



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Monday, January 27, 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 Jessica MacLean and Eilleen Sergo; and Township Assessors, Rich Dyer and Pauline Ruchti.

- 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 John, seconded by Brian to approve January 23, 2025 meeting minutes. 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 to Approve / Deny Pollution Control: After Board review, motion by Brian, seconded by John to approve 1 Pollution Control. Vote taken, 2-yay and 1-abstained.
 - g) Review, Prepare and Make a Recommendation for PTAB Appeals: None
- VIII. Other Business:** None
- IX. Adjournment:** Motion by John, second by Brian to adjourn meeting. All in favor, so moved. Meeting adjourned at 11:05 a.m.

Respectfully submitted,

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

Michelle Christensen, Chief Deputy, CCAO
attachment

Future meeting dates: January 28, 2025 January 29, 2025 February 11, 2025

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

ALL TELECONFERENCE

Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 1/27/25

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-0112	0060 08-21-452-003	Over Assessed	NORTHERN ILLINOIS HOTELS LLC	Jessica MacLean in attendance. WORSEK & VIHON LLP	
		land: 258,877 bldg: 1,764,874 total: 2,023,751				Motion by Brian, seconded by John to Confirm Assessment. All in favor, so moved.
9:35 AM						
	2024-BRC-0113	0060 08-21-452-017	Over Assessed	NEWGEN ASSETS LLC	Jessica MacLean and Scott Nemanich in attendance. WORSEK & VIHON LLP KLEIN, THORPE & JENKINS LTD	
		land: 278,723 bldg: 1,525,388 total: 1,804,111				Motion by John seconded by Brian to Confirm Assessment. All in favor, so moved.
10:10 AM						
	2024-BRC-0125	0060 01-26-101-017	Over Assessed	KIRKLAND COMPONENTS LLC	Eileen Sergo, attorney in attendance. ELLIOTT & ASSOCIATES ATTORNEYS PLLC	
		land: 106,395 bldg: 297,889 total: 404,284				Motion by John, seconded by Dan to Confirm Assessment 1-yr Only. All in favor, so moved.
10:40 AM						
	2024-BRC-0126	0060 01-26-228-022	Over Assessed	US LBM HOLDINGS LLC	Eileen Sergo, attorney in attendance. ELLIOTT & ASSOCIATES ATTORNEYS PLLC	
		land: 37,297 bldg: 12,342 total: 49,729				
	2024-BRC-0126	0050 01-26-228-026	Over Assessed	US LBM HOLDINGS LLC	ELLIOTT & ASSOCIATES ATTORNEYS PLLC	
		land only: 15,043				
	2024-BRC-0126	0060 01-26-228-040	Over Assessed	ELLIOTT & ASSOCIATES ATTORNEYS PLLC US LBM HOLDINGS LLC	ELLIOTT & ASSOCIATES ATTORNEYS PLLC	
		land: 47,989 bldg: 235,345 total: 283,334				Motion by John, seconded by Brian to Confirm Assessment 1-yr Only for all parcels. All in favor, so moved.
	2024-BRC-0126	0060 01-26-228-031	Over Assessed			
		land: 12,432 bldg: 49,732 total: 62,164				