

Huntley board to decide on downtown TIF district

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For The Courier-News

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HUNTLEY — The village board is considering moving ahead with implementing a tax increment finance (TIF) district within parts of the downtown in an effort to garner funding for streetscape improvements, infrastructure improvements and other upgrades.

Bob Rychlicki, executive vice president of Kane, McKenna and Associates, explained the TIF as splitting the collected taxes of a given area into two buckets. Part of the tax would be used by all taxing bodies; and part of it, the increment, would be set aside for the improvement of a blighted or stagnant area of town.

The maximum time a TIF district can be in force is 23 years, according to Rychlicki.

In December 2011, the board hired the Chicago-based firm to begin looking into the feasibility of the project, which is required as Phase One of the implementation of a TIF district.

At the recent board meeting, Rychlicki and firm vice president Nicholas Greifer outlined their findings during their preliminary review of the area. Their intent was to see if the buildings and infrastructure qualified for the TIF district in any of the approved sub-areas. Rychlicki said the district did qualify under two criteria: conservation factors and blighted-vacant factors.

The TIF area has not yet been finalized but likely would include portions of Route 47 from Vine Street south to Mill Avenue and along Main Street east and west for several blocks.

Rychlicki said the proposed project does meet eligibility standards, and he asked the board to consider next steps.

“The next steps in terms of the TIF, you are at a crossroads,” Rychlicki asked. “Given the information relating to eligibility, would you consider moving forward?”

Rychlicki told trustees that if they decide to move forward, they must determine exact boundaries for the TIF district, develop a budget for the district, and determine the land uses that will be included. Once that work is done, the plans must be placed on file, and a public hearing must be held to receive comments from other taxing bodies and from residents in the area.

Village President Charles Sass said the board and the staff will meet with the other taxing bodies in the village to get their input on the proposal before moving forward.

“We will sit down with the other taxing bodies and reach an agreement. It’s the only way it’s going to be improved,” he said.

In other business:

The board voted to approve the 2012 Street Improvement Program and will appropriate \$715,930 in Motor Fuel Tax Funds for it.

In addition to the budgeted streets, and because of favorable bid prices, the board voted to add the resurfacing of Church Street from Algonquin Road to Second Street and repair sink holes; grind South Union Road and use public works employees and the village’s paver machine to repave that road; and perform repairs and re-asphalt Douglas and Charles roads.

Sass announced the return of Impact Plastics to the village of Huntley. The plastic recycling and wholesaler of industrial refuse container replacement parts returned to the village seeking additional space for its operations and to take advantage of the upcoming increased access to the I-90 tollway as a result of the tollway’s interchange upgrade project.

Sass said the firm has 15 full-time employees and five part-timers. He said with the expansion, it plans to add 15 to 20 full-time employees in the next two or three years.

The company will renovate the facilities at 11419 Smith Drive and take up occupancy by July of this year.

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