



# Village Board of Trustees

Special Committee of the Whole

*5:00 p.m., October 18, 2022  
at the Glencoe Golf Club Clubhouse*

# Agenda

1. Call to Order and Roll Call
2. Public Comment (on non-agenda items)





# Update and Continued Discussion on Efforts Related to the Glencoe Golf Club Clubhouse Replacement

*Special Committee of the Whole – October 18, 2022*



# **Glencoe Golf Club Clubhouse Replacement Update**



# Tonight's Agenda

- Review of Previous Discussions
- Clubhouse Alternatives and Updated Project Costs
- Report and Update from Friends of the Glencoe Club
- Financing Options/Referendum Structure



# Review of Previous Discussions

- Clubhouse Task Force Recommendations
  - Purpose of Replacement
    - Diversify revenue streams
    - Provide a better community amenity
    - Meet the needs of the golf club into the future
- Current Condition of Existing Buildings



# Further Steps

Since the conclusion of the work of the Clubhouse Task Force

- Land Use Agreement Forest Preserve District of Cook County – approved in 2017
- Friends of the Glencoe Golf Club – created in 2019
- Fundraising Feasibility Study-Campbell & Company – completed in 2019
- Village Board Policy to Forgive \$1.8M – approved in 2021
- Preliminary work FGM Architects, W.B. Olson – ongoing



# Clubhouse Replacement Concept Plans

- Feasibility Studies – Completed in 2012
  - Location
  - Size
  - Functionality
  - Estimated Costs
- Consideration of Options
  - Original Plan
  - Variations - Options A and B (following 6/2022 COW)
  - Prefabricated Building (following 6/2022 COW)





# Goals and Opportunities of a New Clubhouse

- Long Term Viability of the Club
- Expected Annual Incremental Revenue - \$300,000 to \$325,000
- Community Amenities
  - Year-Round Restaurant and Bar
  - Broadening Programming Outside of Golf Specific Operations
  - Destination in the Village
  - Family Friendly Venue





# New Clubhouse Concepts



# Clubhouse Concept Plans

## Original Plan

- 11,460 Square Foot Clubhouse/Pro Shop/Offices
- Full Scale Restaurant/Indoor-Outdoor Bar/Terrace Fireplace
- Full Basement (to include power carts and other storage)
- New and Relocated Maintenance Building
- New Parking Lot-205 Cars
- Demolition of Existing Buildings
- **Estimated Cost- \$19M**
  - Architect/Engineering Fees included
  - Inflation/Design Contingencies included





**FLOOR PLAN-11,460 SQUARE FEET**

**fgma**

©2021 FGM Architects Inc.



# Clubhouse Concept Plans Option A

- 9,960 Square Foot Clubhouse/Pro Shop/Offices
- New Parking Lot-205 Cars
- Reduced Basement Size/Functionality
- Reduced Square Footage
  - *Locker Rooms-Pro Shop/Offices-Kitchen-Circulation-Dining Room*
- Eliminated from Plan
  - *New Maintenance Building*
  - *Outdoor Bar and Fireplace*
- Subsequent Cost Reductions
  - *Kitchen/Bar Equipment-Fixtures-Architect/Engineering Fees-Contingencies/Demolition of Maintenance Building*
- Estimated Cost-\$14.6M
  - Architect/Engineering Fees included
  - Inflation/Design Contingencies included



# Clubhouse Concept Plans

## Option B

- 9,960 Square Foot Clubhouse/Pro Shop/Offices
- New Parking Lot-205 Cars
- Reduced Square Footage
  - *Locker Rooms-Pro Shop/Offices-Kitchen-Circulation-Dining Room*
- Eliminated from Plan
  - *Basement*
  - *New Maintenance Building*
  - *Outdoor Bar and Fireplace*
- Subsequent Cost Reductions
  - *Kitchen/Bar Equipment-Fixtures-Architect/Engineering Fees-Contingencies/Demolition of Maintenance Building*
- Estimated Cost-\$13.4M
  - Architect/Engineering Fees included
  - Inflation/Design Contingencies included



# Clubhouse Concept Plans

## Prefabricated Building

- Eliminates Incremental Growth Opportunities
- Competitive Disadvantage
- Costs are still significant with little added benefit
- **Estimated Cost-\$5M**



# Report and Update

## Friends of the Glencoe Golf Club

- Who We Are
- Review of Fundraising Progress - Pam Kinsey Lungmus
- Friends Board Initiatives
- Marketing Strategies - Ellis Goodman
- Long Term Goals







1921

# The Club at Glencoe

PRESENTED BY:

FRIENDS OF THE GLENCOE GOLF CLUB BOARD MEMBERS

---

Serving the community for over 100 years



# Why We Are Here

The Glencoe Golf Club is one of our most unique local features, it provides open space, is an important symbol of our Village and will be undergoing an exciting transformation that will provide a new clubhouse and amenities for all to enjoy. The Club at Glencoe will offer family recreational fun and increase the options for dining, relaxing, and celebrating in our Village.





# The Club's Community Amenities

**Family Event Lawn**-Families will enjoy a game of “Bags or Cornhole”. This space also offers an open area for children’s creative play under the watchful eyes of their parents.

**Bicycle Repair and Rest Station**-The Glencoe Golf Club is located right off the Green Bay Trail. With frequent bikers passing our location, we are creating a new bicycle repair station.

**Year-Round Activities**-Cross Country Skiing, Tobogganing, Bird Watching, Star Gazing, Summer Programming.

**Facilities for Local Organizations**-Education and youth programs can utilize the facility for gathering.



# Croquet Club

Croquet is one of the fastest growing sports in America with 35% growth in 2021. Long revered as a game that was played in your backyard, Croquet will create a new opportunity for friends and family to enjoy a sport. A regulation size Croquet Court is being constructed that will offer league play, tournaments, and free lessons. This court will be open and ready for play in 2023. Once completed, we will begin offering Croquet as a new way to enjoy the Club. Bring your family out and learn one of the fastest growing sports in America.





These are ambitious plans and improvements necessary in order to ensure the future of this priceless Glencoe asset.

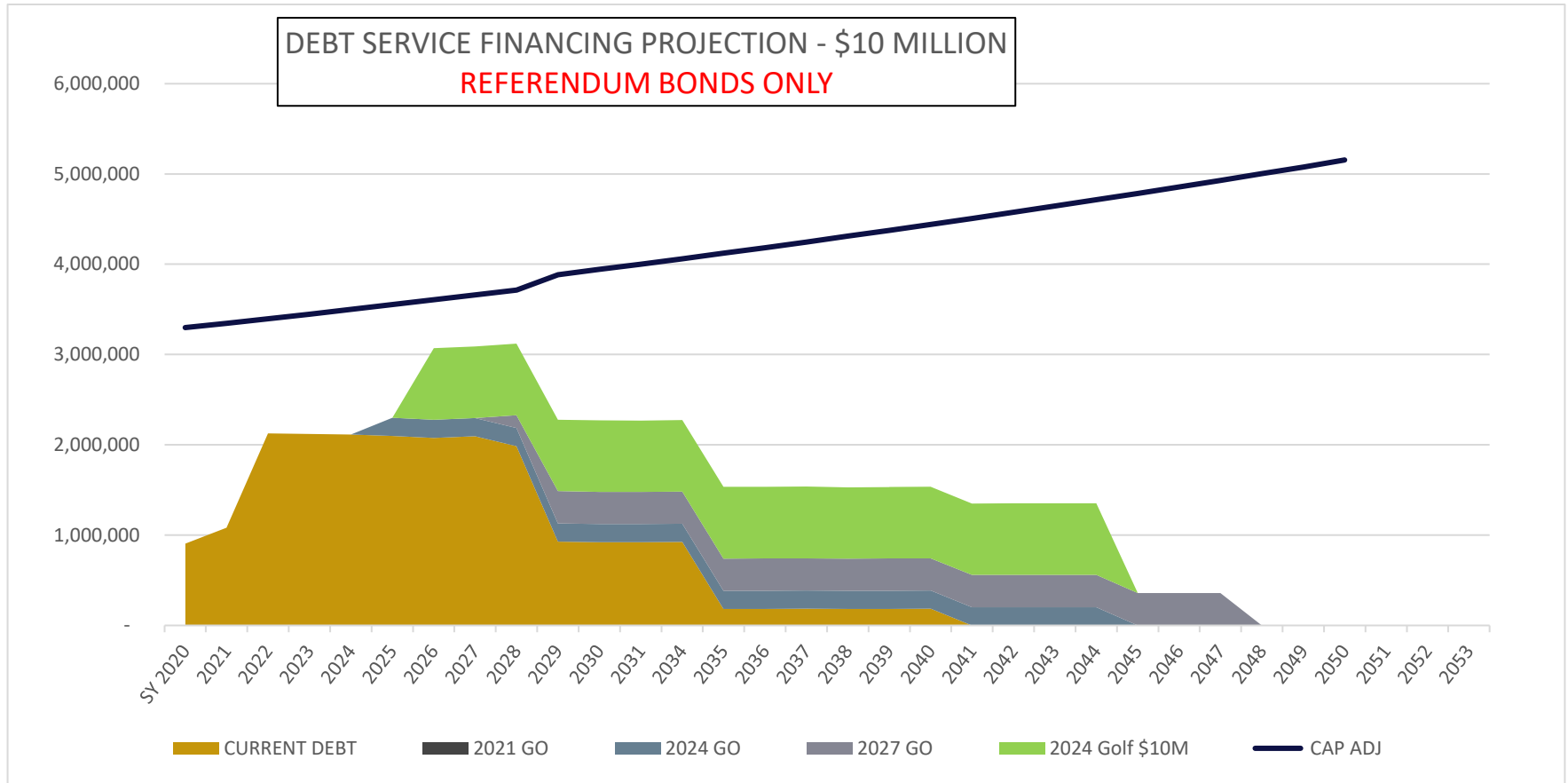


# Clubhouse Financing Options

- General Obligation Bond vs. Alternate Revenue Bond
- Assumes 20-year financing term (*maximum*)
- Annual property tax impact to Glencoe household per \$10,000 in taxes paid:
  - \$10 million bond issue: \$93
  - \$15 million bond issue: \$140
- Potential for abatement/reduction
  - Determined annually
  - For each \$100,000 in incremental revenue: (\$10.00) decrease in taxpayer impact
  - Currently \$800,000 in reserves, plus additional forgiveness



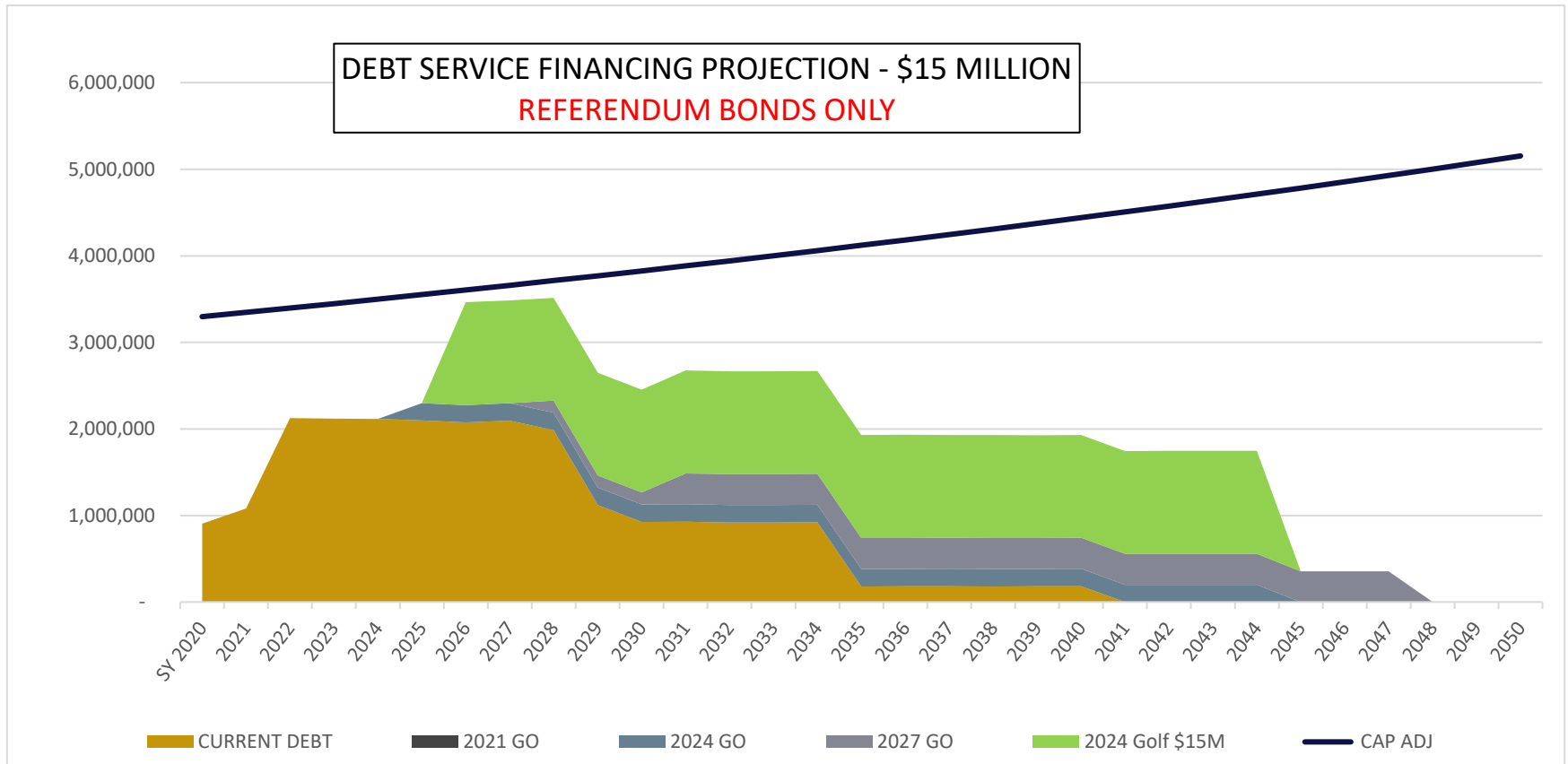
# Clubhouse Financing Options



- Average annual debt payment for new issuance
  - \$10 million - \$753,000



# Clubhouse Financing Options



- *Average annual debt payment for new issuance*
  - *\$15 million - \$1.1 million*





# Referendum Process

- Decision Timeline
  - Ordinance for Village Board Consideration Not Less Than 79 Days in Advance of Election
  - Referendum Question (drafted in consultation with Bond Counsel)
- April 4, 2023 Municipal Election
  - Board Must Take Action By December 15, 2022 Meeting
- Total Cost of Project
  - Fundraising Can Still Impact Public Participation in Project Cost
  - May Issue less than Requested; but not more



# Discussions and Questions



# Agenda

4. Other Business
5. Adjourn



