



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Friday, December 30, 2024 at 9:00 A.M.
Sycamore, Illinois 60178

Those in attendance: Dan Cribben, Chairman; John Linderoth, Member; Bob Carlson, Alternate Board Member; Bridget Nodurft, CCAO, Board Clerk; Michelle Christensen, Chief Deputy; Melody Monroe, Township Assessor; Scott Nemanich and Brian Tuczynski, intervening attorneys.

- I. Call to Order:** Chairman called meeting to order at 9:09 am.
- II. Roll Call:** Chairman asked that the record show all members present noting absence of Brian Rosenow.
- III. Review Agenda for Approval / Amendment:** Motion by John, seconded by Dan to approve the agenda as submitted. All in favor, so moved.
- IV. Approval of Prior Meeting Minutes:** Motion by John, seconded by Dan to approve the meeting minutes for December 20, 2024 as written. 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, Prepare and Make a Recommendation for PTAB Appeals: None
 - g) Review to Approve / Deny Certificate of Enterprise Zone Compliance: After Board Review, motion by John, seconded by Bob to certify 7 Enterprise Zone Compliance Forms. All in favor, so moved.
- VIII. Other Business:** None
- IX. Adjournment:** Motion by Bob, second by John to adjourn meeting. All in favor, so moved. Meeting adjourned at 12:12 p.m.

Respectfully submitted,

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

Michelle Christensen, Chief Deputy, CCAO
attachments

Future meeting dates: January 2, 2025 January 7, 2025
January 8, 2025 January 9, 2025

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

ALL WAIVE HEARINGS

Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 12/30/24

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)
9:10 AM						
2024-BRC-0020	0050 08-22-280-017	Over Assessed land only: 105,312	EXCHANGERIGHT NET-LEASED PORTFOLIO 48 DST EXCHANGERIGHT REAL ESTATE LLC ATTN: LEGAL DEPARTMENT	Motion by John, seconded by Dan to Confirm Assessments. All in favor, so moved.		
				KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428 FITZGERALD LAW GROUP PC	Scott Nemanich, attended	
2024-BRC-0020	0050 08-22-280-035	Over Assessed land only: 55,361	EXCHANGERIGHT NET-LEASED PORTFOLIO 48 DST EXCHANGERIGHT REAL ESTATE LLC ATTN: LEGAL DEPARTMENT	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428 FITZGERALD LAW GROUP PC		
2024-BRC-0020	0060 08-22-280-018	Over Assessed land: 63,586 bldg: 173,559 total: 237,145	EXCHANGERIGHT NET-LEASED PORTFOLIO 48 DST EXCHANGERIGHT REAL ESTATE LLC ATTN: LEGAL DEPARTMENT	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428 FITZGERALD LAW GROUP PC		
2024-BRC-0020	0050 08-22-280-036	Over Assessed land only: 23,881	EXCHANGERIGHT NET-LEASED PORTFOLIO 48 DST EXCHANGERIGHT REAL ESTATE LLC ATTN: LEGAL DEPARTMENT	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428 FITZGERALD LAW GROUP PC		
2024-BRC-0020	0050 08-22-280-034	Over Assessed land only: 105,312	EXCHANGERIGHT NET-LEASED PORTFOLIO 48 DST EXCHANGERIGHT REAL ESTATE LLC ATTN: LEGAL DEPARTMENT	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428 FITZGERALD LAW GROUP PC		
2024-BRC-0020	0050 08-22-280-038	Over Assessed land only: 27,238	EXCHANGERIGHT NET-LEASED PORTFOLIO 48 DST EXCHANGERIGHT REAL ESTATE LLC ATTN: LEGAL DEPARTMENT	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428 FITZGERALD LAW GROUP PC		
9:40 AM						
2024-BRC-0024	0060 08-12-377-002	Over Assessed land: 114,981 bldg: 122,840 total: 237,821	WILKINSON DEKALB PROPERTY LLC WILKINSON GROUP OLD NATIONAL BANK	Motion by Bob, seconded by John to Confirm Assessment. All in favor, so moved.		
				KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428 FITZGERALD LAW GROUP PC	Scott Nemanich, attended	
10:10 AM TA, Melody Monroe, attended						
2024-BRC-0021	0060 09-06-100-021	Over Assessed land; 157,321 bldg: 169,494 total: 326,815	WIM FMB PORTFOLIO OWNER LLC FIRST MIDWEST BANCORP INC	Motion by John, seconded by Bob to Confirm Assessment. All in favor, so moved.		
				ROBBINS SCHWARTZ FITZGERALD LAW GROUP PC	STUCKERT NICOLE - SCHOOL DISTRICT 427 Brian Tuczynski, attended	
10:40 AM						
2024-BRC-0022	0060 06-32-259-021	Over Assessed land: 32,685 bldg: 568,757 total: 601,442	FIRST MIDWEST BANK	Motion by Dan, seconded by Bob to Confirm Assessments. All in favor, so moved.		
				ROBBINS SCHWARTZ FITZGERALD LAW GROUP PC	STUCKERT NICOLE - SCHOOL DISTRICT 427 Brian Tuczynski, attended	

ALL WAIVE HEARINGS

Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 12/30/24

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)
10:40 AM						
	2024-BRC-0022	0050 06-32-259-020	Over Assessed land only: 4,402	FIRST MIDWEST BANK	ROBBINS SCHWARTZ FITZGERALD LAW GROUP PC	Motion by Dan, seconded by Bob to Confirm Assessments. All in favor, so moved. STUCKERT NICOLE - SCHOOL DISTRICT 427
	2024-BRC-0022	0060 06-32-259-023	Over Assessed land: 78,499 bldg: 89,876 total: 168,375	FIRST MIDWEST BANK	ROBBINS SCHWARTZ FITZGERALD LAW GROUP PC	STUCKERT NICOLE - SCHOOL DISTRICT 427 Brian Tuczynski, attended
11:10 AM						
	2024-BRC-0060	0040 06-21-452-006	Over Assessed land: 14,059 bldg: 117,275 total: 131,334	KLEWIN ASHLEY R RICKER AUSTIN J RICKER, AUSTIN J & KLEWIN, ASHLEY F		Motion by John, seconded by Bob to reduce per Comparable Sales, 1-YR ONLY. All in favor, so moved.
11:35 AM						
	2024-BRC-0066	0040 06-21-452-002	Over Assessed land: 22,846 bldg: 97,588 total: 120,434	SANDERSON JILL E SANDERSON JAY R SANDERSON JAY R & JILL E		Motion by John, seconded by Bob, to reduce per Appraisal with Adjustments. All in favor, so moved.
12:05 PM						
	2024-BRC-0068	0040 06-21-376-008	Over Assessed land: 15,230 bldg: 130,707 total: 145,937	HOCHSTATTER LUCAS W HOCHSTATTER EMILY R HOCHSTATTER EMILY R & LUCAS W		Motion by John, seconded by Bob to Confirm Assessment. All in favor, so moved.