



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Thursday, January 16, 2025 at 9:00 A.M.
Sycamore, Illinois 60178

Those in attendance: Dan Cribben, Chairman; Richard Schmack, Alternate Member; Bridget Nodurft, CCAO, Board Clerk; Michelle Christensen, Chief Deputy; Appellant Attorneys, Kevin Hynes and Chris Beck; Intervening Parties, Geoff Penman, Angela Seville, Attorneys Danielle McNamara and Scott Nemanich.

- I. Call to Order:** Chairman called meeting to order at 9:00 am.
- II. Roll Call:** Chairman asked that the record show above members present noting absence of John Linderoth and Brian Rosenow, members.
- III. Review Agenda for Approval / Amendment:** Motion by Rich, seconded by Dan to approve the agenda as submitted. All in favor, so moved.
- IV. Approval of Prior Meeting Minutes:** Motion by Rich, seconded by Dan to approve January 15, 2025 meeting minutes. All in favor, so moved
- V. Public Comments:** None
- VI. 2024 Board of Review Hearings:** Please see attached.: Due to hearings running ahead of schedule, motion by Rich, seconded by Dan to recess until 12:10 pm or sooner per availability of next appellant. All in favor, so moved. Meeting recessed at 11:25 am. Meeting resumed at 12:10 pm.
- 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 for Recommendation to IDOR for Non-Homestead Exemptions: None
 - g) Review, Prepare and Make a Recommendation for PTAB Appeals: None
- VIII. Other Business:** None
- IX. Adjournment:** Motion by Rich, second by Dan to adjourn meeting. All in favor, so moved. Meeting adjourned at 12:35 p.m.

Respectfully submitted,

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

Michelle Christensen, Chief Deputy, CCAO
attachments

Future meeting dates: January 21, 2025 January 22, 2025 January 23, 2025

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

ALL VIRTUAL HEARINGS

Hearing Room: BOARD OF REVIEW ROOM
Hearing Date: 1/16/25

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	Attorneys Kevin Hynes, Chris Beck, and Danielle McNamara in attendance. Motion by Rich, seconded by Dan to Stipulate, Appraisal w/adjustments. All in favor, so moved.					
2024-BRC-0041	0060	land: 21,280	Over Assessed	VENTAS REALTY LTD PTNRSH	ROBBINS SCHWARTZ	
	06-32-377-012	bldg: 80,206		VENTAS INC C/O ALTUS GROUP US INC	OKEEFE LYONS & HYNES LLC	STUCKERT NICOLE - SCHOOL DISTRICT 427
		total: 101,486				
2024-BRC-0041	0060	land: 34,853	Over Assessed	VENTAS REALTY LTD PTNRSH	ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427
	06-32-452-009	bldg: 1		VENTAS INC C/O ALTUS GROUP US INC	OKEEFE LYONS & HYNES LLC	
		total: 34,854				
2024-BRC-0041	0060	land: 113,906	Over Assessed	VENTAS REALTY LTD PTNRSH	ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427
	06-32-451-004	bldg: 510,002		VENTAS INC C/O ALTUS GROUP US INC	OKEEFE LYONS & HYNES LLC	Motion by Rich, seconded by Dan to Stipulate the 23-03699 PTAB Settlement per appraisal. All in favor, so moved.
		total: 623,908				
2024-BRC-0041	0060	land: 20,489	Over Assessed	VENTAS REALTY LTD PTNRSH	ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427
	06-32-451-003	bldg: 30,328		VENTAS INC C/O ALTUS GROUP US INC	OKEEFE LYONS & HYNES LLC	
		total: 50,817				
2024-BRC-0041	0060	land: 16,112 / bldg: 90,797 / total: 105,510	Over Assessed	VENTAS REALTY LTD PTNRSH	ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427
	06-32-377-011			VENTAS INC C/O ALTUS GROUP US INC	OKEEFE LYONS & HYNES LLC	
9:40 AM	Attorneys Chris Beck, and Danielle McNamara in attendance. Motion by Rich, seconded by Dan to Stipulate, Appraisal w/adjustments. All in favor, so moved.					
2024-BRC-0042	0060		Over Assessed	FIRST NATL BANK	ROBBINS SCHWARTZ	STUCKERT NICOLE - SCHOOL DISTRICT 427
	06-32-177-011	land: 37,305 / bldg: 77,007 / total: 114,312		FIRST NATIONAL BANK OF OMAHA	OKEEFE LYONS & HYNES LLC	Motion by Rich, seconded by Dan to Stipulate the 23-03703 PTAB Settlement totaling \$304,425. All in favor, so moved.
2024-BRC-0042	0060		Over Assessed	FIRST NATIONAL BANK	ROBBINS SCHWARTZ	
	06-32-177-028	land: 46,247 / bldg: 115,616 / total: 161,863		FIRST NATIONAL BANK OF OMAHA	OKEEFE LYONS & HYNES LLC	STUCKERT NICOLE - SCHOOL DISTRICT 427
2024-BRC-0042	0050		Over Assessed	CASTLE BANCGROUP INC	ROBBINS SCHWARTZ	
	06-32-177-009	land only: 17,385		FIRST NATIONAL BANK OF OMAHA	OKEEFE LYONS & HYNES LLC	STUCKERT NICOLE - SCHOOL DISTRICT 427
2024-BRC-0042	0050		Over Assessed	FIRST NATL BANK	ROBBINS SCHWARTZ	
	06-32-177-010	land only: 15,645		FIRST NATIONAL BANK OF OMAHA	OKEEFE LYONS & HYNES LLC	STUCKERT NICOLE - SCHOOL DISTRICT 427
10:10 AM	Attorneys Chris Beck, and Scott Nemanich in attendance. Motion by Rich, seconded by Dan to Remove Multiplier w/adjustments. All in favor, so moved.					
2024-BRC-0043	0060		Over Assessed	CASTLE BANK NA	OKEEFE LYONS & HYNES LLC	DOKA ARMIR - SCHOOL DISTRICT 428
	08-13-102-008	land: 122,924 / bldg: 33,464 / total: 156,388		FIRST NATIONAL BANK OF OMAHA	KLEIN, THORPE & JENKINS LTD	
2024-BRC-0043	0060		Over Assessed	CASTLE BANK NA	OKEEFE LYONS & HYNES LLC	DOKA ARMIR - SCHOOL DISTRICT 428
	08-13-102-007	land: 175,605 / bldg: 28,095 / total: 360,088		FIRST NATIONAL BANK OF OMAHA	KLEIN, THORPE & JENKINS LTD	
10:40 AM	Attorneys Chris Beck, and Scott Nemanich in attendance. Motion by Rich, seconded by Dan to Remove Multiplier w/adjustments. All in favor, so moved.					
2024-BRC-0044	0060		Over Assessed	FIRST NATL BANK	OKEEFE LYONS & HYNES LLC	DOKA ARMIR - SCHOOL DISTRICT 428
	08-22-278-033	land: 91,430 / bldg: 272,295 / total: 363,725		FIRST NATIONAL BANK OF OMAHA	KLEIN, THORPE & JENKINS LTD	

ALL VIRTUAL HEARINGS

Hearing Room: BOARD OF REVIEW ROOM
Hearing Date: 1/16/25

DeKalb County Board of Review Schedule

Assessment Year: 2024
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10:40 AM	Attorneys Chris Beck, and Scott Nemanich in attendance.					
	2024-BRC-0044	0050	Over Assessed	FIRST NATL BANK	OKEEFE LYONS & HYNES LLC	DOKA ARMIR - SCHOOL DISTRICT 428
		08-22-278-032	land only: 28,756	FIRST NATIONAL BANK OF OMAHA	KLEIN, THORPE & JENKINS LTD	
11:15 AM	Attorneys Chris Beck, and Scott Nemanich in attendance.					
	2024-BRC-0046	0050	Over Assessed	UBC KEARNEY MESA LLC	OKEEFE LYONS & HYNES LLC	DOKA ARMIR - SCHOOL DISTRICT 428
		08-22-152-035	land only: 77,138		KLEIN, THORPE & JENKINS LTD	
	2024-BRC-0046	0060	Over Assessed	UBC KEARNEY MESA LLC	OKEEFE LYONS & HYNES LLC	DOKA ARMIR - SCHOOL DISTRICT 428
		08-22-152-036	land: 145,644 / bldg: 338,545 / total: 484,189		KLEIN, THORPE & JENKINS LTD	
11:35 AM	Attorney Chris Beck and Intervenors, Geoff Penman & Angela Seville in attendance.					
	2024-BRC-0045	0060	Over Assessed	SANDWICH STATE BANK	OKEEFE LYONS & HYNES LLC	CITY OF SANDWICH - CITY OF SANDWICH
		19-35-236-005	land: 124,556 / bldg: 305,325 / total: 429,881	FIRST NATIONAL BANK OF OMAHA		
	2024-BRC-0045	0060	Over Assessed	SANDWICH STATE BANK	OKEEFE LYONS & HYNES LLC	CITY OF SANDWICH - CITY OF SANDWICH
		19-35-236-003	land: 20,829 / bldg: 7,488 / total: 28,317	FIRST NATIONAL BANK OF OMAHA		
12:10 PM	NO ATTENDEES					
	2024-BRC-0070	0040	Over Assessed	BEMIS AMY L TRUST	Motion by Dan, seconded by Rich to Confirm Assessment. All in favor, so moved.	
		05-25-226-001	land: 32,379 / bldg: 146,264 / total: 178,643			
12:30 PM	NO ATTENDEES					
	2024-BRC-0071	0021	Over Assessed	BEMIS AMY L TRUST	Motion by Dan, seconded by Rich to Confirm Assessment. All in favor, so moved.	
		05-25-200-010	farmland only: 15,742			
	2024-BRC-0071	0021	Over Assessed	BEMIS AMY L TRUST		
		05-25-200-008	farmland only: 17,373			