



West Dundee welcomes Spring Hill Mall

by GAVIN MALISKA

The Homart Development Company was given the go-ahead for construction of its regional shopping center Tuesday when the West Dundee Village Board of Trustees approved, 6-1, an ordinance annexing the center's site to the village.

Trustee Vernon Sutfin cast the only dissenting vote with Trustees Leon Streeter, Jack Dobler, Larry McManaman, Larry Brody and Village President Thomas Warner approving the ordinance.

The approved ordinance allows for

the execution of the 16-page annexation agreement which had been drafted and redrafted in the past few months. The annexation brings to the village approximately 159 acres of land and a potential 750,000 square foot enclosed mall housing three major department stores and 100 smaller specialty shops.

The site for the center is the northwest corner of the intersection of Route 31 and Route 72, an area presently occupied by the D. Hill Nursery.

Homart attorney Jack Siegel com-

mended the board for the long hours spent working out the agreement and said, "We're confident your decision is a correct one."

Homart project director Richard Welcome said the "real work was just beginning" with the vote. "We'll be back working with the village which has retained strong approval powers over construction of the shopping center."

Welcome said construction should begin this summer. He also said a petition allowing for the construction of two additional and adjacent

department stores would be presented to Carpentersville "within a few days."

Platt Hill, vice president of D. Hill Nursery, called it "a tough decision to make."

"The board gave great consideration to it and although I have a personal interest in it I think they made the right decision," Hill said. "If it had gone the other way I think there would have been more problems down the road."

Sutfin, who voted against the center, contested that the vote had

been "ramrodded through." Confusion arose when Warner asked the board members for any further comments immediately preceding the vote. Sutfin made none and later said he wasn't given a chance to speak before the vote was taken.

The annexation agreement was changed right up to voting time, after having undergone drastic changes since it was presented as an intergovernmental agreement to West Dundee, Sleepy Hollow and Carpentersville last year, was changed right up to voting time.

West Dundee attorney Gordon Abbott, hired by the village to handle the Homart negotiations, recommended the board add a sentence to the agreement Tuesday.

The addition allows that reimbursement for road improvements from the village shall not exceed the cost of improvement of the roadways outside the periphery of the shopping center.

Preceding the vote, Sutfin read a letter to the board from nine residents of West Dundee, East Dundee, Sleepy Hollow, Carpentersville and rural Dundee Township.

The letter appealed to the board "in the eleventh hour" and recommended an alternative use for the land "to haunt you in the years ahead."

The letter proposed multiple uses for the tract, including a 200 acre

forest preserve funded in part with federal money; development of 100 "luxury homes" on two-acre lots; a park covering 50 acres including a band shell and museums in the older houses on the site; and 20 acres of federally-funded housing for senior citizens.

The letter appealed for the rejection of the Homart proposal and for consideration of the "beautiful alternatives." Sutfin's reading of the letter drew applause and whistles from the audience of about 110 persons.

Mike Murphy, Sleepy Hollow resident and co-chairman of the Dundee Business and Professional Association's fact-finding committee, said he felt "a lack of trust in our elected officials" following the vote.

Murphy said he had asked for and was told he would receive information about the development before the vote was taken. He said he asked that a cost-income statement be made and that more money be demanded for construction of off-street parking near the downtown business district.

"The \$200,000 (money donated by Homart for construction of the off-street parking) doesn't even begin to touch the cost of parking in our town," he said.

"I'm disgusted because I appreciate the time and efforts involved but they're way over their heads. They're small-time politicians deal-

*Please turn to page A9



West Dundee Village President Thomas Warner (above, left) received a last minute letter Tuesday night objecting to the development of the Homart shopping center, written by Rep. Cal Skinner, Jr. and delivered by Trustee Vernon Sutfin (right) as Village Clerk Nancy Ervin looks on. Homart attorneys Renee Kessel and Jack Siegel and project director Richard Welcome await the vote which gave the go-ahead for the center (right). The vote ended almost a year of negotiations and allows for construction of the 750,000 square foot enclosed center, to be named Spring Hill Mall, expected to open in the fall of 1980. Staff photos by Ed Stech.



Skinner threatens Homart lawsuit, Armentrout counters

by GAVIN MALISKA

State Rep. Cal Skinner, Jr. (R-33rd District), who has in the last few months become involved in the opposition to the Homart shopping center, made a last ditch effort to stop the center in a letter to the West Dundee board which stated that the annexation agreement "may be illegal."

The letter stated the agreement "surrenders the village's governmental powers to Homart" and that "Homart actually is 'annexing' West Dundee."

Earlier in the day, Skinner said he

Office consider any charges of any kind whatsoever...for your actions and decisions pertaining to the Homart development."

Armentrout's letter said he was "distressed" by Skinner's comments and that "it is my experience that important decisions in government are best made in an atmosphere free of sensational pressures that have no basis."

West Dundee Trustee Larry Brody said about Skinner's comments, "I think about politicians go with the wind. Whatever is emotional and popular they go along with especial-

Spring Hill Mall

ing with big-time professionals." Murphy said the board should have sought professional assistance in studying the center.

Zoning board member Tony Arnone thanked the board for the amount of work done with the Homart negotiations and asked that consideration be given of keeping the three houses at the northeast corner of Oregon Avenue and Second Street, a site which has been considered for construction of a double-tiered parking deck.

Arnone also asked that the board issue a statement of the reasoning behind the Homart decision, saying it would "help the people of the village be more united."

Del Miller, a new resident to the village, made an "unusual offer," as

he put it. Miller was a professional city planner before going to work with Motorola and he said he has "the time and inclination to help the village with its planning needs."

The board will enlist his aid in interviewing the applicants for the planner position recently created.

Two East Dundee residents also spoke at the end of the meeting. Mike Bailey called the board's decision "an atrocity" and said he planned to move from the area as soon as he could afford it.

Ed Giomi asked why the board accepted the "10-day notice" given by Homart as a deadline for the decision at a meeting April 8. Warner replied, "This board knew well in advance that the deadline was the end of April."