

History - Annual News Highlights



# Cardunal Free Press

1980

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Dundee

Free Press  
Newspaper Group Volume 23, Number 153

Monday, December 29, 1980

## Local History

Please keep clippings in folder

subject 198 Spring Hill Mall

date of material 1980-1981



Photo by Kurt Butcher

A blanket of snow covered the Spring Hill Mall, on Rt. 31 between Rt. 72 and Main Street, in its early stages of construction nearly one year ago. The grand opening Oct. 1 brought some 40,000 to the first day celebration

of sales with appearances by radio personality Wally Phillips, village presidents and Miss Illinois. Area residents, once objecting to the urban development, have begun to accept the reality of progress.

## 1980 in review

# West Dundee shifts gears as mall opens

By KATHY HARGER

Early 1980, West Dundee was a town in transition. And by the year's end, the unknown has become obvious and the village has made it through to the other side.

Last January, girders stuck out of the frozen ground at the construction site on Rt. 31 between Huntley Road

an August deadline was postponed — came Oct. 1.

The first day brought 14,500 cars and nearly 40,000 people into the area's newest retail center.

So, like it or not, Spring Hill Mall became a reality, bringing with it a projected sprawl of development and influx of newcomers that is expected

sion, by planning to revise signage ordinances, and committees of the DPBA, with special marketing meetings, are preparing for the spurt of restoration expected with the spring.

Along with all this effort geared towards downtown Dundee, a reconciling of feelings between merchants

cooperative effort between the mall, downtown Dundee, Haeger Potteries and Chateau Louise to offer an area tour starting early 1981.

Much marketing research done with Homart money in preparation for the mall has been offered to the downtown merchants for use in their planning efforts.



and Rt. 72. After four years of negotiating and planning, the building of Spring Hill Mall was taking place.

Construction crews worked throughout one of the area's mildest winters — but nonetheless cold months — to form the steel and other building materials into Spring Hill Mall.

During the preceeding six years, Homart Development Co. shopping center was greeted with a not-so-warm welcome from area residents who feared it would change their sleepy little town into a modern-day suburb.

**ADDING TO THE** mall's troubles, in matters of zoning and facilities, the surrounding villages would not cooperate with each other to meet the Homart requests.

During the year, as the mall was obviously here to stay, most residents began to accept it, shop there and like the indoor convenience. The mall's opening — after

to practically double the Dundee population by the year 2000.

**IN REACTION TO** the mall, after years of denying its potential existence, optimistic downtown Dundee merchants have decided to take advantage of the increasing number of customers entering the area.

And to entice the crowd, the business community has come to realize the appearance and offerings of their historic Fox River development must improve.

"I'm optimistic," West Dundee Village Planner Larry Wilbrandt said of the downtown's future. "In the two years I've been here, I've seen the businesses shift gears from vehemently fighting Spring Hill Mall to accepting the implementation of the Teska report. They've done it."

Robert Teska Associates designed a report, readied in June, which outlines specific recommendations on what is needed to make downtown Dundee "the center of community life."

And revolving around this report — jointly financed by the villages of East Dundee and West Dundee and the Dundee Business and Professional Association (DBPA) — improvements through special taxing districts, state grants and DPBA fundraisers have been in the works.

Although there haven't been many concrete results, there is the promise of renovation and further planning to surface this spring.

**THE THEME ALL** these funds are geared toward is "Historic Dundee."

With this theme to go on, many organizations have developed the goal of recreating the unique quaintness hidden behind painted-over storefronts, unattractive signage and the downtown's potentially revivable and undeveloped qualities.

The DPBA has received a grant from the Illinois Department of Conservation (IDOC) for \$21,250 for design work to renovate old Dundee. The villages were chosen to participate in the state's Main Street program and IDOC gave them \$10,000, now pegged for the hiring of a downtown manager, someone the businessmen are hoping will be able to pull it all together.

This person is supposed to be on the West Dundee's payroll by Jan. 1.

**THE \$21,250** allotment, like other grants, requires a local contribution to match that money allowed by the state.

The DPBA hasn't delegated the monies to design any specific structure or structures yet. Depending on what businesses offer to spend what money for how much of this purpose depends on how the money will be disbursed. And the downtown manager, when hired, will tend to this.

The Historic Planning Commis-

and the Spring Hill Mall has been apparent.

**MALL EXECUTIVES** have joined the DPBA and are encouraging a

And if all finally works to expectations, the Dundeers are in for a year of social, historical and economic revival.

## Board hikes fees

By **TERESSA PRZENICZNY**  
**EAST DUNDEE** — This year ends with many changes that affected the village's taxpayer in spite of efforts made by the board of trustees to keep costs down.

Basking in the shelter of low taxes, residents and merchants were not faced with the high rate of taxes as other villages were.

Faced with an \$86,000 deficit, rising costs of wages, materials, services, and repairs were brought to the trustees' attention throughout the year that the village was not paying for itself.

Then faced with the inability of the village to pay its bills, the board was finally forced to raise money.

somewhere. But by this time, the village was so short of revenue that the institution of an utility tax on telephone, gas and electric bills was not enough.

To pay for necessary street maintenance the vehicle sticker fee went up from \$2 per passenger car to \$10 and other vehicle license stickers went up accordingly. Bonds were sold to pay for phase I of the major street repair project.

The water and sewer departments were not meeting costs either. As more revenue was needed, a raise in water rates was passed by the board. And tap-in fees were raised for both water and sewer lines. The utilization (Please turn to page A2)

## TODAY in the Free Press

•Crown wins its opening in the 21st annual Grayslake holiday tournament Saturday, defeating Grayslake 89-52. Dundee and Jacobs were not as fortunate. Dundee lost 64-49 to Elgin in the Maroon's tournament. Jacobs was manhandled by Chicago Mendel 78-41 in the Rockford holiday tournament. In girls action, Crown captured the consolation title at the Glenbrook South tourney. But, Jacobs fell in the Dundee Classic while the host Cardinals beat Streamwood to advance to the semi-finals...See Sports

•School bus drivers throughout the state are having problems with motorists...see Page A3.

•West Dundee elected officials have worked out pay raises for those elected in the April election...see Page A2.

## Weather

Fair tonight and colder with lows in the teens to low 20s. Partly sunny Tuesday with highs in the 30s.

### Extended Forecast:

Partly cloudy Wednesday through Friday with possible snow by Thursday. Daily temperature highs in the 30s.

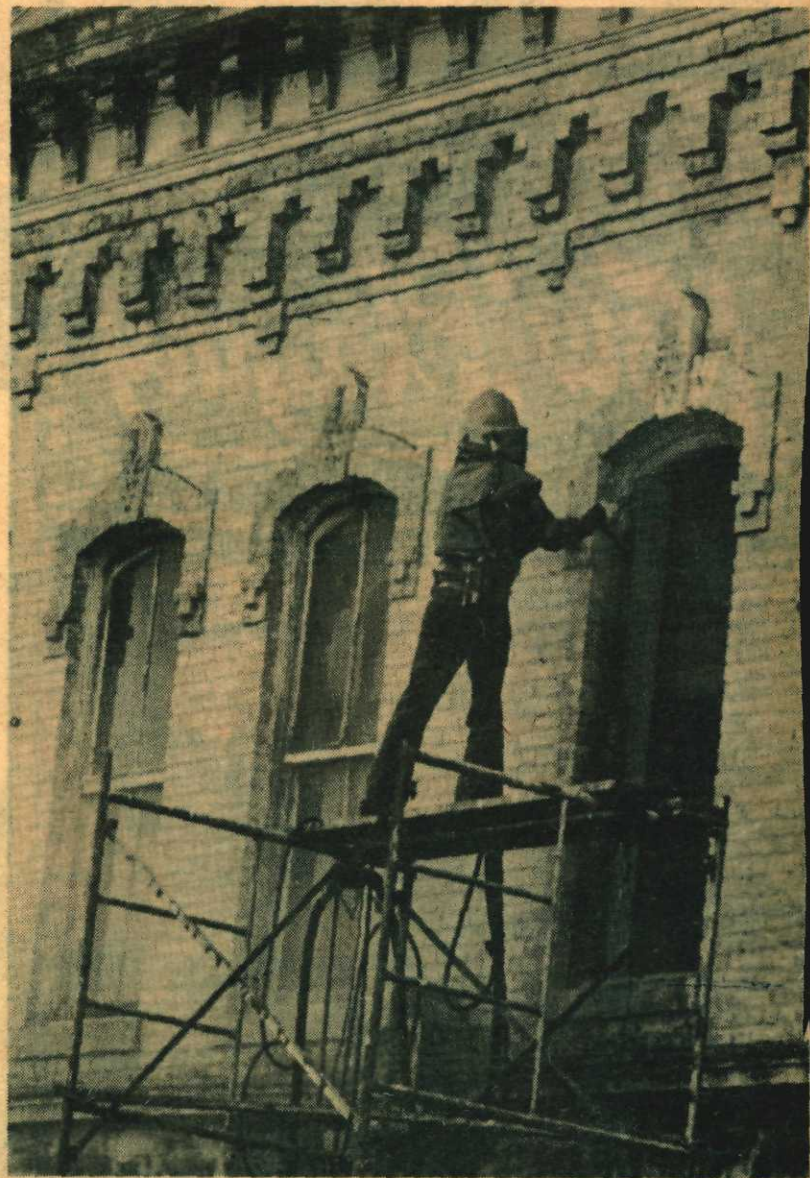


Photo by Kurt Butcher  
As downtown Dundee merchants begin to look at improving their small town historic community, the Barrows Building was one of the first projects renovators began. Its sand blasting this past summer was a start of what is promised to be finished this spring.