

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



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Thursday, December 18, 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; Florence Crosoli, Rodney Crosoli, Kenneth Wojcik and Harold Hicks.

- 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 17, 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 12:55 p.m.

Respectfully submitted,

Alana Rautio

Alana Rautio, Chief Deputy
attachments

Future meeting dates: December 18, 2025 January 6, 2026

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

Hearing Room: BOARD OF REVIEW ROOM
Hearing Date: 12/18/25

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	2025-BRC-0063	0040 06-29-477-046	Over Assessed	ROYER JUDY ROYER DAVID ROYER DAVID & JUDY	Land: 14,222 Bldng: 159,111 Total: 173,333	Per comparable assessments
9:50 AM	2025-BRC-0001	0040 06-21-151-009	Over Assessed	CROSOLI FLORENCE R CROSOLI RODNEY A CROSOLI RODNEY A & FLORENCE R	Land: 18,067 Bldng: 108,600 Total: 126,667	Per comparable assessments
10:30 AM	2025-BRC-0010	0040 06-21-179-007	Over Assessed	WOJCIK KARIN R DEC TRUST WOJCIK KENNETH F DEC TRUST WOJCIK KENNETH F & KARIN R TRUSTEES	Land: 15,572 Bldng: 120,618 Total: 136,190	Confirms assessment
11:00 AM	2025-BRC-0056	0060 06-31-330-005	Over Assessed	REALTY INCOME IL PROPERTIES 1 LLC	Land: 161,837 Bldng: 657,685 Total: 819,522	Per comparable assessments
11:20 AM	2025-BRC-0013	0040 09-05-228-002	Over Assessed	TIERNEY CATHY ANNE TRUST TIERNEY CATHY ANNE TRUSTEE	Land: 16,920 Bldng: 101,390 Total: 118,310	Per sales with adjustments
11:40 AM	2025-BRC-0039	0040 15-11-200-005	Over Assessed	BROZ JOHN J	Land: 50,898 Bldng: 129,716 Total: 180,614	Per comparable sales
12:00 PM	2025-BRC-0094	0040 02-21-201-005	Over Assessed	ROSENBUSCH RENEE ROSENBUSCH THOMAS ROSENBUSCH THOMAS & RENEE	GRIFFIN MICHAEL Land: 19,795 Bldng: 117,436 Total: 137,231	Per comparable sales 2 yay; 1 nay
12:20 PM	2025-BRC-0027	0040 03-19-479-012	Over Assessed	GUPTAIL RICHARD	CORTESI NICHOLAS Land: 12,561 Bldng: 49,486 Total: 62,047	Per comparable assessments

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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)
12:40 PM						
	2025-BRC-0012	0040 15-14-102-006	Over Assessed	HLADILEK ANDREW HLADILEK KATRINA HLADILEK ANDREW & KATRINA	Land: 24,558 Bldng: 101,730 Total: 126,288	Per recent sale
1:00 PM						
	2025-BRC-0008	0060 19-36-133-009	Over Assessed	HALL STREET LOFTS LP TRINITY SERVICES INC	HOLLAND HICKS LAW Land: 47,304 Bldng: 348,021 Total: 395,325	Removes multiplier Per stipulation