

# THE RILEY REPORT



## Mark your Calendars !

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

## News of the Township, by Supervisor Donna Bernardi

### Township

### Directory

### Supervisor:

Donna Bernardi  
.....597-4011

### Assessor:

Barb Rooney  
.....568-8326

### Highway Comm.:

Dave Diamond  
Township Garage,  
Riley Road  
.....568-6221

### Clerk:

Karen Schnable  
.....568-2729

### Trustees:

Jim Gibbons  
Pat Grimm  
Doug Kunde  
Ted Oberg

Whether it's our car, home or even our Town Hall, maintenance is a never ending job. This past summer the roof shingles were replaced on the Town Hall. It was estimated that the old one was approximately 30 years old and with the spring storms, we lost quite a few shingles.

A zoning change was applied for, here, in Riley Township, and is still being considered by the McHenry County Zoning Board of Appeals. Martinek Land Co., Inc., from Woodstock, has requested 44.639 acres on the north side of Grange Road, west of Route 23, be changed from "A-1" and "A-2" AGRICULTURE DISTRICT, TO "E-2", ESTATE DISTRICT. This zoning change would not coincide with the Riley Township Comprehensive Plan. Many local residents came to the Riley Township Board of Trustees to voice their concerns of such a development in this area. It was decided to send a formal letter of objection to the McHenry County Board. This will force the County Board to a super majority vote, requiring 2/3 of the board members present, to vote yes, in order to pass and be granted a zoning change.

Riley Township Resident Cary Mallory has volunteered to be appointed on The Riley Cemetery Board. The Cemetery Board oversees the care and maintenance of Riley Cemetery. I would like to extend appreciation and thanks to everyone who volunteers their time and efforts for the good of the Township and the Community.

Although it is not necessarily hard work, it is time away from family or other business one might have. Volunteers are a necessary and vital part of any community. Riley Township is very fortunate to have many.

In regards to our property on Route 23, some have asked about the future office space for elected officials. The Riley Town Board of Trustees purchased the property because of the need for expansion for our Road District as well as office space for the elected officials. We purchased the 5 acres with a mortgage through the First National Bank of Marengo. This enabled us to obtain an ideal piece of property without asking for a referendum or raising local taxes. This will take time to pay back. It is my goal to have the property paid in full in the next term. Then we can move on with ideas for the house and garage located on the parcel.

This Riley Township Board has really made a giant leap forward. We have acquired property on Route 23, we have a newsletter published twice a year, we have made renovations to the Township Hall from top to bottom and have computerized the Treasurers records. Riley Township is moving in a very positive direction. It takes hard work, energy, and it takes time.

## HOW TO APPEAL AN ASSESSMENT

Property owners have an annual opportunity to appeal their assessments to the McHenry County Board of Review. All complaints must be dated and signed by the owner or owner's agent and filed with the Clerk of Board of Review on or before September 10<sup>th</sup> of the assessment year in question or within thirty (30) days after the date of publication of said Township Assessment Roll, whichever date is later. These forms are available from the Supervisor of Assessments Office in Woodstock, IL, (815) 334-4290

An assessment appeal is an attempt to prove that the assessed value overstates the property's market value, or is higher than the estimated value of similar properties.

A property owner believes that his/her property is over assessed, he/she may file an assessment appeal. A property owner must provide evidence to support his/her assessment appeal. This evidence should include three (or more) comparable properties. These comparables should be similar properties to the subject, preferably within the same neighborhood.

If the appeal is based on market value, the comparables must be properties that sold recently. If the appeal is based on assessment uniformity, the comparables should be similar properties with similar amenities.

After the appeal deadline, Board of Review hearings are scheduled. At the hearing the appellant is given the opportunity to explain his/her case. After the hearing, the Board will render a decision. The decision is mailed to the property owner after all Board of Review action is completed for the tax year.

Should the appellant wish to pursue the appeal further, the next recourse of appeal is to the State Property Tax Appeal Board in Springfield, Illinois. This appeal must be filed with the Property Tax Appeal Board within thirty (30) days of the Board of Review final written notice to the appellant. State Appeal forms are available from the Board of Review Office.

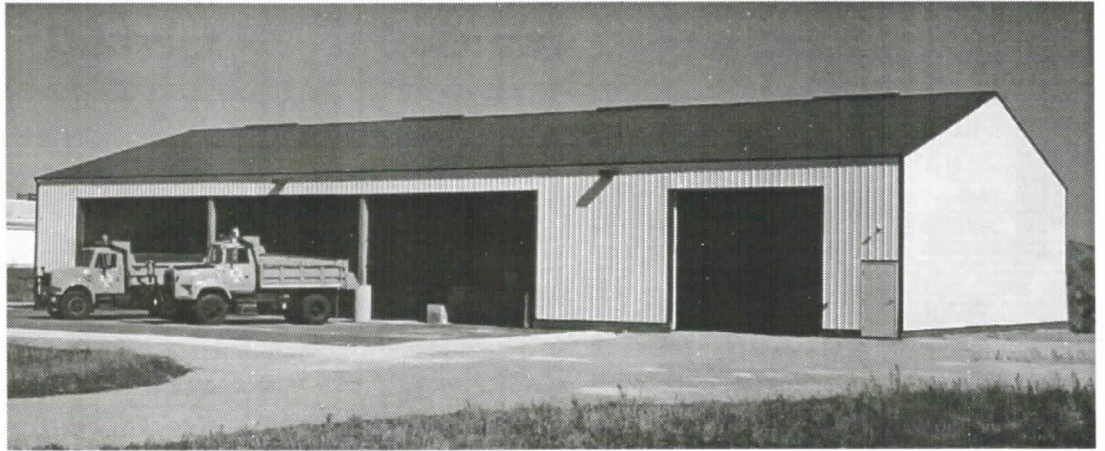
## Clerk's Corner BY Karen Schnable

### Every Vote Counts!

Did you know that in the past few years, our local elections have been decided by as little as one or two votes? If you are not currently registered to vote, your voice is not heard on election day. Many of these elections directly affect important issues surrounding our community. Make your voice heard! In minutes, you can become a registered voter. To register, contact Karen Schnable at (815) 568-2729. Utilize your freedom to vote. Register today.

## Riley Road District, by

**Highway  
Commissioner,  
Dave Diamond**



Late in 2002 the Riley Township Board closed on a five acre parcel of land adjacent to Meyer Material Corporation on Route 23 near Grange Road. Immediately I began formulating plans for establishing a storage yard and salt shed on the property. Throughout 2003, I worked with Randy Hauschildt of Harris Bank Marengo to secure financing to build a salt storage shed at the North end of the parcel. Establishing the financing took some time and by September of 2003 the funding was in place.

To comply with McHenry County regulations a Civil Engineer was hired to formalize a site plan which was submitted to the County for review. A busy fall season ensued as numerous trips to the engineering firm and the county were made. Obtaining a driveway permit from IDOT required numerous conversations with District 1 engineers in Schaumburg. The building project was advertised and interested bidders submitted proposals and by late October most issues were in place.

Earthmoving began in earnest during early November and the driveway and building site were prepared by the end of the month. The building contractor braved the elements and the structure was erected by mid-January, 2004. Coordination with ComEd started when the project began, unfortunately their schedule did not get us "on-line" until March. Final touches were completed early in the summer and by July the building was ready for use.

The 7200 square foot structure will enable the Road District to properly store road salt and not be as concerned about running out during inclement weather. The building, if fully loaded could hold over 2,000 tons of material. It also allows compliance with environmental concerns requiring road districts to keep all salt under roof minimizing salt runoff. This was nearly impossible at the Riley Road storage facility due to space limitations. Integral with the salt shed is a cold storage bay which will enable us to store our loader tractor there to fill our trucks with ice control material. The storage area has enabled us to have a little "elbow room" at the Riley Road garage as well.

Trucks and repair work will still remain at the Riley Road garage. However, throughout the summer, outside storage at Riley Road has gradually been relocated to the Route 23 property. It was a hazardous situation storing dump bodies, plows and salt spreaders literally inches off of the athletic fields of Riley School.

As Road District revenues increase from new development, it is hoped that a heated shop building be built adjacent to the new storage facility on Route 23 to consolidate operations. This project was financed and did not require an increase in property taxes outside of the annual tax levy which recovers additional revenue from new development and cost of living increases.

FALL ISSUE, 2004

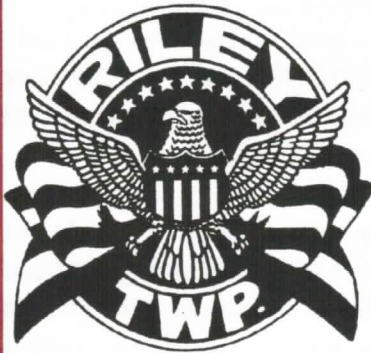
Supervisor Bernardi  
7918 Marjorie Dr.  
Marengo, IL 60152

Phone/fax:  
815-597-4011

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or current resident

**We Work for you!**



## What should Riley Township look like in 2025?

The Riley Township Planning Commission is in the process of updating the Riley Township Land Use Plan and Map to reflect possible changes we wish to encourage for our future. McHenry County Board or the Marengo City Council determines all land use changes for Riley Township. **The only real tool at the Township's disposal to help direct its future is the Map and Land Use Plan.** The County Zoning Board of Appeals does ask for our input on a regular basis. We hope to have more of an influence with the Marengo City Council in the future. **Changes are coming.** Other governmental agencies that are successful in directing change are the ones who have good solid maps and plans in place. Let's see if we can't do the same. We are looking for ideas. How do you think this area should look in 2025? And who do you want to make those decisions? People who don't live here and never intend to live here? Developers hoping to make whatever money they can and then leave? Big box retailers?

Let's get busy. **The Riley Township Plan Commission will be having a special planning session December 6, 2004 at 7:00 PM.** We will have Riley citizens work together in groups to design plans that the commissioners can use to make a final plan. This will be put together for a public hearing in the spring. The Township Board will take all of the information gathered for the final map and text to be voted on hopefully at their June meeting.