

Free Development

Revenue a plus, traffic a minus

Village presidents mull effects of future mall

By PETE NENNI

Although the proposed Spring Hill Mall will probably never be close to the hearts of area village officials, they are learning to live with the fact the project is here to stay.

Last week, village presidents from Carpentersville, East Dundee and Sleepy Hollow were on hand to speak at the first meeting of the Dundee-Carpentersville Area League of Women Voters.

Discussion at the meeting centered on the effects the Homart Development Co.'s shopping center, to be located at Routes 31 and 72, will have on the surrounding communities.

Due to prior business commitments, West Dundee Village President Thomas Warner, was unable to attend the meeting dealing with the project.

Carpentersville Village President Orville Brettman said although the shopping center will bring a number of new problems to the Fox Valley area, it will also provide some positive aspects.

He views the mall as a center which will generate some much needed revenue not only in Carpentersville, but in the surrounding areas as well.

Brettman estimates as much as \$200,000 will be pumped into his village when the center opens in 1980, with additional funds coming later as the land around the center develops.

Carpentersville has recently experienced problems with its water system that will cost the village a great deal of money to repair.

"The money it (Spring Hill) will generate will help the village treat these

problems," he said, adding villages have only two sources of income — internally through taxes and sales tax revenue and externally through federal grants.

The shopping center will also provide employment in the communities, bringing some 2,000 jobs into the area, Brettman said.

Although the majority of those positions will be for part-time employment and supplemental income, he estimates the center will provide between 200 and 300 primary jobs.

Brettman said the center will bring with it increased traffic and a need for precise planning to guard against uncontrolled commercial spin-off in the area.

East Dundee Village President William Bartels said the village is not against the establishment of the mall but is concerned with the increased traffic it will bring into the area.

He said traffic studies done in the area have not been impartial. Their estimates "have already been exceeded, and to this day a shovel has not been turned — we are in serious trouble," Bartels said.

Homart has authorized another traffic study to be taken of the area between Van Buren Street and the bridge in East Dundee and should have results ready in October.

Sleepy Hollow Village President Carol Schoengart said the village is in the process of tallying the results of a survey taken of residents in regard to the shopping center.

She told league members, 91 per cent of Sleepy Hollow residents believe the traffic problem was the number one

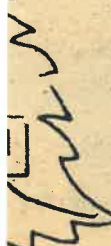
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Haus cider onto the refrigerated shelves of some 14 Kohl's supermarkets in the Chicago area.

"We're an extremely small operation," he said. "It's hard to be successful on a scale like this."

Meanwhile, the press was gearing up to peel off another round of cider. In about another hour, it would be 80 gallons closer to the "Month of the Apple."

Mall future—

(Continued from page 14)
concern brought by the mall.

Of the residents surveyed, 64 per cent thought the increase in tax revenue that would be provided was important.

Schoengart said the revenue produced by the mall could be even more important in the future if a proposed sales tax sharing plan is adopted by the state.

Thursday, September 28, 1978

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