



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Thursday, January 2, 2025 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; and Scott Nemanich intervening attorney.

- I. **Call to Order:** Chairman called meeting to order at 9:02 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 Dan to approve the meeting minutes for December 30, 2024 as written. Vote taken with 2-yay and 1-abstained. Motion passed.
- V. **Public Comments:** None
- VI. **2024 Board of Review Hearings:** Please see attached.
- VII. **OtherBusiness:** None
- VIII. **Adjournment:** Motion by John, second by Dan to adjourn meeting. All in favor, so moved. Meeting adjourned at 11:02 a.m.

Respectfully submitted,

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

Michelle Christensen, Chief Deputy, CCAO
attachments

Future meeting dates: January 2, 2025 January 7, 2025
January 8, 2025 January 9, 2025

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

ALL WAIVES

Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 1/2/25

DeKalb County Board of Review Schedule

Assessment Year: 2024

Page 1 of 1

Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
9:05 AM					Motion by John, seconded by Brian to Confirm Assessment. All in favor, so moved.	
	2024-BRC-0050	0060 08-01-476-022 land: 222,297 / bldg: 293,808 / total: 516,105	Over Assessed	FIRST STATE BANK	PHELAN MARY A KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428 Scott Nemanich, attended
9:30 AM					Motion by Brian, seconded by John to approved Stipulation Agreement per Income. All in favor, so moved.	
	2024-BRC-0099	0080 08-36-100-010 land: 509,646 / bldg: 7,655,122 / total: 8,164,768	Over Assessed	GRECO DEROSA DEKALB INVESTMENT LLC	VERROS BERKSHIRE PC KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428 Scott Nemanich, attended
9:50 AM					Motion by John, seconded by Brian to Confirm Assessment. All in favor, so moved.	
	2024-BRC-0051	0060 14-14-100-007 land: 52,051 / bldg: 144,998 / total: 197,049	Over Assessed	TRI COUNTY FINANCIAL GROUP INC	PHELAN MARY A	
10:20 AM					Motion by John, seconded by Brian to Confirm Assessment. All in favor, so moved.	
	2024-BRC-0121	0060 08-01-426-008 land: 226,023 / bldg: 244,206 / total: 470,229	Over Assessed	KANE COUNTY BANK SYCAMORE	ROBBINS SCHWARTZ LAW OFFICE OF AMARI & LOCALLO	STUCKERT NICOLE - SCHOOL DISTRICT 427
10:45 AM					Motion by John, seconded by Brian to Reduce per 3-yr Income Avg. All in favor, so moved.	
	2024-BRC-0122	0040 08-23-180-001 land: 10,588 / bldg: 93,363 / total: 103,951	Over Assessed	EDMUND ANDREW INV LLC- 415 PINE STREET	LAW OFFICE OF AMARI & LOCALLO	
11:15 AM					Motion by John, seconded by Brian to Reduce per 3-yr Income Avg. All in favor, so moved.	
	2024-BRC-0123	0040 08-15-101-042 land: 21,371 / bldg: 75,497 / total: 96,868	Over Assessed	EDMUND ANDREW INV LLC- 1206 & 124 RUSHMOORE DR	LAW OFFICE OF AMARI & LOCALLO	
	2024-BRC-0123	0040 08-15-101-041 land: 15,690/ bldg: 75,497 / total: 91,187	Over Assessed	EDMUND ANDREW INV LLC- 1206 & 124 RUSHMOORE DR	LAW OFFICE OF AMARI & LOCALLO	
11:35 AM					Motion by John, seconded by Brian to Reduce - 018 per 3-yr Income Avg for 1-yr Only and Confirm Assessment on - 007. All in favor, so moved.	
	2024-BRC-0124	0030 08-22-230-007 land only: 3,069	Over Assessed	TILLMAN WRIGHT REAL EST INVEST LL 443 COLLEGE	LAW OFFICE OF AMARI & LOCALLO	
	2024-BRC-0124	0040 08-22-230-018 land: 13,075 / bldg: 58,572 / total: 71,647	Over Assessed	TILLMAN WRIGHT REAL EST INVEST LL 443 COLLEGE	LAW OFFICE OF AMARI & LOCALLO	
12:00 PM					Motion by John, seconded by Brian to Reduce per Comparable Assessments. All in favor, so moved.	
	2024-BRC-0120	0060 06-31-330-005 land: 152,160 / bldg: 632,385 / total: 784,545	Over Assessed	REALTY INCOME IL PROPERTIES 1 LLC	LAW OFFICE OF AMARI & LOCALLO	