



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Wednesday, December 18, 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; Clark Mills, Jim McKay, and Chris Mullen, appellant attorneys; Blake Fine, appellant appraiser; Brian Tuczynski and Scott Nemanich, intervening attorneys; Geoff Penman and Angela Seville, Intervening Parties; 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 17, 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 12:11 p.m.

Respectfully submitted,

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

Michelle Christensen, Chief Deputy, CCAO
attachments

Future meeting dates: December 19, 2024 December 20, 2024 December 30, 2024
January 2, 2025 January 7, 2025 January 8, 2025 January 9, 2025

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

MIXED HEARINGS

Hearing Room: BOARD OF REVIEW ROOM
Hearing Date: 12/18/24

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	IN-PERSON					
	2024-BRC-0014	0060 08-10-300-035 land: 143,737 bldg: 356,273 total: 500,000	Over Assessed	DEKALB SLF LP DEKALB COUNTY	MILLS CLARK KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428
						Clark Mills, atty attended Scott Nemanich in attendance. John moved to reduce per Income w/adjustments & statutes changes. Brian seconded. All in favor, so moved.
9:55 AM	TELECONF					
	2024-BRC-0006	0080 09-07-300-023	Over Assessed	12101 BARBER GREENE RD DEK LLC C/ROBBINS SCHWARTZ NAI HIFFMAN	NEAL, GERBER & EISENBERG LLP	STUCKERT NICOLE - SCHOOL DISTRICT 427
						Melody Monroe, Assessor attended. Jim McKay, atty & Blake Fine, appraiser attended Scott Nemanich, attended. Dan moved to allow for continuance and reschedule hearing to Dec 20, 2024. John seconded. All in favor, so moved.
	2024-BRC-0006	0080 09-07-300-021	Over Assessed	12101 BARBER GREENE RD DEK LLC C/ROBBINS SCHWARTZ NAI HIFFMAN	NEAL, GERBER & EISENBERG LLP	STUCKERT NICOLE - SCHOOL DISTRICT 427
	2024-BRC-0006	0080 08-12-478-003	Over Assessed	12101 BARBER GREENE RD DEK LLC C/NEAL, GERBER & EISENBERG NAI HIFFMAN	LLP KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428
10:35 AM	TELECONF					
	2024-BRC-0003	0060 09-06-201-044 land: 254,983 bldg: 342,143 total: 597,126	Over Assessed	DEKALB SYCAMORE LLC WALGREENS	ROBBINS SCHWARTZ MULLEN LAW OFFICES	STUCKERT NICOLE - SCHOOL DISTRICT 427
						Chris Mullen attended. Brian Tuczynski attended. John moved to remove multiplier w/adjustments. Brian seconded. All in favor, so moved.
11:10 AM	TELECONF					
	2024-BRC-0004	0060 19-35-237-013 land: 340,450 bldg: 217,467 total: 557,917	Over Assessed	MAIN & CHURCH LLC WALGREEN CO	MULLEN LAW OFFICES	CITY OF SANDWICH GEOFF PENMAN - CITY OF SANDWICH
						Chris Mullen attended. Geoff Penman & Angela Seville, attended. John moved to remove multiplier w/adjustments. Brian seconded. All in favor, so moved.
11:55 AM	TELECONF - attended	IN-PERSON				
	2024-BRC-0075	0040 06-31-402-058 land: 11,835 bldg: 47,339 total: 59,174	Over Assessed	HAYES ROBIN C TRUST HAYES RANDY B TRUST, attended HAYES RANDY B & ROBIN C TRUSTEE		John moved to confirm assessment. Dan seconded. Voice vote taken, 2-yay and 1-abstention. Motion passed.