



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Wednesday, January 15, 2025 at 9:00 A.M.
Sycamore, Illinois 60178

Those in attendance: Dan Cribben, Chairman; Richard Schmack, Alternate Member; Bridget Nodurft, CCAO, Board Clerk; Michelle Christensen, Chief Deputy; Erik Wilson, Nicholas Cronauer, and Mary Phelan, appellants; and Danielle McNamara and Scott Nemanich, Intervenor.

- I. Call to Order:** Chairman called meeting to order at 9:00 am.
- II. Roll Call:** Chairman asked that the record show above members present noting absence of John Linderoth and Brian Rosenow, members.
- III. Review Agenda for Approval / Amendment:** Motion by Rich, seconded by Dan to approve the agenda as submitted. All in favor, so moved.
- IV. Approval of Prior Meeting Minutes:** Motion by Rich, seconded by Dant to table January 14, 2025 meeting minutes for quorum. 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 Rich, second by Dan to adjourn meeting. All in favor, so moved. Meeting adjourned at 11:55 a.m.

Respectfully submitted,

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

Michelle Christensen, Chief Deputy, CCAO
attachments

ALL VIRTUAL HEARINGS

Hearing Room: CONFERENCE ROOM EAST
Hearing Date: 1/15/25

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)
9:05 AM					Motion by Rich, seconded by Dan to Confirm Assessment. All in favor, so moved.	
	2024-BRC-0114	0060 09-06-201-042	Over Assessed land: 161,826 bldg: 381,254 total: 543,080	MJ IBARRA LLC MJ IBARRA LLC	SMITH HEMMESCH BURKE & KACZYNSKI ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427 Erik Wilson & Danielle McNamara, attended
9:45 AM					Motion by Rich, seconded by Dan to Stipulation Agreement with Property Class Change to farmland. All in favor, so moved.	
	2024-BRC-0027	0050 06-20-400-025	Over Assessed farm land only: 2,023	BEMIS RENEE I IRREV TRUST	ROBBINS SCHWARTZ CRONAUER NICHOLAS	STUCKERT NICOLE - SCHOOL DISTRICT 427 Nicholas Cronauer and Danielle McNamara, attended.
10:05 AM					Motion by Rich, seconded by Dan to Reduce per Income. All in favor, so moved.	
	2024-BRC-0049	0060 06-32-254-006	Over Assessed land: 104,851 bldg: 260,851 total: 365,702	STADIUM VIEW II APTS LLC	ROBBINS SCHWARTZ CRONAUER NICHOLAS	STUCKERT NICOLE - SCHOOL DISTRICT 427 Nicholas Cronauer and Danielle McNamara, attended.
10:45 AM	Rich Dyer, Assessor attended				Motion by Dan, seconded by Rich to Stipulation Agreement per Comparable Assments with adjustments. All in favor, so moved.	
	2024-BRC-0025	0060 08-01-426-015	Over Assessed land: 449,066 / bldg: 1,600,725 / total: 2,049,791	CAR G LLC	ROBBINS SCHWARTZ CRONAUER NICHOLAS	STUCKERT NICOLE - SCHOOL DISTRICT 427 Nicholas Cronauer and Danielle McNamara, attended.
11:15 AM	Rich Dyer, Assessor attended				Motion by Dan, seconded by Rich to Stipulation Agreement per Sale Price with adjustments. All in favor, so moved.	
	2024-BRC-0030	0040 08-02-400-035	Over Assessed land: 52,965 / bldg: 181,921 / total: 234,886	RESOURCE BANK NA LAND TRUST 361010001020 CRONAUER LAW LLP	CRONAUER NICHOLAS	Nicholas Cronauer, attended.
11:40 AM	Rich Dyer, Assessor attended				Motion by Dan, seconded by Rich to Stipulation Agreement, Comparable Assmts with adjustments. All in favor, so moved.	
	2024-BRC-0032	0060 08-13-151-028	Over Assessed land: 229,110 / bldg: 702,932 / total: 932,042	BEMIS RENEE I IRREV TRUST	KLEIN, THORPE & JENKINS LTDDOKA ARMIR CRONAUER NICHOLAS	- SCHOOL DISTRICT 428 Nicholas Cronauer, attended.
12:10 PM					Motion by Dan, seconded by Rich to Confirm Assessments. All in favor, so moved.	
	2024-BRC-0095	0050 08-09-449-010	Over Assessed land only: 12,374	GARDEN ESTATES DEVELOPMENT GR(PHELAN MARY A INC	KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428
	2024-BRC-0095	0060 08-09-449-001	Over Assessed land: 25,531 / bldg: 181,499 / total: 207,030	GARDEN ESTATES DEVELOPMENT GR(PHELAN MARY A INC	KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428
	2024-BRC-0095	0050 08-09-452-002	Over Assessed land only: 579	GARDEN ESTATES DEVELOPMENT GR(PHELAN MARY A INC	KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428
	2024-BRC-0095	0060 08-09-450-006	Over Assessed land: 23,971 / bldg: 256,683 / total: 280,654	GARDEN ESTATES DEVELOPMENT GR(PHELAN MARY A INC	KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428
	2024-BRC-0095	0060 08-09-451-018	Over Assessed land: 273,569 / bldg: 1,116,953 / total: 1,390,522	NATL BANK & TRUST CO TR 40-41800 EDENS GARDEN DEVEL GROUP INC	PHELAN MARY A KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428 Mary "Molly" Phelan and Scott Nemanic, attended

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12:10 PM					Motion by Dan, seconded by Rich to Confirm Assessments. All in favor, so moved.	
	2024-BRC-0095	0040 08-09-450-002 land: 12,580 / bldg: 26,553 / total: 39,133	Over Assessed	GARDEN ESTATES DEVELOPMENT GR INC	PHELAN MARY A KLEIN, THORPE & JENKINS LT _D	DOKA ARMIR - SCHOOL DISTRICT 428
	2024-BRC-0095	0060 08-09-450-007 land: 105,491 / bldg: 562,713 / total: 668,204	Over Assessed	GARDEN ESTATES DEVELOPMENT GR INC	PHELAN MARY A KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428 Mary "Molly" Phelan and Scott Nemanic, attended