Basic Materials From Architectural Study

Initial study done to formulate location and scope of Phase One for construction of new main facility.
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 footprint 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

- Cart staging
- Existing #1 green relocated
- Clubhouse entry
- Banquet 150-250 seats
- Service access
- New practice range tee
- #13 tee
- Green Bay Road
- Maintenance building
- Road 225
- Westey Road

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
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

- Relocate maintenance facility
- Existing P.S. And C.H.
- Cart staging/ramp
- Pro shop entry
- Main clubhouse entry
- Service access
- Continuous parking lot
- Existing parking lot line
- 144 cars
- Banquet/Club line
- Banquet patio
- Building set back
- Storm sewer ok?
- Same as “B”
- Banquet drop off loop w/ canopy
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
Concept D

- Access ok
- Existing parking
- Property lines
- New entry drive
- New clubhouse footprint
- Existing 18th green, 10th tee, 13th green
- Relocate 18th green
  Hole shortens by 250’/85 yds
- Relocate 10th tee
  Hole shortens by 200’/70 yds
- Relocate 13th green
  Hole shortens by 250’/85 yds
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