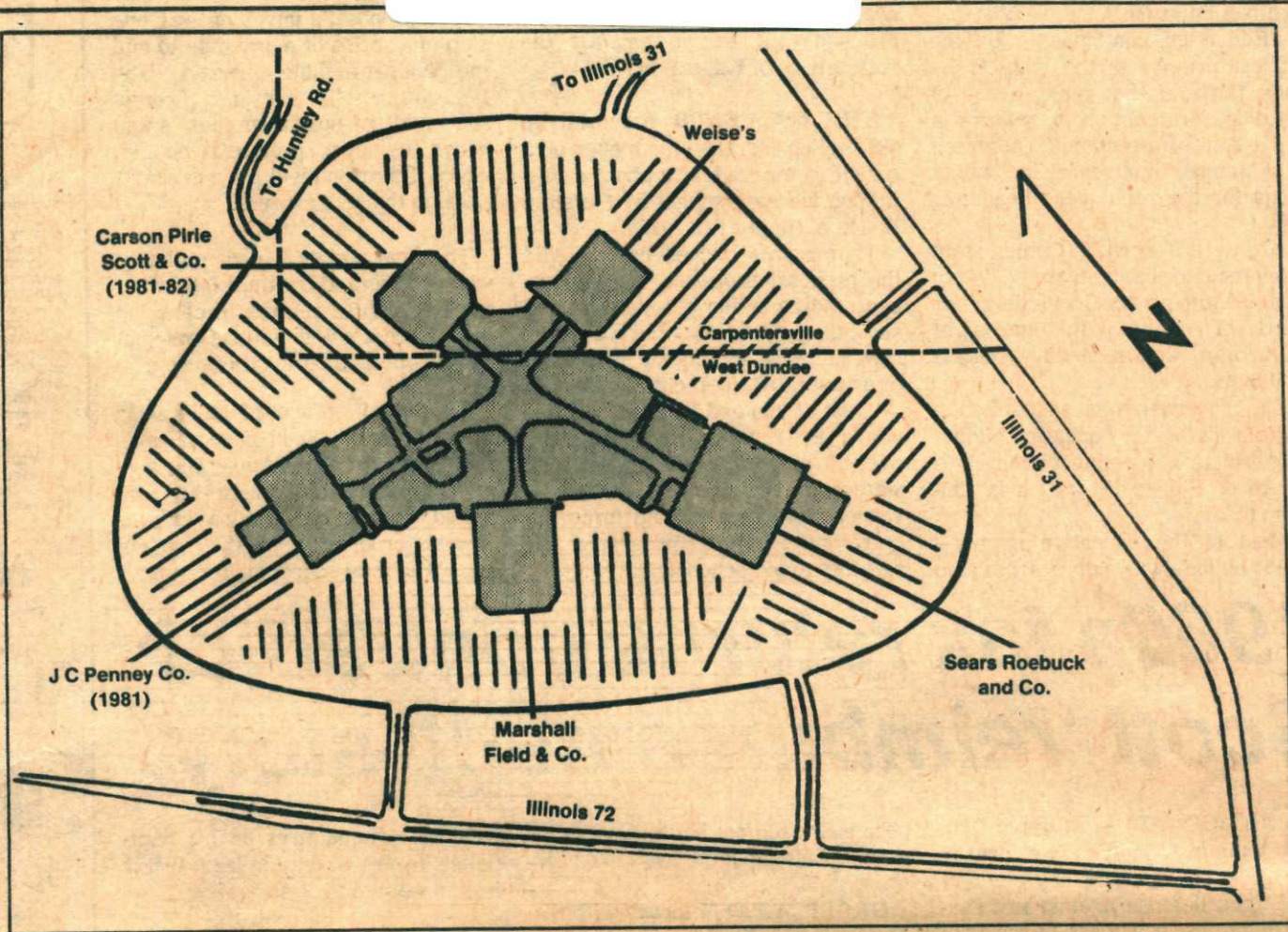


Tuesday, February 5, 1980

Local History  
Please keep clippings in folder  
Subject SPRING HILL MALL  
Date of Material 1980-1989

24 pages Final • 20¢



## Spring Hill Mall likely to open on time, Aug. 6

By Dave Gathman

WEST DUNDEE — The Spring Hill Mall shopping center, scheduled to open Aug. 6 at Illinois 31 and 72, should be completed on time.

Jack Oliaro—project director for Homart Development Co., the Sears, Roebuck and Co. subsidiary that is developing the mall—said Homart is holding to the original opening date.

Three of the five major anchor department stores—Marshall Field, Bergner-Weise and Sears itself—are expected to open then. Space for 130 smaller stores will be available and Oliaro says 60 to 75 percent of those also will open in August.

A fourth major department store, J.C. Penney, plans to open sometime in 1981. Homart is just concluding negotiations with Carson Pirie Scott & Co., which will open the mall's fifth major store in 1981 or 1982.

Oliaro said more than 50 percent of the 130 stores already have been leased. The identity of most of these occupants is still confidential, but two—Fanny May Candies and Jo-Ann Fabrics—have filed design plans with the West Dundee Building Department. Also known to be planning stores in the mall are Aladdin's Castle pinball emporium and Gingiss Formal Wear.

The northern 15 percent of the 50-acre mall, including Carson's and Bergner-Weise, is in Carpentersville's city limits, with the balance in West Dundee. Each village will receive sales taxes from the stores inside its boundaries.

**THE MALL'S APPEARANCE** is already beginning to take shape as Ho-

## Carson Pirie Scott exec confirms store planned

WEST DUNDEE — Carson Pirie Scott & Co. will be the fifth "anchor" department store at Spring Hill Mall, which is under construction in West Dundee and Carpentersville.

A Carson's executive, who asked that his name not be used, confirmed that "we have committed ourselves to build there." The conditions of occupancy will be completed and a formal announcement made in a few weeks, he said.

Carson's will occupy the northwest corner of the shopping center, in a part of the mall in Carpentersville. When plans for Spring Hill as it now exists were announced in 1978, Lord & Taylor Inc. had planned to build a 120,000-square-foot store on that site. But as part of a company retrenchment, Lord & Taylor announced last year it was pulling out of the mall.

"I doubt very much if we will have any specific design for the store until June. We have just made the commitments," said the Carson's executive. He said the store will not be finished until at least a year after the shopping

center opens Aug. 6.

Carson Pirie Scott—known as a full-line retailer specializing in medium-to-high-priced merchandise—is based in Chicago. It has 13 stores and three smaller shops operating or under construction.

**THE MOVE MARKS** Carson's return to Dundee Township after a 17-year absence. Carson's acquired the former Block & Kuhl "junior department store" in Carpentersville's Meadowdale Shopping Center and operated it during the early 1960s. In 1963, that store was heavily damaged by a fire in the nearby Winter Garden Arcade area. It never reopened.

The executive said Spring Hill will be the third mall occupied by both Carson's and its traditional competitor, Marshall Field & Co. Both companies also are building at the 1.1-million square foot Stratford Square Mall in Bloomingdale, set for completion in spring 1981. They already compete at the Orland Square Mall in Chicago's south suburbs.

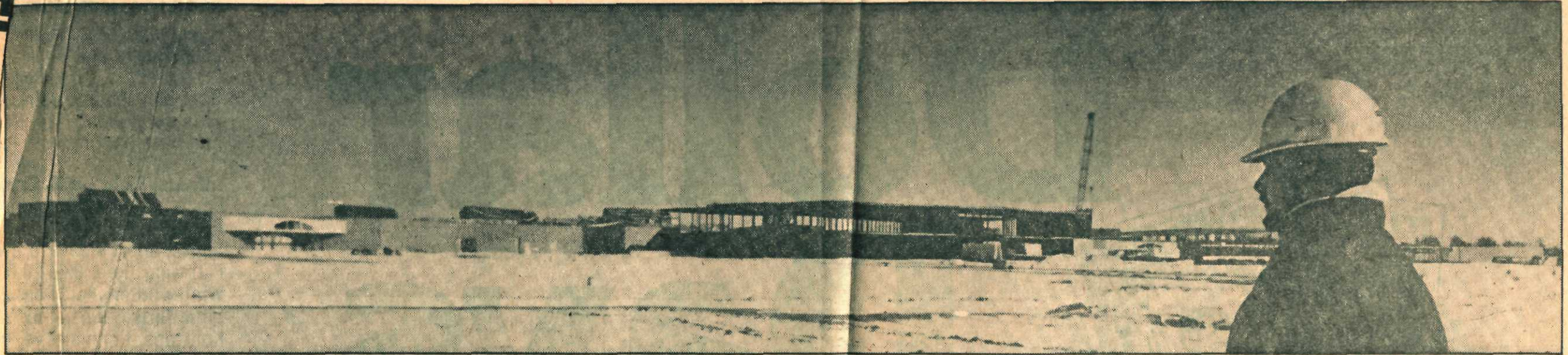
mart's workmen conclude their part of the estimated \$40 million in construction and prepare to turn the project over to workers representing individual tenants. Construction began in April and thanks to mild weather, crews were able to put up most of the

central mall's walls and roofing before winter set in. Work has been progressing since then under cover, thanks to portable heaters.

Inside the pinkish-green walls of the central mall, West Dundee Building

•Turn to page 5





## ●Spring Hill progresses as scheduled

### From page 1

Inspector Larry McManaman estimates, 80 percent of Homart's work has been completed. Except for areas used by construction vehicles near the building, the parking lot also has been completed except for a final surface coat.

From the highway, the mall will look like a flattened triangle, with the five department stores protruding at strategic points. Most visible from the road will be the largest, the 192,000-square foot Sears, Roebuck store at the mall's southeast corner.

Walls for Sears' single-story, 21-car auto care center—standing out from the main mall wall with their lighter colored brick—already are clearly visible from the highway. Behind them is rising the two-story steel skeleton for the department store itself.

**SOMEONE DRIVING west on Illinois 72** next comes upon the off-white precast concrete slabs that form the walls of the Marshall Field & Co. store. Two-thirds the size of Sears and now the most nearly complete of the five "majors," Field's will occupy the middle of the great triangle's base. Like the other stores, its almost-windowless exterior stares blankly at the world, emphasizing the inward-look of a modern enclosed shopping mall.

Heading back north along Illinois 31, driver comes into sight of another

steel skeleton: the Bergner-Weise store, going up just north of Sears.

At the triangle's southwest and northwest corners, the future sites of Penney's and Carson's remain just empty plots of ground. Construction on Penney's will begin when the weather breaks.

Except for the larger Sears store, all the main department stores are expected to be 120,000 to 150,000 square feet. Together they will account for more than half the shopping center's area, which will be four times the size of Meadowdale Shopping Center in Carpentersville and a third as large as what is said to be the world's largest shopping center, Woodfield Mall in Schaumburg.

**INSIDE SPRING HILL Mall, five corridors**—one leading toward each of the department stores—will converge in a skylighted atrium with its own indoor orchard of trees. Here food shops will be concentrated and 300 seats will be available for weary shoppers.

Outside, the parking lot will hold 5,700 cars. A ring-shaped driveway around the lot will be accessible through two entrances from Illinois 72, two from Illinois 31 and one from Huntley Road. Some of the entrances will have stoplights.

Along Illinois 72, the broad stormwater detention pond, which will regulate outflow of stormwater from

that expanse of paving, has been finished.

Around the rest of the fringe, several hundreds of empty Homart-owned acres lie waiting—for no one knows quite what. The West Dundee Plan Commission has just begun discussing guidelines for the development of these properties, which—together with land still in the hands of D. Hill Nursery Co., former owners of the mall site—stretch west to Sleepy Hollow Road and fill most of the area between Illinois 72 and Huntley Road.

**OLIARO SAID HOMART** almost certainly will develop one parcel at a time, probably selling most of it as sites for spinoff roadside businesses. Areas farther off the main highways, including 100 acres due west of the mall, likely will become office parks or multi-family housing.

Even as Spring Hill's builders race down the homestretch to completion, remnants of local opposition to the mall linger. A panel of 2nd District Illinois Appellate Court justices in Elgin continued deliberating on a court challenge by several Dundee business people who would like to see the mall's plans declared illegal and its buildings dismantled, in the words of one opponent, "brick by brick." And East Dundee continues its lonely stand against Homart's plan to widen Illinois 72 and Illinois 31.

Assistant project manager Bob Homa, above, looks out over the Spring Hill Mall taking shape at Illinois routes 72 and 31. Below, a workman on the roof passes one of numerous skylights designed to promote a garden-like atmosphere inside.

Courier-News Photos by Cliff Lohs

