



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Thursday, January 9, 2025 at 9:00 A.M.
Sycamore, Illinois 60178

Those in attendance: John Linderoth and Brian Rosenow, Members; Bridget Nodurft, CCAO, Board Clerk; Michelle Christensen, Chief Deputy; Dave Lavin, Chris Mullen, Kyle Sheehan, and Stephanie Heiman, appellants; and Scott Nemanich, intervenor. Dan Cribben, Chairman absent.

- I. Call to Order:** Mr. Linderoth, Member called meeting to order at 9:00 am.
- II. Roll Call:** Mr. Linderoth asked that the record show all members present as listed above noting absence of Dan Cribben. Mr. Linderoth and Mr. Rosenow will be acting as co-chairmen for meeting.
- III. Review Agenda for Approval / Amendment:** Motion by Brian, seconded by John to approve the agenda as submitted. All in favor, so moved.
- IV. Approval of Prior Meeting Minutes:** Motion by Brian, seconded by John to approve the meeting minutes for January 8, 2025 as written. All in favor, so moved.
- V. Public Comments:** None
- VI. 2024 Board of Review Hearings:** Please see attached.
- VII. Work Load**
 - a) Review to Approve / Deny Disabled Person Exemptions (HEPD): None
 - b) Review to Approve / Deny Disabled Veteran Exemptions (SHEVD): None
 - c) Review to Approve / Deny Senior Exemptions (HE): None
 - d) Review to Approve / Deny Assessor Changes: None
 - e) Review to Approve / Deny Mapping Changes: None
 - f) Review for Recommendation to IDOR for Non-Homestead Exemptions: None
 - g) Review, Prepare and Make a Recommendation for PTAB Appeals: None
- VIII. Other Business:** None
- IX. Adjournment:** Motion by Brian, second by John to adjourn meeting. All in favor, so moved. Meeting adjourned at 11:27 a.m.

Respectfully submitted,

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

Michelle Christensen, Chief Deputy, CCAO

attachments

MIXED HEARINGS

Hearing Room: CONFERENCE ROOM EAST
Hearing Date: 1/9/25

DeKalb County
Board of Review Schedule

Assessment Year: 2024
Page 1 of 2

Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
9:10 AM	TELECONF					Motion by Brian, second by John to approve Stipulation Agreement per Income. All in favor, so moved.
	2024-BRC-0111	0060 08-28-202-011 land: 918,255 / bldg: 2,453,361 / total: 3,371,616	Over Assessed	SUSO 4 GLIDDEN LP SUSO 4 GLIDDEN LP	RYAN LAW KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428
	2024-BRC-0111	0050 08-28-202-012 land only: 59,885	Over Assessed	SUSO 4 GLIDDEN LP SUSO 4 GLIDDEN LP	RYAN LAW KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428
	2024-BRC-0111	0060 08-28-224-015 land: 328,975 / bldg: 691,973 / total: 1,020,948	Over Assessed	SUSO 4 GLIDDEN LP SUSO 4 GLIDDEN LP	RYAN LAW KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428 Attorneys, Dave Lavin and Scott Nemanich attended.
9:50 AM	TELECONF					Motion by Brian, seconded by John to Remove Multiplier w/Adjustments for building only and Confirm All Land Assessments. All in favor, so moved.
	2024-BRC-0094	0050 08-22-280-037 land only: 16,117	Over Assessed	WCP LLC WALGREEN CO - STORE 4042	MULLEN LAW OFFICES KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428
	2024-BRC-0094	0050 08-22-280-039 land only: 98,648	Over Assessed	WCP LLC WALGREENS CO - STORE 4042	MULLEN LAW OFFICES KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428
	2024-BRC-0094	0060 08-22-280-040 land: 82,975 / bldg: 303,162 / total: 386,137	Over Assessed	WCP LLC WALGREEN CO - STORE 4042	MULLEN LAW OFFICES KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428 Attorneys, Chris Mullen and Scott Nemanich attended.
10:20 AM	TELECONF					Motion by Brian, seconded by John to approve Stipulation Agreement per Market. All in favor, so moved.
STIP	2024-BRC-0103	0060 08-12-326-006 land: 519,971 bldg: 2,311,213 total: 2,831,184	Over Assessed	DAYTON HUDSON CORP PROPERTY T-902 TARGET CORPORATION T-0902	FLANAGAN BILTON LLC KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428 Attorneys, Kyle Sheehan & Scott Nemanich attended.
	2024-BRC-0103	0050 08-12-326-016 land only: 48,482	Over Assessed	TARGET CORPORATION	FLANAGAN BILTON LLC KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428
11:00 AM	TELECONF					
	2024-BRC-0104	0060 06-20-481-001	Over Assessed	SYCAMORE RETAIL LLC LOCATION FINDERS INTL INC	ROBBINS SCHWARTZ FLANAGAN BILTON LLC	STUCKERT NICOLE - SCHOOL DISTRICT 427 APPEAL WAS WITHDRAWN, NO CHANGE
11:40 AM	IN-PERSON					Motion by Brian, seconded by John to Reduce, Comparable Assessment for parcel 06-31-330-007 only and Confirm Assmts for remaining two parcels. All in favor, so moved.
	2024-BRC-0047	0050 06-31-330-007 land only: 31,889	Over Assessed	EAST WINNEBAGO DEV CORP	HEIMAN STEPHANIE ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427
	2024-BRC-0047	0060 06-31-377-001 land: 119,675 / bldg: 428,628 / total: 548,303	Over Assessed	EAST WINNEBAGO DEV CORP	HEIMAN STEPHANIE ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427
	2024-BRC-0047	0021 06-31-300-017 land only: 10,334	Over Assessed	EAST WINNEBAGO DEV CORP	HEIMAN STEPHANIE ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427 Attorney, Stephanie Heiman attended.

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Page 2 of 2

Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
12:10 PM	TELECONF					
	2024-BRC-0077	0040 06-21-455-007 land: 15,817 bldg: 136,598 total: 152,415	Over Assessed	MCROBERTS RYAN D DESORT DARLA L DESORT, DARLA & MCROBERTS, RYAN		Motion by Brian, seconded by John to Reduce per Comparable Sales. All in favor, so moved.