



Glencoe G.C.

Memorandum

TO: Trustee Larry Levin, Chair
Members of the Glencoe Golf Club Clubhouse Task Force

FROM: Stella Nanos, Golf Club Manager

DATE: August 31, 2012

SUBJECT: Clubhouse Task Force Status Report

In recent years the Glencoe Golf Club has focused on the process of investing funds to improve the golf course and it's amenities to exceed the expectations of the golfing public. The last several years have been focused on correcting existing problems, purchasing fundamental equipment and enhancing the playability, functionality and aesthetics of the golf course. The quality of golf course conditions has improved dramatically over the past five years. However, the Club facilities do not meet the level of accommodations that correspond to the quality of the course; thereby limiting business growth opportunities, enhancements available to the Glencoe community as a whole and other accoutrements commensurate to the quality of the course.

The Glencoe Golf Course was originally designed in the 1920 and is often referred to as a "gem" and an outstanding example of it genre of golf courses. The concept for a new clubhouse facility is to create a modern functional facility in a style that looks as if it has always been there and fully compliments this unique golf course. Our 25 year plan envisions a multi-phase approach to appropriately spread the cost with the new clubhouse being Phase 1. Other phases include, among other things, improvements to the hole configurations to take advantage of the improved new facility and enhanced landscaping.

A Clubhouse Task Force has been formed to research strategies to replace the current clubhouse building, which has exceeded its functional life, while maintaining the integrity of the golf course. The Clubhouse Task Force consists of eight residents chaired by Larry Levin, a Village Board Member and Member of the Golf Club Board of Directors. The first meeting of the Task Force took place March 22, 2011. At this meeting the mission of the Clubhouse Task Force was defined as a committee to help determine the following;

1. The cost of a replacement clubhouse.
2. The changes to the golf course required to accommodate the clubhouse replacement.

3. The least disruptive construction plan for building the new clubhouse and potentially reconfigured golf course and practice range.
4. The scope of methodologies for financing all appropriate changes.
5. Review various expert reports and materials to assist in completing their purpose.

Subsequent Task Force meetings reviewed the following materials;

- The process involved in hiring a firm to complete a feasibility study,
- A clubhouse requirements presentation,
- A food and beverage study,
- A dining facility study,
- A philanthropic market study,
- A review of clubhouse financing options,
- A golf club cash flow analysis,
- A clubhouse feasibility study,
- A clubhouse location analysis, and
- An incremental revenue analysis.

In upcoming meetings the Task Force will begin to make fundamental decisions regarding the clubhouse including location, size and design. Concurrent with these decisions, the Task Force may engage additional outside expertise in public relations, strategic communications, financial strategies and clubhouse/golf course architectural services.

The end goal is to secure the financial means to build a new clubhouse that will offer amenities in line with the outstanding golf course conditions. The new clubhouse will showcase the beautiful natural surroundings in context with the Chicago Botanic Garden, in conjunction with the designation as a Certified Audubon Cooperative Sanctuary golf course and an open space asset of the community. By investing in the clubhouse we hope to have the Glencoe Golf Club regarded as the finest public course on the North Shore.

Please review this information. The next meeting of the Golf Club Task Force is scheduled for October 3, 2012 at 7:00 PM at the Village Hall.

To date, the review has been comprehensive, informative and extremely valuable in providing the foundation for next phase of the work of the Task Force, which will now focus on formulating specific recommendations for implementation to the Village Board (Golf Club Board of Directors).

CC: Village President and Board of Trustees (Golf Club Board of Directors)
Glencoe Golf Club Advisory Committee
Village Manager

Attachments:

1. Clubhouse requirements,
2. Food and beverage study,
3. Dining facility study,
4. Philanthropic market study,
5. Options of clubhouse financing,
6. Golf club cash flow analysis charts,
7. Clubhouse feasibility study and location analysis
8. Incremental revenue chart.