



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Wednesday, December 10, 2025 at 9:00 A.M.
Sycamore, Illinois 60178

Those in attendance: Dan Cribben, Chairman; John Linderoth, and Brian Rosenow Members; Bridget Nodurft, Board Clerk, CCAO; and Alana Rautio, Administrative Assistant; Geoff Penman, Don Aleks, Brittany Theis, Allen Skidelsky, Chris Mullen, Danielle McNamara, Melody Monroe and Jessica MacLean by Teleconference; Scott Nemenich in person.

- I. **Call to Order:** Chairman called meeting to order at 9:00 am.
- II. **Roll Call:** Chairman asked that the record show all members present.
- III. **Review Agenda for Approval / Amendment:** Motion by Brian, seconded by John to approve the agenda as submitted. All in favor, motion passed.
- IV. **Approval of Prior Meeting Minutes:** Motion by John, seconded by Brian to approve the December 9th meeting minutes as written. All in favor, motion passed
- V. **Public Comments:** None
- VI. **2025 Board of Review Hearings –** Please see attached schedule
- VII. **Work Load:**
 - a) **Review to Approve / Deny Disabled Person Exemptions (HEPD):** After Board review, motion by John, seconded by Brian to approve 2-New and 5-Renewal HEPD applications. 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 9-New and 8-Renewal 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 15-New HE applications. All in favor, so moved. See attached list.
 - d) **Review to Approve / Deny Certificate of Errors (CoE):** None
 - e) **Review to Approve / Deny Assessor changes:** After Board review, motion by John, seconded by Brian to approve 82 Assessor changed. All in favor, so moved.



- f) **Review to Approve / Deny Mapping changes:** After Board review, motion by John seconded by Brian to approve 19 changes. All in favor, so moved.
- g) **Review to Approve / Deny Pollution Control:** After Board review, motion by John, seconded by Brian to approve 2 applications. All in favor, so moved.
- h) **Review for Recommendation to IDOR for Non-Homestead Exemptions:** After Board review, motion by John, seconded by Brian to make recommendation to approve. All in favor, so moved.
- i) **Review, Prepare and Make a Recommendation for PTAB Appeals:** None
- j) **Enterprise Zone Certifications:** After Board review, motion by John, seconded by Brian to approve 9 certifications. All in favor, so moved.

VII. Other Business: None

VIII. Adjournment: Motion by John, second by Brian to adjourn the meeting. All in favor, so moved.
Meeting adjourned at 1:15 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alana Rautio".

Alana Rautio
attachments

DATE
BOARD OF REVIEW - NON-HOMESTEAD EXEMPTIONS

PARCEL	NAME	DATE TO BOR	APPROVED	DENIED	TABLED	COMMENTS
01-26-208-003	VILLAGE OF KIRKLAND	12/10/2025	✓			
TOTALS						

TOTAL REVIEWED: 1

DATE REVIEWED: December 10, 2025

BOARD MEMBER: *Dan Cribben*

DS
John Linderoth

DECEMBER 9, 2025

2025 HOMESTEAD EXEMPTIONS

PARCEL	LAST NAME	HEPD	SHEDV	SHEVD 2ND REVIEW	HE	APPROVED	DENIED	NOTES
01-26-255-013	WICKE	1				✓		
03-19-461-007	TOMKOWIAK	1				✓		
07-23-316-006	DENSBORN	1				✓		
08-21-429-017	RICE	1				✓		
09-20-332-010	BEHAROVIC	1				✓		
19-26-127-009	HALDER	1				✓		
19-26-407-006	CUTSINGER	1				✓		
PARCEL	LAST NAME	HEPD	SHEDV	SHEVD 2ND REVIEW	HE	APPROVED	DENIED	NOTES
01-26-425-007	HOWSER		1			✓		
02-21-176-002	LEE		1			✓		PRO-RATED
06-21-454-012	BENSON		1			✓		PRO-RATED
06-31-326-030	SCHUTTE		1			✓		
06-32-384-002	CAMBEL		1			✓		
08-13-322-008	ADKINS		1			✓		PRO-RATED
08-15-278-006	HERBERT		1			✓		PRO-RATED
08-23-208-016	ROWAN		1			✓		
08-27-207-012	LUCAS		1			✓		
09-05-254-017	RUSSOM		1			✓		
09-05-256-018	MULLER		1			✓		PRO-RATED
09-05-451-013	WARNER		1			✓		
09-20-151-012	WATSON		1			✓		PRO-RATED
09-29-251-068	SCHURY		1			✓		
14-15-250-021	PARRA		1			✓		
15-16-276-008	SHEFFER		1			✓		
19-25-358-007	ADEN		1			✓		
PARCEL	LAST NAME	HEPD	SHEDV	SHEVD 2ND REVIEW	HE	APPROVED	DENIED	NOTES
01-26-227-002	SMEETS				1	✓		PRO-RATED
05-08-300-002	ASKA				1	✓		
06-21-180-011	KATHRO				1	✓		PRO-RATED
06-32-456-025	MARSDEN				1	✓		PRO-RATED
08-01-283-024	WILCOX				1	✓		
08-12-112-016	MANDERFIELD				1	✓		PRO-RATED
08-14-251-006	SAWYER				1	✓		
08-23-379-001	VAZQUEZ				1	✓		
09-05-133-011	MANESS				1	✓		
09-05-276-005	ZALEWSKI				1	✓		PRO-RATED
09-17-200-014	WIDDOES				1	✓		
09-28-356-042	BAUER				1	✓		PRO-RATED
09-36-203-007	KOLANOWSKI				1	✓		PRO-RATED
14-15-225-003	OBRIEN				1	✓		PRO-RATED
14-15-225-007	HICKENBOTTOM				1	✓		PRO-RATED
TOTALS		7	17	0	15			
GRAND TOTAL						39		

	<u>NEW</u>	<u>RENEW</u>	<u>2nd REVIEW</u>
HEPD:	2	5	
SHEDV:	9	8	
HE:	15		
TOTAL:	26	13	

TOTAL REVIEWED: 39

DATE REVIEWED: 12/09/2025

BOARD MEMBERS:

Dan Cribben

John Linderoth

TELECONFERENCE

DeKalb County
Board of Review Schedule

Assessment Year: 2025
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Hearing Room: BOARD OF REVIEW ROOM
Hearing Date: 12/10/25

Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
9:10 AM						
	2025-BRC-0016	0060 19-25-252-016	Over Assessed	CTR PARTNERSHIP LP	SKIDELSKY & ASSOCIATES SANDWICH COMMUNITY SCHOOL DISTRICT 430 SUPERINTENDENT OF SCHOOLS PENMAN GEOFF	Land: 67,045 Bldng: 139,687 Total: 206,732 Per recent sale
	2025-BRC-0016	0060 19-25-252-015	Over Assessed	CTR PARTNERSHIP LP	SKIDELSKY & ASSOCIATES SANDWICH COMMUNITY SCHOOL DISTRICT 430 SUPERINTENDENT OF SCHOOLS PENMAN GEOFF	Land: 61,613 Bldng: 589,590 Total: 651,203 Per recent sale
9:50 AM						
	2025-BRC-0007	0060 19-35-237-013	Over Assessed	MAIN & CHURCH LLC WALGREEN CO	PENMAN GEOFF SANDWICH COMMUNITY SCHOOL DISTRICT 430 SUPERINTENDENT OF SCHOOLS MULLEN LAW OFFICES	Land: 370,614 Bldng: 171,053 Total: 541,667 Removes multiplier Per stipulation 2 Yaw 1 Nay
10:30 AM						
	2025-BRC-0006	0060 09-06-201-044	Over Assessed	DEKALB SYCAMORE LLC WALGREENS	ROBBINS SCHWARTZ MULLEN LAW OFFICES	Land: 271,225 Bldng: 308,509 Total: 579,734 Removes multiplier Per stipulation STUCKERT NICOLE - SCHOOL DISTRICT 427 2 Yaw 1 Nay
11:10 AM						
	2025-BRC-0005	0050 08-22-280-037	Over Assessed	WCP LLC WALGREEN CO - STORE 4042	MULLEN LAW OFFICES KLEIN, THORPE & JENKINS LTD	Land: 17,650 Total: 17,650 DOKA ARMIR - SCHOOL DISTRICT 428 Removes multiplier
	2025-BRC-0005	0060 08-22-280-040	Over Assessed	WCP LLC WALGREEN CO - STORE 4042	MULLEN LAW OFFICES KLEIN, THORPE & JENKINS LTD	Land: 90,866 Bldng: 284,357 Total: 375,223 Per stipulation DOKA ARMIR - SCHOOL DISTRICT 428
	2025-BRC-0005	0050 08-22-280-039	Over Assessed	WCP LLC WALGREENS CO - STORE 4042	MULLEN LAW OFFICES KLEIN, THORPE & JENKINS LTD	Land: 108,029 Total: 108,029 DOKA ARMIR - SCHOOL DISTRICT 428 Confirms assmt.
11:50 AM						
	2025-BRC-0089	0060 08-21-452-003	Over Assessed	NORTHERN ILLINOIS HOTELS LLC	WORSEK & VIHON LLP KLEIN, THORPE & JENKINS LTD	Land: 283,496 Bldng: 1,699,292 Total: 1,982,788 PTAB + 2025 multiplier DOKA ARMIR - SCHOOL DISTRICT 428 Per stipulation

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DeKalb County
Board of Review Schedule

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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
12:30 PM						RESCHEDULED
	2025-BRC-0068	0060 08-21-452-017	Over Assessed	NEWGEN ASSETS LLC	WORSEK & VIHON LLP KLEIN, THORPE & JENKINS LTD	DOKA ARMIR - SCHOOL DISTRICT 428