

Basic Materials From Architectural Study



Initial study done to formulate location



and scope of Phase One for construction of new main facility.

Village of Glencoe Golf Club Feasibility Study | PARTNERS & **SIRNY** *architects*



Glencoe Golf Club Golf Course

1 inch = 200 feet

Data source: 2009 orthoimagery courtesy of the USGS. 7/9/2012 - ALR



Glencoe Golf Club-Conceptual Designs (Phase 1)

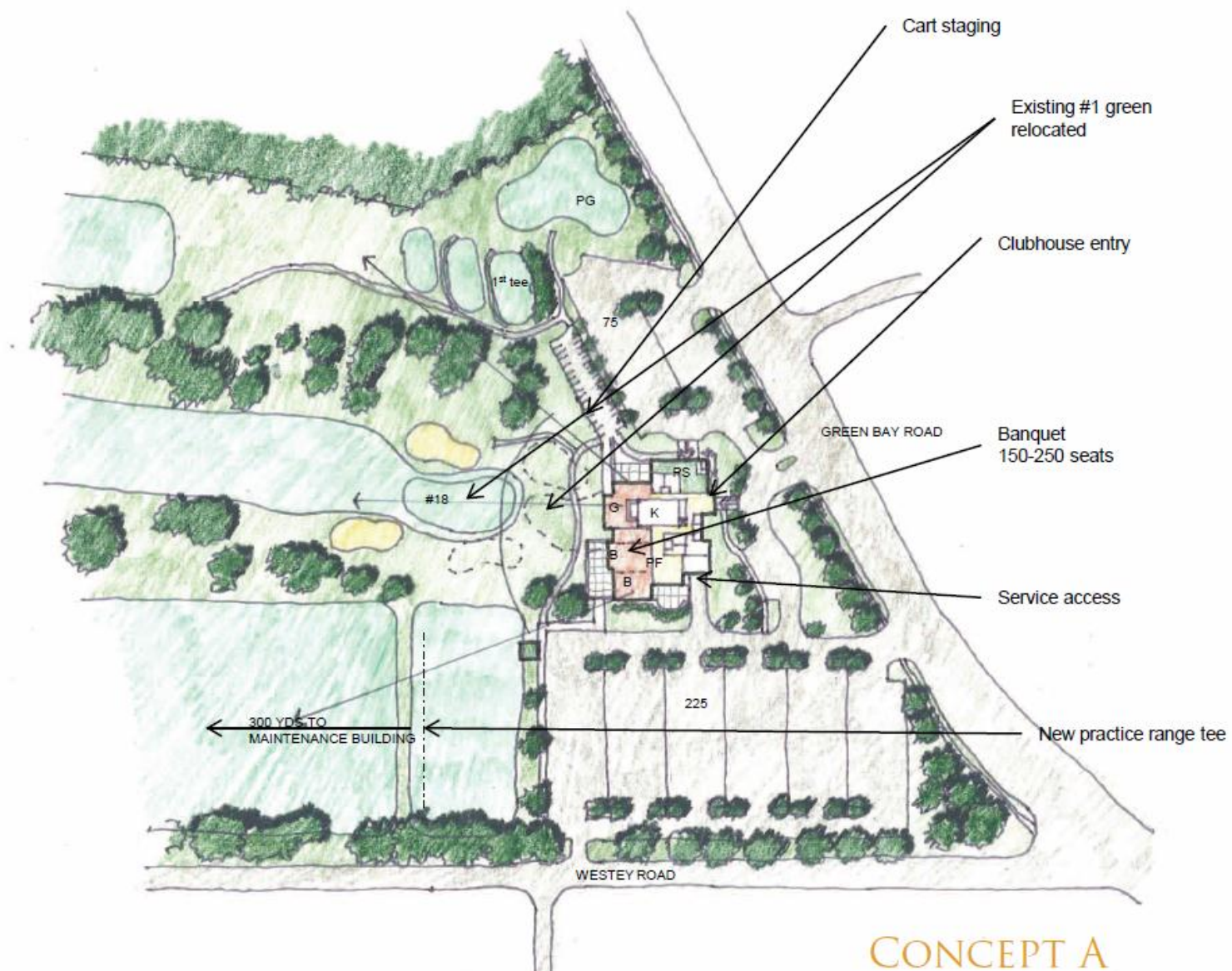
The following pages depict conceptual design alternatives for the new clubhouse. These designs were created to assist in determining the preferred location for the clubhouse as well as to illustrate a foot print of the space plan.

Pro and Cons

After each of the concepts is a list indicating the pro and cons of each location.

- **Concept A** – Green Bay Road location
- **Concept B** – Current Clubhouse location
- **Concept C** – Current Clubhouse location with relocation of maintenance building
- **Concept D** – Current 18th Green-Glencoe Property

DESIGN ALTERNATIVE-GREEN BAY ROAD LOCATION



CONCEPT A

Concept A – Green Bay Road

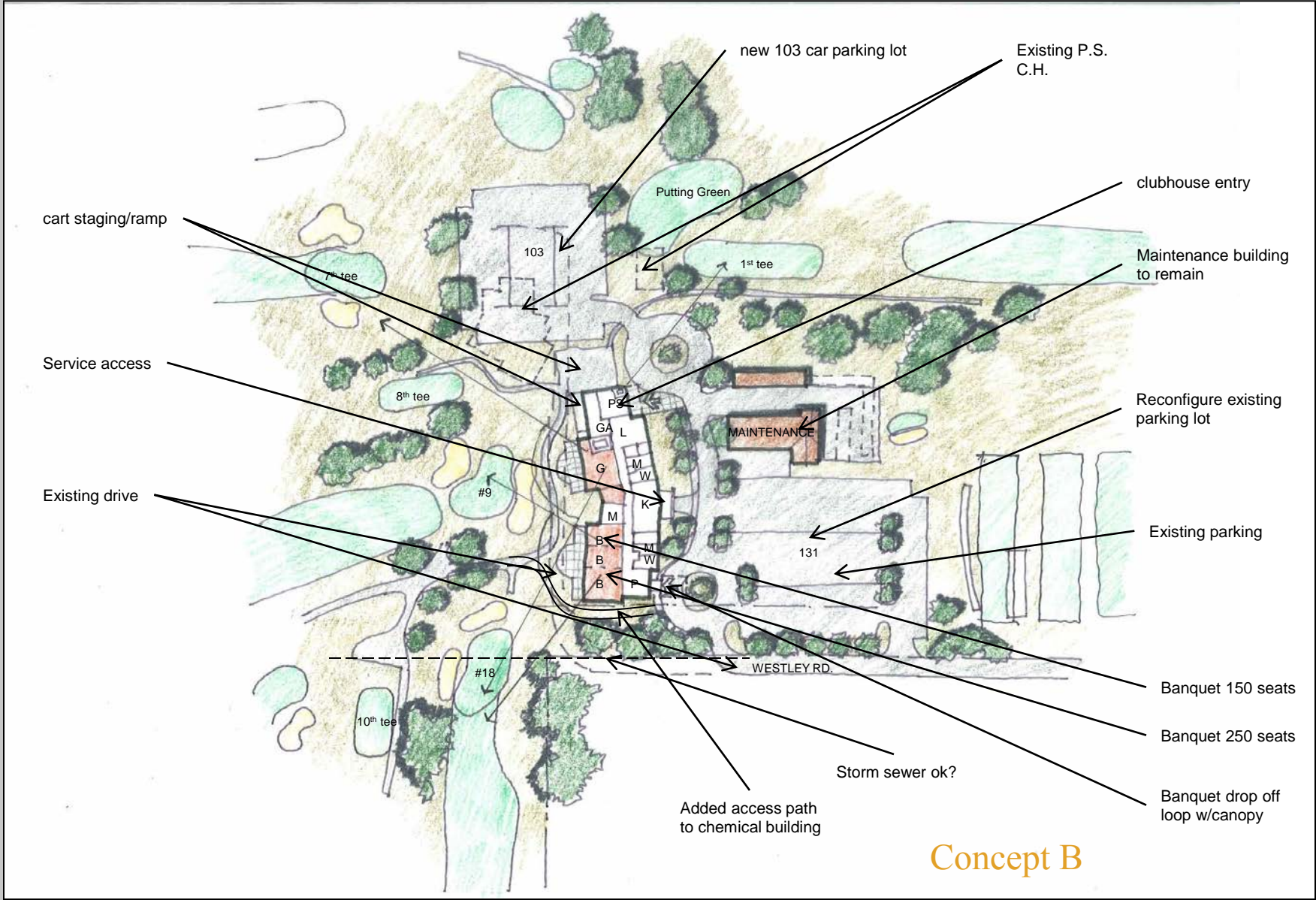
Pros

- Highly visible location
- High traffic location
- Opportunity for incremental restaurant business
- Clubhouse views of sunset
- Great finishing hole views
- Range adjacent to the clubhouse
- Adequate parking

Cons

- No returning 9's
- Parking lot adjacent to residential area
- Disrupt daily golf operation during construction
- Additional expense of half-way house
- Driving range smaller; fewer hitting stations
- Necessitates a cart path from #9 green back to clubhouse
- Distraction of traffic noise from Green Bay
- May need to reconfigure golf holes
- Tree removal
- Site not built on Village land
- Eliminates short game practice area
- Need to run all new utilities
- Most expensive option

DESIGN ALTERNATIVE-CURRENT LOCATION



Concept B – Current Location with Maintenance building

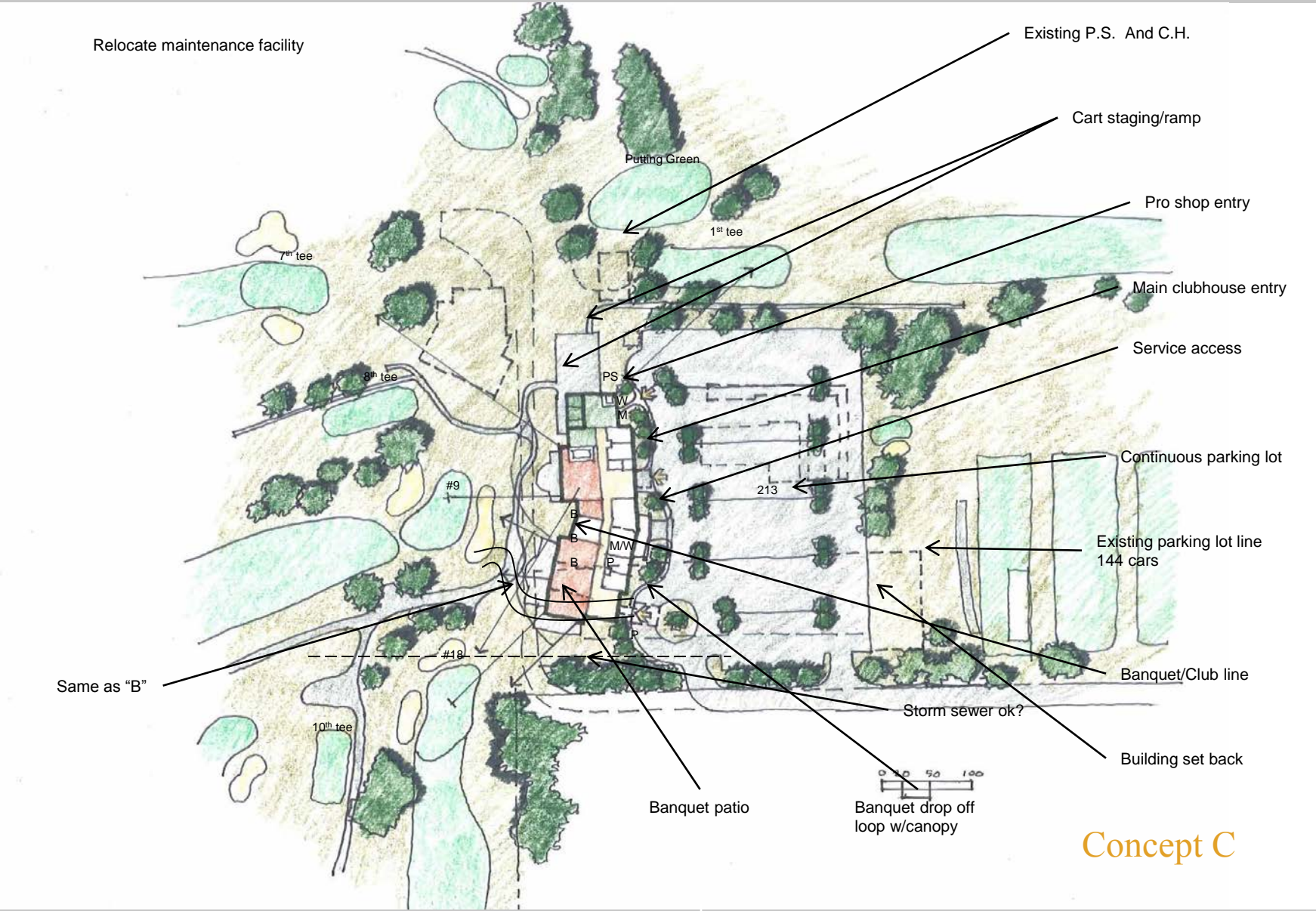
Pros

- Least expensive option
- Returning 9's to clubhouse
- No golf course layout changes needed
- Separate banquet entrance, restaurant entrance, turnarounds
- No need for halfway house
- No disruption to play on golf course during construction

Cons

- No maintenance building improvements
- Maintenance building across from main entrance
- Driving range not visible from clubhouse
- Site not built on Village land
- Separate parking lot
- Lack of visibility/traffic
- Need temporary parking lot during construction

DESIGN ALTERNATIVE-CURRENT LOCATION WITH RELOCATION OF MAINTENANCE BUILDING



Concept C – Current Location with Relocation of Maintenance Building

Pros

- Returning 9's to clubhouse
- No golf course layout changes needed
- Separate banquet entrance, restaurant entrance, turnarounds
- No need for halfway house
- Parking lot easily accessible
- Opportunity for future expansion of golf holes
- No disruption to play on golf course during construction

Cons

- Additional expense of moving maintenance building
- Driving range not visible from clubhouse
- Site not built on Village land
- Lack of visibility/traffic
- Need temporary parking lot during construction
- Challenging access to maintenance building
- Tree removal
- Need temporary cart barn



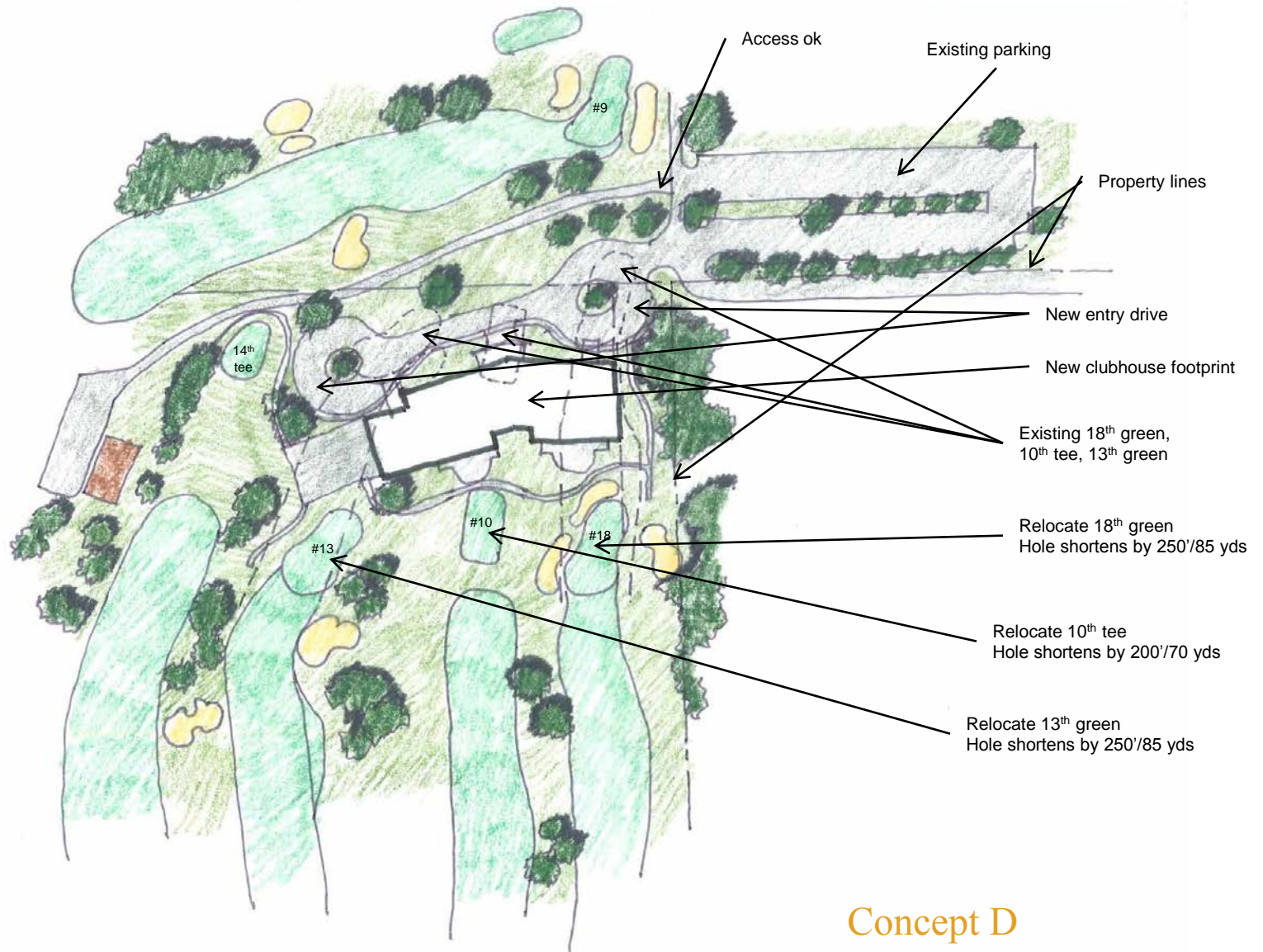
Glencoe Golf Club 17th Hole

Data source: 2009 orthoimagery courtesy of the USGS. 7/9/2012 - ALR

1 inch = 83 feet



DESIGN ALTERNATIVE-GLENCOE PROPERTY



Concept D – Glencoe Property

Pros

- Built on Village land
- Returning 9's
- No need to relocate existing parking lot
- No need to move maintenance building
- Minimal loss of trees

Cons

- Reconfigure three holes
- Disrupt daily golf operation during construction
- Three holes shortened in length
- Minimal visibility to the public
- Driving range not visible from clubhouse
- Parking lot not easily accessible
- Storm sewer currently under 18th green
- Putting, short game area disconnected
- Finishing hole leads right to parking lot by flipping starting holes
- May be perceived by neighboring properties to have a negative impact