

# THE RILEY REPORT

Contact  
Numbers

## News of the Township,

by Supervisor Karen Schnable



### Changes to Riley Township

#### Township Directory

##### Supervisor:

Karen Schnable

Ph.....(815)568-7001

Fax....(815)568-7001

##### Assessor:

Janis Tures

Ph....(815)568-8326

##### Highway Comm.:

Dave Diamond,

Township Garage,

Ph....(815)568-6221

##### Clerk:

Donna Bernardi,

Ph.....(815)568-7001

Fax....(815)568-7001

##### Trustees:

Duane Dahlman

Theodore Oberg

Thomas Tucker

Rebecca White

Over the past year the City of Marengo has been annexing property in Riley Township in an effort to reach the Tollway at I-90 and IL 23. While many property owners are investors and have willingly participated in annexing to Marengo, some homeowners have approached me asking if they were annexed. I want to assure everyone that the city cannot annex your property without contacting you first. If you have not been approached by the city and you did not sign an agreement, then you are **not** part of the City of Marengo. Furthermore, if you are approached by the city you **do not** have to annex if you don't want to. I want to encourage any landowner who is considering annexation, to study the issue before making a decision. Ask to see the previous annexation agreements to see how they have been written and what concessions may have been given to other property owners. On July 22<sup>nd</sup>, the City of Marengo reached the Tollway and can now start formal talks with the Illinois Tollway. To my knowledge, the city had no guarantees or assurances once it reached I-90 and has no financing options planned. If the past is any indication, for example, the newly opened interchange at IL47 & I-90 in Huntley which took over 10 years, this process could take a very long time.

If you choose to annex your property into Marengo, you will be paying higher taxes. I compared the tax bills of two properties in Riley Township sharing the same school districts. The tax bill of the property within the city limits was 1.548608% higher than the unincorporated parcel. That equates to over \$700 increase in taxes per year for a home assessed at \$150,000. This is a perfect example of why you should study the pros and cons of annexing your property before you sign any papers.

As the Township Supervisor, I have and will continue to attend the City Council meetings that are addressing issues which have an effect on Riley Township. However, there are things that occur at these meetings that are out of the Township's control. I encourage you as a homeowner to attend the City Council meetings if you have concerns about your property or rights so that you can make informed choices. The Township has setup an email system that will notify you of any meetings or hearing concerning zoning changes or annexations within Riley Township. We will also send out emails on other issues which maybe important to the Township residents. To sign up please go you our website and click on subscribe to our eBlast emails. If you have any questions or concerns, please contact me anytime by phone or email at [supervisor@rileyltp.com](mailto:supervisor@rileyltp.com).



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## **Annexations and the Change to Township Roads**

**By: Highway Commissioner, Dave Diamond**



2013 will be remembered as a year of significant change in the history of Riley Township. Over 1800 acres that were unincorporated lands zoned by McHenry County were annexed by the City of Marengo.

Previous zoning granted by the county was reclassified on some parcels by the City when the properties were incorporated. The city limits now extend much further south than the traditional boundaries of the city were commonly known. The annexation was not just a strip annexation extending south on IL 23, but extend South to Coon Creek Road east to nearly Maple Street and west to the intersection of Jackson and Blissdale Roads

It is important to be aware that these new limits have only one thing in common, they are contiguous with existing boundaries of the city, although they are not square or rectangular in shape. The new City boundaries are sprawling and on many roads you may drive in and out of city limits multiple times. Because of complicated layers of government in the State of Illinois it is important to understand several aspects of annexations. To annex adjacent lands, the city must have a common boundary along one side of a newly annexed parcel. Since 2008, the City of Marengo has been extending south into Riley Township with annexations along Meyer Road and more recently a parcel on Pleasant Grove Road east of Meyer Road. With the city's southern limits extending to this location, it made for an easy annexation of lands held by multiple corporate owners and numerous family tracts to get to I-90 & IL 23.

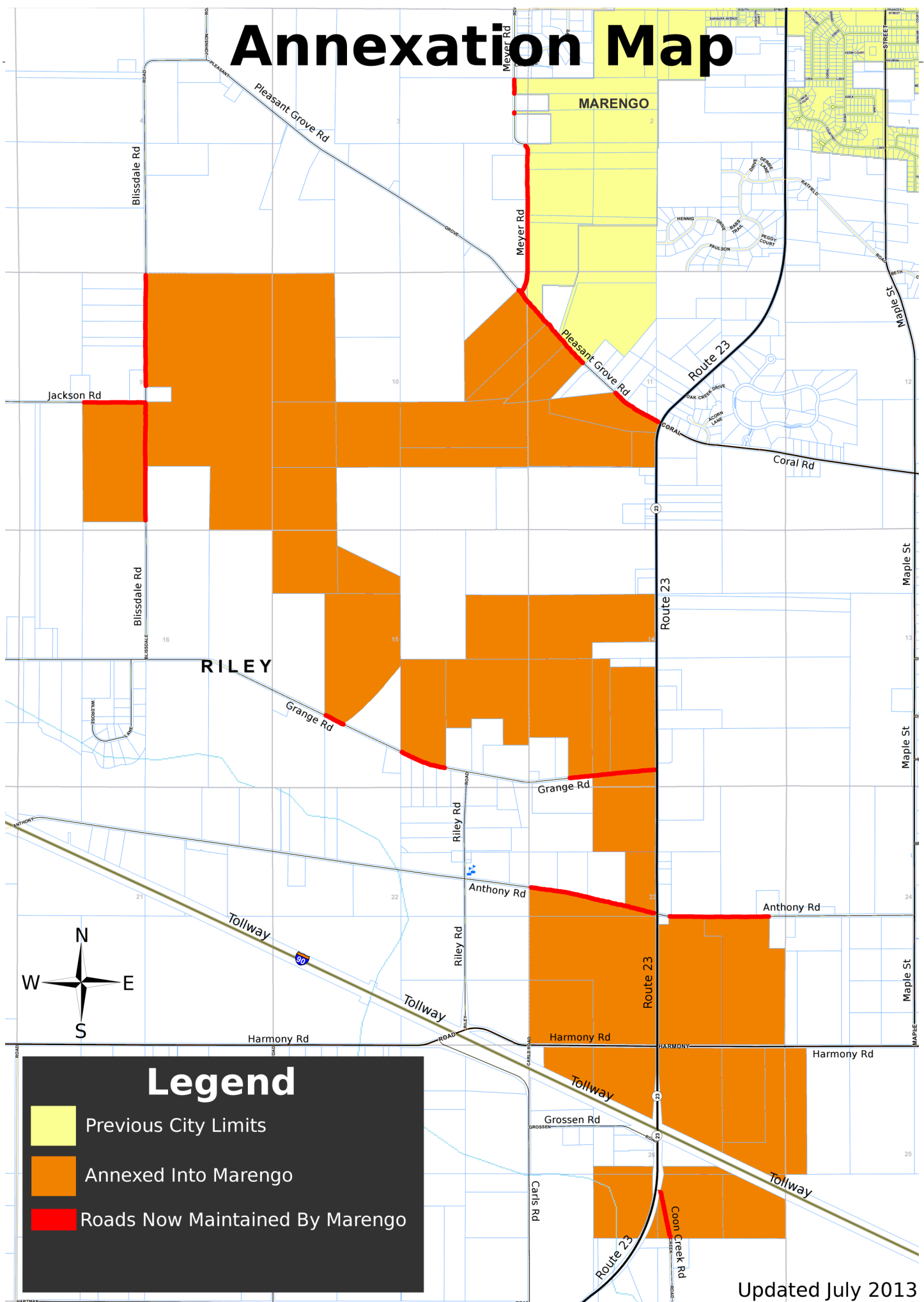
The annexations were all voluntary and nobody was forcibly annexed. Although forcible annexations are possible under Illinois law, in most cases a municipality has to surround the parcel on all sides. Aside from efforts at trying to gain approval for an interchange at IL23 and I-90, there were multiple reasons for the affected landowners to agree to annex into the City, but the one thing shared by all of them is the prospect of higher property taxes.

From a road maintenance perspective, an interesting thing happens even when annexations occur only one side of the road, the municipality assumes control of the *entire* road adjoining the annexed parcel. According to Illinois Highway Code, 65ILCS 5/7-1-1, annexation of any territory by a municipality, obligates that municipality to assume maintenance of the entire road and right of way adjacent to newly annexed property to the far side of the road. Through these annexations portions of the following roads are now under City maintenance responsibility: Meyer, Pleasant Grove, Blissdale, Jackson, Grange, Anthony and Coon Creek. Bold sections on the map indicate City of Marengo jurisdiction.

While the Road District has maintained these roads for many years, State law requires, the maintenance authority transfer to the City of Marengo. Portions of property taxes once paid to the Road District by the annexed parcels will now go directly to the city. In addition, state motor fuel taxes paid to the road district will now go to the city as well. At this time we are unsure how much funding will be lost, but a noticeable percentage drop is expected between the funds mentioned reducing our annual budget and funding availability for road maintenance and improvements.

At present, the City of Marengo is assuming all maintenance of the newly annexed sections of road, for information or concerns in these areas please contact Marengo Public works at 815-568-8972. The Road District will continue maintaining all unincorporated roads under our jurisdiction throughout Riley Township.

# Annexation Map



## Winter Issue 2014

Supervisor Karen Schnable  
8910 S. Route 23  
Marengo IL 60152

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Your Riley Township Board of Trustees meet on the second Tuesday of every month. 7 pm in the Town Hall located at 9312 Riley Rd. All meetings are open to the public.

## Save the Date!

The Riley Township Annual Town meeting will be held on April 8, 2014 at 7:30 PM at the Riley Town Hall, located at 9312 Riley Road.

The Regular Monthly meetings of the Board of Trustees for 2014 are as follows:

January 14, 2014  
February 11, 2014  
March 11, 2014  
April 7, 2014  
May 13, 2014  
June 10, 2014  
July 8, 2014  
August 12, 2014  
September 9, 2014  
October 14, 2014  
November 11, 2014  
December 9, 2014



All monthly meetings are held at 7:00PM at the Riley Town Hall.



## Sign up for Riley Township eBlasts

We encourage you to sign up for our eBlasts. Whenever there is an issue concerning Riley Township, an eBlast will be sent out to keep the residents informed. This is a quick and easy way to get information out fast.

It is easy to do!

Just visit our website: [www.rileytwp.com](http://www.rileytwp.com)

Click to subscribe to our eBlast emails. Simply fill out your name and email address.

Soon, you will receive your first eBlast and you will be notified on any important issues that relate to the Township.