



GLENCOE GOLF CLUB

Clubhouse Task Force

First Meeting
March 22, 2011

❖ **Application of the Open Meetings Act to Our Task Force.**

❖ **Overview of GGC Origins.**

❖ **Overview of GGC financial operations.**

❖ **Overview of the dual participation of the Village & County in owning the GGC's land.**




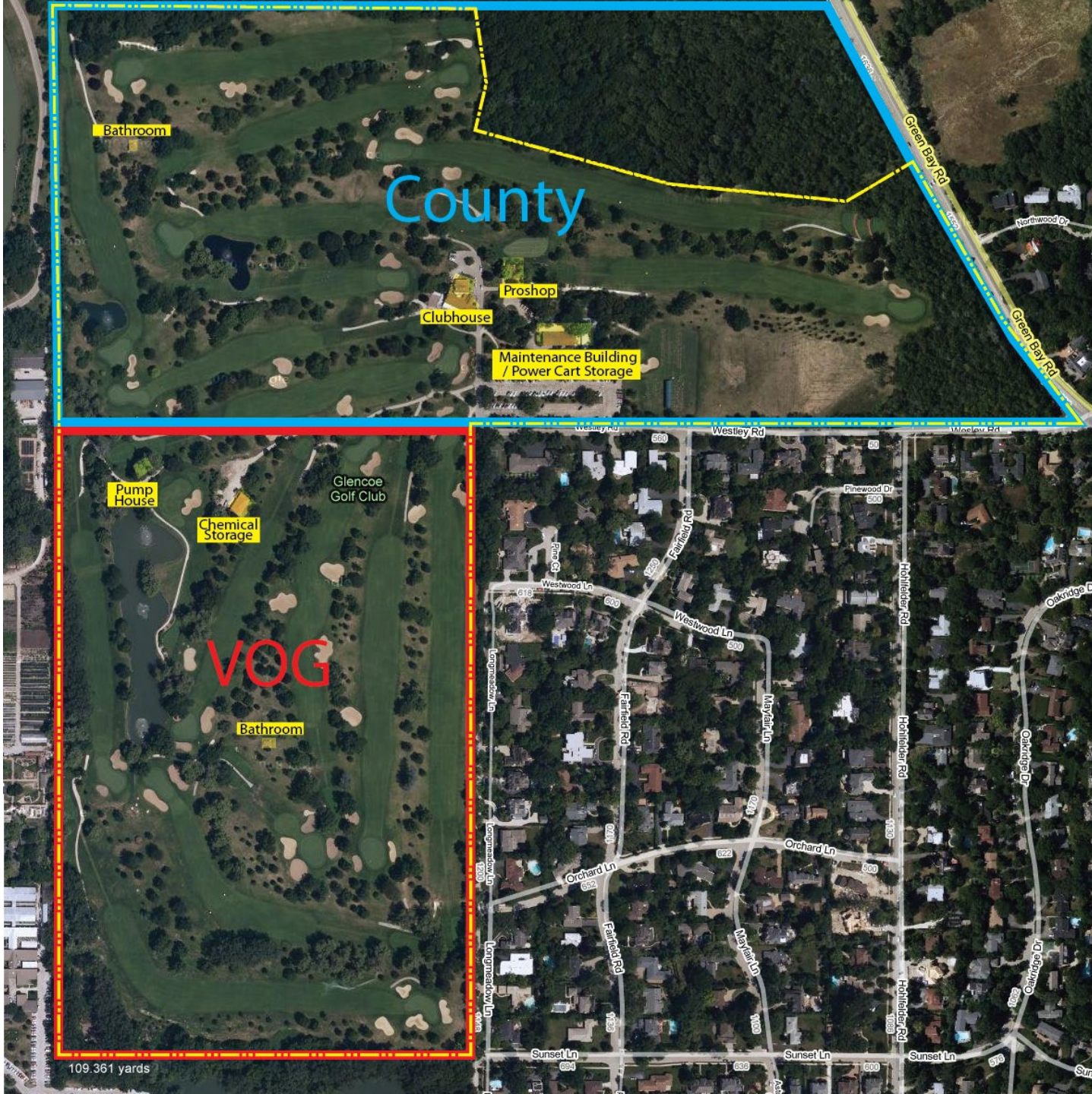
❖ **Overview of the Process for Our Work.**

- ❖ **Result: Determine The configuration, design, placement, and method of financing of a new clubhouse.**



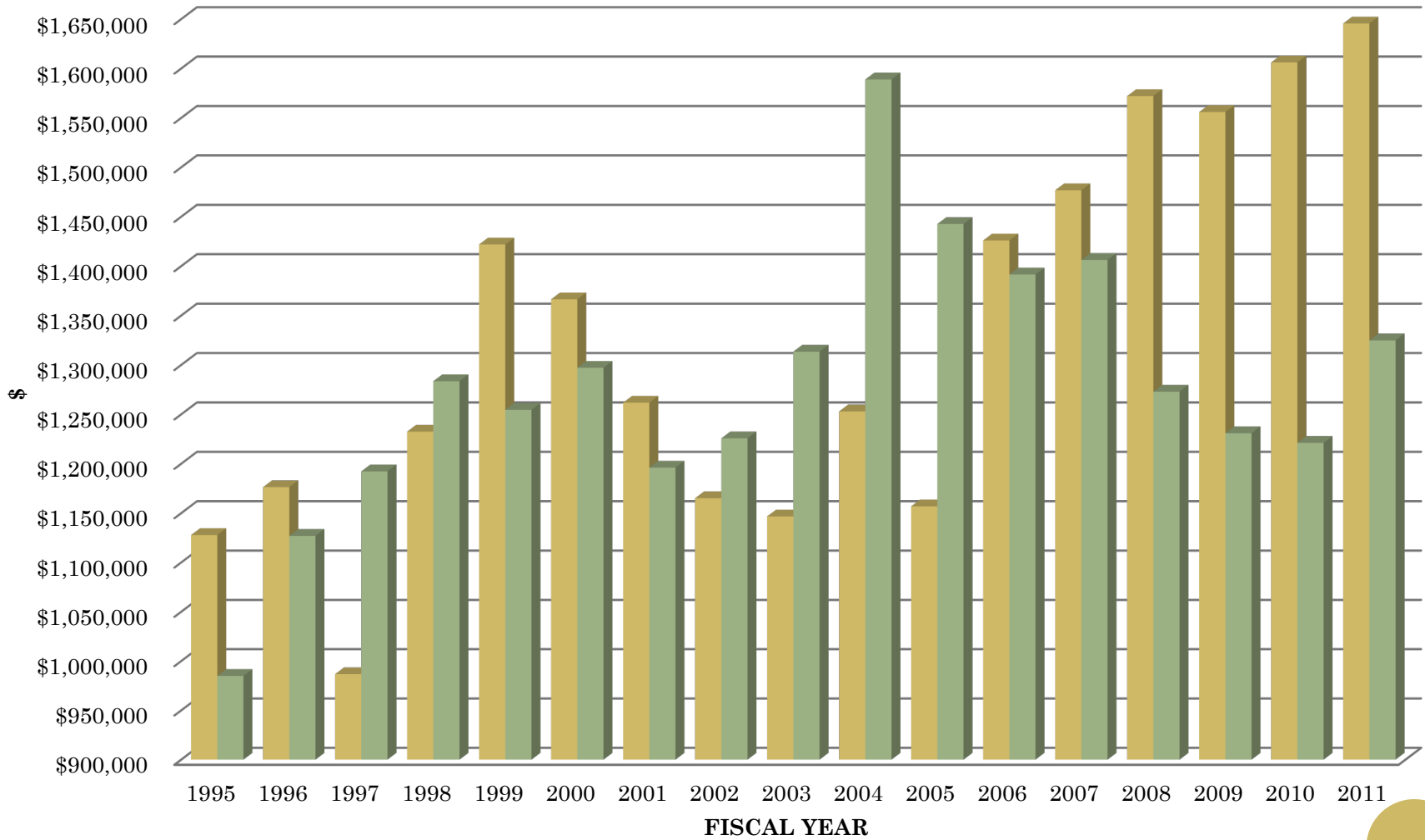
GLENCOE GOLF CLUB HISTORIC OVERVIEW

- The Glencoe Golf Club was established by a group of Glencoe residents in 1921.
 - In 1921, the Glencoe Village Board granted permission to the Municipal Play Ground Committee of Glencoe, to use approximately 31 acres of Village owned land to construct a golf course.
 - In 1922, the Cook County Board approved an agreement with the Glencoe Golf Club for use of approximately 66 acres for the purpose of constructing a golf course.
 - Subsequent to this Agreement, the Glencoe Village Board authorized an additional 29 acres of land to complete the 18 hole facility. Expansion of the back nine to the present condition was completed in 1930 with the full 18 holes (approximately 126 acres) put into play in 1931.
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17 Year Income and Expense Comparison

■ REVENUE TOTAL ■ EXPENSE TOTAL

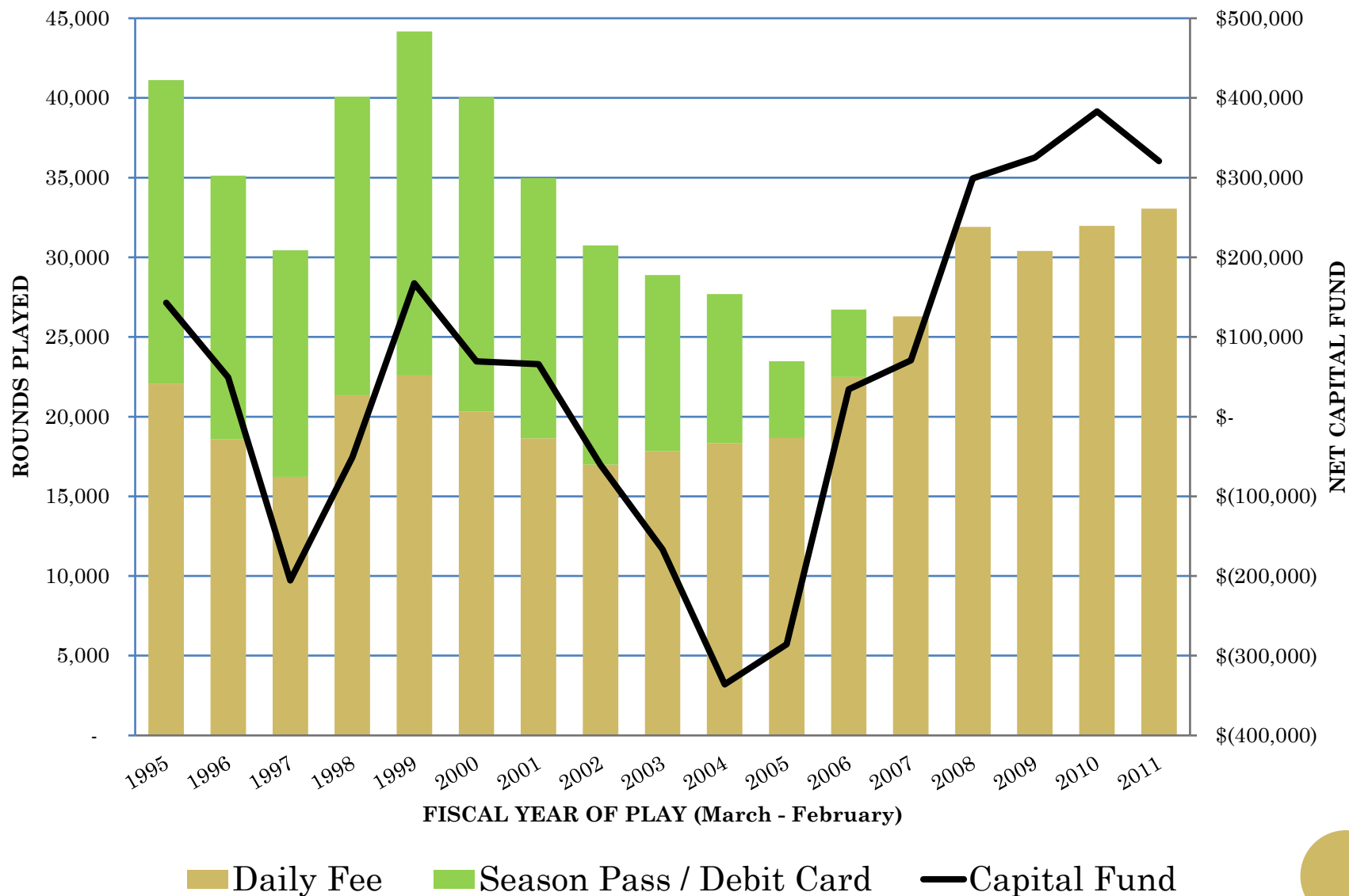


FINANCIAL HISTORY OF THE GGC

FISCAL YEAR	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	
REVENUE TOTAL	\$1,127,756	\$1,176,279	\$986,683	\$1,232,461	\$1,421,860	\$1,366,360	\$1,261,756	\$1,165,113	
EXPENSE TOTAL	\$984,926	\$1,126,915	\$1,192,211	\$1,283,489	\$1,254,491	\$1,297,082	\$1,196,032	\$1,225,654	
CAPITAL FUND	\$142,830	\$49,364	(\$205,528)	(\$51,028)	\$167,369	\$69,278	\$65,724	(\$60,541)	
FISCAL YEAR	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011*</u> *Estimated
REVENUE TOTAL	\$1,146,616	\$1,252,939	\$1,156,855	\$1,425,908	\$1,476,705	\$1,572,038	\$1,555,899	\$1,606,128	\$1,645,507
EXPENSE TOTAL	\$1,313,390	\$1,588,881	\$1,442,585	\$1,391,503	\$1,406,167	\$1,272,885	\$1,230,803	\$1,221,075	\$1,324,802
CAPITAL FUND	(\$166,774)	(\$335,942)	(\$285,730)	\$34,405	\$70,538	\$299,153	\$325,096	\$385,053	\$320,705



17 YEAR TOTAL ROUND PLAYED SUMMARY



ROUNDS HISTORY OF THE GGC

17 Fiscal Year Total Round Summary

<u>Fiscal Year</u>	<u>Season Pass / Debit Card</u>	<u>Rounds Total</u>	<u>Capital Fund</u>
1995	19,052	41,125	\$ 142,830
1996	16,535	35,124	\$ 49,364
1997	14,216	30,441	\$ (205,528)
1998	18,739	40,085	\$ (51,028)
1999	21,597	44,178	\$ 167,369
2000	19,740	40,070	\$ 69,278
2001	16,335	34,978	\$ 65,724
2002	13,774	30,753	\$ (60,541)
2003	11,066	28,893	\$ (166,774)
2004	9,359	27,695	\$ (335,942)
2005	4,810	23,474	\$ (285,730)
2006	4,225	26,717	\$ 34,405
2007		26,294	\$ 70,538
2008		31,916	\$ 299,153
2009		30,390	\$ 325,096
2010		31,971	\$ 382,978
2011		33,054	\$ 332,022



CLUBHOUSE CONDITION

– WHY A NEW CLUBHOUSE

- The clubhouse infrastructure is no longer adequate to the needs of our golfers.
- Its poor condition requires substantial and increasing annual spending just to maintain minimal functionality.



CLUBHOUSE CONDITION

– WHY A NEW CLUBHOUSE

- The Glencoe Golf Course has achieved an outstanding playing experience for our community which should be matched by a clubhouse with appropriate functionality and amenities, sized to the needs of those who use and will use this very special golf course.



CLUBHOUSE CONDITION

– WHY A NEW CLUBHOUSE

- The current condition of the clubhouse facilities continue to restrain our potential for growth in outing, restaurant, and daily business, and is not commensurate with expectations for a functional clubhouse of those who play our course.
 - Without a change we cannot create the revenue streams needed to maintain our course in the future.
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SUMMARY OF CURRENT CLUBHOUSE ISSUES

- **Structural**
- Structural problems and/or constraints by current structure
 - Cracks in foundation
 - Leaking foundation
 - Deteriorating foundation




SUMMARY OF CURRENT CLUBHOUSE ISSUES

- HVAC
- Antiquated equipment and outdated original building design make it impossible to adequately cool the clubhouse.
- Two separate units in clubhouse; both are undersized for the space.
- Air conditioner at front of building leaks into beverage storage area.
- *New HVAC system installed in kitchen April 2010, \$6,500. The second system still has to be replaced.*




SUMMARY OF CURRENT CLUBHOUSE ISSUES (CONT.)

○ Water

- Insufficient water feed to all buildings on site.
 - Water pressure inefficient in bathrooms.
 - Unable to fill irrigation pond during business hours.
 - Flushing of more than one toilet at a time causes water in sinks not to function.
 - When filling irrigation pond forced to leave valve at 50% due to pressure issues.
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SUMMARY OF CURRENT CLUBHOUSE ISSUES (CONT.)

- Sanitary Sewers
 - 6 inch clay pipe under clubhouse is undersized for today's level of public usage.
 - Pipe under clubhouse has deteriorated impeding the flow, causing constant back ups into the restrooms.
 - Sanitary lift station is located under pro shop, this is a terrible design causing daily sewage odor in pro shop.
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SUMMARY OF CURRENT CLUBHOUSE ISSUES (CONT.)

- **Sanitary Sewers (cont.)**
- The pumping system for the sewage line which runs from the clubhouse to the pro shop and then to Westley Rd. and then to the Village's main sewer is inadequate; clogs consistently throughout the year.
- The old sanitary clay tiles leading to Westley Rd. have been compromised by tree roots and continuously require maintenance throughout the season.



SUMMARY OF CURRENT CLUBHOUSE ISSUES (CONT.)

○ Power

- The current electrical supply system is no longer adequate to effectively meet clubhouse, maintenance building, golf shop, cart storage and irrigation pump house requirements.
 - Major electrical modifications are required to fully use modern irrigation automation and programming.
 - To accommodate today's demand for electric golf carts, electric system must be upgraded to permit multiple charging units in the storage areas.
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SUMMARY OF CURRENT CLUBHOUSE ISSUES (CONT.)

- Dining Room
 - Functional seating capacity for 48 people while minimum require current seating capacity is 125 people.
 - Dining room too small to properly serve events simultaneously with the daily fee golfers.
 - Design and size of clubhouse prevent a bar plus adequate seating.
 - No private area available for small parties or meetings.
 - The service window is inefficient to serve guests or to deliver food and drink.
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SUMMARY OF CURRENT CLUBHOUSE ISSUES (CONT.)

- **Dining Room (cont.)**
- There are no views of the golf course from the dining room.
- No insulation, dilapidated windows and doors allowing weather and “varmints” to enter.
- Limited accessibility.
- Roof leaks after minor rainfall events.




SUMMARY OF CURRENT CLUBHOUSE ISSUES (CONT.)

○ Kitchen

- Thin walls with no insulation cause pipes to freeze.
- Exhaust fan system capacity not sufficient for food service functionality .
- Lack of space for needed:
 - 1) increase refrigeration capacity, 2) sink area , 3) walk in cooler, 4) ice cream freezer, 5) convection ovens, 6) food warmers, 7) required dry storage areas, 8) additional preparation equipment, etc.



SUMMARY OF CURRENT CLUBHOUSE ISSUES (CONT.)

- **Kitchen (cont.)**
 - Grease trap too small, clogs easily requiring excessive cleaning.
 - Air conditioner intake in the kitchen passing odors.
 - Exhaust fan on outside of building allows grease to drip on deck.
 - Back entrance to kitchen is inadequate for deliveries or stocking the beverage cart.
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SUMMARY OF CURRENT CLUBHOUSE ISSUES (CONT.)

- **Basement**
- Floods with any significant rainfall
- Inadequate for storage due to dampness
- Inadequate lighting
- Stairs are difficult to maneuver
- Ceiling leaks from several different areas



SUMMARY OF CURRENT CLUBHOUSE ISSUES (CONT.)

○ Locker Rooms

- Inadequate number and condition of shower stalls
- Inadequate number of bathroom stalls.
- No private dressing room.
- Old lockers
- Storage room for beverages located in locker room.
- Outdated fixtures throughout.



SUMMARY OF CURRENT CLUBHOUSE ISSUES (CONT.)

- **Cart Storage Area:**
- Located outdoors. Exposes expensive cart fleet to harsh winters.
- Carts parked on dirt which turns to mud during rainstorms. Impossible to keep clean.
- Electricity supply outdated; preventing adequate charging stations.



SUMMARY OF CURRENT CLUBHOUSE ISSUES (CONT.)

- **Cart Storage Area (cont.):**
- Located underneath large trees with no continuous roof.
Requires continuous leaf/branch cleanup.
- No storage for supplies.
- Wooden support columns limit amount of usable space in between golf carts.



SUMMARY OF CURRENT CLUBHOUSE ISSUES (CONT.)

○ Pro Shop

- Pro shop housed in different building than the club house.
- No bathroom facilities in pro shop.
- No storage.
- Inadequate/small office space
- No insulation, dilapidated windows and doors allowing weather and varmints to enter the building.



SUMMARY OF CURRENT CLUBHOUSE ISSUES (CONT.)

- **Pro Shop (cont.)**
- Located over sewage pump.
- No dressing room.
- Inadequate lighting.
- Phone system old and inconsistent in service.
- Roof leaks
- No view of the 10th tee
- Limited amount of selling space





PURPOSE OF THE CLUBHOUSE TASK FORCE

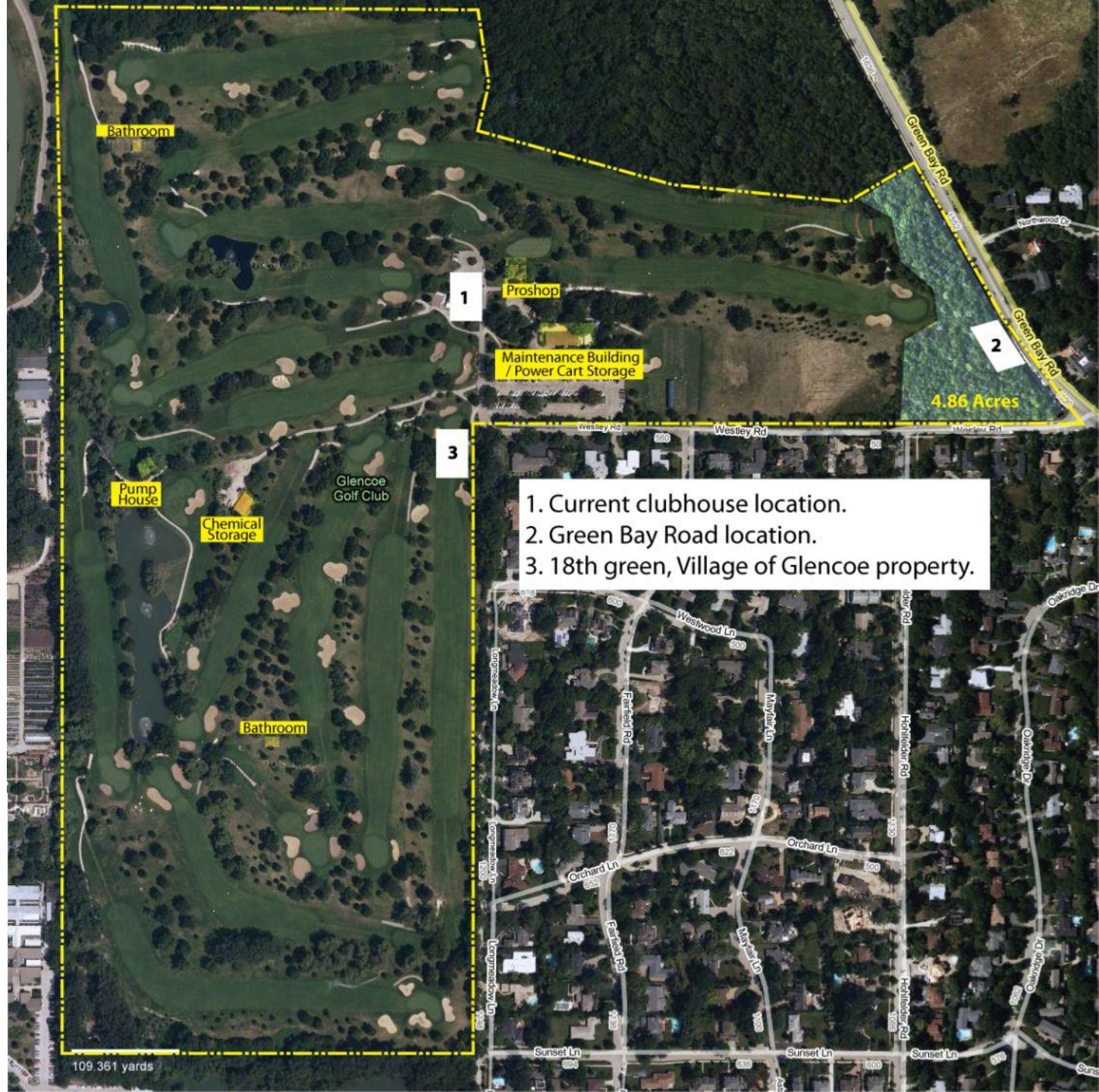
- Establish new clubhouse configuration.

Review items such as restaurant services, locker rooms, storage, training facilities, daily business offerings, cart storage, sales facilities, management space and other similar clubhouse spaces.

- Determine appropriate clubhouse location.

Review the 3 proposed locations for a new clubhouse as they effect financing and utility of the facilities.





1. Current clubhouse location.
2. Green Bay Road location.
3. 18th green, Village of Glencoe property.

PURPOSE OF THE CLUBHOUSE TASK FORCE (CONT.)

- Determine the cost of a replacement clubhouse and the changes to the golf course required to accommodate the replacement.
- Determine 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.



CLUBHOUSE FEASIBILITY STUDY PHASE I

- The next step is to obtain a professional study containing demographic and construction information for our use in considering the specification and location of the replacement clubhouse.
- The Study will provide information on the following:
 - Clubhouse location
 - Clubhouse size
 - Definition of appropriate clubhouse features



CLUBHOUSE FEASIBILITY STUDY PHASE I (CONT.)

- Evaluate potential food and beverage revenue (including non-golf related revenues)
- Construction budget
- Revenue Projections
- Establish site improvement ramifications
- A conceptual budget

