



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Wednesday, December 17, 2025 at 9:00 A.M.
Sycamore, Illinois 60178

Those in attendance: Dan Cribben, Chairman; John Linderoth and Brian Rosenow, Members; Bridget Nodurft, CCAO, Board Clerk; Alana Rautio, Chief Deputy; Mallory Milluzzi, intervening attorney; Melody Monroe, David Kieta Danielle McNamara, Nicholas Cronauer, via zoom; Rich Dyer via teleconference; John Mataitis, in person.

- I. Call to Order:** Chairman called meeting to order at 9:00 am.
- II. Roll Call:** Chairman asked that the record show all members present as listed above.
- III. Review Agenda for Approval / Amendment:** Motion by John, seconded by Brian to approve the agenda as submitted. All in favor, motion passed.
- IV. Approval of Prior Meeting Minutes:** Motion by John, seconded by Brian to approve the meeting minutes for December 16, 2025 as written. All in favor, motion passed.
- V. Public Comments:** None
- VI. 2025 Board of Review Hearings:** Please see attached.
- VII. Other Business:** None
- VIII. Adjournment:** Motion by John, second by Dan to adjourn meeting. All in favor, motion passed. Meeting adjourned at 3:04 p.m.

Respectfully submitted,

Alana Rautio

Alana Rautio, Chief Deputy
attachments

MIXED HEARINGS

Hearing Room: BOARD OF REVEIW ROOM
Hearing Date: 12/17/25

DeKalb County
Board of Review Schedule

Assessment Year: 2025
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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
9:10 AM					Land: 36,050 Bldng: 82,938 Total: 118,988	1 yr only Recent sale plus multiplier
	2025-BRC-0036	0040 19-36-358-005	Over Assessed	STAIE LORRAINE ALLAIN LISA M STAIE DAVID		
	WAIVES					
9:35 AM					Land: 20,420 Bldng: 154,323 Total: 174,743	Per comparable assessments
	2025-BRC-0092	0060 08-15-177-002	Over Assessed	TYM PROPERTIES LLC JOHN TYMINSKI	HILL-MAGIERA JESSICA	
	WAIVES					
10:00 AM					Land: 80,380 Bldng: 73,622 Total: 154,002	Per comparable assessments
	2025-BRC-0093	0060 08-01-256-019	Over Assessed	NCP 2013 LLC	HILL-MAGIERA JESSICA	
	WAIVES					
10:30 AM					Land: 67,320 Bldng: 518,466 Total: 585,786	Per income with adjustments
	2025-BRC-0082	0060 08-23-302-025	Over Assessed	GO KALB LLC	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - SCHOOL DISTRICT 428 REVELIOTIS LAW PC	
	WAIVES					
11:10 AM						Cancelled
	2025-BRC-0041	0040 09-20-102-017	Over Assessed	OWENS ALEXANDRA L		
	VIRTUAL					
12:20 PM					Land: 138,032 Bldng: 528,635 Total: 666,667	Per stipulation Per income with adjustments
	2025-BRC-0073	0060 09-06-125-002	Over Assessed	ARTI HOSPITALITY INC	KIETA LAW LLC	
	VIRTUAL					
1:00 PM					Land: 81,551 Bldng: 227,876 Total: 309,427	Per appraisal with adjustments
	2025-BRC-0043	0060 09-06-126-016	Over Assessed	MINIFY SELF STORAGE SYCAMORE LLC	ROBBINS SCHWARTZ CRONAUER C NICHOLAS	STUCKERT NICOLE - SCHOOL DISTRICT 427
	VIRTUAL					
1:30 PM					Land: 14,255 Bldng: 58,874 Total: 73,129	Confirms assessment
	2025-BRC-0059	0040 09-05-329-006	Over Assessed	CARDINALI KRISTIN L CARDINALI RYAN J CARDINALI RYAN J & KRISTIN L	CRONAUER NICHOLAS	
	VIRTUAL					
2:00 PM						
	2025-BRC-0060	0040 06-21-377-030	Over Assessed	RASMUSSEN KRISTIN CARDINALI RYAN J CARDINALI RYAN & KRISTIN	CRONAUER NICHOLAS Land: 24,299 Bldng: 115,855 Total: 140,154	Confirms assessments
	VIRTUAL					

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DeKalb County
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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
2:30 PM					Land: 53,101 Bldg: 78,525 CRONAUER C NICHOLAS Total: 131,626	Per stipulation
	2025-BRC-0044	0060	Over Assessed	FOUR HUNDRED NORTH LLC		
	VIRTUAL	06-31-476-001				
3:00 PM						
	2025-BRC-0042	0060	Over Assessed	MINIFY SELF STORAGE LLC	CRONAUER C NICHOLAS Land: 77,414 Bldg: 309,401 Total: 386,815	Confirms assessment
	VIRTUAL	08-24-451-011				