



---

**Meeting of the Board of Review Minutes**  
**Chief County Assessment Office**  
**Board of Review Conference Room – 4th Floor**  
**Tuesday, January 21, 2025 at 9:00 A.M.**  
**Sycamore, Illinois 60178**

**Those in attendance:** John Linderoth and Brian Rosenow, Members; Richard Schmack, Alternate Member; Bridget Nodurft, CCAO, Board Clerk; Michelle Christensen, Chief Deputy; Appellant Attorney, Nicholas Cronauer; Intervening Attorney Danielle McNamara; and Township Assessors, Rich Dyer and Melody Monroe.

- I. Call to Order:** In absence of Chairman, John Linderoth and Brian Rosenow will co-chair meeting. John called meeting to order at 9:00 am.
- II. Roll Call:** John asked that the record show above members present noting absence of Chairman, Dan Cribben.
- III. Review Agenda for Approval / Amendment:** Motion by Brian, seconded by Rich to approve the agenda as submitted. All in favor, so moved.
- IV. Approval of Prior Meeting Minutes:** Motion by Brian, seconded by John to approve January 9, 2025 meeting minutes. Vote taken, 2-yay and 1-abstained. Quorum not meet for other mintues.
- V. Public Comments:** None
- VI. 2024 Board of Review Hearings:** Please see attached.: Due to hearings running ahead of schedule, motion by Brian, seconded by John to recess until 11:00 am. All in favor, so moved. Meeting receessed at 9:44 am. Meeting resumed at 11:00 am.
- 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: After Board review, motion by Brian, seconded by John to approve 1-Assessor Change. Vote taken, 2-yay and 1-abstained.
  - e) Review to Approve / Deny Mapping Changes: None
  - f) Review for Recommendation to IDOR for Non-Homestead Exemptions: After Board review, motion by Brian to recommend approval of two parcels to IDOR, seconded by John. Vote taken, 2-yay and 1-abstained.
  - g) Review, Prepare and Make a Recommendation for PTAB Appeals: None

**Future meeting dates:**    January 22, 2025                      January 23, 2025  
                                         January 27, 2025                      January 28, 2025                      January 29, 2025

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

**DEKALB COUNTY BOARD OF REVIEW**  
**DeKalb County Administration Building**  
Board of Review Conference Room – Fourth Floor  
110 E. Sycamore Street  
Sycamore, IL 60178  
Phone (815) 895-7120 / FAX: (815) 895-1684



---

Meeting of the Board of Review Minutes  
Chief County Assessment Office  
Board of Review Conference Room – 4th Floor  
Tuesday, January 21, 2025 at 9:00 A.M.  
Sycamore, Illinois 60178

Continued...

**VIII. Other Business: None**

- IX. Adjournment:** Motion by Brian, second by Rich to adjourn meeting. All in favor, so moved. Meeting adjourned at 12:34 p.m.

Respectfully submitted,

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

Michelle Christensen, Chief Deputy, CCAO  
attachments

**Future meeting dates:**    January 22, 2025                      January 23, 2025  
                                         January 27, 2025                      January 28, 2025                      January 29, 2025

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

# ALL VIRTUAL HEARINGS

Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 1/21/25

## DeKalb County Board of Review Schedule

Assessment Year: 2024

Page 1 of 1

| Time     | Docket Number                                                                               | Property Class/Parcel | Complaint Type | Owner(s)/ Alternate                                                     | Agent(s)                                                                                            | Intervenor(s)                                                                                                                                                           |
|----------|---------------------------------------------------------------------------------------------|-----------------------|----------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9:05 AM  | WITHDREW APPEAL                                                                             |                       |                |                                                                         |                                                                                                     |                                                                                                                                                                         |
|          | 2024-BRC-0076                                                                               | 0011<br>02-29-200-016 | Over Assessed  | WATSON JONI<br>WATSON JASON<br>WATSON JASON & JONI                      | farm land: 4,932<br>farm bldg: 12,799<br>urban land: 10,739<br>urban bldg: 84,770<br>total: 113,240 | Motion by Brian, seconded by John to accept Appellant Withdrawal and Confirm Assessment. All in favor, so moved.                                                        |
| 9:25 AM  |                                                                                             |                       |                |                                                                         |                                                                                                     |                                                                                                                                                                         |
|          | 2024-BRC-0031                                                                               | 0060<br>08-24-451-011 | Over Assessed  | MINIFY SELF STORAGE LLC                                                 | land: 70,691 / bldg: 282,532 / total: 353,223                                                       | Motion by Brian, seconded by Rich to Confirm Assessment. All in favor, so moved. CRONAUER NICHOLAS in attendance.                                                       |
| 9:55 AM  |                                                                                             |                       |                |                                                                         |                                                                                                     |                                                                                                                                                                         |
|          | 2024-BRC-0028                                                                               | 0060<br>08-01-276-002 | Over Assessed  | HAKA JILL H<br>HAKA JUSTIN E<br>HAKA JUSTIN E & JILL H                  | land: 17,593<br>bldg: 102,201<br>total: 119,794                                                     | Motion by Brian, seconded by Rich, to Stipulate, Assessment Equity. All in favor, so moved. CRONAUER NICHOLAS in attendance. Township Assessor Rich Dyer in attendance. |
| 10:30 AM |                                                                                             |                       |                |                                                                         |                                                                                                     |                                                                                                                                                                         |
|          | 2024-BRC-0029                                                                               | 0060<br>08-01-276-023 | Over Assessed  | CRONAUER AUDRA E REV TRUST<br>CRONAUER C NICHOLAS TRUSTEE               | land: 17,597<br>bldg: 102,201<br>total: 119,798                                                     | Motion by Rich seconded by Brian to Stipulate, Assessment Equity. All in favor, so moved.                                                                               |
| 11:05 AM | Attorneys Nicholas Cronauer & Danielle McNamara in attendance.                              |                       |                |                                                                         |                                                                                                     |                                                                                                                                                                         |
|          | 2024-BRC-0026                                                                               | 0060<br>06-31-476-001 | Over Assessed  | FOUR HUNDRED NORTH LLC                                                  | ROBBINS SCHWARTZ<br>CRONAUER NICHOLAS                                                               | Motion by Brian, seconded by Rich to Confirm Assessment. All in favor, so moved. STUCKERT NICOLE - SCHOOL DISTRICT 427                                                  |
| 11:40 AM | Attorneys Nicholas Cronauer & Danielle McNamara, and Melody Monroe, Assessor in attendance. |                       |                |                                                                         |                                                                                                     |                                                                                                                                                                         |
|          | 2024-BRC-0033                                                                               | 0060<br>09-06-126-016 | Over Assessed  | MINIFY SELF STORAGE SYCAMORE LLC                                        | CRONAUER NICHOLAS                                                                                   | Motion by Rich seconded by Brian to Stipulate, Comparable Assessments. All in favor, so moved. land: 149,369 / bldg: 214,230 / total: 363,599                           |
| 12:10 PM | Attorneys Nicholas Cronauer and Melody Monroe, Assessor in attendance.                      |                       |                |                                                                         |                                                                                                     |                                                                                                                                                                         |
|          | 2024-BRC-0019                                                                               | 0040<br>09-05-329-006 | Over Assessed  | CARDINALI KRISTIN L<br>CARDINALI RYAN J<br>CARDINALI RYAN J & KRISTIN L | land: 13,401<br>bldg: 55,348<br>total: 68,749                                                       | Motion by Brian, seconded by Rich to Confirm Assessment. All in favor, so moved. CRONAUER NICHOLAS                                                                      |
| 12:30 PM |                                                                                             |                       |                |                                                                         |                                                                                                     |                                                                                                                                                                         |
|          | 2024-BRC-0018                                                                               | 0040<br>06-21-377-030 | Over Assessed  | RASMUSSEN KRISTIN<br>CARDINALI RYAN J<br>CARDINALI RYAN & KRISTIN       | land: 22,846<br>bldg: 108,927<br>total: 131,773                                                     | CRONAUER NICHOLAS in attendance. Motion by Brian, seconded by Rich to Confirm Assessment. All in favor, so moved.                                                       |