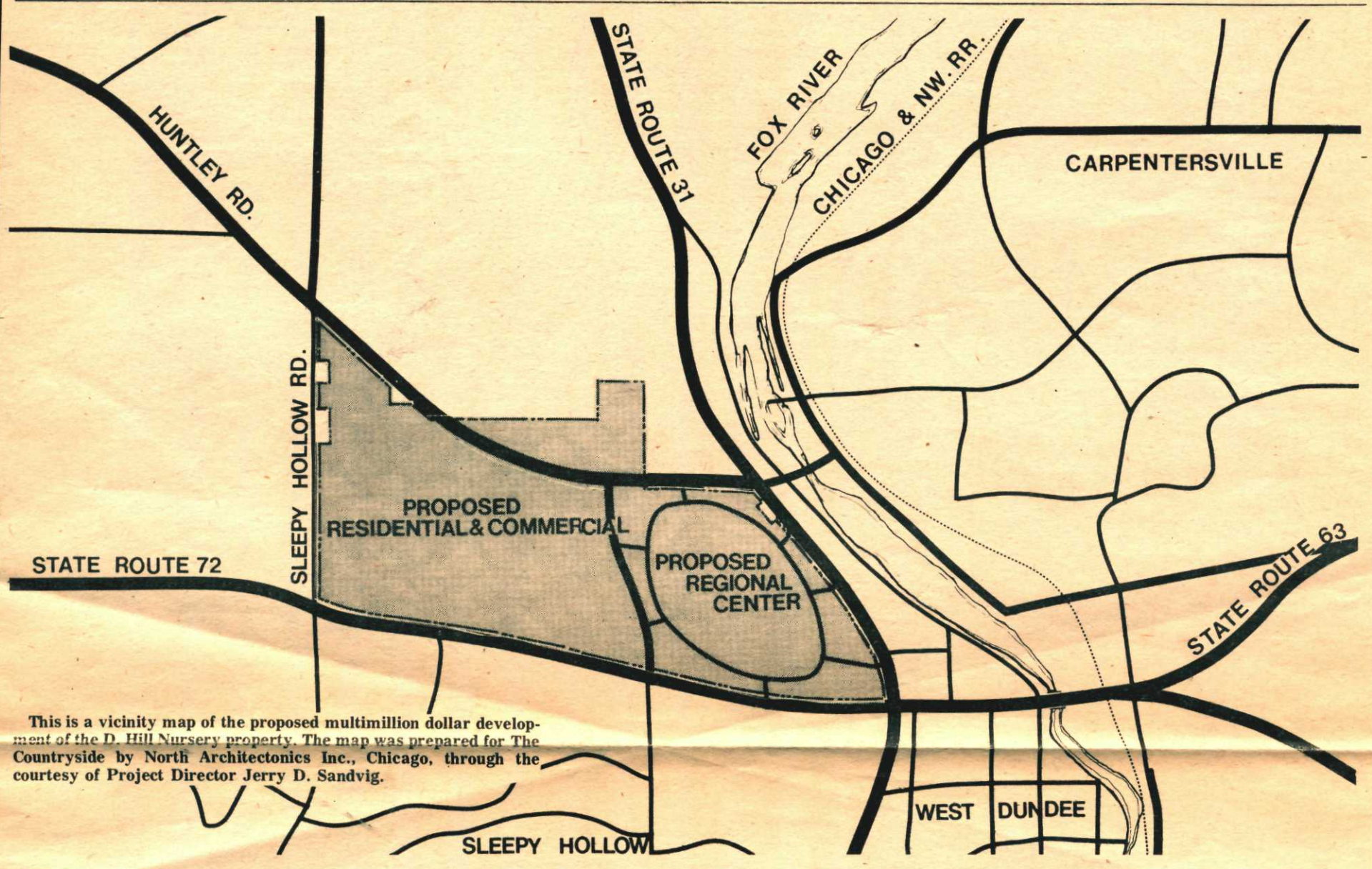


# Countryside

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This is a vicinity map of the proposed multimillion dollar development of the D. Hill Nursery property. The map was prepared for The Countryside by North Architectonics Inc., Chicago, through the courtesy of Project Director Jerry D. Sandvig.

## Hill development plans unveiled

By ANN HURST  
C'VILLE — The curtain protecting plans for the development of the D. Hill Nursery property from public view has parted, slightly. Plans for a regional shopping center, more than 3,000 residential units, recreational facilities, and related commercial uses were outlined last week at the first joint meeting of village officials in Dundee Township and the developer.

A large portion of this issue is devoted to the Hill development because of its tremendous impact on Dundee township. On page 4, local mayors react to the developers' presentation. The proposed changes in roads and highways are on page 7. Estimates of the development's tax yields are on page 8. And on page 12, a group opposed to the development proposes a referendum to find out if township residents really want the development.

Jerry Sandvig, project director, spoke before a near-capacity crowd in Carpentersville village hall when he presented the three-phase multimillion dollar development project to officials of Carpentersville, West Dundee, East Dundee, and Sleepy Hollow. The project, a joint venture of

subsidiaries of Aetna Life and Casualty company, Sears, Roebuck and Company, and Marshall Field and Company, is planned for the 570-acre tract bordered generally by Routes 31 and 72, Huntley and Sleepy Hollow roads.

The project would bring at least \$6.5 million to nine local taxing districts in 1991 when the development is completed, the project director said.

In addition, he predicted the development would generate 6,000 to 8,000 jobs "which could mean a lot to the people in this area."

Sandvig also presented recommendations for about \$6 million in road improvements which eventually would surround the site with four-lane divided roads.

**Like Woodfield**

The regional shopping center, designed to attract customers from a 20-minute traveling distance, is similar to Woodfield but "considerably smaller," Sandvig said. The facility, designed to include "four or five" major department stores, would be built in the first construction phase. At least two of the major stores are scheduled for a 1976 opening, Sandvig said, with the full center open in 1981.

The two-level enclosed mall would be built on 125 to 150 acres on the east end of the Hill tract. It would include up to 1.5 million

square feet in retail space. Woodfield, by comparison, contains 2.1 million square feet.

Other commercial development, including office buildings, convenience centers, entertainment facilities such as movie theaters, and a hotel or motel also are anticipated.

Sandvig suggested a regional or local health care center, a local library, or a community center could also be built on the tract.

Zoning for nonresidential uses appears slated primarily in the eastern part of the property.

Most of the commercial facilities are expected to be completed by 1981, according to a prepared summary of the anticipated development schedule.

**3,200 homes**

Residential uses are proposed for the west side of the property. Both single and multifamily units are anticipated to accommodate "9,000 to 10,000" persons. Sandvig estimates 3,000 to 3,200 residential units would be constructed.

Most of the housing would be for medium-income families, although Sandvig said "10 to 15 per cent" would be for low-income residents.

Multifamily units would be from two to eight stories, depending on the market, Sandvig said. Higher structures are designed for efficiency and

would leave more green space, he added.

**Paths plentiful**

Open space also is included in the development plans. Footpaths and bicycle paths would wind throughout the 570-acre site. (One square mile is 650 acres.)

Landscaping will be used for traffic control in the commercial areas, Sandvig added.

Although the nursery stock will be removed before the development goes into construction, the large trees on the property probably will remain, Sandvig said. "Every effort is going to be made to insure that they stay."

The site will include water retention lakes for landscaping and recreational uses and to counter storm water runoff.

Sandvig, apparently for the first time, informed officials two parcels of land currently attached to West Dundee and Sleepy Hollow must be detached and annexed to the municipality which gets the bulk of the 570 acres. The two parcels are in "critical areas" for storm drainage and access, he said.

The developers have filed a letter of intent to annex to Carpentersville, but negotiations have stalled pending action of the intermunicipal committee.

**More water**

To meet fire protection and

domestic water needs, Sandvig indicated an additional water storage tank, costing about \$500,000, would be required by 1976, and a "major reservoir" would be needed in the north-west area to provide for the balance of the project. The million gallon reservoir, which would cost about \$750,000, is scheduled for a 1981 completion.

Sewer needs also were outlined by Sandvig.

The existing Carpentersville sewer treatment plant must be upgraded to handle 800,000 gallons a day, according to a preliminary summary of sanitary sewer requirements.

The sewer memorandum notes the Environmental Protection Agency already has granted Carpentersville priority to receive federal funding for the project.

The grant is expected by June, 1974.

If federal funding is not available, construction of the proposed improvements "must begin on the same schedule with alternate financing," the developer's memo states.

Also, the developers require a 1.6 million gallon per day treatment capacity by 1981.

Estimated cost of providing a forced main and a pumping station to service the total capacity is \$525,000, according to the memorandum.



# Caution light flashing on Hill development

By ANN HURST

Plans for the proposed multimillion dollar shopping center are "go — absolutely" and the sooner the better, Project Director Jerry Sandvig indicated recently.

Village officials, however, in early stages of establishing a joint planning committee, are not in too big a hurry to flash the green light.

Basic plans for the center, outlined for the first time in a public meeting last week, brought mixed reaction from participating officials from West Dundee, Carpentersville, Sleepy Hollow, and East Dundee.

One village official dismissed the presentation as "a propaganda effort," while another described it as a "good meeting which covered the preliminaries."

For the first time, one official noted, projected target dates for completion of the construction phases were revealed. With about half of the Woodfield-like shopping center scheduled for a 1976 opening, and the unconfirmed rumor that the developers' option on the 570-acre D. Hill Nursery property expires in February, officials are protesting they are being pressured into meeting the developers' timetable "when it seems it should be the other way around," as one official put it.

Time now is being spent defining the role of the intermunicipal committee which

is expected to work out a formal agreement at a 7:30 p.m. meeting Nov. 28 in the Sleepy Hollow village hall.

The developers' negotiations for annexation to Carpentersville, meanwhile, have stalled pending action of the joint committee.

Carpentersville Mayor Glen Gifford, critical of the



GLEN GIFFORD

developers for delaying annexation negotiations and thus creating "more problems, more confusion, and more doubts," expects the committee to be able to organize itself and establish each village's role in the development without significantly delaying the project.

Other officials are not so

confident, and several have stressed the need for a long, hard look at the project and "a great deal more preplanning to insure the development is an asset, not a detriment to the area."

Kenneth Aniballi, West Dundee village president, does not plan on being rushed, he told The Countryside after the recent meeting. "There is a lot more involved than just meeting the developer's timetable."

At last week's meeting Aniballi proposed the committee hire consultants to study all the developers' plans, the surveys, engineering, traffic recommendations, and marketing studies. Aniballi also said the consultants should be paid by the developers.

"West Dundee will take no further steps until this is done," he declared.

Aniballi told The Countryside his action was not a suggestion that the developers are "dishonest," but rather was intended "to protect the interests of our citizens."

Relying on the developers' facts and figures would be "pretty stupid," he added.

Gifford, however, disagreed and labeled Aniballi's suggestion "a time-delaying tactic being used to stop the whole thing."

The Carpentersville mayor, however, does agree consultants should review the "layout plans." He encourages village

engineering services to check the available plans and drawings. But, he said, examining plans for roads and sewer and water facilities would be "foolish" since those plans must be screened by regional, state, or federal agencies.

Roads are of particular concern to Sleepy Hollow and West Dundee, through which most of the shopping center traffic will be channeled.

West Dundee, Aniballi emphasized, is fighting for survival. "So much is involved here we can't just run at it fast."



KENNETH ANIBALLI

Gifford, who chaired the recent joint committee meeting, asked that details of each community's participation in the development be defined. He asked the project director to recommend each community's responsibility toward facilitating the development on the basis of "what needs to be done and where."

Gifford said the percentage of each village's financial participation in preparing for the project should determine its share of tax revenue when benefits are distributed.

The community cost-sharing is a key reason Carpentersville

is interested in the intermunicipal cooperation, Gifford said. Without it, Carpentersville would need to pay up to 85 per cent of the public costs which Gifford said would be beyond the village's means.

"Instigate pressure"

The Carpentersville mayor, however, still is waiting to see "what the developers are willing to give to the communities involved." He means "more than just sales tax." For example, Gifford wants the developers "to instigate pressure on the state" for road improvement funds.

The developers have recommended about \$6 million in road improvements to and through the 570-acre site. Says Gifford: "The developers should be working just as hard on getting state aid as in planning the center."

Gifford noted in the 20 years he has lived in Dundee Township "the state has done nothing on the roads."

The project, he continued, "looks very appealing. But everything depends on getting people in and out."

No mass transit facilities currently serve the area, a matter of concern to residents aware of the Northeastern Illinois Planning Commission (NIPC) policy of aiming suburban developments within three miles of mass transit lines. The "finger plan," which follows railroad lines as spines for development, has determined NIPC policy since about 1965, Paul Kraman, NIPC official for the Dundee Township area, said.

A rail station, however, will "probably" be placed in northwest Elgin "exactly three miles" from the center's southeast corner, he added.

The finger plan itself is under reevaluation and "it may be changed."

But even if it remains as is, the developers would not be bound to it, Kraman indicated. "A private developer can sometimes not follow the letter of the plan and get away with it."

Referendum?

Carol Schoengart, Sleepy Hollow village president, expressed interest in involving local citizens in the decision on the regional shopping center and suggested a referendum could be useful. Gifford agreed, but said the committee would have to call for it.

Even though several officials expressed confusion as to what the committee can do, most of them were enthusiastic about the possibilities of intermunicipal cooperation and regional planning.

"The area definitely needs this council," Aniballi noted. "Even if this development was not happening, we need it."

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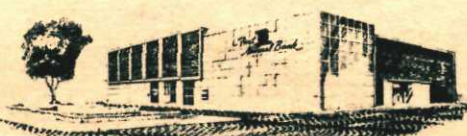
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