



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Thursday, January 23, 2025 at 9:00 A.M.
Sycamore, Illinois 60178

Those in attendance: Dan Cribben, Chairman; Brian Rosenow and John Linderoth, Members; Bridget Nodurft, CCAO, Board Clerk; Michelle Christensen, Chief Deputy; Appellant Attorneys Jeff Hertz, Lestor McCarroll, and Jennifer Wadland; Intervening Parties, Attorneys Scott Nemanich, Mallory Milluzzi, Danielle McNamara, and Matt Rose, Derek Hiland, County Administrator; and Mark Charvat, Member of the Public.

- I. Call to Order:** Chairman called the 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 Brian, seconded by Dan to approve January 22, 2025 meeting minutes. Vote taken, 2-yay and 1-abstained.
- V. Public Comments:** None
- VI. 2024 Board of Review Hearings:** Please see attached.
 - a) Motion by Brian, seconded by John to take a 10-minute recess. All in favor, so moved. Recessed at 10:36 am. Resumed meeting at 10:46 am.
 - b) Motion by Brian, seconded by John to recess until 11:55 am. All in favor, so moved. Recessed at 11:33 am. Resumed meeting at 11:55 am.
- VII. Work Load**
 - a) Review to Approve / Deny Disabled Person Exemptions (HEPD): After Board review, motion by John, seconded by Brian to approve 1- Renewal HEPD application. All in favor, so moved. See attached list.
 - b) Review to Approve / Deny Disabled Veteran Exemptions (SHEVD):): After Board review, motion by John, seconded by Brian to approve 4-New SHEVD applications. All in favor, so moved. See attached list.
 - c) Review to Approve / Deny Senior Exemptions (HE):): After Board review, motion by John, seconded by Brian to approve 7- New HE applications. All in favor, so moved. See attached list.
 - 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

DEKALB COUNTY BOARD OF REVIEW
DeKalb County Administration Building
Board of Review Conference Room – Fourth Floor
110 E. Sycamore Street
Sycamore, IL 60178
Phone (815) 895-7120 / FAX: (815) 895-1684



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Continued ...

VIII. Other Business: None

IX. Adjournment: Motion by John, second by Brian to adjourn meeting. All in favor, so moved. Meeting adjourned at 12:05 p.m.

Respectfully submitted,

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

Michelle Christensen, Chief Deputy, CCAO
attachments

Future meeting dates: January 27, 2025

January 28, 2025

January 29, 2025

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

ALL VIRTUAL HEARINGS

Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 1/23/25

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						
	2024-BRC-0097	0060 06-21-352-008	Over Assessed	JOSEPHINE PERRUCCI FAMILY PARTNERSHIP PERRUCCI DONALD A REV TRUST PAPPANI JEAN A SURVIVORS TRUST PRINCETON PLAZA ALBERTSONS COMPANIES	ROBBINS SCHWARTZ SARNOFF & BACCASH Jeff Hertz, and Danielle McNamara in attendance.	STUCKERT NICOLE - SCHOOL DISTRICT 427
		land: 718,989 bldg: 1,480,791 total: 2,199,780				
9:40 AM						
	2024-BRC-0096	0060 08-12-376-010	Over Assessed	COUNTY OF DEKALB MID-AMERICA MNGMT DEK CTY SHOPPING CTR DEKALB COUNTY GOVERNMENT SYCAMORE RD COUNTY OF DEKALB MID-AMERICA MNGMT DEK CTY SHOPPING CTR DEKALB COUNTY GOVERNMENT SYCAMORE RD	SARNOFF & BACCASH KLEIN, THORPE & JENKINS LTD Jeff Hertz and Scott Nemanich in attendance.	DOKA ARMIR - SCHOOL DISTRICT 428
		land: 77,825 bldg: 143,015 total: 220,840				
	2024-BRC-0096	0060 08-12-376-013	Over Assessed	COUNTY OF DEKALB MID-AMERICA MNGMT DEK CTY SHOPPING CTR DEKALB COUNTY GOVERNMENT SYCAMORE RD	SARNOFF & BACCASH KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428
		land: 445,586 bldg: 810,888 1-YR ONLY total: 1,256,474				
	2024-BRC-0096	0060 08-12-326-014	Over Assessed	SYCAMORE CENTER DEKALB LLC MID-AMERICA MNGMT OAKLAND PL COUNTY OF DEKALB	SARNOFF & BACCASH KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428
		land: 259,985 bldg: 816,207 total: 1,076,192				
	2024-BRC-0096	0060 08-12-376-011	Over Assessed	MID-AMERICA MNGMT DEK CTY SHOPPING CTR DEKALB COUNTY GOVERNMENT SYCAMORE RD COUNTY OF DEKALB	SARNOFF & BACCASH KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428
		land: 96,829 bldg: 186,371 total: 283,200				
	2024-BRC-0096	0060 08-12-376-012	Over Assessed	SYCAMORE RD COUNTY OF DEKALB MID-AMERICA MNGMT DEK CTY SHOPPING CTR DEKALB COUNTY GOVERNMENT SYCAMORE RD	SARNOFF & BACCASH KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428
		land: 69,680 bldg: 168,765 total: 238,445				
10:15 AM						
	2024-BRC-0093	0080 08-35-400-012	Over Assessed	AMAZON.COM SERVICES LLC C/O AMA;MAYER BROWN LLP PROPERTY TAX	DEREK HILAND - COUNTY DONAHUE & ROSE PC KLEIN, THORPE & JENKINS LTD	NICKLAS BILL - CITY OF DEKALB DOKA ARMIR - SCHOOL DISTRICT 428
		land: 1,248,826 bldg: 13,171,174 total: 14,420,000				

Motion by Brian, seconded by John to Stipulate, Remove Multiplier with adjustments for 1-yr Only. All in favor, so moved.

ALL VIRTUAL HEARINGS

Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 1/23/25

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)
10:50 AM						
	2024-BRC-0100	0060 08-16-200-034	Over Assessed	BEDI SUKHDARSHAN BEDI VIRENDER SODHI SUKHWANT MCJ INVESTMENTS LLC SODHI BRIJNANDEN BEDI, VIRENDER & SUKHDARSHAN & SODHI, SUKHWANT & BRIJNANDEN &	Motion by John, seconded by Dan to Confirm Assessment for 1-yr Only. All in favor, so moved. VERROS BERKSHIRE PC KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428 Jennifer Wadland and Scott Nemanich in attendance.
11:25 AM						
	2024-BRC-0101	0060 08-16-200-042	Over Assessed	BEDI SUKHDARSHAN BEDI VIRENDER SODHI SUKHWANT MCJ INVESTMENTS LLC SODHI BRIJNANDEN BEDI, VIRENDER & SUKHDARSHAN & SODHI, SUKHWANT & BRIJNANDEN &	Motion by Dan seconded by John to Confirm Assessment for 1-yr Only. All in favor, so moved. VERROS BERKSHIRE PC KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428 Jennifer Wadland and Scott Nemanich in attendance.
12:00 PM						
	2024-BRC-0102	0060 19-25-426-007	Over Assessed	QHI LLC	Motion by Brian seconded by Dan to Confirm Assessment. All in favor, so moved. VERROS BERKSHIRE PC	PENMAN GEOFF - CITY OF SANDWICH SODARO TOM - SCHOOL DISTRICT 430 Jennifer Wadland and Geoff Penman in attendance.