



Meeting of the Board of Review
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Thursday, January 18, 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, via Zoom 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/82839612504?pwd=i94Ui7Z91K1Z2s0OhN5ubvd6WmbY1g.1>

Meeting ID: 828 3961 2504 **Passcode:** 438956

Those in attendance: Dan Cribben, Chairman; John Linderoth and Brian Rosenow, Members; Bridget Nodurft, Clerk; Michelle Christensen, Chief Deputy; Mary Kate Fitzgerald, appellant attorney; Geoff Penman, City of Sandwich and Ryan Janisch, Sandwich CUSD #430, intervenors; Ken Polach, appraiser; Scott Nemanich, intervening attorney; Kevin Schnetzler, Melody Monroe, and Rich Dyer, Township Assessors.

- I. Call to Order:** Chairman called meeting to order at 9:01 am.
- II. Roll Call:** Chairman asked the record show all present.
- III. Review Agenda for Approval / Amendment:** John moved to approve the agenda as written. Brian seconded motion. All in favor, so moved.
- IV. Review Prior Meeting Minutes for Approval:** John moved to approve January 17, 2024 minutes as written. Brian seconded motion. All in favor, so moved.
- V. Public Comments:** None
- VI. 2023 Board of Review Virtual Hearings** – As running ahead of schedule, Dan moved to recess to 11:15 am. Brian seconded motion. All in favor, so moved. Meeting recessed at 10:57 am. John moved to reconvene meeting. Brian seconded motion. All in favor, so moved. Meeting reconvened at 11:15 am. – **See attached schedule.**
- VII. Other Business:** None
- VIII. Adjournment:** John moved to adjourn meeting. Brian seconded motion. All in favor, so moved. Meeting adjourned at 11:58 am

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

Respectfully submitted,

A handwritten signature in cursive script, reading "Michelle Christensen".

Michelle Christensen, CIAO, Chief Deputy
attachment

Future meeting dates: January 23, 2024

January 24, 2024

January 25, 2024

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

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Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 1/18/24

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	WIM FMB PORTFOLIO OWNER LLC	FITZGERALD LAW GROUP PC	land: 71,149 / bldg: 200,000 / total: 271,149
	2023-BRC-0065	0060		FIRST MIDWEST BANCORP INC		
Attending:		03-29-151-006		John moved to reduce building per appraisal with adjustments. Dan seconded motion. Vote taken: 2-yay and 1-nay. Motion passed.		Appraisal with Adjustments
9:35 AM			Over Assessed	FCPT HOLDINGS LLC	FITZGERALD LAW GROUP PC	LATHAM TODD - CITY OF SANDWICH SODARO TOM - SCHOOL DISTRICT 430
	2023-BRC-0070	0060		FCPT HOLDINGS LLC C/O FOUR CORNE PROPERTY TRUST		land: 44,966 / bldg: 188,688 / total: 233,654
Attending:		19-36-107-008		Dan moved to remove multiplier from bldg only. John seconded motion. Vote taken: 2-yay 1-nay. Motion passed.		Remove Multiplier
Mary Kate Fitzgerald, appellant attorney; Geoff Penman, Sandwich City Ryan Janisch, Sandwich CUSD 430; Ken Polach, appraiser						
10:10 AM			Dan moved to confirm assmt for 020, remove multiplier on bldg for 021 and reduce 022 due to condition; all for 1-yr only. Brian seconded motion. All in favor, so moved.			
	2023-BRC-0066	0050	Over Assessed	FIRST MIDWEST BANK	FITZGERALD LAW GROUP PC	STUCKERT NICOLE - SCHOOL DISTRICT 427
		06-32-259-020	land only: 4,020		ROBBINS SCHWARTZ	Confirm Assessment / 1-Year Only
	2023-BRC-0066	0060	Over Assessed	FIRST MIDWEST BANK	FITZGERALD LAW GROUP PC	STUCKERT NICOLE - SCHOOL DISTRICT 427
		06-32-259-021	land: 29,847 / bldg: 519,365 / total: 549,212		ROBBINS SCHWARTZ	Remove Multiplier / 1-Year Only
	2023-BRC-0066	0060	Over Assessed	FIRST MIDWEST BANK	FITZGERALD LAW GROUP PC	STUCKERT NICOLE - SCHOOL DISTRICT 427
		06-32-259-023	land: 71,682 / bldg: 82,071 / total: 153,753		ROBBINS SCHWARTZ	Due to Condition / 1-Year Only
Attending: Mary Kate Fitzgerald, appellant attorney & Kevin Schnetzler, Township Assessor						
10:45 AM			Over Assessed	WIM FMB PORTFOLIO OWNER LLC	FITZGERALD LAW GROUP PC	STUCKERT NICOLE - SCHOOL DISTRICT 427
	2023-BRC-0069	0060		FIRST MIDWEST BANCORP INC	ROBBINS SCHWARTZ	land: 147,180 / bldg: 158,569 / total: 305,749
Attending:		09-06-100-021		John moved to remove multiplier from bldg only for 1-yr only. Dan seconded motion. All in favor, so moved.		Remove Multiplier / 1-Year Only
Mary Kate Fitzgerald, appellant attorney and Melody Monroe, Assessor						
11:20 AM			Over Assessed	WILKINSON DEKALB PROPERTY LLC	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428	land: 100,254
	2023-BRC-0067	0060		WILKINSON GROUP	FITZGERALD LAW GROUP PC	bldg: 107,106
Attending:		08-12-377-002		OLD NATIONAL BANK		total: 207,360
Mary Kate Fitzgerald, appellant attorney; Rich Dyer, Township Assessor; and Scott Nemanich, intervening attorney						Remove Multiplier
11:55 AM			Over Assessed	EXCHANGERIGHT NET-LEASED PORTFOLIO 48 DST	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428	land only: 91,823 / Confirms Assessment
	2023-BRC-0068	0050		EXCHANGERIGHT REAL ESTATE LLC ATTN: LEGAL DEPARTMENT	FITZGERALD LAW GROUP PC	
	2023-BRC-0068	0060	Over Assessed	EXCHANGERIGHT NET-LEASED PORTFOLIO 48 DST	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428	land: 55,442
		08-22-280-018		EXCHANGERIGHT REAL ESTATE LLC ATTN: LEGAL DEPARTMENT	FITZGERALD LAW GROUP PC	bldg: 151,329 total: 206,771
	2023-BRC-0068	0050	Over Assessed	EXCHANGERIGHT NET-LEASED PORTFOLIO 48 DST	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428	Remove Multiplier
		08-22-280-038		EXCHANGERIGHT REAL ESTATE LLC ATTN: LEGAL DEPARTMENT	FITZGERALD LAW GROUP PC	land only: 23,749 / Confirms Assessment
Attending: Mary Kate Fitzgerald, appellant attorney Rich Dyer, Township Assessor; and Scott Nemanich, intervening attorney						
						Dan moved to confirm all land assessments and remove multiplier from building only. John seconded motion. All in favor, so moved.

ALL VIRTUAL

Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 1/18/24

DeKalb County Board of Review Schedule

Assessment Year: 2023

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	Property Time Docket Number Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
11:55 AM					
2023-BRC-0068	0050 08-22-280-035	Over Assessed	EXCHANGERIGHT NET-LEASED	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428	
			PORTFOLIO 48 DST	FITZGERALD LAW GROUP PC	
			EXCHANGERIGHT REAL ESTATE LLC		land only: 48,270 / Confirms Assessment
2023-BRC-0068	0050 08-22-280-034	Over Assessed	ATTN: LEGAL DEPARTMENT		
			EXCHANGERIGHT NET-LEASED	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428	
			PORTFOLIO 48 DST	FITZGERALD LAW GROUP PC	
2023-BRC-0068	0050 08-22-280-036	Over Assessed	EXCHANGERIGHT REAL ESTATE LLC		land only: 91,823 / Confirms Assessment
			ATTN: LEGAL DEPARTMENT		
			EXCHANGERIGHT NET-LEASED	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428	
2023-BRC-0068	0050 08-22-280-036	Over Assessed	PORTFOLIO 48 DST	FITZGERALD LAW GROUP PC	
			EXCHANGERIGHT REAL ESTATE LLC		land only: 20,822 / Confirms Assessment
			ATTN: LEGAL DEPARTMENT		