

Hill project positions snapping into focus

By ANN HURST
EAST DUNDEE — Village positions and plans of the developers of the D. Hill Nursery property are coming into focus. And, according to comments offered at last week's intergovernmental meeting in East Dundee, the focus should become even sharper at the January meeting at which time the developer is expected to begin sharing specifics of feasibility studies for the area and at least one disgruntled community is expected to present its decision on whether

to continue attempts to cooperative negotiations.

At the Dec. 13 meeting, Project director Jerry D. Sandvig, of Homart Development company, told officials of East Dundee, West Dundee, Carpentersville, and Sleepy Hollow he could provide six studies by January. The studies on traffic, economic impact, water, sanitary sewer, storm water runoff, and a marketing analysis will be reviewed and explained in the next few meetings, he indicated.

In addition, David S. McCoy, a

vice president of Urban Investment and Development company, one of the partners in the proposed multimillion dollar project told village officials he would bring slides of a model project to the January meeting. The slides, McCoy said, could help village officials get an idea of the type of housing development proposed for the project.

McCoy said about 250 acres of the 570-acre site will be developed for 2,440 to 3,300 housing units.

The proposed regional

shopping center would utilize about 120 acres.

The remaining acreage primarily would be used for ancillary commercial development, including a movie theater, a super market, a discount store, and fast food services, McCoy said.

The developers have filed a letter of intent to seek annexation to Carpentersville. The annexation petition is expected to be filed before Christmas.

Sandvig last week affirmed the developer's intent to deal with the property as an entity,

rather than cutting it into different parcels which would be annexed to different communities. Sandvig's comment came in response to a request from Kenneth Aniballi, West Dundee village president, for the developer's reaction to that village's position statement which had requested part of the development be annexed to West Dundee.

After Sandvig spoke, Aniballi replied: "At this point I feel (West) Dundee in the very short

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W. Dundee moves against center

By STEVE McCRAY

The West Dundee village board has taken the first step in what may be a long journey to try and stop the proposed development of the D. Hill nursery property.

Trustees voted unanimously Tuesday night to break off all negotiations with Homart Development Company, the managing partner in the proposed multimillion dollar shopping center and residential complex at Routes 31 and 72.

In addition, trustees authorized Village Attorney Gordon Abbott to send "impact letters" to the state and federal environmental protection agencies. These basically will detail environmental problems to West Dundee, like traffic and water run-off, the center could be expected to produce if developed as initially proposed.

"We've been strung along long enough," Village President

Kenneth Aniballi told trustees. "It's now time to take steps to fight this."

Abbott will draft a letter stating West Dundee's position for presentation at the Jan. 9 meeting of the intergovernmental committee. The group includes officials of Sleepy Hollow, East and West Dundee, and Carpentersville, the village into which the developer intends to annex.

Aniballi emphasized, however, the village would like to continue working with the other villages on other matters.

Trustees asked about specific legal action the village could take to block the development, but Aniballi said this would have to wait until the developer files annexation papers with Carpentersville.

Slow, halt

Project Director Jerry Sandvig told The Countryside two weeks ago the papers probably

would be filed before Christmas. They were not, however, filed at Monday's Carpentersville village board meeting, the last regular meeting of the month.

Nevertheless, attorney Warren Strom recommended the impact letters as one avenue West Dundee could follow "to slow or halt things."

Impact letters have been successful weapons against developers recently, especially affecting decisions on grants for things such as sewer expansion.

The letters will be drafted with the help of environmental experts, Aniballi said.

There was little trustee discussion Tuesday before the decision to break off negotiations and send the letters. Trustees indicated, however, they would be willing to talk with Homart officials if consideration is given West Dundee's alternative proposal.

At last week's in-

tergovernmental meeting, Sandvig rejected the West Dundee proposal which essentially calls for part of the development in Carpentersville, part in West Dundee, with the two villages sharing services. Aniballi told Sandvig at that time West Dundee would, therefore, fight the development (see story, this page.)

The board's action was quickly endorsed by Vernon Sutfin, speaking in behalf of the Citizens' Committee Against the Shopping Center.

"You kind of took the words right out of my mouth," Sutfin said, referring to the impact letters.

But Sutfin cautioned trustees to give equal consideration to proposed shopping centers to the east, especially the one proposed at Routes 25 and 72. It could pose just as big a problem for West Dundee as the Hill development, he said.

Although Mayor Aniballi said West Dundee trustees "would not stoop to the mudslinging" of Monday's Carpentersville

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Schedule school holiday concert

The music department of Dundee middle school will present its annual Christmas concert on Thursday, (tonight) at 7:30 in the Dundee high school auditorium.

The program will feature the concert orchestra under the direction of Joseph Glymph, and the seventh and eighth grade choruses directed by Miss Kathleen Martens. Approximately 250 students will perform.

There will be no admission charge.

C'ville board nixes crossing guard post

By TERESSA PRZENICZNY
C'VILLE — The proposed traffic crossing guard position at Amarillo and Kings road in Carpentersville has been eliminated. A traffic survey made by the police department determined this action which

was taken by the village board Monday night.

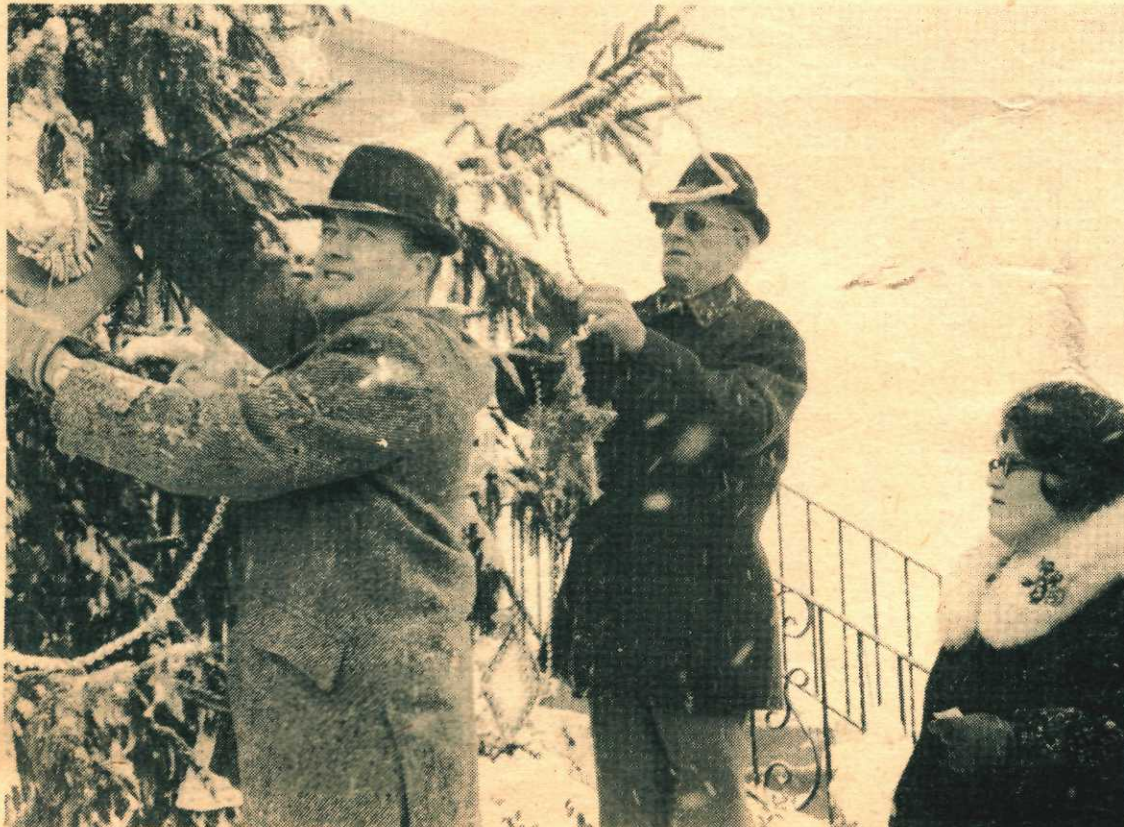
The survey, taken Dec. 3, found that at 12:40 p.m. large groups of children were past the intersection which meant they left home too early to be helped by a crossing guard. In addition, many children were found crossing in the middle of the block.

But the survey also found cars in the area were going too fast for a school zone, and the police department recommended a stop sign at Amarillo to slow traffic down.

After much discussion, the board agreed to lower the speed limit to 20 miles per hour on Kings road from Tulsa to the village limits, and on Amarillo from the Kings road intersection to Bolz road. The crossing guard position was eliminated.

Letters will be sent officials at Crown high school, Kings road school, and J. Perry Middle

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A SPECIAL TREE — Lake in the Hills Village President John A. McPhee and Stan Madary, Lake in the Hills Property Owners Association president, put ornaments on the village's official Christmas tree Saturday while Sandra Goulding,

Village Squaws president, looks on. The Squaws, who donated the tree and ornaments, hope to make the tree presentation and dedication an annual affair. (Staff photo by Jim Evans)



LEADS BUSINESSMEN — The Algonquin Business Association's president's gavel was passed Monday night to Dale Carlson (center) during the association's annual Christmas party at the Port Edward restaurant. Jim Hutchinson (left)

led the group for the past year which saw association membership reach an all-time high. Former association president and past Algonquin mayor Vern Harnish was the evening's toastmaster. (Staff photo)

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Clerk on vacation

The office of the village clerk of Lake in the Hills, 1111 Crystal lake road, will be closed between Dec. 24, 1973 through Jan. 2, 1974. Sandra Goulding, village clerk, will resume regular office hours of Monday through Friday 8 a.m.-noon; Saturday 8 a.m.-4 p.m.; closed on Wednesday, on Jan. 3.

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Carlson to head business group

ALGONQUIN — The outgoing administration of the Algonquin Business Association presided over its final meeting Monday night at the association's annual Christmas party at Port Edward restaurant.

Jim Hutchinson, president for the past year, presented three awards before turning the gavel over to new president Dale Carlson. Mary Merrill was presented with the President's Award for her efforts in initiating placing flower boxes along Main street last spring. George Lazansky Jr. was honored for his work as a fundraising drive chairman. And Lillian Stelmach, association secretary and treasurer for many years, was awarded an honorary association membership.

Former association president and past Algonquin mayor Vern Harnish was the evening's toastmaster.

The Algonquin Business Association serves as the village's chamber of commerce and sponsors many activities through the year. Downtown Christmas decorations, for example, is an association project. During the past year the association has reached its highest membership ever.

In addition to Carlson, last year's vice president, new officers include: Tom Dawson, vice president; and Grace Jelinek, secretary-treasurer.

The association meets monthly at one of Algonquin's restaurants.

Focus on Hill—

(Continued from page 3)

future cannot continue on this committee."

He promised West Dundee would take "every legal resource to fight you all the way."

Said Sandvig: "This is unfortunate. We would hope we would have the support of all the villages in dealing with the property."

Aniballi answered: "I Don't see how West Dundee can even consider it when the very survival of West Dundee is at stake." The village would have a "definite statement" at the next meeting, Aniballi added.

The next meeting will be at 7:30 p.m. Jan. 9 in Sleepy Hollow. In discussion to select the meeting place Aniballi muttered: "Better not have it at West Dundee because I don't know how long I'll be at the meeting."

Aniballi noted his remarks pertain only to the Homart development, and that he hopes the intergovernmental committee continues.

In other matters at the Dec. 13 meeting, McCoy said the density of the residential development would be 10 to 12.5 units per acre. Maximum density for most single-family developments is 5 units per acre, added McCoy, who noted he built "almost everything" around the Randhurst shopping center in Mt. Prospect.

He said the residential units would be built in clusters with the highest density units closest to the shopping center. The clusters would include about 100 units and would be surrounded by green areas, he said. McCoy suggested maximum open space could be provided by building high rise apartments.

McCoy said there is "no reason why some people can't live in a 12-story apartment building." He said it would be "no more objectionable" than a 12-story office building or water tower.

Carol Schoengart, Sleepy Hollow village president, told McCoy: "We have a lot of people here who don't like water towers."

Ms. Schoengart described many residents of the area as "urban-suburban refugees," and asked McCoy if development plans could offer an alternative to the apparent total urbanization concept of the

proposed development. "Some of the reasons so many of us came (to the area) are the very thing your firm's going to try to turn around," Ms. Schoengart said.

The UID vice president told her: "I can sympathize with you personally, but from a businessman's standpoint I have no sympathy to offer you."

McCoy told Ms. Schoengart he "absolutely" agreed with her about the urbanization process launched by shopping centers. "When a shopping center comes in you're no longer in suburbia." But he told her from an economic standpoint the shopping center development and its urbanizing influence are a "hard fact of life."

So far, the developers have made no commitment on a school donation, McCoy said. According to the company policy, however, a school, park, and church complex should be included in the heart of residential areas. In other projects of Urban, the company has made "some very substantial commitments" at the annexation stage, McCoy continued. "You'll find we'll do this for School District 300."

Red Cap service introduced in Carpentersville

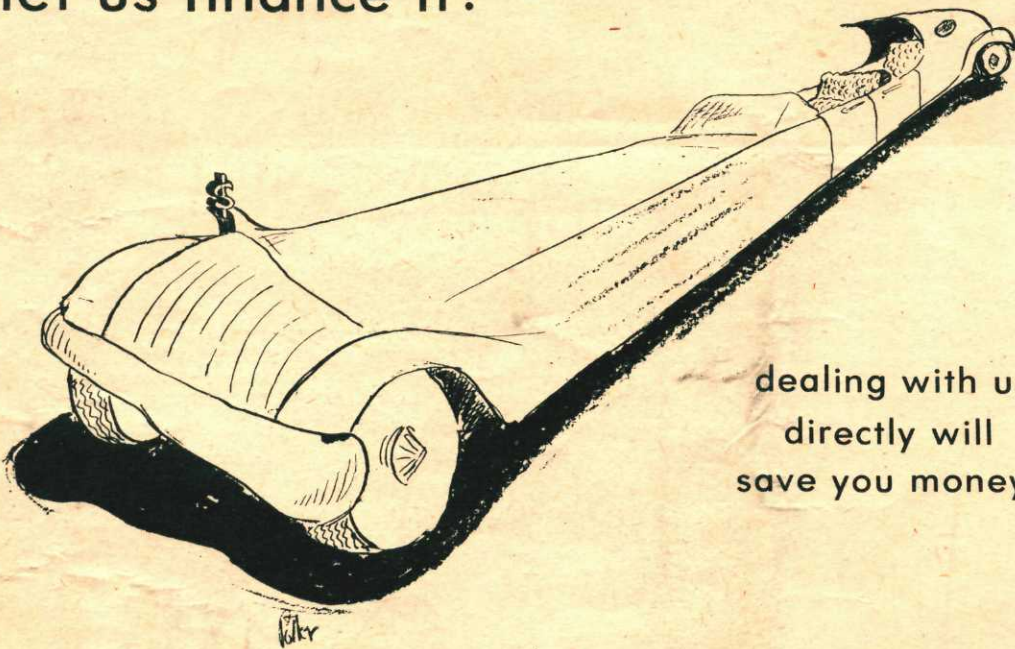
Beginning with this week's edition, The Countryside is introducing its Red Cap delivery to Carpentersville.

The term Red Cap is synonymous with excellent service, and each Thursday one of 48 Carpentersville boys and girls will place The Countryside inside the front door.

Readers are asked to help pay for this service by making a voluntary payment of 50 cents to the carrier for each four weeks' delivery. The carrier will retain one-half of his collections, and the remainder will go to help defray distribution and promotion costs.

Red Cap service has been under way for the past few months in Sleepy Hollow, East and West Dundee, Algonquin, and Lake in the Hills.

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