

VILLAGE OF GLENCOE  
CLUBHOUSE TASK FORCE COMMITTEE

Meeting Minutes  
March 22, 2011

1. CALL TO ORDER AND ROLL CALL

The Clubhouse Task Force Committee was called to order by Chairman Larry Levin at 7:10 at the Village Hall. The following members were present:

Larry Levin, Chairman  
Jason Conviser  
Rand Diamond  
R. Scott Javore  
Dan O'Brien  
Sanford Perl  
Dale Thomas

Committee member Arnold Levy was absent.

Also in attendance:

Paul Harlow, Village Manger  
Will Jones, Assistant Village Manger  
Stella Nanos, Staff Liaison  
Joe Keefe, Village Board Member

Several Members of the public attended, including Linda Barbara Stein the realtor for the Kaiser property, located adjacent to the golf club entrance, and Ginny Hotaling the Vice President for governmental affairs for the Chicago Botanic Gardens.

2. PUBLIC COMMENT TIME

There was no public comment.

3. GLENCOE GOLF CLUB OVERVIEW

- The Committee members all introduced themselves to the group.
- Stella Nanos made a presentation reviewing the history of the Club, the map depicting Cook County and Glencoe owned land, financial history of the club and the issues we have with our current clubhouse.
- Larry Levin reviewed Glencoe's agreement with Cook County and the issues that may arise out of constructing a clubhouse on County property.
- Three potential locations for a clubhouse were reviewed; the current location, the 18<sup>th</sup> green (Glencoe property) and Green Bay Road (County property). Part of the Task Force's focus will be to determine whether these or another location would be most appropriate future location of a new club house.
- Linda Barbara Stein informed the committee that the Kaiser property, adjacent to the golf club entrance, is for sale and that it would be a great location for a clubhouse. Larry Levin replied by saying the Village would

be happy to accept the property as a donation, but we are not looking to purchase any real-estate at this time.

#### 4. CLUBHOUSE TASK FORCE MISSION

- Larry Levin reviewed the purpose of the Task Force including; determining the cost of a replacement clubhouse and the changes to the golf course required to accommodate the replacement, determine the least disruptive construction plan for building the new facility and reconfigured golf course, determine the range and scope of methodologies for financing all appropriate changes, review various expert reports and materials to assist in completing our purposes.
- A committee member commented that it might be a bad idea to build on County property given our current agreement. Larry Levin replied that the County would be open for discussion and that the Chicago Botanic Gardens has constuted many improvements on County land. The County has never given any money to the golf course over the term of the agreement for maintenance or capital work and we do not expect the County to contribute to funding the construction of a new clubhouse. Whether to build on County or Glencoe property is one of the questions the Task Force will consider.
- A question was raised if a new clubhouse would bring in additional rounds. Larry Levin explained to the committee that there may be different revenue streams available with a new clubhouse; Non-golf related revenues, indoor teaching, an additional lunch and dinner venue and that the new clubhouse could be open all year long.
- Another question raised was would the County seek revenues from the golf club if a new club house were built?
- Ginny Hotaling, the vice president of governmental affairs for the Botanic Garden, was asked what the Botanic Garden's position was on the idea of Glencoe building a new clubhouse. Ginny responded that the Garden does not have a position at this time she also stated that the Garden because they are entirely on County land is under the same agreement as the golf club as far as having all structure built on County land become County property.,.
- Sanford Perl asked Larry Levin and Stella Nanos which of the three potential locations would be most desirable? Larry responded that at this point we are starting with a fresh approach and will examine all the alternatives before we make any decision. We intend to initiate a number of expert studies to help us answer many of these questions as outlined in the presentatyion. We are just beginning what will be a lengthy process to determine all of the considerations, study all of the facts and circumstances, and then make what we believe are the most appropriate decisions.
- A committee member asked what the time frame was for presentation of the Task Force findings to the Village Board. Larry responded that this is going to be a careful process and that studies take some time. He estimated that the process would take two years.
- Larry Levin informed the committee that a request for proposals is being created that will address many of the questions that have been raised in regard to the new clubhouse. This request will be sent to firms in the area who have experience with the subject.

- Some of the members voiced their concern about how difficult it might be to convince the community to approve a bond referendum to finance the new club house. They cited previous problems encountered with gaining approval for the school system bonds as well as the park district bonds.
- A member stated that Glencoe likes 'status quo' and it may be hard to sell financing a new clubhouse to the majority of the residents.
- Larry Levin explained that the Task Force would be exploring how best to finance a new club house including possible alternate revenue streams to bond financing. It may take a combination of many different revenue streams including bonds for appropriate financing. He explained that the Task Force will have to take all of these factors into account in completing its work. This includes seeking the input of the residents of Glencoe and properly supporting any proposed future bond issue with appropriate materials demonstrating that approving it would be the sensible thing to do.

## 5. ADJOURNMENT

There being no further business for discussion, the meeting was adjourned at 8:40 p.m.