



Meeting of the Board of Review
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Tuesday, January 16, 2024 at 9:00 A.M.
Sycamore, Illinois 60178

Today's Board Hearings have been scheduled as Virtual Attendance. Members of the public may attend In-Person, Virtually, by following the link below; or via Teleconference by dialing 815-217-0478. Please wait to be greeted by staff member and then introduce yourself.

To Join Zoom Meeting:

<https://us06web.zoom.us/j/88121655974?pwd=TIAwY4axa37TzW0PUmbYpbsyjkaZcY.1>

Meeting ID: 881 2165 5974

Passcode: 767264

Those in attendance: Dan Cribben, Chairman and John Linderoth, Member; Bridget Nodurft, CCAO/Clerk; Michelle Christensen, Chief Deputy; Kevin Burke, Kevin Hynes, and Chris Beck appellant attorneys; Melody Monroe, Rich Dyer, and Sheila Johnson, Township Assessors; Brian Tuczynski and Scott Nemanich, intervening attorneys; and Geoff Penman, City of Sandwich; and Tom Sodaro, Sandwich School Dist. 430. Brian Rosenow, member absent.

- I. Call to Order:** Chairman called the meeting to order at 9:00 am.
- II. Roll Call:** Chairman asked the record show all present with the absence of Brian Rosenow, member.
- III. Review Agenda for Approval / Amendment:** John moved to approve the agenda as written. Dan seconded motion. All in favor, so moved.
- IV. Review Prior Meeting Minutes for Approval:** John moved to approved January 11, 2024 minutes as written and revised May 10, 2023 meeting minutes to include line item d to Section VI. Dan seconded motion. All in favor, so moved.
- V. Public Comments:** None
- VI. 2023 Board of Review Virtual Hearings – Please see attached schedule.**

Due to Board Hearings running ahead of schedule, John moved to take a short recess at 11:02 am. Dan seconded motion. All in favor, so moved. John moved to reconvene meeting. Dan seconded motion. All in favor, so moved. Meeting reconvened at 11:28 am.

Due to Board Hearings running ahead of schedule, John moved to take a short recess at 11:54 am. Dan seconded motion. All in favor, so moved. Dan moved to reconvene meeting. John seconded motion. All in favor, so moved. Meeting reconvened at 12:02 pm.

Future meeting dates: January 17, 2024 January 18, 2024
January 23, 2024 January 24, 2024 January 25, 2024

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



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Continued....

VII. Other Business: None

VIII. Adjournment: John moved to adjourn the meeting. Dan seconded motion. All in favor, so moved. Meeting adjourned at 1:01 pm.

Due to issues with Zoom program, audio did not record.

Respectfully submitted,

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

Michelle Christensen, CIAO, Chief Deputy
attachment

Future meeting dates: January 17, 2024 January 18, 2024
January 23, 2024 January 24, 2024 January 25, 2024

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Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 1/16/24

DeKalb County Board of Review Schedule

Assessment Year: 2023

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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
9:05 AM			Over Assessed	MJ IBARRA LLC	SMITH, HEMMESCH, BURKE & KACZYNSKI	STUCKERT NICOLE - SCHOOL DISTRICT 427
	2023-BRC-0005	0060 09-06-201-042		MJ IBARRA LLC	ROBBINS SCHWARTZ	land: 151,395 / bldg: 356,679 / total: 508,074
		Attending: Kevin Burke, appellant attorney Brian Tuczynski, intervening attorney, Melody Monroe, Township Assessor		John moved to remove multiplier from building only for 1-year only. Dan seconded motion. All in favor, so moved.		Remove Multiplier / 1-Year Only
9:40 AM			Over Assessed	VENTAS REALTY LTD PTNRSH	OKEEFE LYONS & HYNES LLC	STUCKERT NICOLE - SCHOOL DISTRICT 427
	2023-BRC-0105	0060 06-32-451-004		VENTAS INC C/O ALTUS GROUP US INC	ROBBINS SCHWARTZ	land: 104,014 / bldg: 791,853 / total: 895,867
	2023-BRC-0105	0060 06-32-377-012	Over Assessed	VENTAS REALTY LTD PTNRSH	OKEEFE LYONS & HYNES LLC	STUCKERT NICOLE - SCHOOL DISTRICT 427
				VENTAS INC C/O ALTUS GROUP US INC	ROBBINS SCHWARTZ	land: 19,432 / bldg: 126,292 / total: 145,724
	2023-BRC-0105	0060 06-32-377-011	Over Assessed	VENTAS REALTY LTD PTNRSH	OKEEFE LYONS & HYNES LLC	STUCKERT NICOLE - SCHOOL DISTRICT 427
				VENTAS INC C/O ALTUS GROUP US INC	ROBBINS SCHWARTZ	land: 14,713 / bldg: 136,789 / total: 151,052
	2023-BRC-0105	0060 06-32-451-003	Over Assessed	VENTAS REALTY LTD PTNRSH	OKEEFE LYONS & HYNES LLC	STUCKERT NICOLE - SCHOOL DISTRICT 427
				VENTAS INC C/O ALTUS GROUP US INC	ROBBINS SCHWARTZ	land: 18,710 / bldg: 54,258 / total: 72,968
	2023-BRC-0105	0060 06-32-452-009	Over Assessed	VENTAS REALTY LTD PTNRSH	OKEEFE LYONS & HYNES LLC	STUCKERT NICOLE - SCHOOL DISTRICT 427
				VENTAS INC C/O ALTUS GROUP US INC	ROBBINS SCHWARTZ	land: 31,844 / bldg: 18,203 / total: 50,047
		Attending: Kevin Hynes, appellant attorney Brian Tuczynski, intervening attorney		Dan moved to confirm assessment for all parcels. John seconded motion. All in favor, so moved.		Confirm Assessment for All Parcels
10:25 AM			Over Assessed	FIRST NATL BANK	OKEEFE LYONS & HYNES LLC	STUCKERT NICOLE - SCHOOL DISTRICT 427
	2023-BRC-0102	0060 06-32-177-011		FIRST NATIONAL BANK OF OMAHA	ROBBINS SCHWARTZ	land: 34,065 / bldg: 114,784 / total: 148,849
	2023-BRC-0102	0060 06-32-177-028	Over Assessed	FIRST NATIONAL BANK	OKEEFE LYONS & HYNES LLC	STUCKERT NICOLE - SCHOOL DISTRICT 427
				FIRST NATIONAL BANK OF OMAHA	ROBBINS SCHWARTZ	land: 42,231 / bldg: 172,176 / total: 214,407
	2023-BRC-0102	0050 06-32-177-009	Over Assessed	CASTLE BANCGROUP INC	OKEEFE LYONS & HYNES LLC	STUCKERT NICOLE - SCHOOL DISTRICT 427
				FIRST NATIONAL BANK OF OMAHA	ROBBINS SCHWARTZ	land only: 15,875
	2023-BRC-0102	0050 06-32-177-010	Over Assessed	FIRST NATL BANK	OKEEFE LYONS & HYNES LLC	STUCKERT NICOLE - SCHOOL DISTRICT 427
				FIRST NATIONAL BANK OF OMAHA	ROBBINS SCHWARTZ	land only: 14,286
		Attending: Kevin Hynes, appellant attorney Brian Tuczynski, intervening attorney		Dan moved to confirm assessment for 1-year only for all parcels. John seconded motion. All in favor, so moved.		Confirm Assessment for All Parcels / 1-Year Only
11:00 AM			Over Assessed	CASTLE BANK NA	OKEEFE LYONS & HYNES LLC	DOKA ARMIR - SCHOOL DISTRICT 428
	2023-BRC-0103	0060 08-13-102-007		FIRST NATIONAL BANK OF OMAHA	KLEIN, THORPE & JENKINS LTD	land: 116,964 bldg: 124,131 total: 241,095
	2023-BRC-0103	0060 08-13-102-008	Over Assessed	CASTLE BANK NA	OKEEFE LYONS & HYNES LLC	DOKA ARMIR - SCHOOL DISTRICT 428
				FIRST NATIONAL BANK OF OMAHA	KLEIN, THORPE & JENKINS LTD	land: 167,090 / bldg: 124,131 / total: 291,221
		Attending: Kevin Hynes, appellant attorney Scott Nemanich, intervening attorney Rich Dyer, Township Assessor		John moved to remove multiplier from building only for 1-year only. Dan seconded motion. All in favor, so moved.		Remove Multiplier / 1-Year Only

ALL VIRTUAL

Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 1/16/24

DeKalb County Board of Review Schedule

Assessment Year: 2023

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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
11:35 AM						
2023-BRC-0104	0050	08-22-278-032	Over Assessed	FIRST NATL BANK	OKEEFE LYONS & HYNES LLC	DOKA ARMIR - SCHOOL DISTRICT 428
	FIRST NATIONAL BANK OF OMAHA			KLEIN, THORPE & JENKINS LTD	land only: 25,073	
2023-BRC-0104	0060	08-22-278-033	Over Assessed	FIRST NATL BANK	OKEEFE LYONS & HYNES LLC	DOKA ARMIR - SCHOOL DISTRICT 428
	FIRST NATIONAL BANK OF OMAHA			land: 79,719 bldg: 352,567 total: 432,286		
Attending: Chris Beck, appellant attorney with attorney Kevin Hynes Scott Nemanich, intervening attorney Rich Dyer, Township Assessor				Dan moved to remove multiplier from building only for 1-year only. John seconded motion. All in favor, so moved.		Remove Multiplier 1-Year Only
12:10 PM						
2023-BRC-0101	0060	19-35-236-003	Over Assessed	SANDWICH STATE BANK	OKEEFE LYONS & HYNES LLC	LATHAM TODD - CITY OF SANDWICH
	FIRST NATIONAL BANK OF OMAHA				SODARO TOM - SCHOOL DISTRICT 430	
2023-BRC-0101	0060	19-35-236-005	Over Assessed	SANDWICH STATE BANK	OKEEFE LYONS & HYNES LLC	land: 18,548 / bldg: 6,668 / total: 25,216
	FIRST NATIONAL BANK OF OMAHA			LATHAM TODD - CITY OF SANDWICH		
					SODARO TOM - SCHOOL DISTRICT 430	
						land: 110,914 bldg: 271,883 total: 382,797
Attending: Chris Beck, appellant attorney Geoff Penman, City of Sandwich Todd Sodaro, Sandwich School Dist Sheila Johnson, Township Assessor				John moved to remove multiplier from buildings only for 1-year only. Dan seconded motion. All in favor, so moved.		Remove Multiplier 1-Year Only