



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Tuesday, December 17, 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; Jeff Engstrom, appellant attorneys; Brian Tuczynski and Scott Nemanich, intervening attorneys; and Melody Monroe, Township Assessor.

- 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 12, 2024 as written. All in favor, so moved.
- V. Public Comments:** None
- VI. 2024 Board of Review Hearings:** Please see attached.
- VII. Other Business:** None
- VIII. Adjournment:** Motion by John, second by Brian to adjourn meeting. All in favor, so moved. Meeting adjourned at 12:10 p.m.

Respectfully submitted,

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

Michelle Christensen, Chief Deputy, CCAO
attachments

Future meeting dates: December 18, 2024 December 19, 2024 December 30, 2024
January 7, 2025 January 8, 2025 January 9, 2025

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

MIXED HEARING

Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 12/17/24

DeKalb County Board of Review Schedule

Assessment Year: 2024

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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
9:10 AM TELECONF						
	2024-BRC-0052	0050	Over Assessed		Motion by John, seconded by Brian to approve Stips for 09-06-398-015, partial build cost and 09-06-398-014, confirm assmt. All in favor, so moved.	
		09-06-398-014	land: 61,600	ICEBERG PARTNERS LLC	CRANE & NORCROSS LLC ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427
	2024-BRC-0052	0060	Over Assessed	ICEBERG PARTNERS LLC	CRANE & NORCROSS LLC ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427
		09-06-398-015	land: 70,559 / bldg: 727,750 = 798,309			Melody Monroe, Jeff Engstom & Brian Tuczynski attended.
9:55 AM TELECONF						
	2024-BRC-0053	0060	Over Assessed		Motion by John, second by Brian to approve Stip on Income for 08-01-357-010 and cofirm assmt on 08-01-357-011. All in favor, so moved.	
		08-01-357-011	land: 22,235 bldg: 41,265 total: 63,500	DEKALB HEALTH ENTERPRISES INC CAMBRIDGE REALTY	KLEIN, THORPE & JENKINS LTD THOMPSON COBURN LLP	DOKA ARMIR - SCHOOL DISTRICT 428
	2024-BRC-0053	0060	Over Assessed	DEKALB HEALTH ENTERPRISES INC CAMBRIDGE REALTY	KLEIN, THORPE & JENKINS LTD THOMPSON COBURN LLP	DOKA ARMIR - SCHOOL DISTRICT 428
		08-01-357-010	land: 121,371 / bldg: 1,217,981 = 1,339,352			Pat Cullerton & Scott Nemanich attended.
10:15 AM TELECONF						
	2024-BRC-0054	0060			Motion by Brian seconded by Dan to remove multipler with adjustments for all parcels. All in favor, so moved.	
		08-12-126-004	Over Assessed	KISHWAUKEE COMM HOSPITAL NORTHWESTERN MEDICINE	KLEIN, THORPE & JENKINS LTD THOMPSON COBURN LLP	DOKA ARMIR - SCHOOL DISTRICT 428
			land: 150,231 / bldg: 4,562,206 = 4,712,437			
	2024-BRC-0054	0060	Over Assessed	KISHWAUKEE COMM HOSPITAL NORTHWESTERN MEDICINE	KLEIN, THORPE & JENKINS LTD THOMPSON COBURN LLP	DOKA ARMIR - SCHOOL DISTRICT 428
		08-01-300-019	land: 53,506			
	2024-BRC-0054	0050	Over Assessed	KISHWAUKEE COMM HOSPITAL NORTHWESTERN MEDICINE	KLEIN, THORPE & JENKINS LTD THOMPSON COBURN LLP	DOKA ARMIR - SCHOOL DISTRICT 428
		08-01-300-008	land: 93			Pat Cullerton & Scott Nemanich attended.
10:30 AM TELECONF						
	2024-BRC-0055	0060	Over Assessed	NA ELLWOOD LLC	Motion by Brian, seconded by Dan to approve Stip per Income. All in favor, so moved.	
		08-12-376-005	land: 240,183 bldg: 526,908 total: 767,091	PAPPAS GLASGOW DEV LLC PAPPAS GLASGOW DEV LLC & NA ELLWOOD LLC	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428 THOMPSON COBURN LLP	
10:45 AM TELECONF						
	2024-BRC-0056	0060	Over Assessed	CORNERSTONE DEKALB LLC	Motion by John, seconded by Brian to approve Stips per Income for 08-22-282-011 and confirm assmt for 08-22-282-012. All in favor, so moved.	
		08-22-282-011	land: 80,293 / bldg: 2,077,927 = 2,158,217		KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428 THOMPSON COBURN LLP	
	2024-BRC-0056	0050	Over Assessed	CORNERSTONE DEKALB LLC	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428 THOMPSON COBURN LLP	
		08-22-282-012	land: 68,434			
11:00 AM TELECONF						
	2024-BRC-0057	0060	Over Assessed	PLAZA DEKALB LLC	Motion by Brian, seconded by John to approve Stip per Income. All in favor, so moved.	
		08-23-159-035	land: 48,881 / bldg: 1,151,937 = 1,200,818		KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428 THOMPSON COBURN LLP	

MIXED HEARINGS

Hearing Room: BOARD OF REVIEW ROOM
Hearing Date: 12/17/24

DeKalb County
Board of Review Schedule

Assessment Year: 2024
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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
11:15 AM	TELECONF					
	2024-BRC-0058	0060 08-23-184-035 land: 275,948 / bldg: 3,394,385 = 3,670,333	Over Assessed	PNG DEVELOPMENT LLC PNG DEVELOPMENT LLC	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428 THOMPSON COBURN LLP	Motion by Brian, seconded by Dan to approve Stip per Income. All in favor, so moved.
11:40 AM	IN-PERSON - Phoned In					
	2024-BRC-0130	0040 06-31-327-008 land: 12,540 / bldg: 164,580 = 177,120	Over Assessed	YOUSSI RENTALS LLC	THOMPSON JAMES C	Motion by John, seconded by Brian to confirm assmt. All in favor, so moved. James Thompson & June Thor attended.
12:00 PM	IN-PERSON - Phoned In					
	2024-BRC-0131	0040 06-31-327-009 land: 12,540 / bldg: 164,580 = 177,120	Over Assessed	YOUSSI RENTALS LLC	THOMPSON JAMES C	Motion by Brian seconded by John to confirm assmt. All in favor, so moved. James Thompson & June Thor attended.
12:20 PM	IN-PERSON - Phoned In					
	2024-BRC-0132	0040 06-31-327-010 land: 12,540 / bldg: 164,580 = 177,120	Over Assessed	YOUSSI RENTALS LLC	THOMPSON JAMES C	Motion by Brian seconded by John to confirm assmt. All in favor, so moved. James Thompson & June Thor attended.