed	FIRST STATE BANK FIRST STATE BANK	SIEGEL JENNINGS CO LPA Dan moved to remove multiplier. John seconded motion. All in favor, so moved.	land: 38,397 bldg: 131,834 total: 170,231	Remove Multiplier
	Attending: Molly Phelan, appellant attorney						
10:55 AM	2023-BRC-0079	0060 08-01-476-022	Over Assessed	FIRST STATE BANK	SIEGEL JENNINGS CO LPA KLEIN, THORPE & JENKINS LTD	land: 193,824 bldg: 256,176 total: 450,000	Comparable Assessments
	Attending: Molly Phelan, appellant attorney; Rich Dyer, Township Assessor						
11:30 AM	2023-BRC-0011	0040 08-09-450-002	Over Assessed	GARDEN ESTATES DEVELOPMENT GRO	SIEGEL JENNINGS CO LPA KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428	Confirms Assessment
	2023-BRC-0011	0060 08-09-451-018	Over Assessed	NATL BANK & TRUST CO TR 40-41800 EDENS GARDEN DEVEL GROUP INC	SIEGEL JENNINGS CO LPA KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428	Income
	2023-BRC-0011	0050 08-09-452-002	Over Assessed	GARDEN ESTATES DEVELOPMENT GRO	SIEGEL JENNINGS CO LPA KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428	Confirms Assessment
	2023-BRC-0011	0060 08-09-450-006	Over Assessed	GARDEN ESTATES DEVELOPMENT GRO	SIEGEL JENNINGS CO LPA KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428	Income
	2023-BRC-0011	0060 08-09-450-007	Over Assessed	GARDEN ESTATES DEVELOPMENT GRO	SIEGEL JENNINGS CO LPA KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428	Income
	2023-BRC-0011	0060 08-09-449-001	Over Assessed	GARDEN ESTATES DEVELOPMENT GRO	SIEGEL JENNINGS CO LPA KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428	Income
	2023-BRC-0011	0050 08-09-449-010	Over Assessed	GARDEN ESTATES DEVELOPMENT GRO	SIEGEL JENNINGS CO LPA KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428	Confirms Assessment
	Attending: Molly Phelan, appellant attorney; Rich Dyer, Township Assessor						
	John moved to reduce per income, confirming land assessments. Dan seconded motion. Vote taken: 2-yay, 1-abstained. Motion passed.						