



Glenview Park
Golf Club

Master Plan for Glenview Park Golf Club

EXECUTIVE SUMMARY
JUNE 2026



Introduction



WELCOME

This executive summary presents the findings of the Glenview Park Golf Club Strategic Master Plan. The effort examines the golf course, the clubhouse, the turf care center, and support amenities exploring future needs for the next generation.

ABOUT THIS STUDY'S GOALS & OBJECTIVES

Due to the evolving and expanding needs of the Glenview Park Golf Club, the Glenview Park District commissioned Williams Architects to conduct a Master Plan for the Golf Club. This Master Plan provides a comprehensive overview of the conditions of the existing facilities, engages the public, gathers feedback from the community, explores potential golf course improvements, generates clubhouse concept plan options, and explores improvements to the turf care center.

The study began in April 2022 and concluded with a Special Revenue Committee presentation in February 2026. The following Executive Summary and associated Appendices represent the culmination of the analysis and its findings.

ACKNOWLEDGMENTS

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W.B. Olson, Inc.

Master Plan Objectives

A roadmap for the future of Glenview Park Golf Club.

Williams Architects was commissioned by the Glenview Park District to prepare a Master Plan for the Glenview Park Golf Club. The plan establishes a strategic roadmap to align District goals, prioritize capital investment, and guide the physical development of the clubhouse, support buildings, and surrounding golf course over the next decade.

01

Align Goals

Reconcile short- and long-term District goals with the realities of an aging facility.

02

Prioritize

Strategize and sequence capital improvements so funding follows the highest-value needs.

03

Roadmap

Propose a clear plan guiding the physical development of the course and facilities.



AT A GLANCE

Clubhouse Property Snapshot

1964

Year original clubhouse was constructed

7,477

Total square footage of the clubhouse

3

Buildings — clubhouse, turf center, and support building

~60

Years of service — infrastructure approaching end of life

18

Hole golf course

110

Acre Property



PROPERTY DATA

ADDRESS	800 Shermer Road, Glenview, IL 60026
CONSTRUCTED	Original 1964 / Renovations 1983 & 1992
PROPERTY TYPE	Golf Club House & Support Buildings
BUILDING AREA	5,133 SF original + 1,211 SF ('83) + 1,133 SF ('92)
MATERIALS	Masonry / Steel & Wood
ROOF	Heavy timber rafters with wood decking
EXTERIOR	Masonry with wood siding accents, asphalt shingles

Envelope & Structure

An architectural review of the building envelope, structural systems, roofing, and specialty systems found the property in fair condition overall, well-maintained for its age, but with aging infrastructure that requires continued updates. The summary below captures the highest-priority architectural findings.

Structure

CONDITION

Fair to Poor

- Corrosion at bar joists and form deck where exposed; heaviest at original 1960s areas.
- Water damage and rot at exposed rafter ends; cracks in foundation walls.
- Maintenance building: rusting lintels causing spalling brick and cracked masonry.
- Storage building: water damage and sagging at select trusses.

Roofing

CONDITION

Fair

- Asphalt shingles in fair condition at clubhouse; poor at maintenance and storage.
- No reported leaks at the time of inspection.
- Insulation thickness does not meet current energy code.
- Replace roofing at maintenance and storage in next 1–5 years (Priority One).

Exterior Envelope

CONDITION

Fair

- Clubhouse masonry in good condition; maintenance/storage fair to poor.
- Poorly insulated overall; existing openings allow air infiltration.
- Loose mortar at sills; fading and rot at wood fascias and gable siding.
- Façade retrofit with outboard insulation recommended (Priority Two).

Priority One — Replace within one year due to life-safety concern or end-of-life condition.

MEP & Interiors

SYSTEMIC CONDITION SUMMARY

HVAC	Poor
Plumbing	Poor
Electrical	Poor to Fair
Interior Finishes	Good to Poor
Fire Protection	Not Reviewed
Site	Not Reviewed

RECOMMENDATIONS

- Replace 5 furnaces (installed 2009) approaching end of useful life cycle.
- Plan full HVAC equipment replacement within next 1–5 years.
- Address electrical distribution; brownouts and surges reported by staff.
- Install back-up generator to maintain operations during outages.
- Reconfigure interiors to comply with current 2010 ADA standards.
- Interior finishes: public areas are good.
- Interior finishes: update finishes at back of house and support quantified as poor.



Interior lounge — finishes are fair



Exterior — ADA ramp & masonry façade



Basement cart storage — original 1964 structure

Public Engagement

Two rounds of stakeholder interviews — November/December 2022 and January 2023 — gathered input from a cross-section of Golf Club patrons and staff. The process informed program priorities, validated the impact on budget and schedule, and built consensus around a shared project vision.



DISTRICT STRENGTHS HEARD CONSISTENTLY

Wide range
of programs & amenities

Strong staff
and leadership

Well maintained
quality facilities

Positive
user experience

Emerging Themes



KEY TAKEAWAYS FROM STAKEHOLDERS

EXPERIENCE	Patron experience is positive; customer-focused staff
CLUBHOUSE	Improve connectivity to entry, course, and outdoor areas
CLUBHOUSE	Improve halfway-house experience
CLUBHOUSE	Add simulators for learning and off-season use
COURSE	Well maintained, in great condition
COURSE	Add short-game practice area
COURSE	Upgrade driving / practice range
COURSE	Refine playability at certain holes
COURSE	Update support amenities on the course

Programming & Budget

Defining the right amount of space — for the right uses.

Working with District leadership, the team developed a Site & Building Improvements Program that lists every space necessary to meet functional needs — without overlap or gaps. Each space was reviewed for function, prioritized for use, and tested against a preliminary budget envelope.

PROGRAMMING PROCESS

- Meet with District leadership and potential partners to review program needs.
- Establish a project budget and align it with anticipated scope.
- Define site and building areas, functions, and spatial relationships.
- Prioritize spaces in terms of need, use, and operation.

CURRENT REPLACEMENT VALUE

\$12.94M

Baseline figure across the three existing buildings.

Clubhouse 13,900 GSF	\$8,340,000
Maintenance Facility 4,500 GSF	\$3,600,000
Storage Building 2,000 GSF	\$1,000,000

Turf Center

A new Turf Care Center consolidates maintenance operations, employee experience, and material storage into a purpose-built facility — replacing the aging maintenance building that no longer meets the District's operational needs. The Turf Care Center was prioritized for implementation and was completed by March 2026.



Turf Center — primary façade (rendering)



Comfort station & shelter (rendering)

PROGRAM AT A GLANCE	EXISTING	PROPOSED
Ground Floor	4,500 SF	11,080 SF
Mezzanine		1,725 SF
Total Turf Center		12,805 SF
Comfort Station & Shelter		576 SF
Covered Material Storage		1,460 SF
Existing Storage	2,000 SF	

Golf Course Plan

Two phased master plan tracks for the course.

BASE MASTER PLAN

Foundation Improvements

\$941,750

Hard cost — implementation

- Renumber sequence of holes #10–17.
- Renumber sequence dependent on Clubhouse configuration.
- Install practice area with screening, enhanced tree buffer, synthetic turf, and mobile canopy.
- Enhance views of the golf course along the entry drive.
- Introduce curbing at various holes/locations.
- Add drainage inlets and subsurface piping in multiple zones.
- Remove dead/declining trees. Replace limb trees near holes 4 & 17 when applicable.
- Construct bunkers at new hole 14 (original hole #11)
- Expand and add new tee complexes at several holes.
- Dredge lake by hole 7; replace bridge and stabilization material.
- Renumber sequence cost: \$121,300



Golf Course Plan

Two phased master plan tracks for the course.

OPTIONAL MASTER PLAN

Enhanced Player Experience

\$1,181,200

Hard cost — implementation

- Proposed new short-game practice area SW of clubhouse.
- Reroute hole 1 and cart path around new tee complex and practice green.
- Hole 1: new bunkers, curbing, expanded green.
- Extend hole 9 tee back; reroute cart path accordingly.
- Hole 9: Reconfigure fairway collection area and green.
- New lighted putting green NW of clubhouse (±15,000 SF).



Clubhouse Option 1: New Building

Three directions evaluated. Each balances scope against cost.

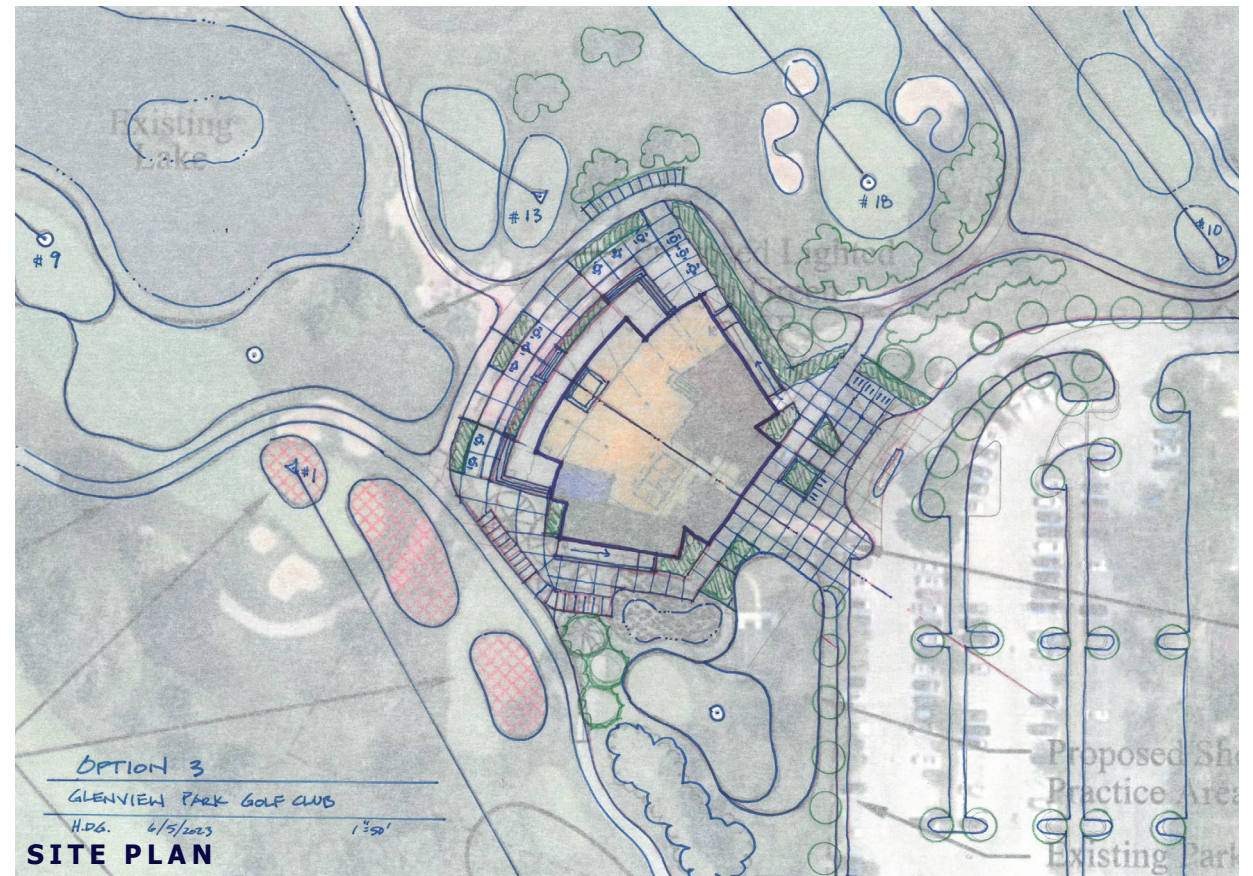
OPTION 01

New Building

\$26,600,000

Total project cost / 31,295 GSF (incl. lower level)

- Replacement clubhouse on existing footprint
- Features include a full kitchen, sports bar, private event space, & golf simulators
- Largest scope — highest capital investment

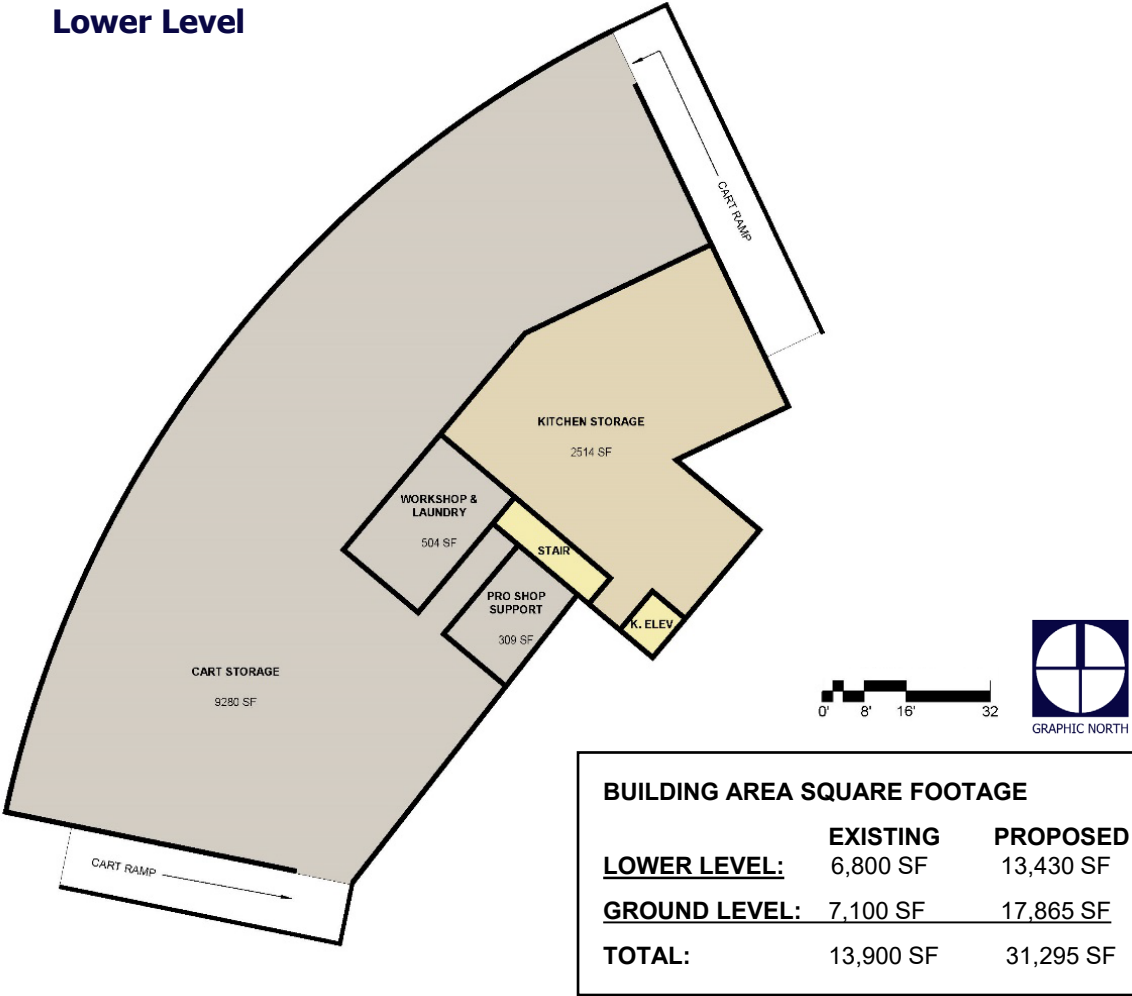


Clubhouse Option 1: New Building

Ground Floor



Lower Level



BUILDING AREA SQUARE FOOTAGE		
	EXISTING	PROPOSED
LOWER LEVEL:	6,800 SF	13,430 SF
GROUND LEVEL:	7,100 SF	17,865 SF
TOTAL:	13,900 SF	31,295 SF

Clubhouse Option 2: Renovation / Addition

Three directions evaluated. Each balances scope against cost.

OPTION 02

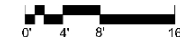
Renovation / Addition

\$6,200,000

Total project cost / 14,980 GSF (+1,080 added)

- Renovate existing clubhouse + targeted addition
- Adds simulators, 4-season seating, comfort station
- Most efficient capital deployment
- Existing basement to remain





BUILDING AREA SQUARE FOOTAGE		
	EXISTING	PROPOSED
<u>LOWER LEVEL:</u>	6,800 SF	6,800 SF
<u>GROUND LEVEL:</u>	7,100 SF	7,100 SF
<u>ADDITION:</u>		1,080 SF
TOTAL:	13,900 SF	14,980 SF

Clubhouse Option 3: Adaptive Reuse

Three directions evaluated. Each balances scope against cost.

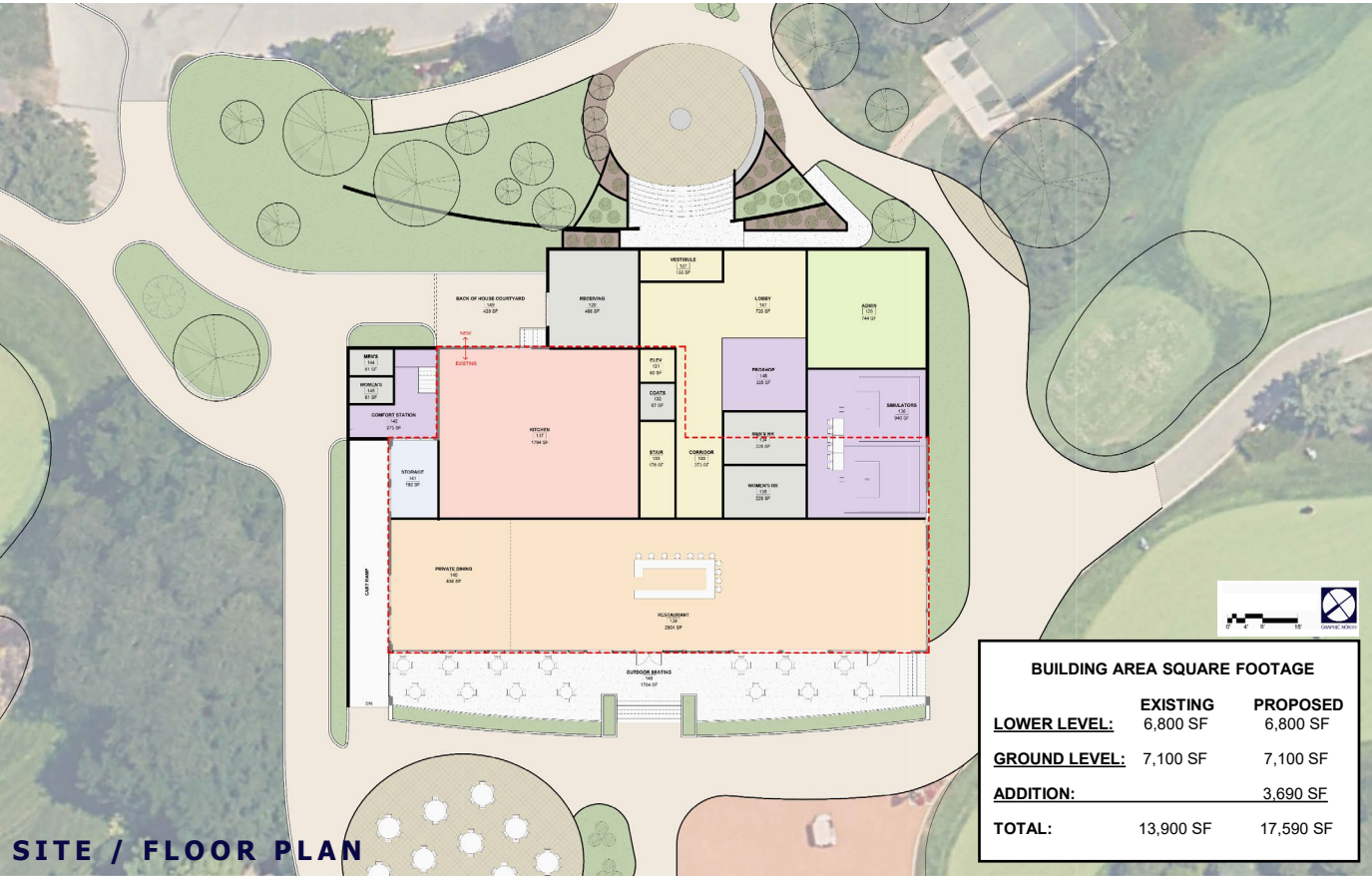
OPTION 03

Adaptive Reuse

\$13,500,000

Total project cost / 17,590 GSF (+3,690 added)

- Substantial reconfiguration and addition
- Larger dining, new lobby, simulators, comfort station
- Middle ground between renovation and rebuild
- Existing basement to remain



Project Capital Cost

Order-of-magnitude opinions of probable construction cost developed through the conceptual design phase. Total project costs include hard costs, soft costs, contingency, and escalation.

GOLF COURSE		
Base Master Plan	Hard Cost	\$941,750
Optional Master Plan	Hard Cost	\$1,181,200
CLUBHOUSE		
Option One — New Building	Total Project Cost	\$26,600,000
Option Two — Renovation / Addition	Total Project Cost	\$6,200,000
Option Three — Adaptive Reuse	Total Project Cost	\$13,500,000

Costs are opinions of probable construction cost at the conceptual phase; refer to the appendices for detailed breakdowns.

Appendices

Detailed reference documents supporting this executive summary

A**Facilities Condition Assessment Report**

Full narrative of architectural observations for the existing golf clubhouse and support buildings — Photo Summary included.
25 January 2023

B**Stakeholder Meeting Summary**

Summary of feedback from community stakeholders — Meeting Minutes included.
31 January 2023

C**Special Revenue Committee — Design Summary**

Preliminary concept plans for the golf clubhouse and course with associated cost opinions — Meeting Minutes included.
29 January 2025

D**Special Revenue Committee — Design Update**

Revised concept plans for the golf clubhouse and course with associated cost opinions — Meeting Minutes included.
10 February 2026

E**Turf Center Plan and Budget Review**

An overview of the existing facility, recommended site and building concept plans, the program summary, estimated costs, and schedule options — Meeting Minutes included.
26 October 2023

Glenview Park District

Comprehensive Master Plan for Recreation Facilities and Programs

Glenview Park Golf Club

Facility Conditions Assessment

800 Shermer Road
Glenview, Illinois 60026

25 January 2023



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FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club

I EXECUTIVE SUMMARY

The Glenview Park District commissioned Williams Architects to provide a Facility Assessment of the Glenview Park Golf Club Facilities located at 800 Shermer Road in Glenview, Illinois. The intent of the Facility Evaluation is to determine the overall condition of the facility's Architectural Systems inclusive of roofing, exterior elevation and interior finishes. The evaluation shall prioritize facility improvements, repairs and recommendations to assist the District in assessing facility conditions.

A. ANALYSIS CRITERIA

The Williams Architects team provided visual observation of the system with information gathered by the Park District and operational / maintenance input by the Park District Staff. No testing, commissioning or exploratory probing was conducted by the consultant team. The assessment did not include calculation or analysis of the existing MEP systems. The facility assessment describes property conditions at the time of the site visit and research conducted. The walkthru observation included areas readily accessible by the consultant team. All areas may not have been observed nor disclosed by Park District Staff.

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club

B. PROPERTY INFORMATION

Table 1

Property Information Glenview Park Golf Club	
Address:	800 Shermer Road, Glenview IL
Year Constructed / Renovated:	Constructed 1964 / Major Renovations 1983 & 1992
Current Occupants:	Occupant Load
Contact:	
Property Type:	Golf Club House & Support Buildings
Site Area:	N/A
Building Area:	Clubhouse: 13,900 SF Maintenance: 6,500 SF
Number of Buildings:	3 (Golf Club House, Maintenance/Restrooms, & Storage/outbuilding)
Parking Type and Number of Spaces:	N/A
Building Construction:	Masonry/Steel & Wood
Roof Construction:	Clubhouse: Heavy timber rafters w/ t&g wood decking. Engineered wood trusses at other structures.
Exterior Finishes:	Masonry w/ wood siding accents and asphalt shingles.
Exterior Windows:	Wood and clad wood windows.
Exterior Doors:	Wood, hollow metal, & steel overhead.
Inaccessible Building Areas:	Attic spaces & concealed interstitial spaces.
Fire and Life Safety	Alarms and strobes, fire extinguishers, pull stations, alarm panel, exit signs and back-up light fixture included in building.

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club

C. SYSTEMIC CONDITION SUMMARY

Generally the property appears to be constructed within industry standards in force at the time of construction including any renovations. The property appears to have been well maintained in the recent and is in fair condition overall. The aging infrastructure would require continued updates and maintenance. Refer to the enclosed summary:

Table 2

Systemic Condition Summary Clubhouse & Outbuildings			
Site	Not Reviewed	HVAC	Poor
Structure	Fair to Poor	Plumbing	Poor
Roofing	Fair	Electrical	Poor to Fair
Exterior Envelope	Fair	Fire Protection	Not Reviewed
Interior Finishes	Good to Poor	Conveying System (Elevators)	N/A

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club

D. ADDITIONAL COMMENTS / OBSERVATION - ARCHITECTURAL REVIEW

1. Structure

Corrosion noted at bar joists and corrugated form deck at clubhouse floor/ceilings assembly wherever exposed; some areas heavily corroded particularly at structural components located at original 60's structure. Minor pitting at masonry column to after connections at exterior porch of club house. Ends of exposed rafters experiencing water damage and some rot. Cracks observed in foundation walls. At maintenance building, rusting lintels leading to spalling brick and cracked masonry at overhead doors. At storage/outbuilding, water damage noted at select truss locations & some trusses sagging.

2. Roofing

Asphalt shingles appear to be in fair condition at clubhouse and poor at maintenance and storage/outbuilding location. Access was not available to flat single ply roof above kitchen in the clubhouse. No reported leaks at the time of the inspection.

Recommendation: Replace roofing assembly in the next 1-5 years at maintenance and storage building. Upgrade roofing insulation thickness to comply with current energy code requirements (Priority one).

3. Exterior Envelope

The masonry brick on the exterior is in good condition at the club house and fair to poor at the maintenance and storage buildings. Exterior envelopes overall are poorly insulated and existing openings do not adequately prevent air infiltration. Loose and/or missing mortar noted at sills. Fading and some rot observed at wood fascias and gable end siding. Some wood soffit was open. Gutters and downspouts in good to fair condition. Windows and doors are in working order but are showing signs of wear and tear commensurate with age. It was reported some windows are difficult to operate. Some panels on overhead doors are damaged and hollow metal doors have rust.

Recommendation: Items described above are normal maintenance items and/or replaced on an as needed basis. Extend downspouts to the ground to prevent water staining and repair any gutters that are damaged. Soffit

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club

and fascias to be repaired with any roof upgrades. An exterior facade retrofit with outboard insulation, new exterior finish or skin in conjunction with new openings could bring the envelope into compliance with current energy codes and improve performance extending the life of the super structure.

4. Mechanical Systems

In general, overall building systems appear to be in fair to poor condition. Maintenance upkeep provided by Park District staff along with replacement of equipment on an as needed basis is ongoing.

At the Clubhouse 5 furnaces were replaced in 2009 along with 4 boilers that operate on a rotation. 5 total thermostats control different zones. Generally speaking it was reported that the heat works well in the clubhouse however there are some balance issues in the existing lobby as well as the locker/toilet rooms. Alternatively the air conditioning has a hard time keeping the clubhouse cool in the afternoon given the poor performing exterior envelope and large expanse of glass along with the western exposure. Existing conditions prevent ideal location of registers in the larger rooms of the clubhouse such as the pro shop, bar and banquet/meeting rooms exacerbating cooling issues. Roof mounted equipment for the kitchen was replaced in 2008 and a new make up air unit and hood was installed in 2018.

HVAC equipment serving the breakroom, locker area, office, and mechanical bay of the maintenance building is due for replacement. This ductwork is also shared between garage and business spaces. The large equipment bay is served by a suspended gas fired unit heater which has exceeded its useful life expectancy.

No mechanical equipment observed at the storage / outbuilding; cold storage only.

Electrical equipment is in good to fair condition; however, panels, circuits and overall distribution is poor given the age and number of additions and renovations over the years. It was reported that power surges are frequent as are brown outs. It is not clear if this is due to local utility or the power sizing and distribution. Equipment in the kitchen has been replaced as a result of power surges. No back-up generator observed. Additional electrical issues were reported by Park District Staff going to the pump house.

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club

Recommendation: Much of the building infrastructure is original and is approaching 60 years of service. Continual maintenance, normal or when failures occur, is expected and on going. Given 15–20 year life cycle for HVAC equipment along with some equipment at the end of its useful life it is expected most of the HVAC equipment will need to be replaced in 1–5 years. Without a major renovation existing distribution will have to remain in place. It is recommended to perform envelope upgrades inconjunction with HVAC upgrades for proper sizing and to comply with the latest energy codes. To properly address electrical equipment and distribution a gut rehab with new equipment and sizing would be required. A back up generator is also strongly recommended to maintain operations during periods of power outages.

5. Interior Review

In general, overall the building finishes appear in fair condition due to the maintenance upkeep provided by Park District staff and recent renovations. Although in fair condition, some finishes require replacement due to exceeding the expected life cycle.

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club

II FACILITY CONDITION INDEX (FCI)

A. CONDITION RATING INDEX DEFINITION

FCI Rating	Definition	Priorities
Good	Exceeds Expectation - in a new and well maintained condition	4 - Replace Beyond 10 years - future repair or replacement due to end of life cycle.
Fair	Meets Expectations - subjected to use but remains serviceable and functioning condition.	3 - Replace or repair with 5-10 years due. Performance or due to end of life cycle.
Poor	Marginally Meets Expectations - subjected to long term wear. Nearing the end of useful or serviceable life.	2 - Replace in 1-5 years due to end of life cycle.
Very Poor	Below Expectation - has reached the end of its useful life.	1 - Replace within one year or immediately due to extensive deterioration of life safety concern.

B. KEY FINDINGS SUMMARY

- Year 1 (Current Year) Priority One - Immediate Repair
- Years 1-5 - Priority Two - Capital Need
- Years 5-10 - Priority Three - Capital Need
- Years 10+ -Priority Four - Capital Need

The major issues contributing to the immediate repair (Priority One) costs are summarized below. Further detail on the specific cost that make up the key findings can be found in the cost table.

- A. ADA - Reconfigure spaces to comply with 2010 ADA standards.
- B. HVAC - Replace existing equipment.
- C. Vestibule - Add vestibule to lobby of clubhouse.
- D. Exterior Wall - Investigate seepage at 1992 addition

Current Replacement Value (CRV)

Building: Clubhouse	13,900 GSF x \$600/SF =	\$8,340,000
Maintenance Facility	4500 GSF x \$350/SF =	\$1,575,000
Storage Building	2000 GSF x \$300/SF =	\$600,000

TOTAL CRV

\$10,515,000

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club

III. APPENDIX

A. Photo Survey

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



1965 Dedication plaque

GOLF CLUBHOUSE



West elevation



South elevation

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



North elevation



Typical exterior window



ADA ramp with concrete repairs

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Access drive and retaining wall to basement storage area



1983 addition / east elevation



Loading dock

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Porch / veranda



Wood entry door



Crack in foundation wall

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Water damaged soffit boards



Transom windows at locker rooms



Rafter end

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Rafter to column connection



Typical overhang



Windows at porch

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Mortar missing at sill; mortar loose at brick joints



Damaged bottom panel at overhead door



Newer hollow metal exterior door

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Rusted frame, hardware and door bottom



Connection to storm missing

Stained and water damaged brick/mortar



Mechanical penetrations not sealed

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Loose and cracked mortar



Partially filled mortar beds



Rust staining, typical at steel posts

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Basement cart storage



Beverage cooler in basement



Bag storage in basement

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Wash down drain



Electrical service entry



Electrical panels in basement

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Boilers in basement



Boiler in basement



Exposed wiring, missing access cover;
observable joists and deck showing
signs of corrosion

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Portions of GWB ceiling missing, observable joists and deck showing signs of corrosion



Missing access cover, observable joists and deck showing signs of corrosion



Exposed piping and structure. Web member in joist broken

Form deck corroded and underside of concrete deck exposed

FACILITY CONDITION ASSESSMENT

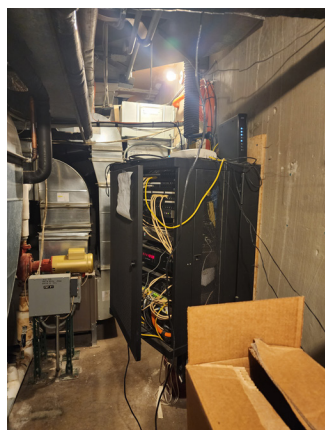
Glenview Park Golf Club



Structure and form deck below
1983 addition



Fire service entrance



IT / Data racks behind mechanical
equipment in basement

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Drink lines from bar above



Cart charging equipment and rack



Cart charging equipment

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Stairway to basement



Hall to access basement stair and locker rooms



Drinking fountain outside locker rooms

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Restroom stalls



Mirror and changing counter in locker rooms



Bank of lockers and changing bench in locker room

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Pro shop



HVAC registers along back wall



Lounge area in pro shop

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Baseboard radiant heat



Bar and dining room



Banquet / meeting room

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Entry to kitchen from banquet



Entry to kitchen from bar



Kitchen

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Cook line



Kitchen dishwashing



Kitchen dry storage

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Kitchen prep area



Kitchen server station



Water leak in kitchen ceiling

FACILITY CONDITION ASSESSMENT
Glenview Park Golf Club



Break area



Desk stations



Office

MAINTENANCE BUILDING



Maintenance building



East elevation



Office window

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Storage and restroom access doors



North elevation



Weathered siding, soffit, & fascia

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Overhead door at west elevation



Gas pump



Overall condition of brick and mortar

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Water saturated brick along grade



Spalled brick, loose mortar



Damaged gutter, rotted fascia boards
and open soffit

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Opening in soffit



Missing shingles towards ridge, wear & staining observed where high roof dumps onto low roof



Typical exterior door; bottom of frame and door rusted

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Exposed framing and cavity at window



Bottom panel of overhead door damaged



Jamb condition, wood rotted, no weather seal, brick and mortar damaged

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Lintel rusting, brick crumbling at bearing

Morat loose and cracked



Leader carrying water away from building



Framing and bracket at canopy

A single fastener noted at bracket

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Lavatory at restrooms



Toilet and stall at restrooms



Equipment bay west

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Equipment bay east



Chemical storage



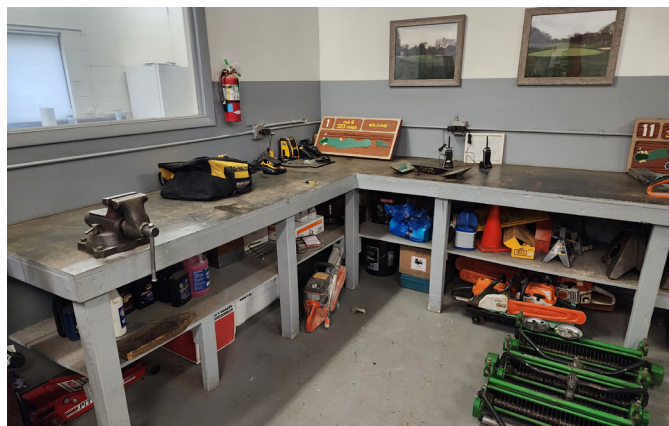
HVAC equipment serving all spaces less equipment bay

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Mechanic bay and lift



Tool storage and workspace



Trench drain

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Restroom



Office Space



IT / Electric equipment housed in cabinet in office space

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Break room / meeting room



Locker / changing area

MAINTENANCE STORAGE BUILDING



Storage building



North elevation



Typical soffit condition

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



South gable end



Damaged masonry



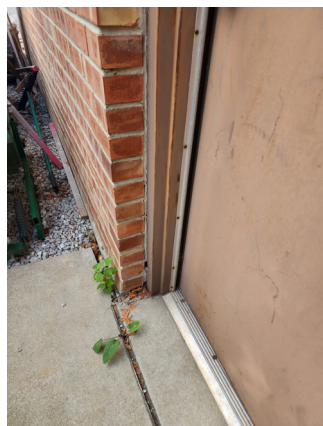
Spalled brick, cracked mortar, and damaged concrete

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Jamb condition, exposed cavity.



Typical exterior door jamb and threshold



Interior of storage building

FACILITY CONDITION ASSESSMENT

Glenview Park Golf Club



Water damaged truss



Exterior door and frame w/ daylight visible at perimeter of frame

31 January 2023
Glenview Park District- Glenview Park Golf Club
Comprehensive Site Master Plan
WA Project No.: 2022-034

BOARD STAKEHOLDER SUMMARY

The following represents a summary of discussion topics gathered from stakeholder group interviews conducted on 30 November 2022 and 1 December 2023. The stakeholder groups represent a cross section of Park District patrons and Park District Staff.

QUESTIONS

1. Please describe your affiliation with the Glenview Park District facilities and programs. What facility(ies) do you use currently and how do you use them?
*Pools / Wagner / Grove
Park Center / CPW
Grove / Farm / Ice / Park Center Johns
Park / Fitness / Grove / Fitness / Johns Tennis / Virtual*
2. What are the strengths of the Glenview Park District in terms of facilities and programs?
*Wide Range
Staff Strong / Strong Leadership
Quality of Facility – Well Maintained
Support of Community / Capital Replacement / Affordable / Successful*
3. Please describe your use of the Glenview Park Golf Club. If redeveloped from your perspective, what area would benefit your needs the most?
*Restaurant Use – Priority Turf Care Renovate
Resources
Open Space / Flooding to Neighborhood / Maintenance – Turf Care
Renovated – Customer Experience – Enhance – Winter Program
Driving/Putting – Community Gathering
Driving Range / Turf Care / Clubhouse / Course Amenities – Concession – Outside of Course
Driving more people into the Community of Golf – Introduction and Growth – Learn to Golf
Destination Location Beyond Golf – Events Meeting - Programs*
4. What amenities or improvements would you assess are most needed at the Glenview Park Golf Clubhouse?
*More Office / Storage – Restaurant Improvements
Restaurant Optimized (Operation in Back)
Front of House – Not Conducive – Infrastructure
Improvement – Use Pro-Shop as Walk-up vs. Going in
Tearing Down and Restart / Restaurant / Bar
Office Space – Clean Slate*
5. What amenities or improvements would you assess are most needed at the Glenview Park Golf Club Site / Golf Course?
*Halfway House
Warm-Up Facility / Driving Range / Restroom to Pate.
Course in Great Shape / Check-In
Experience from Car to Tee
Directional Find – Accessing Restaurant
Building Backward – Arrival Sequence
Bring More People into the Game – Future Golfers
Connection / Match Set Prairie Club*
6. What do you think will be the most critical element that we need to make sure gets addressed in this study?
*Turf Center Support – Operational Efficiency for Maintenance – Safer / Employee Exp – To do Jobs Well
Initiative: Support / Recruit
End to End Customer Experience Enhanced / Strengthen*

7. Any other questions, concerns, comments, suggestions?

Graphic: To Hole: Alternative Ideas

Safety Setback

Take into Consideration - Hole

Emerging Themes Summary:

G:\2022\2022-034 Glenview Park District - GPGC Master Planning\A Pre-Design\A08 Memoranda\2023 01 31 Board Stakeholder Meeting Summary.docx



SPECIAL REVENUE FACILITIES COMMITTEE
Glenview Park District – Park Center, Lakeview Room A
2400 Chestnut Ave, Glenview, IL 60026
Regular Meeting Minutes
Tuesday, January 31, 2023 @ 8:30 a.m.

1. Roll Call

Committee Chair Jen Roberts called the meeting to order at 8:30 am and roll was called.

Commissioners present: Committee Chair: Jen Roberts; Committee Members: Dave Tosh and Dave Dillon

Official Staff present: Executive Director Michael McCarty, Division Director of Special Facilities Lori Lovell, Director of Golf Ron Cassidy; Golf Course Superintendent Todd Vermillion, Operations Manager of the Glenview Prairie Club Kristen Kechik, Division Director of Park and Facility Services Tim Beckmann, Creative Director Justin Miller, General Manager of the Glenview Tennis Club Mark Baladad, Recording Secretary Aubrey Clement

Guests: Frank Parisi of Williams Architects; Director of Brand Strategy and Community Engagement Anna Ables; Commissioner Dan Peterson, Commissioner Bill Casey

Late Arrivals: Commissioner Cathy Basic via Zoom 9:38am

Early Departures: Committee Chair Jen Roberts 9:28am (Commissioner Dave Dillon then led the meeting)

2. AGENDA TOPICS

a. Glenview Park Golf Club, Site Master Plan Commissioner Input Session

Division Director of Special Facilities, Lori Lovell introduced the agenda item with a review of the project and opened the commissioner input session for the Site Master Plan for the Glenview Park Golf Club (GPGC). Williams Architects was approved to complete a Site Master Plan for the GPGC at the July 2022 Board of Park Commissioners meeting. The proposal included a phased approach for the Site Master Plan. The focus of the Site Master Plan is primarily the physical plant; potential improvements may include modernization of the turf care center, enhancing the Clubhouse and the golfer experience and improving training facilities. The project team is in the Analysis phase and has completed the facilities existing conditions evaluation and is finalizing collecting feedback from stakeholders and input from the Board. Lovell introduced Frank Parisi of Williams Architects to conduct the commissioner input session.

Mr. Parisi reviewed and sought commissioner input for the questions provided in the committee meeting packet. The Commissioners provided input for each question focusing on their individual experiences and perspectives related to GPGC. Mr. Parisi started with more global questions, to gain an understanding of their usage of parks and facilities. He then honed in on the Glenview Park Golf Club itself. Throughout the session there were various questions and comments by the Commissioners.

Commissioner Bill Casey commented on the flow from car to tee and Commissioner Dan Peterson elaborated on the golfer experience by saying it is not clear to newcomers where to go at the facility. Commissioner Peterson also stated he wants to focus on bringing more people into the course, to make it more inviting for all even if visitors are not golfers. He also wants to look at GPGC and Glenview Prairie Club as a set; to look at what is being done to one and if it corresponds with the other. Overall, the turf care center is the priority for the Commissioners: maintaining an engaged workforce, prioritizing staff safety, and to have enough staff for the course maintenance and operations.

Commissioner Casey asked for an overview of the stakeholder feedback sessions. Mr. Parisi gave an overview of those sessions and highlighted emerging themes. An overarching theme from the stakeholders is how well the course is maintained. Additionally, there was a general consensus from the stakeholders that the staff create a positive experience for the golfers. The Stakeholders would like to see a connection between all aspects of the course, also speaking to the concern that it is not clear where to go at the facility. Though they did state there are numerous repeat golfers at the course and once golfers know what to do and where to go, they love GPGC. The stakeholders provided feedback for opportunities including the addition of simulators to use during the off-season, a larger short game practice area, and addition of a driving and practice range. Mr. Parisi commented that there was a large overlap in emerging themes in the Commissioner input session and the different stakeholder sessions.

Mr. Parisi said he will send out the facilities existing conditions evaluation. He then went through next steps, saying the meetings with the stakeholders and Commissioners help guide criteria to formulate the building and site program. This would then be reviewed with staff. Leading ultimately to a Master Plan. He emphasized that Mr. Rick Jacobson of Williams Architects has already been a part of this process and will continue to be involved. Commissioner Casey requested documentation as soon as possible, to help understand the plans- even if they change over time.

There were no other questions or comments. Discussion purposes only.

b. Glenview Park Golf Club and Glenview Prairie Club, proposed GolfNow Software Agreement

Division Director of Special Facilities Lovell presented the proposed GolfNow software two-year agreement for use at the Glenview Park Golf Club and the Glenview Prairie Club. Both clubs currently use the software GolfNow “Fore! Reservations” for golfers to better reserve tee times and for golf staff to manage the tee sheet and other golf shop operations. The legacy software, “Fore! Reservations,” has now lived its useful life and is being phased out resulting in a need to upgrade to a new operating system. GPGC and GPC staff evaluated multiple technology options and are recommending GolfNow G1 software for its advanced technology software that increases operational efficiencies and enhances the user experience.

While Smart Play will not be a part of the suite, Commissioner Jen Roberts wondered if down the line the Clubs would use it. Director of Golf Ron Cassidy stated implementation of this module depended on a few factors but specifically the Park District contract with Coarse Italian. Commissioner Casey requested clarification on the revenue portion of the GolfNow agreement. Cassidy explained that the Park District has

been with GolfNow since 2016. GolfNow receives revenue by selling the courses' unsold tee times as "Hot Deals." Commissioner Casey asked if the golf course's site would offer even better deals than the third party seller, because the travel industry is trying to move away from using third party sellers. Executive Director McCarty emphasized that outside of the two times sold on GolfNow the rest of the times would result in revenue for the Park District. The Park District makes 25% from "HotDeals," sales, too. Commissioner Tosh asked if these "Hot Deals" are made available seven days a week, Cassidy expressed that they are. Commissioner Peterson brought up the customer experience with GolfNow, and how there have been community members who have not seen the GolfNow partnership in a positive light. He requested additional communication of what the partnership is. Commissioner Casey wanted to push further into why community members are upset about the partnership. Commissioner Dillon brought up the difficulties with the call center and making reservations.

Lovell explained the survey that is currently being circulated to get additional feedback and that GolfNow operators are unable to complete certain task such as refunds. Commissioner Roberts inquired if these challenges with GolfNow are universal, or if they are just a challenge with our Park District. Cassidy will continue to work with GolfNow on customer service and will have follow up conversations with the other courses to get a better understanding of the challenges they face.

The committee recommended the proposed GolfNow Agreement be moved to the consent agenda for full Board approval pending review of the agreement.

c. Pickleball, Annual Operating Recommendations, Special Policies and Pricing-Proposed

Division Director of Special Facilities Lovell presented the proposed Annual Operating Recommendations, Special Policies and Pricing for pickleball. If approved, the Annual Operating Recommendations Special Policies and Pricing for pickleball would be in effect March 1, 2023 through April 30, 2024. The coming season would serve as a trial season for the implementation of mitigations to manage the use of the dedicated Flick Pickleball Courts. The parameters of the trial season are subject to change at the discretion of Park District Staff. The annual recommendations for pickleball are new and are proposed not only because pickleball is a fast-growing sport, but additionally as a result of feedback from the community about pickleball.

Executive Director McCarty discussed that the gates would be locked outside of the proposed hours of play. Infrastructure would have to be built in for areas that don't currently have power in order to accommodate the locking mechanism. Commissioner Dillon asked how we know somebody is a resident. Lovell explained the reservations would be managed through households, and for people without a household, they need to show proof of residency. Manager of the Glenview Prairie Club Kristen Kechik then explained the behind the scenes process when an individual makes a Court Reserve reservation for the first time for further clarification. Commissioner Casey asked about the use of the Court Reserve app, since the survey did not indicate that many other Park Districts use this app. Lovell explained that the Park District currently uses it for paddle and tennis, and staff is very satisfied with its features and. Overall, it has been very successful for racket sports.

Commissioner Tosh asked what monitoring will be in place to make sure people are taking turns. Lovell explained the process that would be used should there be an issue. Executive Director McCarty added that there would be a contact number on the rules posted at the courts for visitor use. He then went through the additional processes in place. Commissioner Peterson brought up the difference in cost to reserve space between residents and non-residents and wanted to be sure it would be clear that the reservations and the priority guidelines are in place. Staff explained that these guidelines would be at the facilities and proof of reservations can be shown on cellphones. Commissioner Peterson also wanted to make it even clearer that you cannot do back to back reservations and there were concerns brought up about how to monitor this. General Manager of the Glenview Tennis Club Mark Baladad said there the app may have the capability to list all four names in the reservation. Lovell said she would work on rules to make it clear.

Commissioner Peterson then asked about the word “dusk” and wondered if we could make that more defined. After some discussion amongst the committee, Executive Director McCarty asked if it should say “sunset.”

Commissioner Peterson mentioned that part of the goal of these recommendations is to open up pickleball play and asked if this would actually open things up or if it would inadvertently make it less open for neighbors and drop-in players. Kechik commented specifically on the paddle world and that adjustments can be made as you experience it day-to-day, Commissioner Peterson emphasized the differences between the paddle experience and the pickleball experience.

Commissioner Casey brought up the qualifier that the Park District staff can make changes to adjust the pickleball Annual Operating Recommendations, Special Policies and Pricing to address situations that arise and suggested carving out specific hours for reservations.

The committee did not recommend the acceptance of the proposed Annual Operating Recommendations, Special Policies and Pricing for pickleball due to the changes that need to be made prior to them being moved to the agenda for full Board approval.

d. Glenview Tennis Club, proposed Logo

This agenda was determined to be discussed in full at the Board of Park Commissioners Meeting.

3. Other

None

4. Matters from the Public

There was one Public Comment from June Chung, reiterating the assessment of space surveys indicated available space in existing parks away from Flick Park to utilize for pickleball, also stating the draining concerns at Flick Park.

5. Adjourn

Committee Member Dillon moved seconded by Committee Member Tosh to adjourn the Open Session at 10:05 On Voice Vote: All present voted aye, motion carried.

ATTEST:

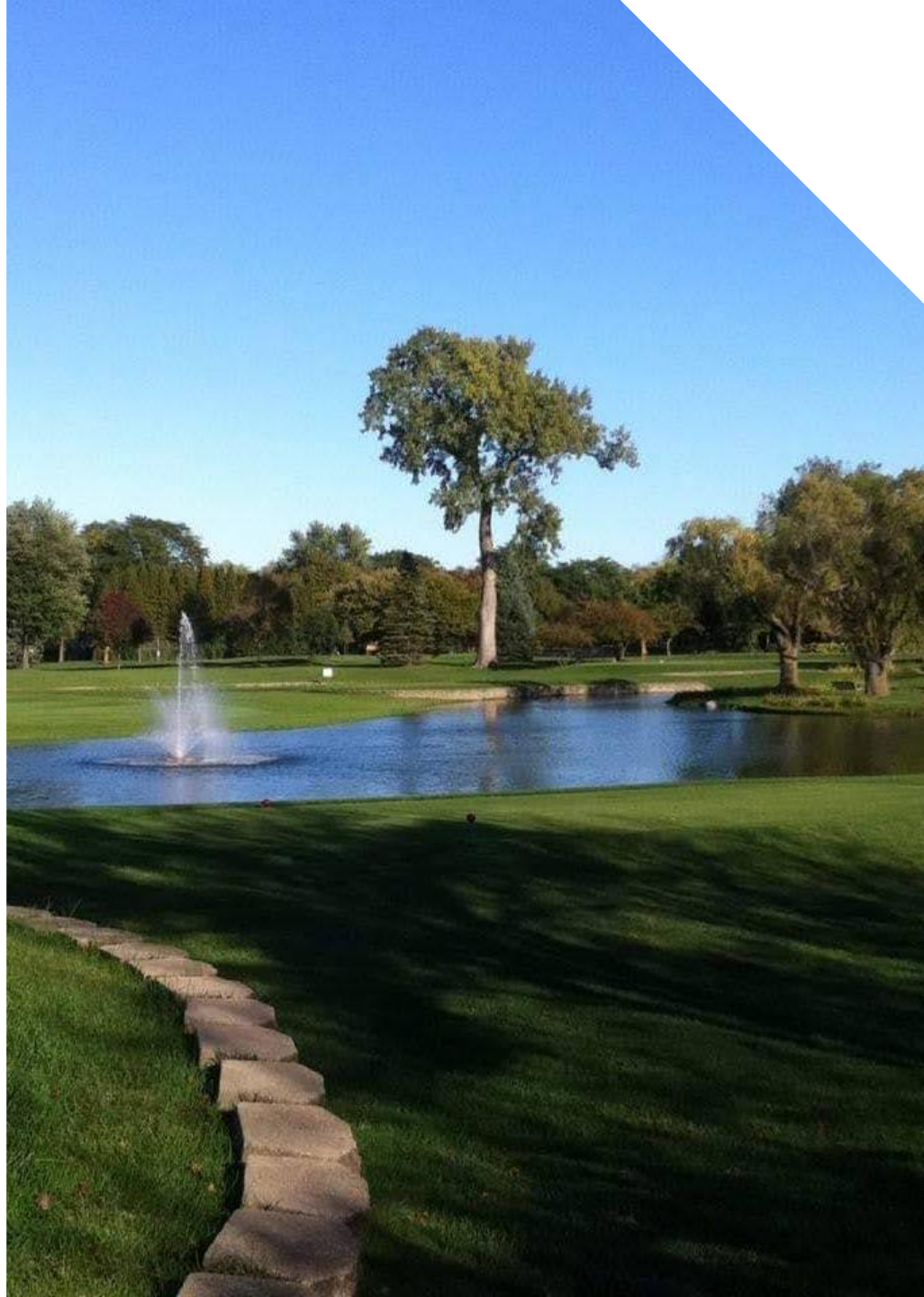
A handwritten signature in black ink, appearing to read 'J. A. Sullivan', written over a horizontal line.

Joseph A. Sullivan
Board President

A handwritten signature in black ink, appearing to read 'Michael D. McCarty', written over a horizontal line.

Michael D. McCarty
Board Secretary

Approved this 23rd of February 2023.



Glenview Park
Golf Club

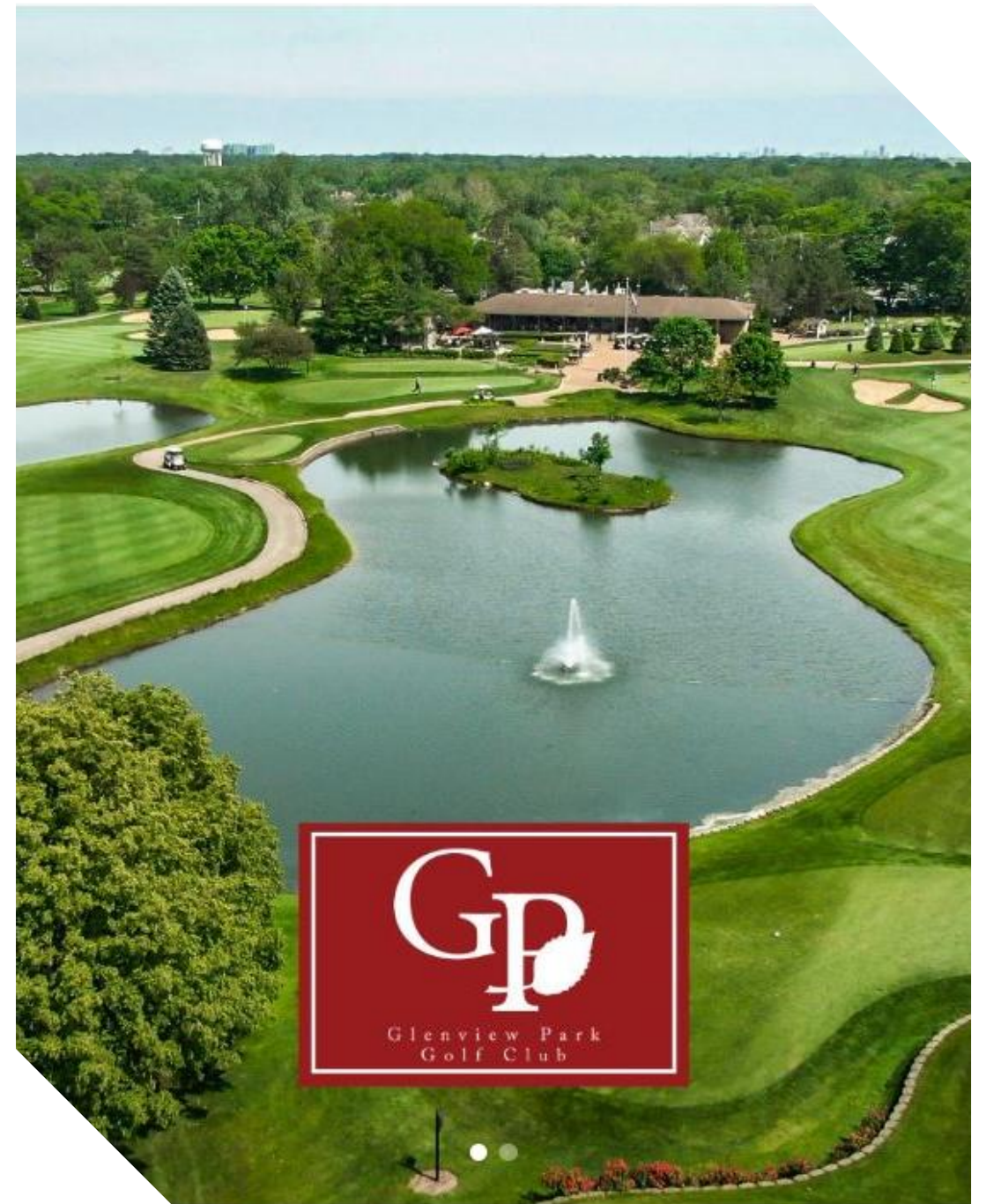
Special Revenue Committee Meeting

January 29 2025



Agenda

- Master Plan Objectives
- Existing Conditions
- Stakeholder Interview
- Conceptual Design
 - Turf Center
 - Golf Course Recommendations
 - Clubhouse Conceptual Design
- Cost Opinions
- Next Steps



Meeting Objectives

- Share Feedback and Progress
- Discuss Potential Concepts
- Obtain Feedback
- Review Next Steps



Master Plan Objective

- Align Short- and Long-Term Goals
- Strategize and Prioritize Goals
- Create a Roadmap Guiding the Physical Development of the Golf Course Aligning Infrastructure and Facilities with District Goal and Guidelines



Existing Conditions

An aerial photograph of a golf course clubhouse and its surroundings. The clubhouse is a long, low building with a dark roof. In front of it, a large number of golf carts are parked in neat rows. To the left of the clubhouse, there is an outdoor patio area with several tables and chairs, some covered by orange umbrellas. A paved path leads from the clubhouse towards the right, where a large green fairway and a putting green are visible. A few people can be seen on the golf course. The background is filled with dense trees under a blue sky with scattered white clouds.

Existing Conditions

Recommendations: Exterior Envelope and Structure

- Repair Damaged Mortar Joints & Regular Maintenance to Brick Façade
- Extend Downspouts to Ground to Prevent Further Water Damage
- Soffits and Facias to be Repaired with Any Roof Upgrade
- Upgrade Roofing Insulation To Comply with Current Energy Codes
- Retrofit Exterior Façade To Comply with Energy Code with Future Renovations
- Continue to monitor corrosion of joists and decking.
- Water damaged observed at the glue laminated beams.



Existing Conditions

Recommendations: Mechanical Systems

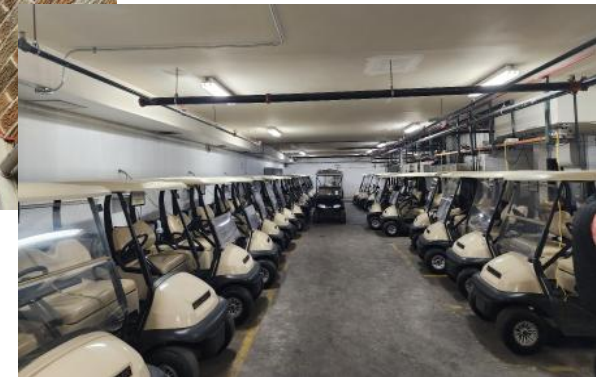
- Clubhouse Infrastructure Approaching 60 Years of Service
- 5 Furnaces (2009) nearing end of life cycle. Consider replacement in next years
- Electrical Equipment and Distribution- Equipment is good condition. Distribution is poor due to renovations over the years. Power Surges.



Existing Conditions

Recommendations: Interior

- Finishes in Fair to Good Condition
- ADA Compliance to current accessibility standards



Stakeholder Interviews

An aerial photograph of a golf course clubhouse and surrounding landscape. The clubhouse is a long, low building with a dark roof. In front of it, a large number of golf carts are parked in neat rows. To the left of the clubhouse, there is an outdoor seating area with several tables and chairs, some covered by orange umbrellas. The golf course itself is visible in the background, with green fairways, sand traps, and a line of trees under a blue sky with scattered clouds.

Stakeholder Interviews

1. Please describe your affiliation with the Glenview Park District facilities and programs. What facility(ies) do you use currently and how do you use them?

- Park Center / Golf / Ice / Prairie
- Tennis
- Parks.
- Aquatics



Stakeholder Interview

2. What are the strengths of the Glenview Park District in terms of facilities and programs?

- Wide Range of Program and Amenities
- Strong Staff And Leadership
- Quality of Facility – Well Maintained
- Positive User Experience



Stakeholder Interview

3. Please describe your use of the Glenview Park Golf Club. If redeveloped from your perspective, what area would benefit your needs the most?

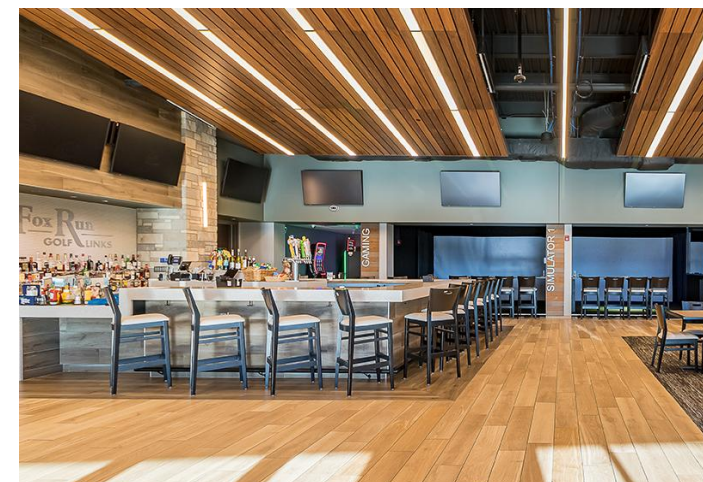
- Improved Half-way House
- Driving Range – Improve Distance
- Short Game Practice – Chipping / Putting
- Safety at Practice Range
- Connection of Clubhouse / Patio / Course and Restaurant



Stakeholder Interview

4. What amenities or improvements would you assess are most needed at the Glenview Park Golf Clubhouse?

- Accessibility to Halfway House
- Patio Area- Focus of views
- Expanded Shaded Outdoor Seating
- Golf Simulators
- Bigger Banquet
- Entry Presence from Parking Lot



Stakeholder Interview

5. What amenities or improvements would you assess are most needed at the Glenview Park Golf Club Site / Golf Course?

- Upgraded Toilet Facilities on the Courses
- Short Game Practice area
- Course is well manicured-great condition



Stakeholder Interview

6. What do you think will be the most critical element that we need to make sure gets addressed in this study?

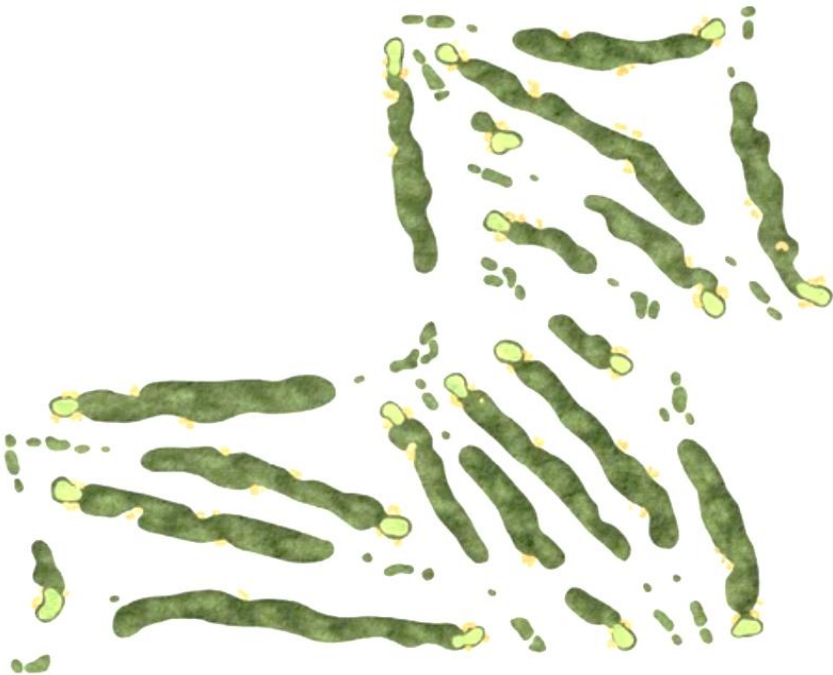
- Address Outdoor experience - Gazebo / Patio
- Address Halfway House



Stakeholder Interview

7. Any other questions, concerns, comments, suggestions?

- Signage- Identifying Lesson Area or Netting



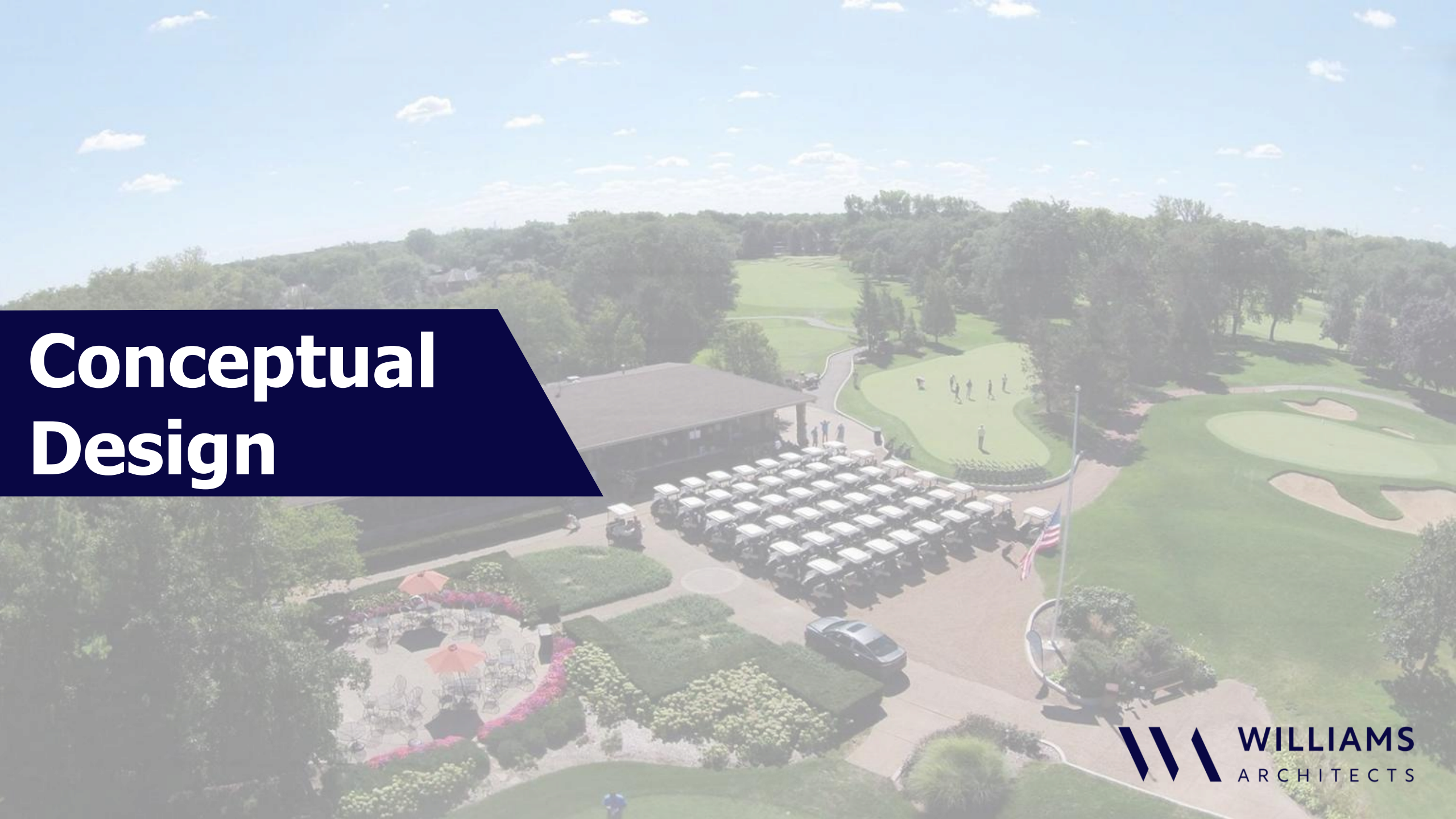
Stakeholder Interview

EMERGING THEMES

- Course is Well Maintained
- Patron Experience is positive. Customer Focused Staff.
- Clubhouse- Improve Clubhouse Connectivity to Entry, Golf Course and Outdoor Areas
- Clubhouse- Improve Halfway House Experience
- Clubhouse- Provide Simulators for learning and off-season experience.
- Course- Short Game Practice Area
- Course- Driving / Practice Range
- Course – Refinement Playability at certain holes
- Course – Updated Support Amenities on the Course.



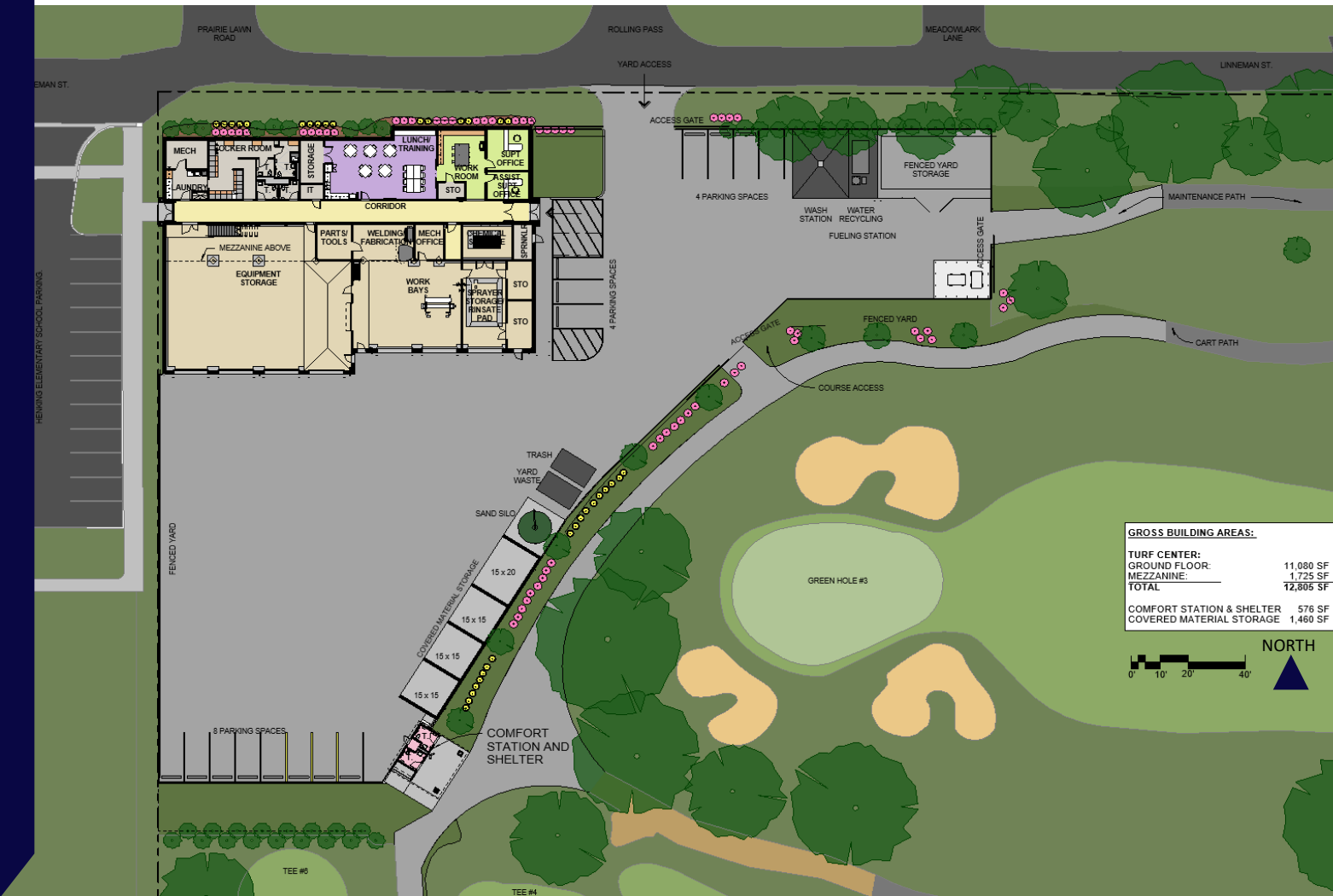
Conceptual Design





Turf Center Design

Turf Center Plan





Golf Course Recommendations

Golf Course Recommendations

Base Master Plan

- Renumber sequence of Hole #10-17.
- Install Practice Area with Screening, Enhanced Tree Buffer, Mobile Canopy, and Synthetic Turf
- Remove Buckthorn on Entry Drive to Enhance View of Course
- Introduce Curbing at Various Holes/ Locations
- Add Drainage Inlets & Subsurface Piping at Various Locations
- Remove Dead / Declining Trees & Replace w/ New When Applicable
- Limb Trees Near Holes 4 & 17
- Add New Tees/ Expand Tees at Various Locations
- Construct Bunkers at New Hole 14 (Original Hole #11)
- Dredge Lake by Hole 7, Replace Stabilization Material and Bridge



Golf Course Recommendations

Optional Master Plan

- Proposed New Short Game Practice Area, SW of Existing Clubhouse
- Reroute Hole 1 and Cart Path Around New Hole 1 Tee Complex and New Practice Green (353 Yard Par 4)
- Hole 1: New Proposed Bunkers & Curbing, Expand Green and Remove / Replant Vegetation Around Green
- Extend Tee on Hole 9 Backward & Reroute Cart Path Accordingly
- Reconfigure Fairway Collection Area and Green on Hole 9 (127 Yard 3 Par)
- New Lighted Putting Green NW of Existing Clubhouse +/- 15,000SF



An aerial photograph of a golf course. A large, dark blue, semi-transparent banner is overlaid across the center. The banner has a diagonal cut on its right side. The background shows a lush green golf course with several sand traps, a winding water feature, and a clubhouse building with a parking lot to the right.

Club House Conceptual Designs

Design Process



New Build



Renovation / Addition



Breezeway Scheme



Two-Story Scheme

Clubhouse Site Development

Option 1 – New Building



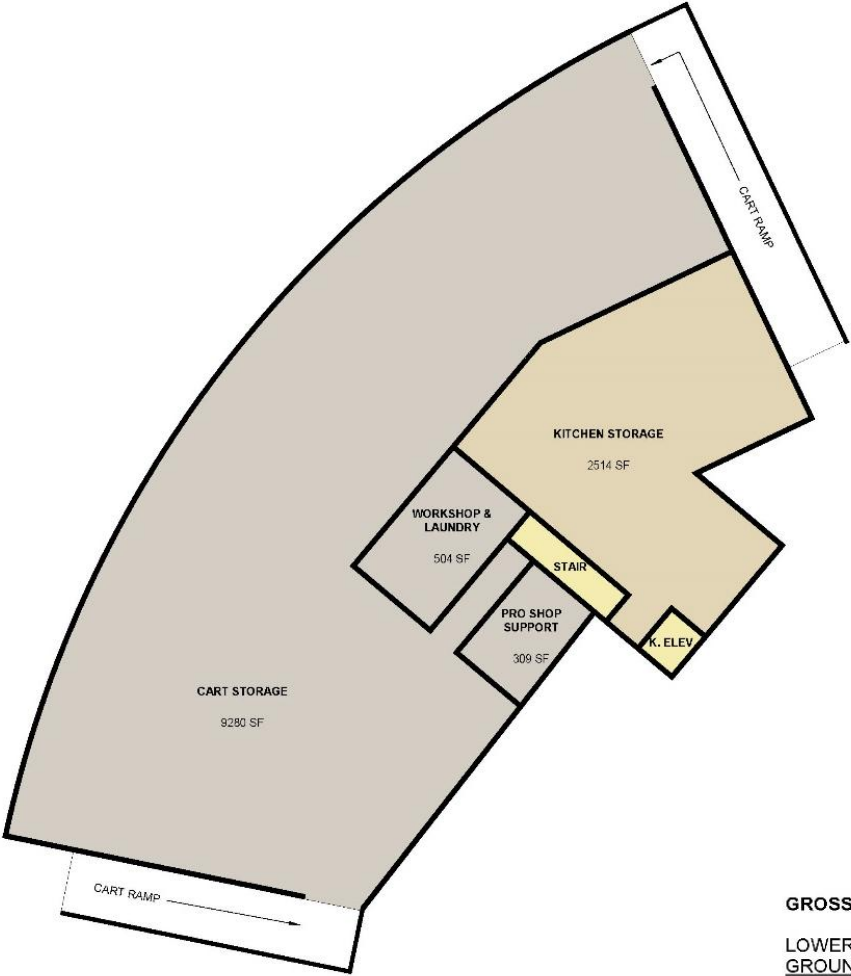
NORTH

Clubhouse

Option 1 – New Building



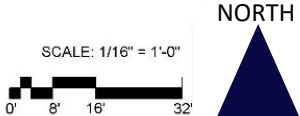
Ground Floor



Lower Level

GROSS BUILDING SQUARE FOOTAGE:

LOWER LEVEL:	13,430 SF
GROUND LEVEL:	17,865 SF
TOTAL:	31,295 SF



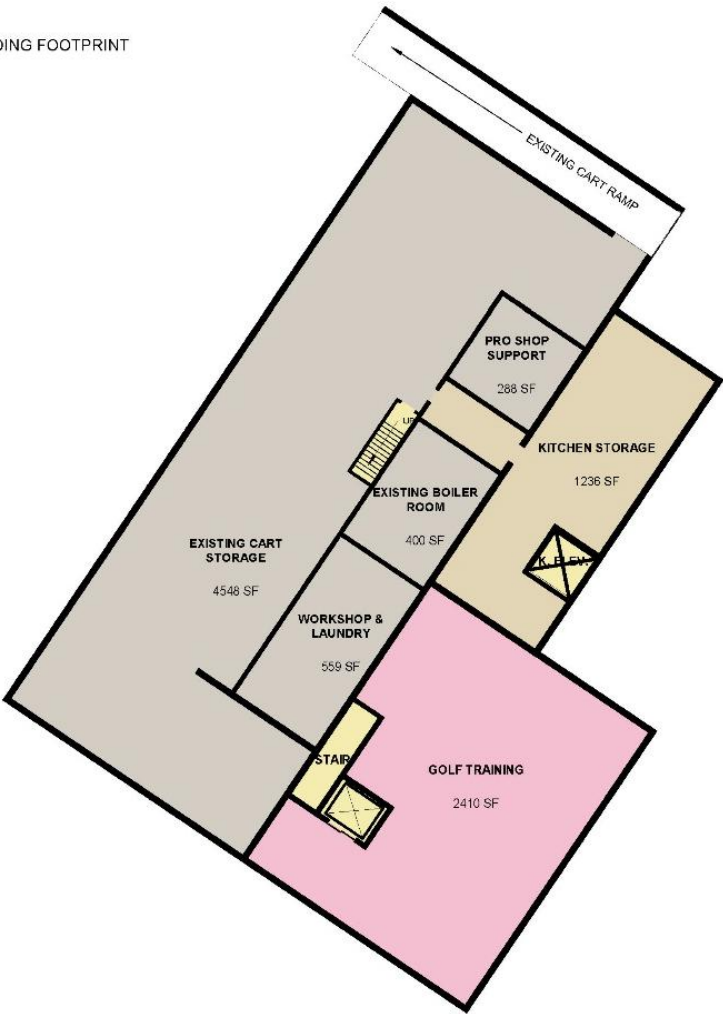
Clubhouse Site Development

Option 2 – Renovation/ Addition



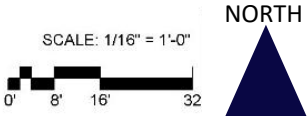
Clubhouse

Option 2 – Renovation/ Addition



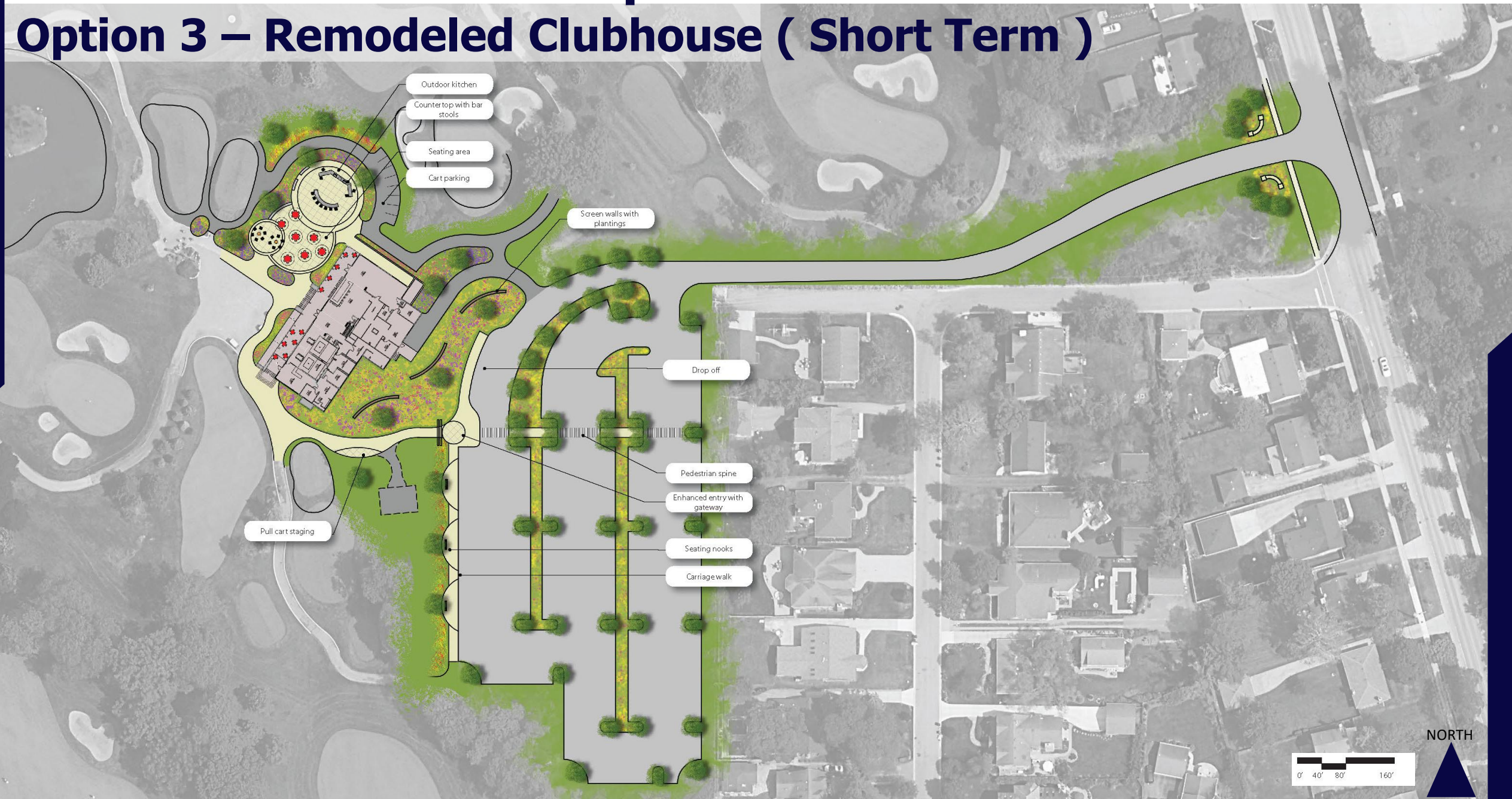
GROSS BUILDING SQUARE FOOTAGE:

EXISTING LL:	7,765 SF
EXISTING GL:	7,445 SF
TOTAL EXISTING:	15,210 SF
ADDITIONAL LL:	2,750 SF
ADDITIONAL GL:	2,490 SF
TOTAL ADDITION:	5,240 SF
TOTAL:	20,450 SF



Clubhouse Site Development

Option 3 – Remodeled Clubhouse (Short Term)



Clubhouse Site Development

Option 3 – Remodeled Clubhouse



Clubhouse

Option 3 – Remodeled Clubhouse



GROSS BUILDING SQUARE FOOTAGE:

EXISTING LL:	7,765 SF
EXISTING GL:	7,445 SF
TOTAL EXISTING:	15,210 SF

ADDITIONAL INTERIOR: 0 SF

ADDITIONAL EXTERIOR DECK: 1,550 SF

Cost Opinions

Cost Opinions

Golf Course

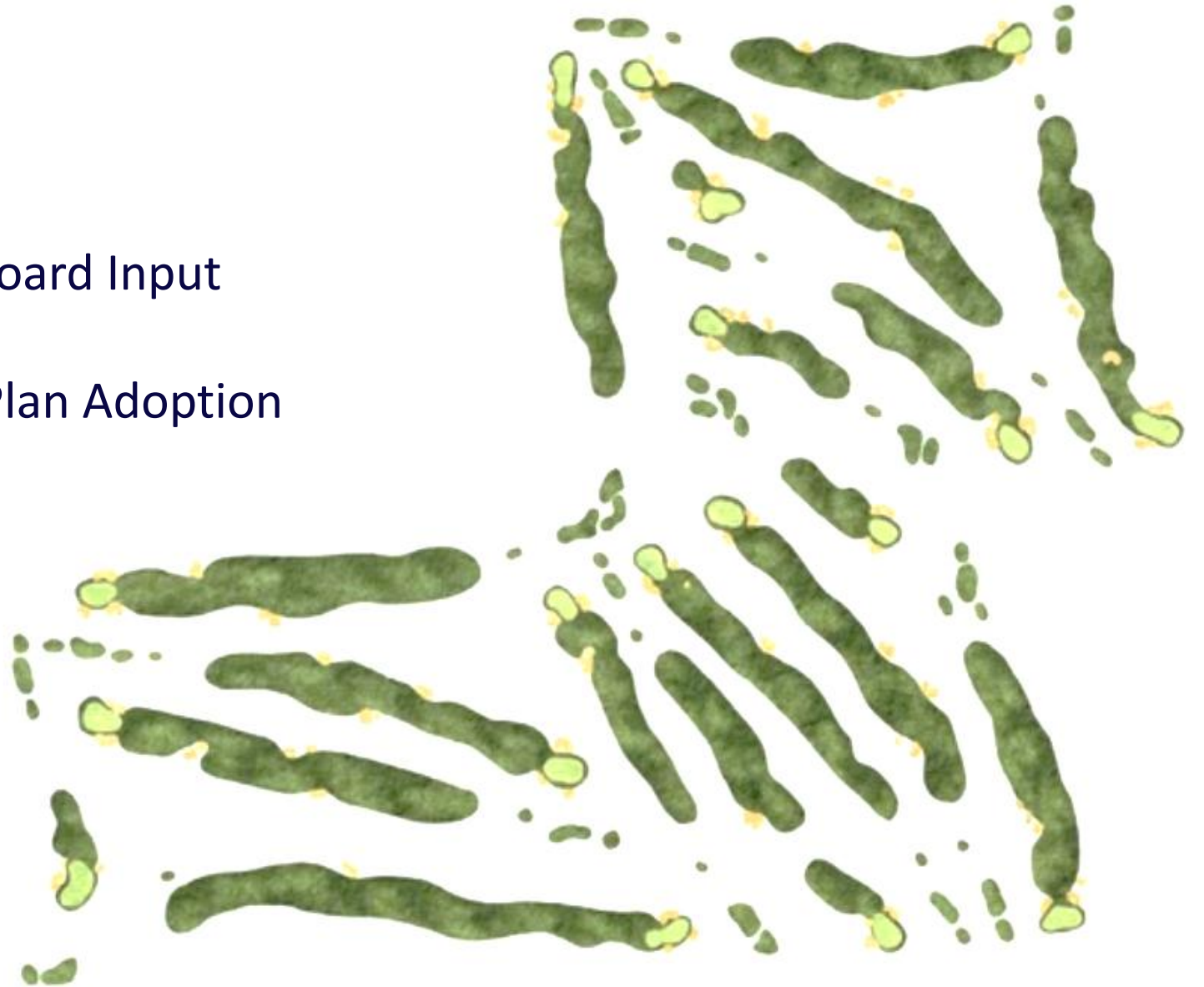
Base Master Plan Implementation -	Hard Cost	\$941,750
Optional Master Plan Implementation -	Hard Cost	\$1,181,200

Clubhouse

Option One -	Total Project Cost	\$26,600,000
Option Two –	Total Project Cost	\$11,754,800
Option Three Final –	Total Project Cost	\$3,350,000

Next Steps

- Special Revenue Meeting / Board Input
- Open House
- Final Presentation / Master Plan Adoption





Glenview Park
Golf Club

Thank You!



SPECIAL REVENUE FACILITIES COMMITTEE
Glenview Park District – Park Services East – Conference Room
1100 Roosevelt Ave, Glenview, IL 60025
Regular Meeting Minutes
Wednesday, January 29, 2025 @ 8:30 a.m.

1. Roll Call

Committee Chair Joe Sullivan called the meeting to order at 8:30 am and the roll was called.

Commissioners present: Committee Chair: Joe Sullivan; Committee Members: Dave Dillon, Bill Casey, Dave Tosh

Official Staff present: Executive Director Mike McCarty, Division Director of Special Facilities Amy Murrin (via Zoom), Director of Golf Operations Ron Cassidy, Golf Course Superintendent Todd Vermillion, Coarse Italian Owner Franco Francese, Recording Secretary Donna Gifargis

Guests present: Frank Parisi of Williams Architects, Jerry Aulisio of the AT Group, Rick Jacobson of Jacobson Golf Course Design, Steve Konters of Hitchcock Design Group, Andy Howard of Hitchcock Design Group

Late Arrivals/Early Departure: Ron Cassidy and Dave Dillon left at 10:22 am, Franco Francese left at 10:28 am

Commissioners/Official Staff absent: None

2. AGENDA TOPICS

a. Draft GPGC Master Plan Update by Williams Architects, Jacobson Golf Course Design, and Hitchcock Design Group

Division Director of Special Facilities, Amy Murrin, provided an overview of the Master Plan for the Glenview Park Golf Club (GPGC). She explained that GPGC has been collaborating with Williams Architects, Jacobson Golf Course Design, and Hitchcock Design Group on this plan for several years. The Master Plan consists of four main components: improvements to the existing clubhouse or the construction of a new clubhouse, redesign of the golf course, enhancements to outdoor patio spaces, and the construction of the Turf Care Center, which is already in progress.

Murrin then introduced Frank Parisi from Williams Architects, who was present to provide updates on the GPGC Master Plan. She emphasized that staff is looking for input, direction, and next steps from the Committee regarding the draft elements of the Master Plan, which have been developed by Williams Architects, Jacobson Golf Course Design, and Hitchcock Design Group.

Parisi mentioned that the team has been working on this plan since April 2022. His goal was to discuss the objectives and provide an overview of the current conditions. During the last meeting with the Committee, they reviewed stakeholder input, and since then, the

team has developed several conceptual designs. Parisi, along with Rick Jacobson from Jacobson Golf Course Design and Steve Kontors and Andy Howard from Hitchcock Design Group, plan to review these design concepts. Additionally, they intend to discuss costs and outline the next steps in the process.

Parisi stated that the Master Plan objectives, developed in collaboration with Jacobson, Kontors, and Howard, are focused on aligning both short- and long-term goals. They aim to strategize and prioritize those goals, ultimately creating a roadmap for the golf course and the clubhouse/facility for the coming years.

Parisi began his slide deck presentation by reviewing the current condition of the clubhouse. He noted that the building was constructed in 1965 and has undergone renovations, which have helped maintain its relatively good condition. However, some aspects of the existing infrastructure are starting to show signs of aging. Parisi then outlined specific issues, including damaged mortar joints, water damage possibly caused by the gutters and downspouts, facias, roofing insulation that needs to be updated to comply with current energy codes, corrosion of the joists, and water damage observed in the glue-laminated beams.

Parisi noted that they did not conduct a comprehensive review of the mechanical systems, as it was beyond their scope. He mentioned that since the clubhouse infrastructure is approximately 60 years old, several conditions exist: there are five furnaces installed in 2009 that are nearing the end of their life cycle. While there have been numerous additions and renovations to the building, the electrical equipment appears to be in good condition. However, the distribution of power is somewhat inadequate due to these multiple additions. Additionally, both Director of Golf Operations Ron Cassidy and Golf Course Superintendent Todd Vermillion have expressed concerns about power surges affecting the building. However, this issue is more related to ComEd than to the facility itself.

Parisi concluded the discussion by addressing the interior of the clubhouse. He noted that, following recent renovations, the finishes are in fair to good condition. He emphasized the importance of staying up-to-date with ADA (Americans with Disabilities Act) compliance, which is regularly updated. He suggested that when planning any renovations, it is essential to upgrade the facilities to meet the latest ADA standards. Commissioner Joe Sullivan asked if there were any clear ADA issues that needed to be addressed. Parisi responded that there is one significant concern: the lower level, which is used for various programs and training. He noted that the ramp leading down to that level does not comply with ADA standards. Parisi explained that bringing the ramp up to code would be a substantial undertaking. Commissioner Dave Dillon then asked whether the ramp is compliant with code, to which Parisi replied that he was unsure and would need to investigate.

Parisi reported that stakeholder interviews were conducted at GPGC over two days, with support from the Park District, engaging both patrons and staff. Additionally, a public input session was held, where participants shared their experiences using GPD facilities and programs. These discussions provided valuable insights into potential areas for redevelopment, particularly regarding the clubhouse and golf course.

Several themes emerged from these discussions. Attendees noted the well-maintained

golf course, crediting Vermillion for its upkeep, as well as a positive overall customer experience. Suggestions for the clubhouse included improving connectivity to the entryway, the golf course, and outdoor areas like the patio. Stakeholders also requested an enhanced experience at the halfway house and the addition of simulators for learning and off-season use. In relation to the halfway house, Commissioner Sullivan asked if stakeholders were referring to the experience at the turn. To which Parisi confirmed they were. Commissioner Dillon then inquired whether the issue was related to a non-physical structure. Commissioner Sullivan followed up, asking if stakeholders were seeking a physical structure or were simply dissatisfied with the current experience. Parisi clarified that both concerns were valid. Stakeholders indicated that the current layout requires them to walk all the way into the restaurant for food or drinks before returning to the course, suggesting that a structure closer to the turn would enhance the experience. For the golf course, recommendations included creating a short game practice area, expanding the driving/practice range, improving playability at certain holes, and updating amenities like comfort stations which are already being implemented in the Turf Center. These recommendations prompted a deeper discussion between Parisi and the Commissioners about opportunities to enhance these areas.

After discussing stakeholder interviews, Parisi moved on to address the conceptual designs. He indicated that the golf course would be the primary focus, followed by the clubhouse, which has three different design options that would be reviewed. Parisi also briefly mentioned the Master Plan, stating that it is already in progress and does not require further discussion. Finally, he introduced Rick Jacobson from Jacobson Golf Course Design, who would present his recommendations for the golf course.

Jacobson began by addressing some of the community's feedback regarding the operations and condition of the golf course. He congratulated Cassidy and Vermillion for their efforts and noted that everyone he has spoken to about the golf course has shared positive reviews. He expressed his gratitude to both of them. Commissioner Bill Casey then asked Jacobson to introduce himself and share some details about his history with the Glenview Park Golf Club (GPGC). Jacobson explained that he has been associated with GPGC for 55 years. Growing up in Glenview, he would ride his bike to the golf course and play as many holes as he could in a day. Therefore, returning to work on a Master Plan and oversee the restoration and renovation of the course is particularly meaningful to him. He emphasized the importance of the golf course in his life and thanked everyone involved for their excellent work, which he believes reflects positively on the Glenview community. Commissioner Casey then inquired if Jacobson was part of the last renovation in 2014 and asked how many other golf courses he has been involved with around the world. Jacobson mentioned that he was involved in major renovations at the North Shore Country Club, where he had caddied as a child. He also shared that he has worked on numerous golf courses in the North Shore area, both public and private, as well as internationally in Asia and other countries. Commissioner Casey thanked him for his insights.

Jacobson continued, explaining that the golf course recommendations have been divided into two main elements: a Base Master Plan and an Optional Master Plan. The latter may create additional opportunities around the clubhouse by integrating it with Parisi's design. He began with the Base Master Plan, discussing the recommendations, starting with the first item, which is to renumber holes 10 to 17. He noted that feedback received highlighted concerns regarding the back-to-back par threes on holes 9 and 10. Given the

constraints of the land, he mentioned that the front nine would remain unchanged because the layout does not allow for alterations that would significantly improve the golfing experience. Therefore, the focus shifted to enhancing the back nine. Commissioner Sullivan asked if there were additional objectives for the resequencing beyond addressing the back-to-back par threes. He wanted to know if there were other issues they aimed to resolve. Commissioner Dillon asked whether the proposed modifications would help improve the speed of play. Jacobson responded that they had also looked into enhancing the circulation around the clubhouse and the halfway house to improve overall flow as part of their goals. He noted that each suggested change to the sequencing negatively affected the course's overall flow. Jacobson emphasized that this specific plan was the only one that successfully addressed the issue of having back-to-back par threes. Jacobson mentioned that instead of rerouting any golf holes, they would simply renumber them. This approach will enable test rounds to be conducted early or late in the season to assess how the new arrangement works. If these tests are successful, it may lead to the long-term implementation of the changes.

Jacobson discussed the practice range, noting the golf course's tight layout with limited room for adjustments. He explained that the focus would be on improving the existing area rather than expanding it, with recommendations such as adding a tree buffer, adding screening at the west side, and adding a mobile canopy for the tee area. He also mentioned the addition of a synthetic turf strip across the back, which would extend the usability of the area without causing issues related to turf restoration. He said that since they could not enlarge the range with the land currently available, they aimed to improve the overall experience. Commissioner Sullivan asked if there had been any consideration given to converting the space into a great short game area with multiple greens and chipping areas. Jacobson explained that this would present a problem because it was also a storm water management facility. During heavy storms, only the target greens and the tee area remain dry, while the rest of the practice range can flood. Therefore, it would not be advisable to create a chipping area that could potentially be underwater.

Commissioner Dillon noted that the practice area primarily serves as a training space for kids, while adults rarely use it. He suggested redesigning some elements of the area or exploring the installation of simulators for training. He emphasized the need for a better plan. Executive Director Mike McCarty emphasized that storm water management is critical. He also pointed out that lessons take place for both youth and adults, and that summer camp programming is particularly intensive. Parisi asked Commissioner Dillon to clarify his thoughts on simulators, specifically whether he was considering indoor simulators. Commissioner Dillon confirmed that was indeed his idea. Commissioner Sullivan concurred with Commissioner Dillon, stating that the space is not very usable and expressed a preference for the district to invest in installing simulators. Both Commissioner Dillon and Commissioner Sullivan agreed that they need to reevaluate the area, with Commissioner Sullivan expressing hesitancy about investing further, as he does not believe it would represent a significant enhancement.

Jacobson continued presenting the recommendations for the Base Master Plan. He discussed the entry experience and the removal of buckthorn, noting that Vermillion has made significant progress in this area, which has improved the view of the golf course as one enters the property. He proposed introducing curbing at various holes and locations to better control the flow of carts, enhancing maintenance around the greens and tee complexes. He also suggested adding drainage inlets and subsurface piping in various

areas to improve turf grass maintenance. Additionally, Jacobson recommended removing dead or declining trees and replacing them as appropriate. He mentioned the need to remove overhanging limbs near holes 4 and 17. Currently, playing at hole 4 feels like hitting out of a tunnel, and removing these limbs would enhance playability for golfers. Commissioner Dillon asked Jacobson to clarify whether he thought the "tunnel" effect on hole 4 was a positive or negative aspect. Jacobson replied that as the trees mature, the opening narrows, and it is important to monitor this situation. Commissioner Sullivan added that many courses were not originally designed to accommodate so many trees, and the golfing experience has changed significantly as a result. The discussion about the impact of trees continued among Jacobson, Cassidy, and the Commissioners. Jacobson further mentioned another recommendation in the Base Master Plan, which includes adding new tees/expanding tees at various locations. This change is in response to the increasing number of rounds played at the club and aims to provide more square footage for quality turf on those surfaces. He also mentioned constructing new bunkers. During the renovation of hole 14 (originally hole 11), landforms were shaped to eventually accommodate bunkers. Jacobson added that this was done so that Vermillion would only need to cut the sod, add drainage, and fill them with sand to complete this task. Finally, he spoke about the need to dredge the lake at hole 7 and restore a more classic shoreline stabilization style, as opposed to the current rocky shoreline. Additionally, he suggested adding a new bridge. There was some confusion regarding the lake's location; Jacobson clarified that he was referring to hole 11, not hole 7. Cassidy then elaborated on the pond at hole 11 and the erosion issues, with the Commissioners and Jacobson joining the conversation.

Jacobson reviewed the Optional Master Plan, which included several recommendations. One notable suggestion was to add a new short game practice area southwest of the existing clubhouse. This area would feature a chipping green or chipping fairway, as well as a bunker. Commissioner Sullivan inquired if this space was intended more as a warm-up area, to which Jacobson confirmed it was, noting its adjacency to the first tee. The first hole tee is being shifted west and lengthened, with the back tee ultimately located where hole 9 currently is, allowing hole 1 to play as a 353-yard par 4. Jacobson continued by explaining that to accommodate this redesign, the length of hole 9 would be reduced to 127 yards, and the tee for hole 9 would be extended back to achieve that yardage. Overall, between hole 1 and hole 9, we lose 9 yards, but this change improves the flow around the clubhouse area, which could be beneficial. Commissioner Sullivan then asked if hole 9 would play near the water, and Jacobson confirmed it would be located along the water's edge. Commissioner Dillon inquired about the removal of the practice netting. Jacobson clarified that if a short game practice area is added, there would be no room for netting. Furthermore, Jacobson mentioned that with the redesign of hole 1, they plan to add a couple of bunkers to the left of the tee shot landing area. These bunkers would serve both strategic and functional purposes by containing balls that might otherwise run into the adjacent residential areas. Additionally, between the new tees and the new green for hole 9, a new lighted putting green will be installed, allowing for evening use. This layout would create a functional pattern of circulation, with the starting area at the first tee, the putting area, and the short game practice area all located in a centralized spot. Commissioner Dillon asked if there would be a buffer between the green and the tee box. Jacobson replied that there would not be, explaining that the cart path would run behind part of the green extension from hole 9, which is part of the putting green. The cart path would loop around the back of the first tee, connecting back to the clubhouse.

Jacobson emphasized that this option was developed from a master planning perspective, aimed at exploring opportunities to open up the area around the clubhouse and enhance both the experience and flow in that region. Commissioner Sullivan asked where exactly the new putting green would be located, and using the presentation slide, Jacobson pointed out the specific area while Vermillion and McCarty joined the discussion.

Parisi thanked Jacobson and proceeded with the presentation on the conceptual designs for the clubhouse. He explained that the team approached these designs from three different perspectives: 1. **“Big Picture Option”**: What would happen if the clubhouse were to disappear entirely, prompting a complete reinvention of the space and its operations? While this option presents several challenges, the team has developed a program outlining the necessary spaces and functions. 2. **Improvements to the Clubhouse**: In this scenario, they explored how enhancing the existing clubhouse could help address specific concerns, though it may not encompass everything proposed in the first option. Both the first and second options are considered long-term solutions. 3. **Short-Term Solutions**: This option focuses on immediate changes that can improve the customer experience in the short term. Parisi did not delve into the specific options at this point but outlined the overall design process, which included several possibilities: a completely new building, a new building with a breezeway, a two-story option, a one-story option, and a renovation/addition option. After reviewing around five to six possibilities, the team narrowed them down to the three currently being presented.

Parisi introduced Andy Howard from Hitchcock Design Group, who would discuss these three options in detail.

Howard began by discussing the new building option and highlighted several challenges. One primary concern was the entry experience, specifically that the current drop-off area is not very prominent. The proposed design for the new building aims to address this by relocating the entry to a more central position. The new entry foyer will feature raised planting beds, a more symmetrical layout, and a 180-degree or larger veranda that offers enhanced views of the golf course. Another challenge Howard mentioned was related to the golf carts coming in from the east side. He pointed out that a significant amount of walking and several steps are required to maneuver the carts around. To improve accessibility, there will be ramp entries for the carts on both sides of the building, leading down and underneath.

Howard used slides to present the vision for the new clubhouse, highlighting features like the centrally located halfway house, a grand staircase, a raised patio, and additional patio space. He emphasized that the building's shape would enhance views of the golf course. Commissioner Dillon asked if the main entry would be divided between the locker room and kitchen storage, which Parisi confirmed. Parisi explained that option 1 incorporates elements discussed by Jacobson, such as shifting hole 1, expanding the putting green, and creating a small practice area. This option also involves shortening hole 9 and "shoehorning" the new building into the space while addressing stakeholder concerns. The goal for this option is to create a hospitality experience, including simulators, a pro shop, and a larger private event space, which sparked further discussion with the Commissioners and Coarse Italian Owner Franco Francese. Parisi noted the new building would be 3,100 square feet across both floors. Commissioner Dillon requested a comparison of the current spaces versus the proposed new ones for the next Master Plan discussion.

Howard then moved on to option 2, which focused on renovation and additions. During this part of the presentation, he discussed several key points, including the creation of a pedestrian corridor for the parking lot to facilitate easier access to the front entry. He also suggested shifting the prominent drop-off area to the front to create a more welcoming space upon arrival. Additionally, he emphasized the importance of maintaining the current practice area with nets. Other topics included the halfway house, raising the patio space, and the cart path.

Parisi took over the presentation and provided a detailed overview of the team's goals for the renovation and addition project. He mentioned several key features, including relocating the administrative functions, opening up the pro shop, adding two simulators, extending the current patio to create more space for banquets and the restaurant, and incorporating gender-neutral bathrooms near the entrance. The plan also includes the installation of an elevator that connects to the lower level, as well as the addition of a new golf training area in that space. These renovations will increase the total square footage from 15,000 to 20,500 square feet, which amounts to about 5,200 square feet of new space. This option aims to address stakeholder feedback while maintaining the experiences offered by the elevated patio. It also seeks to improve simulator usage and enhance the banquet, restaurant, and bar hospitality by relocating much of the administrative area to make these changes feasible. Commissioner Casey inquired about the location of the new check-in area for golfers, to which Parisi responded that it would be at a new kiosk located in the pro shop. Commissioner Dillon raised concerns about whether the patio area would obstruct sightlines. Howard explained that the existing patio makes one feel sunken down, which blocks the view. However, with the proposed raised patio, sightlines would improve, providing a clear view of the entire 18-hole experience. Commissioner Dillon also asked if the elevation of the patio seating area would necessitate changes to the existing roofline. Parisi confirmed that a complete reconfiguration of the roof would be necessary. Commissioner Sullivan questioned how he would enter the restaurant if he arrived for dinner after the pro shop was closed. Parisi clarified that the pro shop would always remain open as this option includes a kiosk. He stated that if the building is open, everything inside would also be accessible.

Howard began the discussion of the third and final option for the clubhouse: remodeling it. He began by focusing on the exterior of the clubhouse. Some ideas that the team considered included creating an enhanced entry experience, such as paving the front with a gateway that could be as simple as adding columns on either side. He also suggested incorporating additional landscaping, like screen walls with plantings, to soften the experience for visitors as they walk in. Howard proposed opening up the area where the current halfway house is located to install an outdoor kitchen featuring a countertop with bar stools and a seating area. Additionally, he recommended creating a larger patio space that would include an outdoor fire pit and various seating options for gatherings throughout the day or evening, especially during events. Lastly, Howard mentioned relocating the ramp, currently situated on the north side, to bring it closer to the entryway and to provide more access from the south side.

Parisi presented the interior remodeling options for the clubhouse, highlighting changes such as a repositioned ramp, expanded area, and relocated staircase to create a larger patio. The bar would move to the front, providing direct patio access from the halfway house. He also discussed plans to remodel the pro shop, add simulators, and create an

indoor/outdoor experience with overhead doors opening to the patio. Commissioner Casey asked if the outdoor kitchen would replace the gazebo on a lower level, and Parisi confirmed. Commissioner Sullivan raised concerns about simulator usage, especially during the summer months, and suggested the possibility of adding an enhanced sports bar. Parisi briefly addressed this. Commissioner Casey questioned the efficiency of adding an outdoor kitchen and proposed seating with a temporary bar instead. Francese agreed, noting that duplicating staff would be inefficient. They discussed this further, and Commissioner Sullivan added that the proposed remodeling option could address the halfway house issue, which the community has been advocating for. Finally, Commissioner Casey raised concerns about golf cart flow, leading to further discussion.

Parisi continued with the presentation and shared the costs for everything that had been discussed thus far by the team. He noted that the construction costs for the Base Master Plan, which Jacobson would be implementing, would be approximately \$950,000, while the Optional Master Plan would be around \$1.2 million. The three options for the clubhouse are as follows: Option 1 would cost around \$26 million, Option 2 would be approximately \$12 million, and Option 3 would be about \$3.3 million. Commissioner Sullivan inquired about the difference between the Base Master Plan and the Optional Master Plan. Jacobson explained that the Base Master Plan includes tee expansions, curbing, and screening at the practice facility, while the Optional Master Plan involves relocating the tee on hole 1. McCarty asked if either of the options could be phased in over time, to which the response was that they could definitely be phased in over the years. McCarty added that once an approved plan is in place, they would have a framework to gradually implement improvements, especially on the golf course. Commissioner Dillon then asked if the costs being presented are current estimates. The reply confirmed that they are indeed current, with Parisi adding that these figures are based on 2024 data.

Parisi concluded by outlining the next steps. Since the Board was presented with the information during today's meeting, he noted that the team would take their current progress and seek additional input in an open house format, after which they will return for a final presentation. Parisi suggested hosting the open house at GPGC and stated he would coordinate with staff to plan it. After completing this, the team would return to the Board for final adoption. Commissioner Dillon inquired about the cost of demolition for Option 1 regarding the clubhouse. Jerry Aulisio from the AT Group responded that it would be approximately \$300,000 to \$400,000. Commissioner Casey then asked McCarty if a discussion needed to occur with Finance regarding the financial figures and how the project would be funded. McCarty explained that these discussions were still very preliminary and that this was the first time all concepts were being presented. He added that additional feedback would be gathered, and future Committee discussions would include a potential conversation on funding methods.

McCarty expressed that one aspect overlooked in 2014/2015 was enhancing the outdoor experience. He emphasized the need for improvements that would enhance hospitality and the golfer's experience without making significant modifications to the building itself. He noted that it was not necessary to choose between options 1 and 2 at this stage, given other priorities for the Park District. He raised a question about possibly introducing a fourth option focused on improving the outdoor experience, including updates to the gazebo and ramps, as well as enhancements to the clubhouse, similar to nearby golf clubs like Heritage Oaks. McCarty pointed out challenges with option 3 from

an administrative perspective, particularly in terms of staff allocation and addressing the back-of-house areas of the restaurant. He mentioned that the only improvements in that area occurred when Francese joined the team, highlighting existing inefficiencies that need to be examined. McCarty once again asked whether a fourth option should be considered before returning to the Board, which sparked an extensive discussion among the Commissioners about costs and the various options presented. Francese joined the conversation when the topic of the restaurant arose. He spoke about how much of his revenue is driven by the banquet, explaining that increasing banquet capacity would generate more revenue and enable him to enhance the golfing experience. Commissioner Sullivan asked if he was referring to size, to which Francese confirmed that size was indeed an issue. He discussed the potential for hosting more weddings, Bar Mitzvahs, and Bat Mitzvahs to increase revenue.

McCarty summarized the discussion, stating that for the golf course, they liked the direction of the base plan and the second option. He emphasized that before seeking public input again, they should refine the plans, possibly finding a balance between options 2 and 3. McCarty suggested addressing certain elements and gathering additional feedback before returning to the public. He also proposed prioritizing improvements to the outdoor space and the gazebo as soon as possible, along with addressing renovations at Coarse Italian. Commissioner Sullivan mentioned looking into the foyer and making enhancements to that space, leading to a more in-depth discussion among the Commissioners, Aulisio, Parisi, and Francese regarding the entrance and the restaurant/banquet setup.

Commissioner Sullivan concluded the meeting by praising the work presented and stating that the next step should be to create a more refined plan for public consideration before their next meeting.

3. Other

None

4. Matters from the Public

None

5. Adjourn

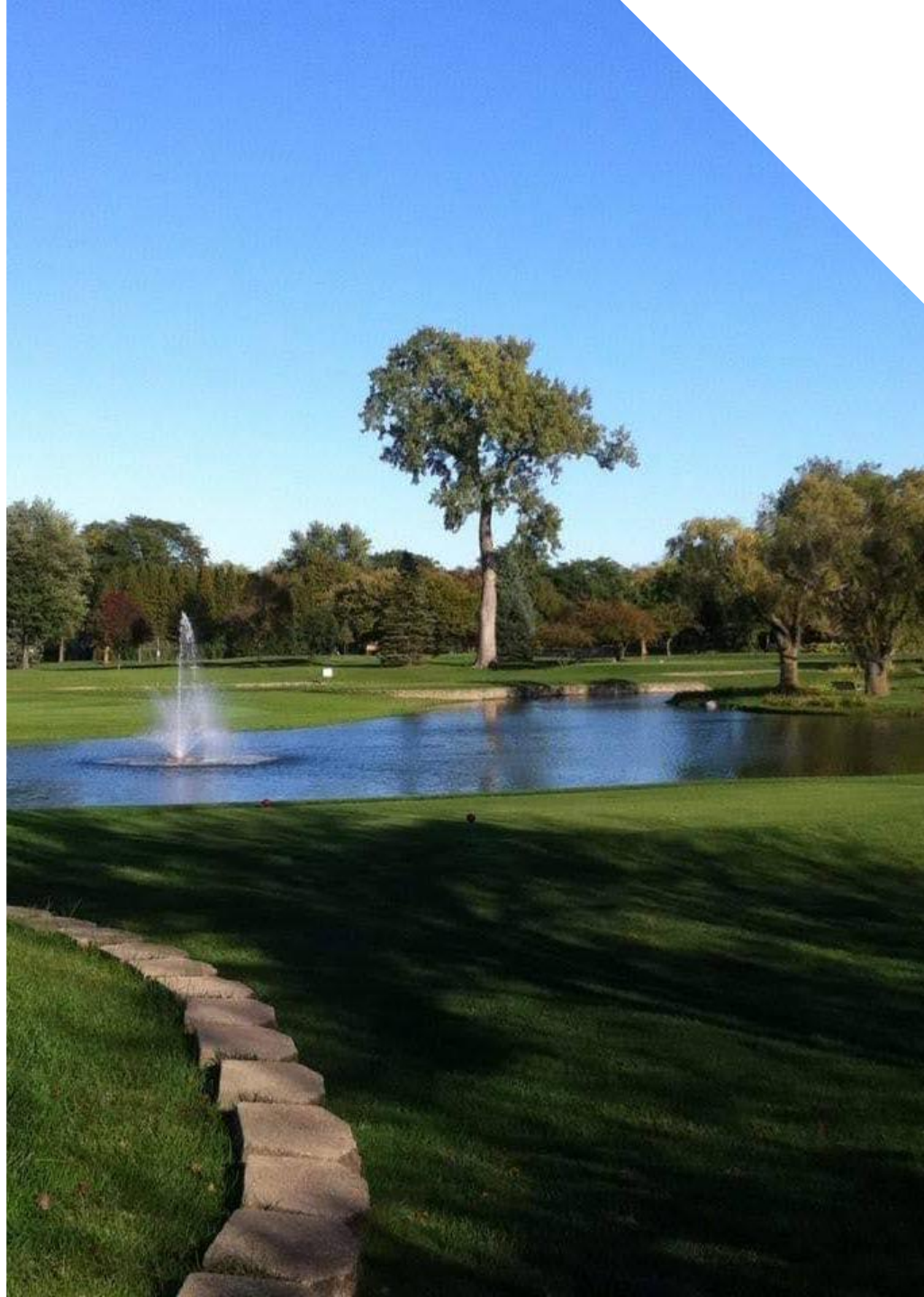
Committee Chair Joe Sullivan moved seconded by Committee Member Bill Casey to adjourn the Open Session at 10:30 am. On Voice Vote: All present voted aye, motion carried.

ATTEST:

Catherine M. Basic
Board President

Michael D. McCarty
Board Secretary

Approved this 27th of February 2025.



Glenview Park
Golf Club

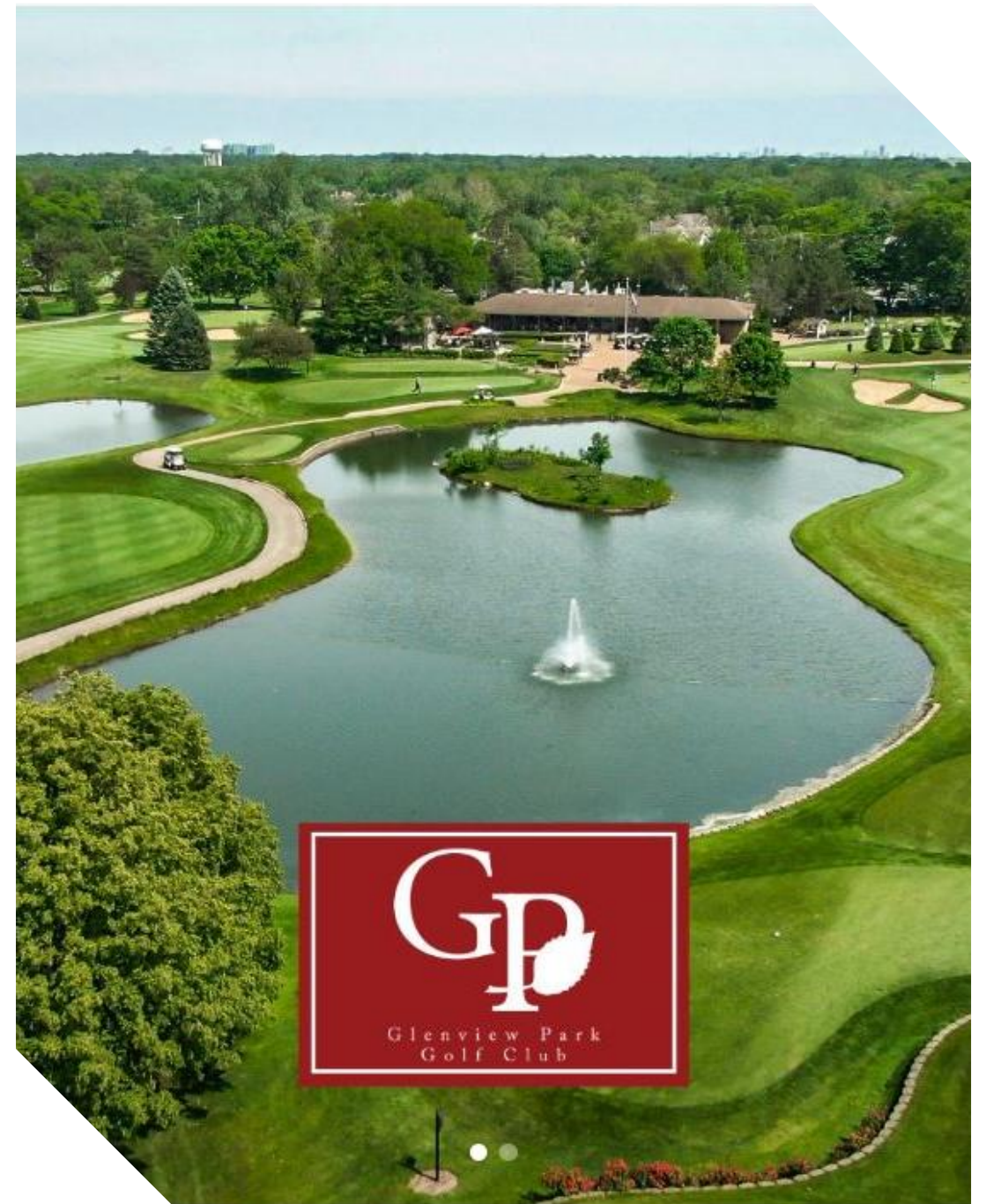
Special Revenue Committee Meeting

10 February 2026



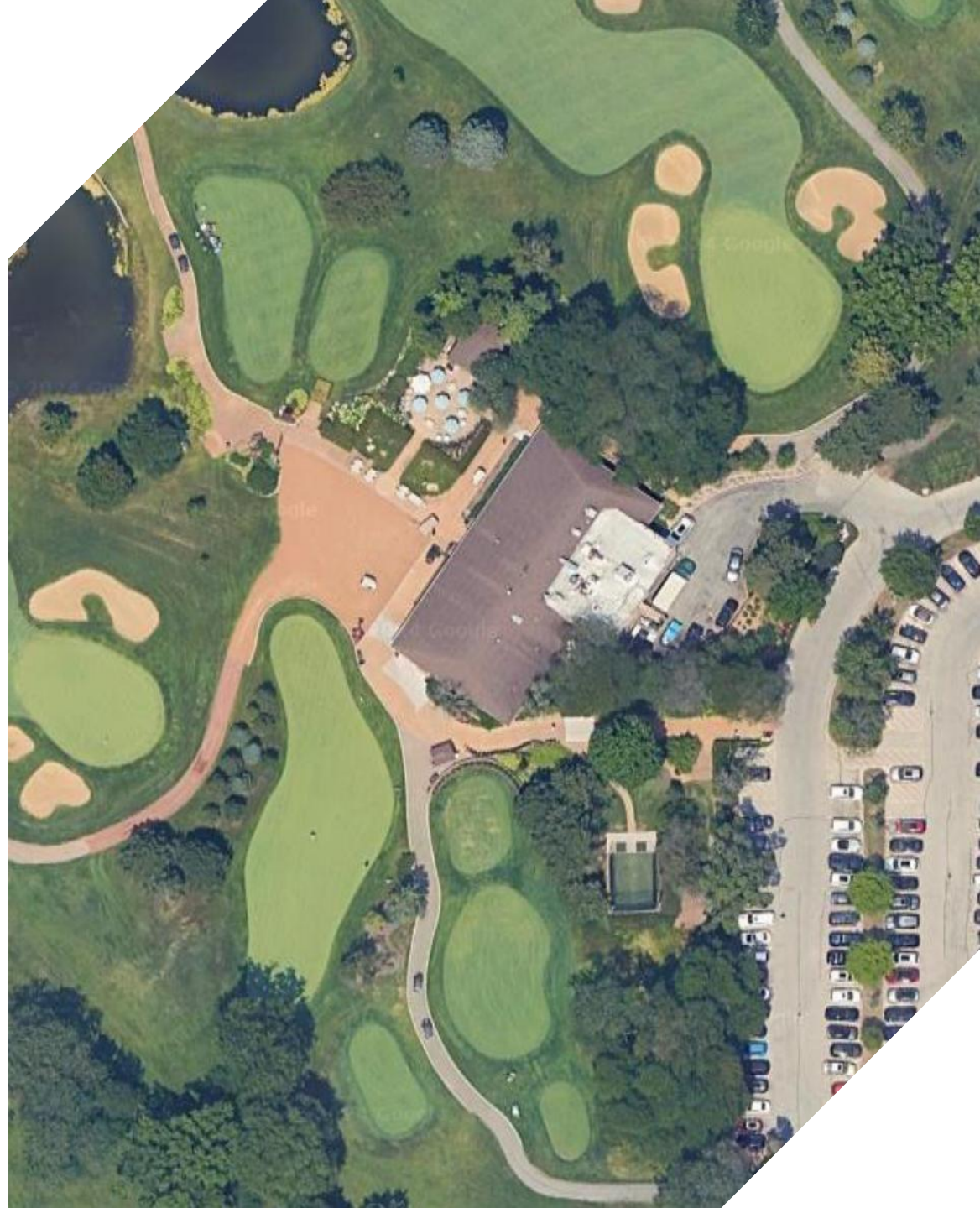
Agenda

- Conceptual Design Update
- Cost Opinions
- Next Steps





Clubhouse Conceptual Designs



Clubhouse Site Development

Option 1 – New Building

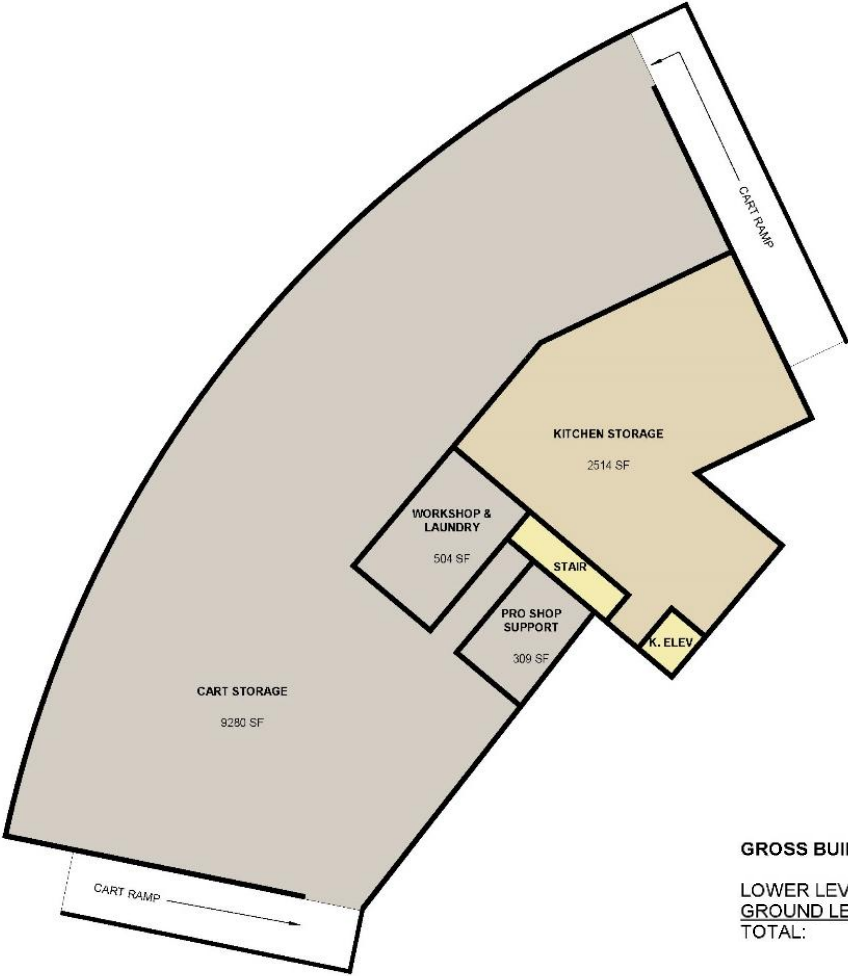


Clubhouse Site Development

Option 1 – New Building



Ground Floor



Lower Level

GROSS BUILDING SQUARE FOOTAGE:

LOWER LEVEL:	13,430 SF
GROUND LEVEL:	17,865 SF
TOTAL:	31,295 SF



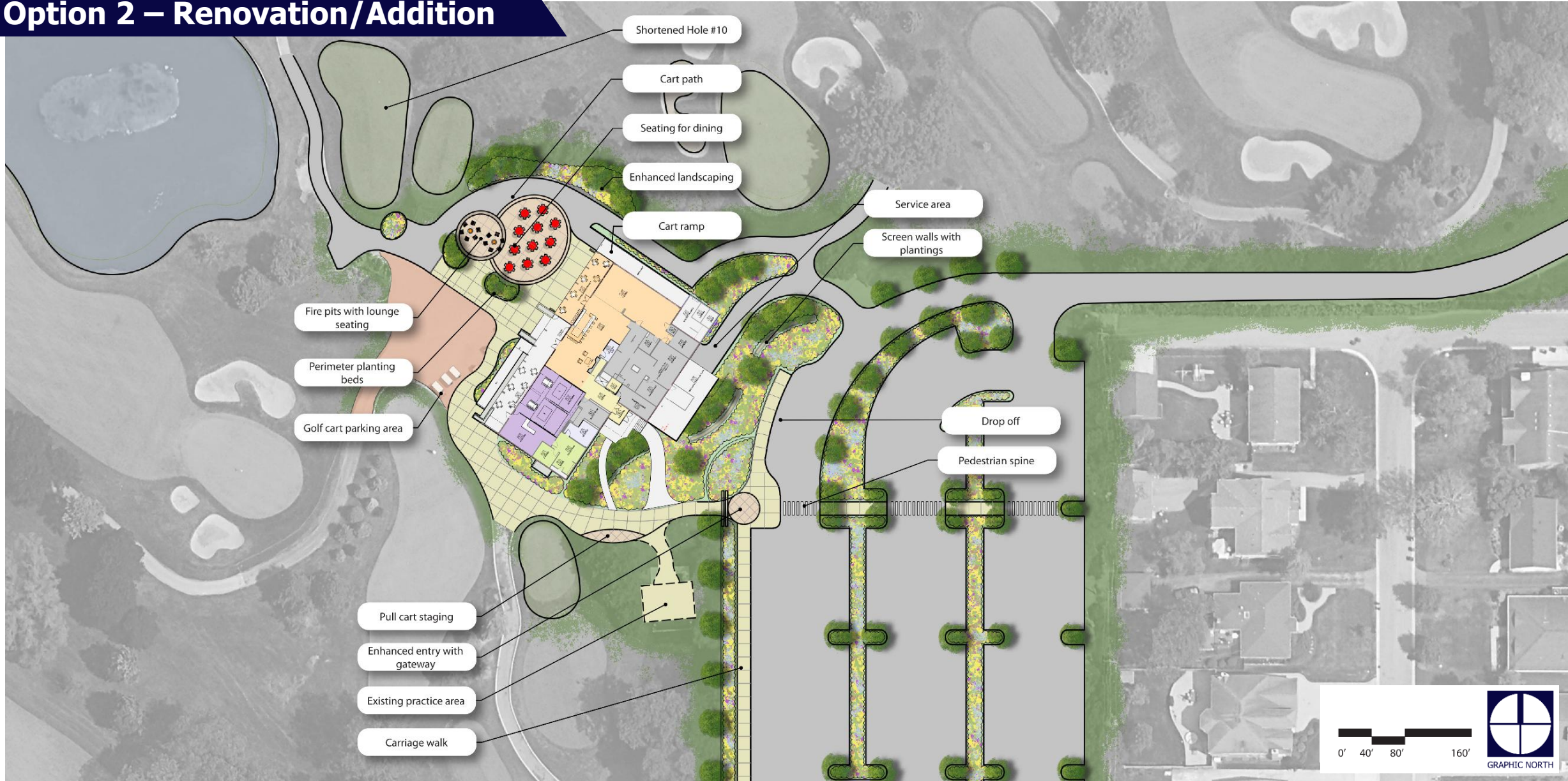
Clubhouse Site Development

Option 1 – New Building

GLENVIEW PARK GOLF CLUB OPTION 1	EXISTING	PROPOSED	DIFFERENCE	
A. DINING / RESTAURANT	2,100	8,440	6,340	SF
PRIVATE EVENT	0	1,820	1,820	SF
B. KITCHEN	1,600	4,010	2,410	SF
C. PRO SHOP	1,200	610	(590)	SF
D. GOLF SIMULATOR	0	510	510	SF
E. ADMINISTRATION	500	1,920	1,420	SF
F. SUPPORT	1,700	3,885	2,185	SF
H. BASEMENT – CART STORAGE	6,800	10,100	3,300	SF
NET BUILDING SUBTOTAL	13,900	31,295	17,395	SF

Clubhouse Site Development

Option 2 – Renovation/Addition



Clubhouse Site Development

Option 2 – Renovation/Addition



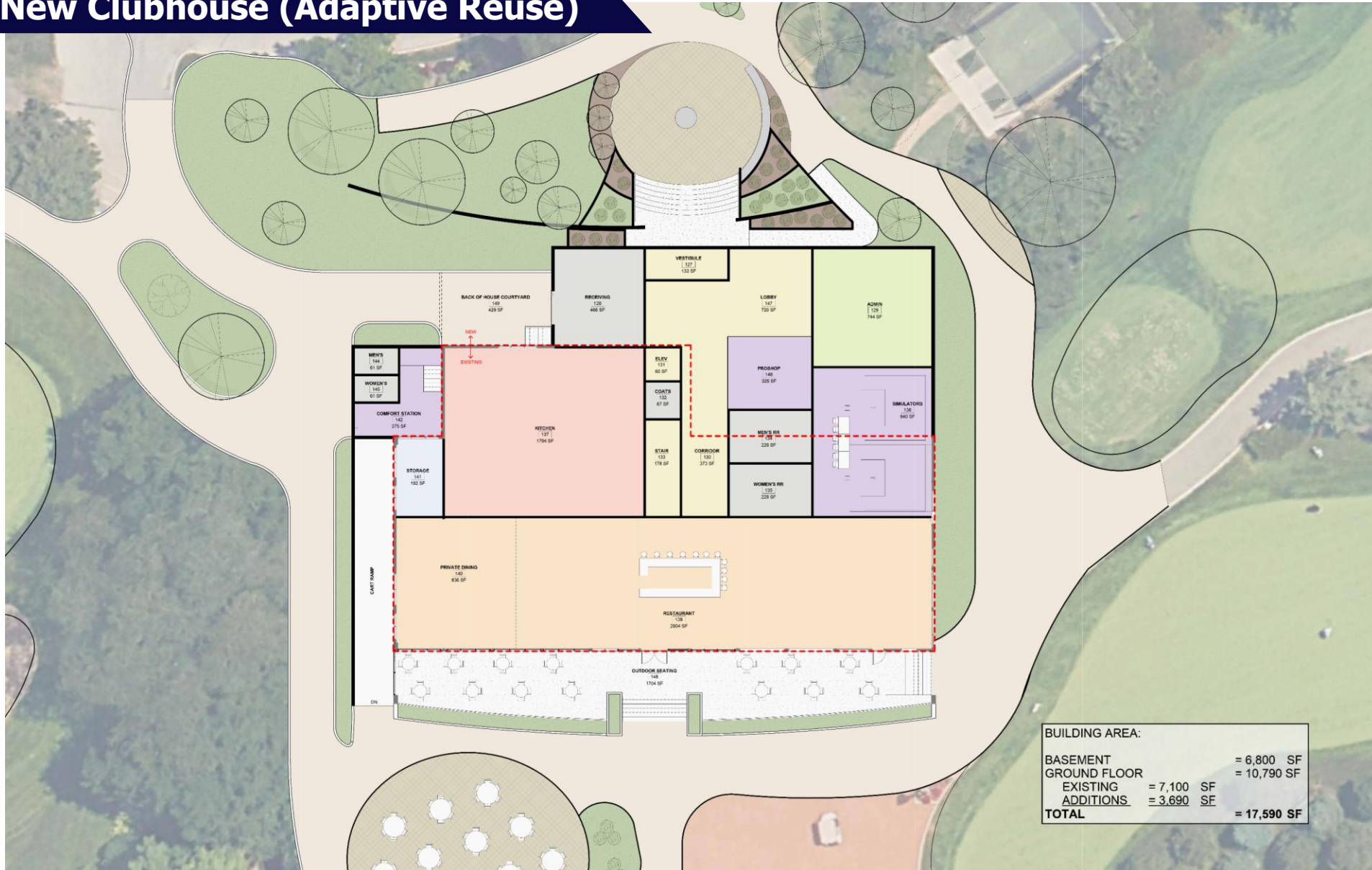
Clubhouse Site Development

Option 2 – Renovation/Addition

GLENVIEW PARK GOLF CLUB OPTION 2	EXISTING	PROPOSED	DIFFERENCE	
A. DINING / RESTAURANT	2,100	2,500	400	SF
4 SEASON OUTDOOR	0	550	550	SF
B. KITCHEN	1,600	1,600	0	SF
C. PRO SHOP	1,200	460	(740)	SF
D. GOLF SIMULATOR	0	960	960	SF
E. ADMINISTRATION	500	460	(40)	SF
F. SUPPORT	1,700	1,200	(500)	SF
G. FUTURE COMFORT STATION	0	450	450	SF
H. BASEMENT	6,800	6,800	0	SF
NET BUILDING SUBTOTAL	13,900	14,980	1,080	SF

Clubhouse Site Development

Option 3 – New Clubhouse (Adaptive Reuse)



Clubhouse Site Development

Option 3 – New Clubhouse (Adaptive Reuse)

GLENVIEW PARK GOLF CLUB OPTION 3	EXISTING	PROPOSED	DIFFERENCE	
A. DINING / RESTAURANT	2,100	3,750	1,650	SF
B. KITCHEN	1,600	1,800	200	SF
C. PRO SHOP	1,200	325	(875)	SF
D. GOLF SIMULATOR	0	940	940	SF
E. ADMINISTRATION	500	745	245	SF
F. SUPPORT	1,700	2,780	1,080	SF
G. COMFORT STATION	0	450	450	SF
H. BASEMENT	6,800	6,800	0	SF
NET BUILDING SUBTOTAL	13,900	17,590	3,690	SF

Cost Opinions



Cost Opinions

Clubhouse

Option One

Total Project Cost

\$26,600,000

Option Two

Total Project Cost

\$ 6,200,000

Option Three

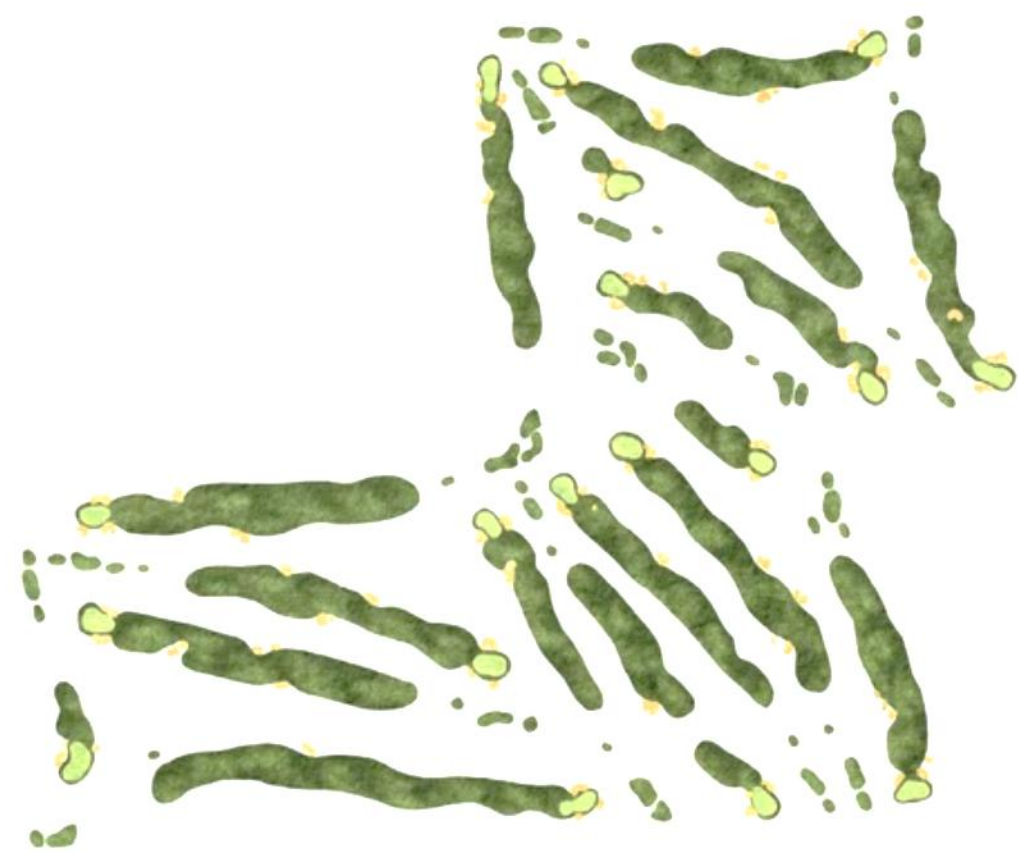
Total Project Cost

\$13,500,000



Next Steps

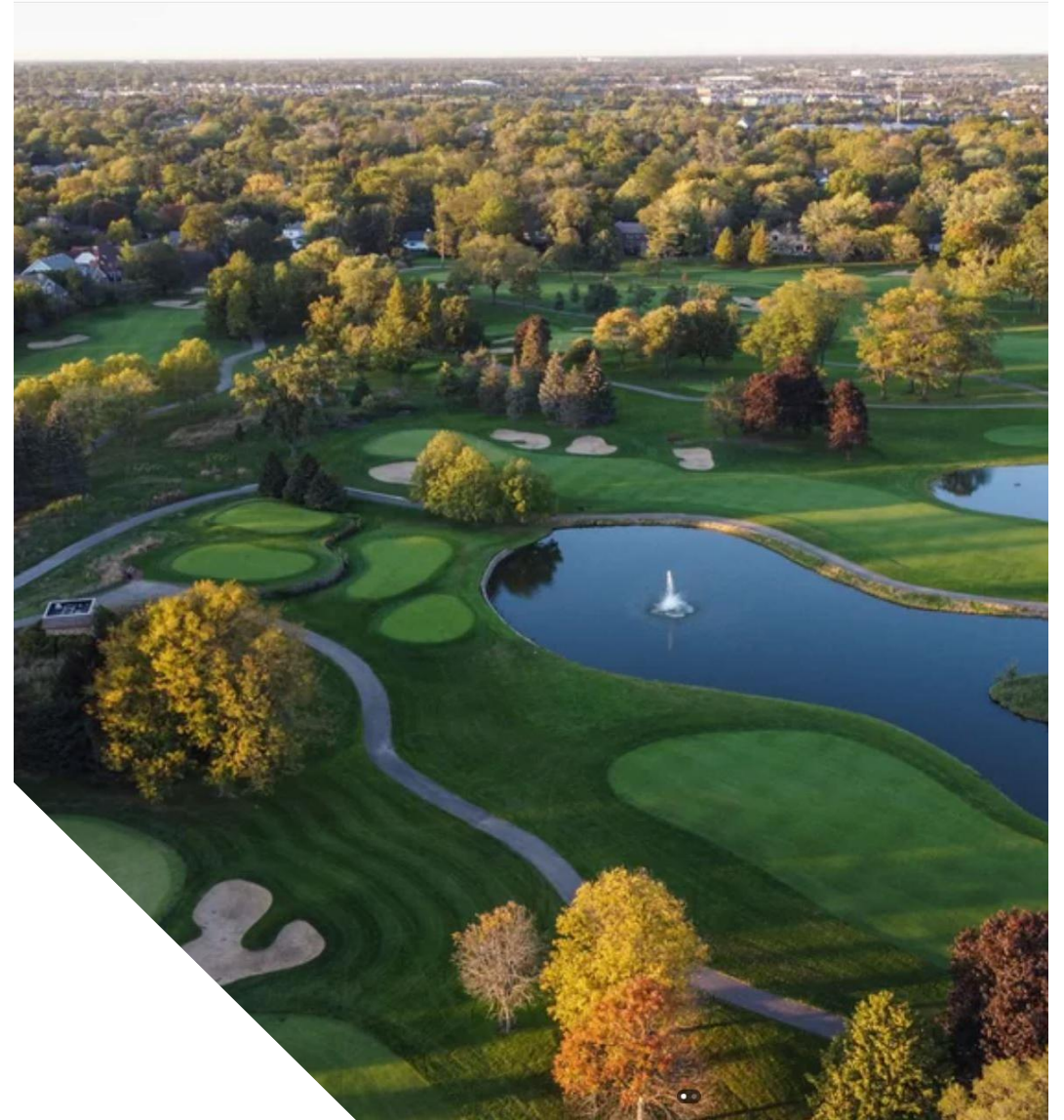
- Special Revenue Meeting / Board Input
- Final Presentation / Master Plan Adoption





Glenview Park
Golf Club

Thank You!



SPECIAL REVENUE FACILITIES COMMITTEE

Glenview Park District – Coarse Italian

800 Shermer Road, Glenview, IL 60025

Regular Meeting Minutes

Tuesday, February 10, 2026 @ 9:00 a.m.

1. Roll Call

Committee Chair Kim Vazquez called the meeting to order at 9:00 am and the roll was called.

Commissioners present: Committee Chair: Kim Vazquez; Committee Members: Dave Dillon, Dave Tosh; Commissioner Cathy Basic (via Zoom)

Official Staff present: Executive Director Mike McCarty, Division Director of Special Revenue Facilities Amy Murrin, Director of Golf Operations Ron Cassidy, Golf Course Superintendent Todd Vermillion, Supervisor of Golf Operations Gibsyn Martin, Coarse Italian Owner Franco Francese, Park Center Operations Manager Angel Olan, Manager of Health and Fitness Kathleen McInnis, Recording Secretary Donna Gifargis

Guests present: John Emser of W.B. Olson, Frank Parisi of Williams Architects

Late Arrivals/Early Departure: Commissioner Cathy Basic arrived via Zoom at 9:02 am and left at 9:40 am, Franco Francese left at 10:00 am

Commissioners/Official Staff absent: None

2. Committee Chair Kim Vazquez made a motion to allow Commissioner Cathy Basic to participate in the February 10, 2026 Special Revenue Facilities Committee meeting by electronic means. Commissioner Tosh moved, seconded by Commissioner Dillon. Roll Call Vote: Ayes: Vazquez, Tosh, Dillon. Nays: None. Motion carried.

3. AGENDA TOPICS

a. Draft GPGC Clubhouse Master Plan Update by Williams Architects and W.B. Olson

Division Director of Special Revenue Facilities Amy Murrin stated that Williams Architects began the Glenview Park Golf Club (GPGC) Master Plan in spring of 2022, covering golf course design, clubhouse improvements or new construction, outdoor patio upgrades, and the nearly complete Turf Care Center. She emphasized that staff is seeking the Commissioners' input and direction on the three design options to be presented for the clubhouse and next steps.

Murrin then introduced Frank Parisi of Williams Architects to present the three clubhouse design concepts as part of the Master Plan, and John Emser of W.B. Olson to review the cost estimates for each option.

Parisi noted three clubhouse design concepts: (1) a new clubhouse in its current location; (2) a renovation and addition retaining the existing foundation; and (3) new clubhouse-/adaptive reuse keeping the foundation and adding 3,690 additional square feet. He

detailed Option 1, a 31,300-square-foot clubhouse with a main entrance and plaza drop-off, wraparound and elevated dining patios, and a lower level with cart access and storage. The ground floor includes locker rooms, a restaurant and bar with private dining and fireplace, simulators, a pro shop, administrative areas, and a central kitchen. A patio-facing bar serving as a halfway house—one of the main comments from public input—has been included. The lower level totals 13,400 square feet for kitchen support and cart storage, while the ground floor totals 17,900 square feet.

Executive Director Mike McCarty asked if the lower level was a new basement, and Parisi confirmed it was, noting this option involves a complete teardown of the building. Commissioner Dave Tosh asked about the project timeline, and Parisi replied 12–14 months for design and 12–14 months for construction. Commissioner Kim Vazquez asked about Course Italian operating during construction, and Course Italian owner Franco Francese said their team is involved with other restaurants and can allocate resources there until the project is complete.

Parisi then detailed Option 2, a renovation with an addition at the entry, working within the existing clubhouse walls and making minimal interior changes while incorporating program elements from public input and staff feedback. The design adds a new front drop-off, enhances the entry with a gateway, ensures golf course presence from the parking lot, and reimagines the gazebo area with a fire pit and outdoor dining. Patios similar to the current layout are maintained.

Commissioner Dave Dillon questioned whether a fire pit would justify the cost since the golf course closes at dusk. McCarty noted the outside seating area is popular on nice days and public feedback favors more casual seating, including fire pits. Francese added that most diners prefer outdoor seating and that a fire pit may encourage people to stay later. The conversation about fire pits continued between Commissioner Dillon and McCarty.

Parisi continued, noting that as you enter the building, the renovation will include reconfigured restrooms with entry vestibules, a relocated bar, and the option to enclose the raised patio. The kitchen will remain largely unchanged with only minor upgrades, and a fireplace will be added. The pro shop will be redesigned to include two simulators and a smaller retail area while maintaining views of Hole 1, with administrative functions remaining the same. Some locker space will be converted to storage, and an alternate option includes a comfort station, which may be serviced by the kitchen and connect to a small concession area with men's and women's restrooms, as well as potential reconfiguration of Hole 10.

Commissioner Dillon and Commissioner Vazquez briefly discussed the comfort station entry plan with Parisi before moving on.

Parisi noted that the back-of-house area will remain unchanged within the existing four walls, with the only addition being the new entry and related reconfiguration. He also mentioned enhancing the back-of-house area with landscaping and screening walls.

Commissioner Tosh asked whether the building entry would remain the same. Parisi responded that there will be two entry options: the existing entrance and a new entrance from the parking lot that will provide access through the building to the back.

Commissioner Tosh then asked where the accessible entrances or ramps would be. Parisi said the clubhouse would be accessible in two spots: one on the back side, which would require reconfiguring the ramp, and one on the course side, where the current ramp is located.

McCarty asked if the locker room showers would be removed. Parisi confirmed they would: on the men's side, the shower and locker area will become storage, lost due to the new simulators; on the women's side, the entire restroom will be reconfigured.

Commissioner Dillon asked whether there would be any changes to the lower level. Parisi stated there would be no changes, explaining that the only items included in the cost—based on the facilities assessment and discussions with staff—were the total replacement of the electrical and mechanical systems. Commissioner Tosh asked about the timeline for Option 2, and Parisi estimated 6–8 months, noting that Course Italian can remain operational during that time.

Commissioner Tosh asked whether the pro shop would be reduced to 460 square feet from its current 1,200 square feet, and Parisi confirmed it would, to accommodate two simulators. Director of Golf Operations Ron Cassidy noted a shift toward online shopping, adding that the pro shop would continue to offer special orders and essential items such as balls, tees, hats, gloves, and select apparel.

Parisi described Option 3 as an adaptive reuse concept that demolishes the existing structure while retaining the foundation and underground infrastructure for cost savings. The 17,000-square-foot plan is a scaled-down version of Option 1, combining the existing footprint with strategic additions.

The design maintains the front entry plaza and improves parking lot accessibility. Additions primarily expand the golf course-facing restaurant and bar, including private dining, a renovated kitchen, added storage, and a larger outdoor terrace, while the lower level remains unchanged.

New elements include two simulators facing Hole 1, a smaller centrally located pro shop, administrative space, a halfway house connected to the kitchen, outdoor seating with a fire pit, and a comfort station. Overall, the project adds approximately 3,700 square feet, largely dedicated to expanded restaurant space.

Parisi opened the floor for discussion, and Commissioner Dillon and Francese discussed private versus public dining options and the available space for each.

Commissioner Vazquez and Parisi discussed the simulator layout presented, including seating, hospitality use, and accessibility. Further discussion with the Commissioners and Parisi focused on the restaurant component, the construction timeline estimate for Option 3, administrative space for staff, and the smallest amount of space allocated to the pro shop under Option 3 due to allocating more space to the lobby.

Commissioner Dillon asked about the purpose of having a larger lobby versus a larger pro shop. Cassidy explained that the lobby can serve as an event check-in area during

inclement weather and may also be used for silent auctions, appetizer service, or a restaurant overflow waiting area. Parisi added that space could be reallocated between the lobby and pro shop depending on priorities. Francese noted that a key consideration is locating the entrance closer to the parking lot, as they frequently receive calls asking for directions to the door.

Commissioner Dillon asked whether a two-story clubhouse had been considered to increase square footage and provide more options for private dining or events. Parisi responded that this had not yet been explored, and McCarty noted it could be considered as an option.

Commissioner Tosh asked about the proposed square footage for each of the three options. Parisi responded that Option 1 is just over 31,000 square feet, Option 2 is approximately 14,980 square feet, closer to the current size, and Option 3 is about 17,500 square feet.

Parisi continued the presentation by reviewing the cost opinions for the three clubhouse options and noted that he consulted with Emser from W.B. Olson regarding the estimates. He explained that the projected total project costs, including both hard and soft costs, were reviewed, and that cost escalation adjustments were applied. The estimated costs are approximately \$26.0 million for Option 1, \$6.2 million for Option 2, and \$13.5 million for Option 3.

McCarty, Parisi, Commissioner Dillon, and Commissioner Tosh briefly discussed the size and cost comparisons between the Glencoe clubhouse and the proposed GPGC clubhouse.

Parisi concluded by outlining next steps, noting that feedback from the meeting will be incorporated, followed by a final presentation to the Board and subsequent adoption of the plan.

The Commissioners thanked Parisi. McCarty then asked which of the three options stood out or if there was a preference. The Commissioners briefly discussed their thoughts.

McCarty asked Cassidy how the project would impact outings and operations. Cassidy said it would significantly disrupt operations, particularly food and beverage. Golf events could likely continue, but catering would require temporary solutions, such as off-site food preparation and on-site tented facilities.

McCarty raised concerns about construction logistics, including temporary arrangements for relocating and charging golf carts outdoors and identifying space for those operations. He asked how much had been allocated in the estimates for temporary conditions and whether those allowances should be revisited. Emser responded that very little had been included. McCarty added that the project would likely disrupt not only one full golf season, but potentially part of a second as well.

McCarty briefly discussed how construction methods and pricing have changed significantly. He emphasized that if the Board decides to move forward with any proposed options or Master Plan enhancements, additional outreach and refinement would take place before proceeding. All components would be reviewed alongside other priorities to ensure a coordinated and well-planned approach.

Commissioner Tosh asked how Options 2 and 3 would affect golf fees. Cassidy responded that a new facility would provide an opportunity to reevaluate and potentially adjust the pricing structure, with daily fees set at competitive market rates.

Commissioner Dillon confirmed that while the golf course would remain open, the primary revenue loss would be from the kitchen. Cassidy explained that golf operations could temporarily function out of a trailer or modular office, though amenities would be limited. Further discussion addressed temporary solutions for food service and restrooms during construction.

Commissioner Dillon requested additional information to support decision-making, including a comparison chart outlining the cost differences, square footage increases, and what added value each option provides. He emphasized the need to understand what needs would be met compared to the current facility. He also asked for projected revenue estimates for the simulator space—particularly winter revenue—to evaluate potential return on investment and long-term financial benefits to the community.

McCarty also suggested it could be helpful to compare a few of the regional competitors—looking at things like their clubhouse square footage and pro shop sizes—to give a clear snapshot of how GPGC compares.

Commissioner Tosh asked about ADA access locations. Parisi explained that ADA placement depends on the selected option. Option 1 provides ADA access at the front, which is the most straightforward and practical approach. Option 2 places ADA access at the rear. Option 3 keeps ADA access at the front while expanding rear patio seating to maximize outdoor space without disrupting play flow.

The Commissioners thanked Parisi for his time and expressed appreciation for the work shared during the presentation.

b. Park Center Track Flooring Replacement/Purchase

Division Director of Special Revenue Facilities Amy Murrin requested approval to move forward with purchasing and installing new Park Center track flooring for the 2026–2027 fiscal year. She noted that staff hope to complete the project this summer or early fall, depending on labor availability. Keifer USA, through the TIPS Cooperative Purchasing contract, will supply the flooring and provide prevailing-wage installation. The project was budgeted at \$224,000 from the capital replacement fund, and with a purchase price of \$198,410, it will come in \$24,090 under budget. The new flooring will replace the original track surface installed more than 25 years ago.

Commissioner Kim Vazquez asked whether the proposed flooring is the same product Park Center installed 25 years ago and if it has changed since then. Park Center Operations Manager Angel Olan replied that it is the same brand but a newer style with added cushioning. Executive Director Mike McCarty added that it will be installed as an overlay on the existing floor.

Commissioner Dave Tosh noted that the \$187,480 cost includes two inlaid track lanes—one walking and one jogging—and asked whether a third lane, like the current layout,

could be added for \$1,500. Murrin explained that although there are currently three lanes (walk, jog, walk), users often cross the lines and take up more space. Reducing the track to two wider lanes will help prevent that issue. Manager of Health and Fitness Kathleen McInnis noted that although signage limits users to two abreast, it is often ignored, leading to conflicts between walkers and runners. She stated that the proposed wider two-lane configuration would help reduce these issues.

Commissioner Tosh asked how the lanes would be labeled. McInnis replied that they would be designated for walking and running, with the running lane on the outside for distance purposes. She added that while inlaid labeling is being considered, it would be permanent and difficult to change for many years.

Commissioner Dave Dillon suggested making each of the two proposed lanes 4 feet wide to provide a slightly greater buffer along the outer edge of the track. He also requested that staff provide a cost estimate for removing the existing flooring and installing new flooring.

Commissioner Dillon asked whether the new flooring would be a loose lay or a full overlay. Olan confirmed it is a full overlay. Commissioner Dillon then provided an explanation supporting why replacing the existing flooring would be preferable to installing new flooring over the current surface, noting that he expects the cost to be approximately \$30,000 to \$40,000 more. The Commissioners and staff discussed installation details further.

Commissioner Dillon asked to confirm that Mondo Super-X 720 was the flooring to be installed, and Murrin confirmed. He then asked whether the lines could be inlaid rather than painted, and Olan confirmed that the lines would be inlaid.

Murrin noted that the new flooring will extend from the track to the turnstile area, replacing the existing carpet between the track and turnstiles.

Commissioner Tosh noted that the proposal from Keifer states that pricing does not include final cleaning or protection of the new floor surface, meaning staff may need to arrange for cleaning and finishing after installation. He commented that it would be preferable if the contractor performed some cleanup before leaving the site.

McCarty asked whether there was consensus to place the item as a Committee recommendation if the cost to remove the existing track flooring and install new flooring remains within the \$240,000 range. The Commissioners agreed.

Commissioner Dillon and Olan briefly discussed thresholds and doors. Commissioner Vazquez asked about the project timeline, and Olan replied that the project would take approximately two weeks. When asked about installation timing, Murrin stated that Keifer is typically busy during the summer before schools reopen. Staff prefers to avoid rushing the work and is considering early fall or spring installation, while being mindful of a possible lead time of up to 14 weeks. She added that options will be presented to Keifer.

The Committee recommended the approval of the purchase and installation of new Park Center track flooring for the 2026-2027 fiscal year in the amount of \$224,000 and move it to the consent agenda for full Board approval.

4. Other

None

5. Matters from the Public

Steve Bucklin, 2718 Central Rd, Glenview

Mr. Bucklin asked whether consideration was given to developing the lower level of the golf clubhouse under Option 1 or Option 3 as a year-round training facility. He suggested that the space could potentially house golf simulators and serve as a winter training center, improving year-round utilization of the facility. He also asked whether the design could allow natural lighting and views of the 18th hole to enhance the training environment. The concept would provide an alternative to off-site or seasonal training locations and help justify year-round use of the clubhouse space.

6. Adjourn

Committee Chair Kim Vazquez moved seconded by Commissioner Dave Dillon to adjourn the Open Session at 10:08 am. On Voice Vote: All present voted aye, motion carried.

ATTEST:

William Casey
Board President

Michael D. McCarty
Board Secretary

Approved this 19th of March 2026.



Glenview Park
Golf Club

GLENVIEW PARK DISTRICT TURF CENTER

INTELLIGENT PLANNING • CREATIVE DESIGN • MAXIMUM VALUE

Board Presentation



26 October 2023

TURF CENTER

BUDGET

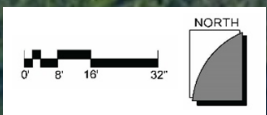
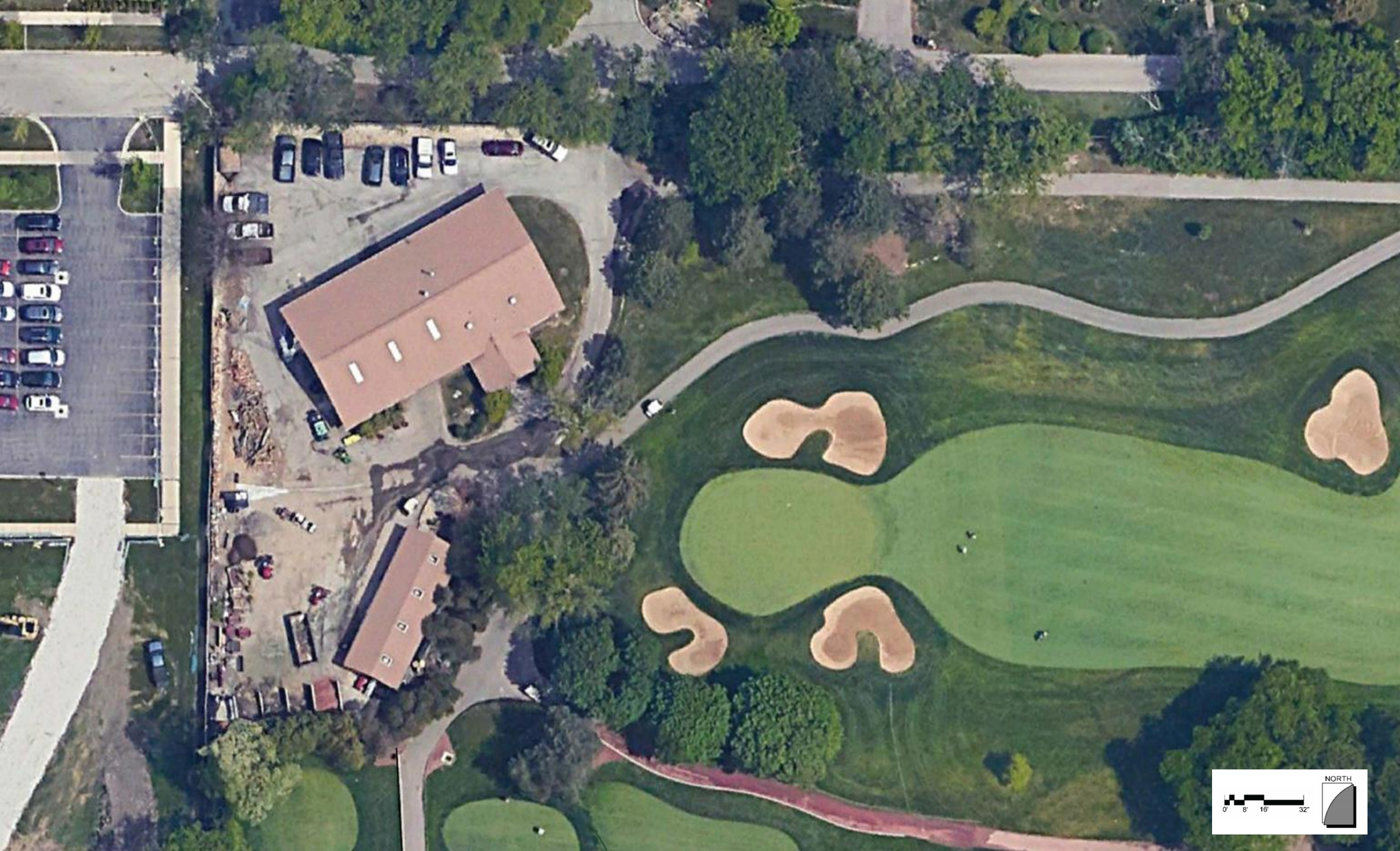
SCHEDULE

**GLENVIEW PARK GOLF CLUB
MASTER PLAN UPDATE**

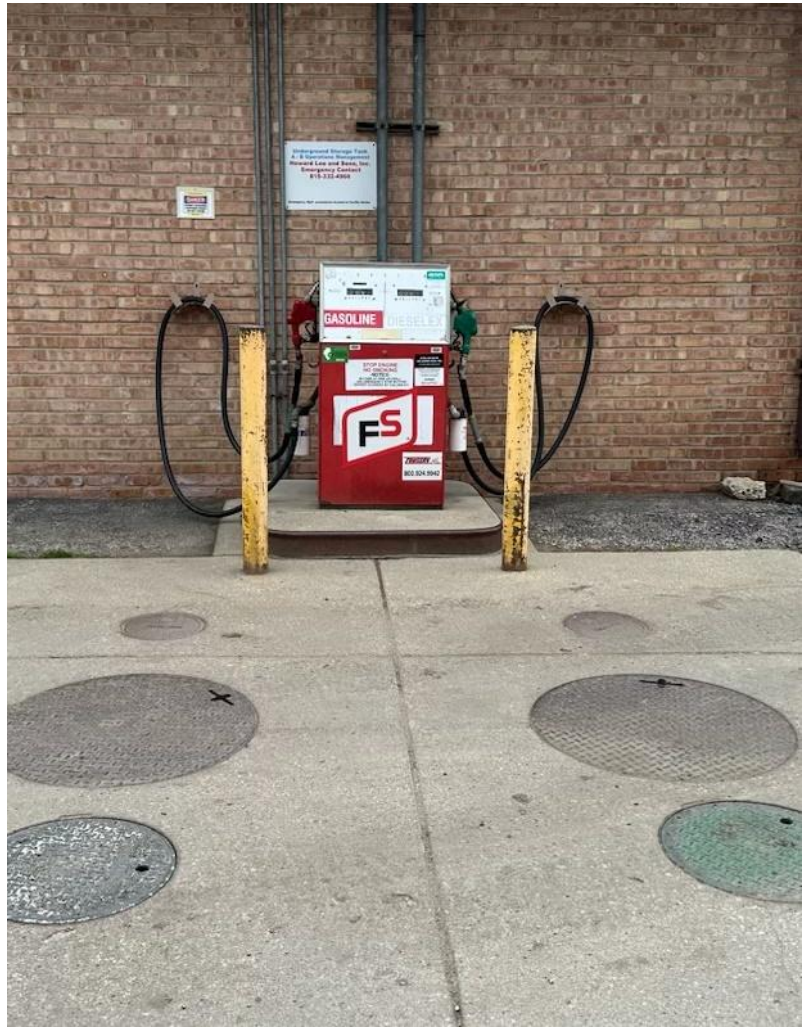
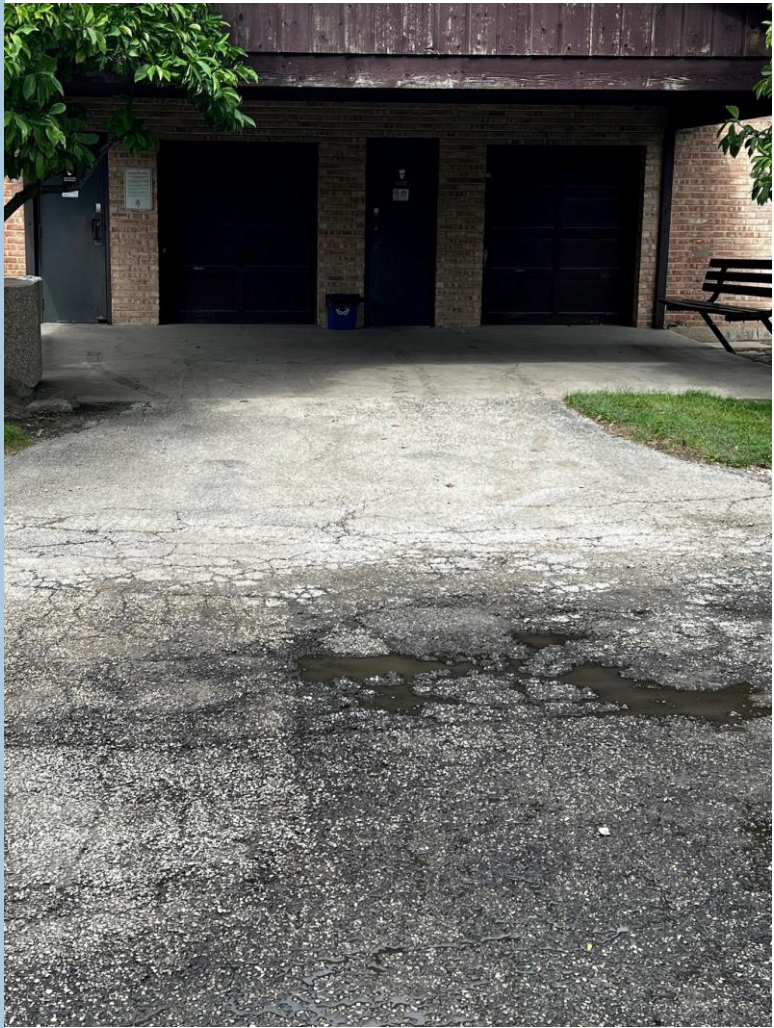
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SITE PLAN



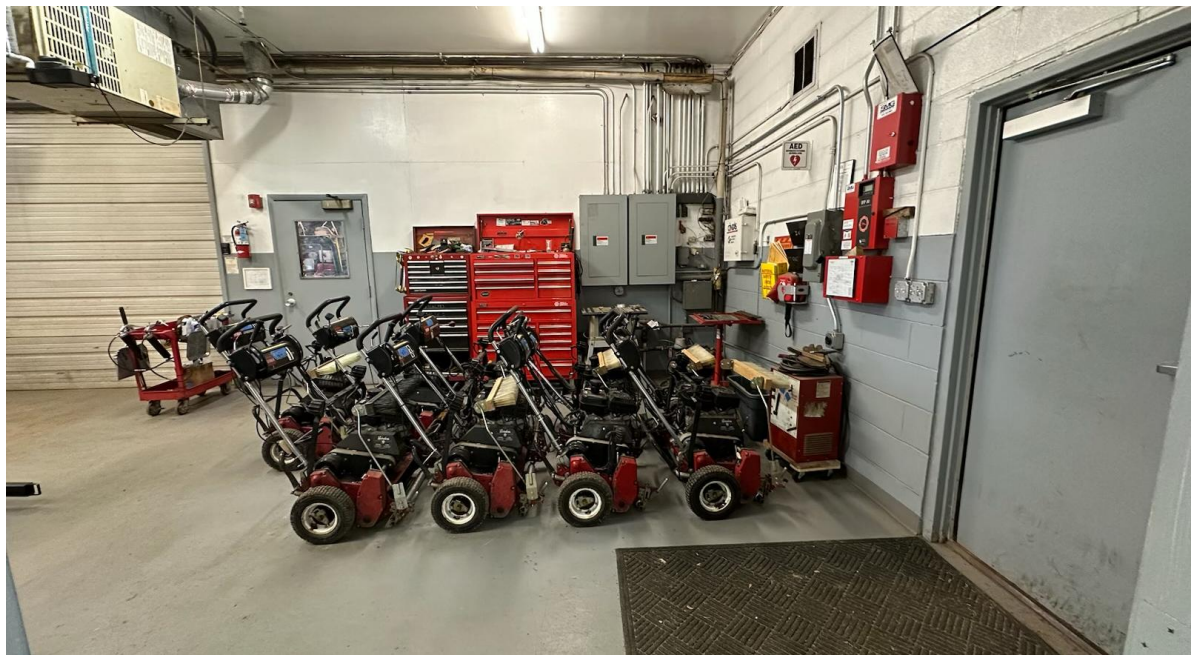
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EXISTING CONDITIONS



EXISTING CONDITIONS



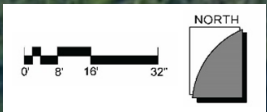
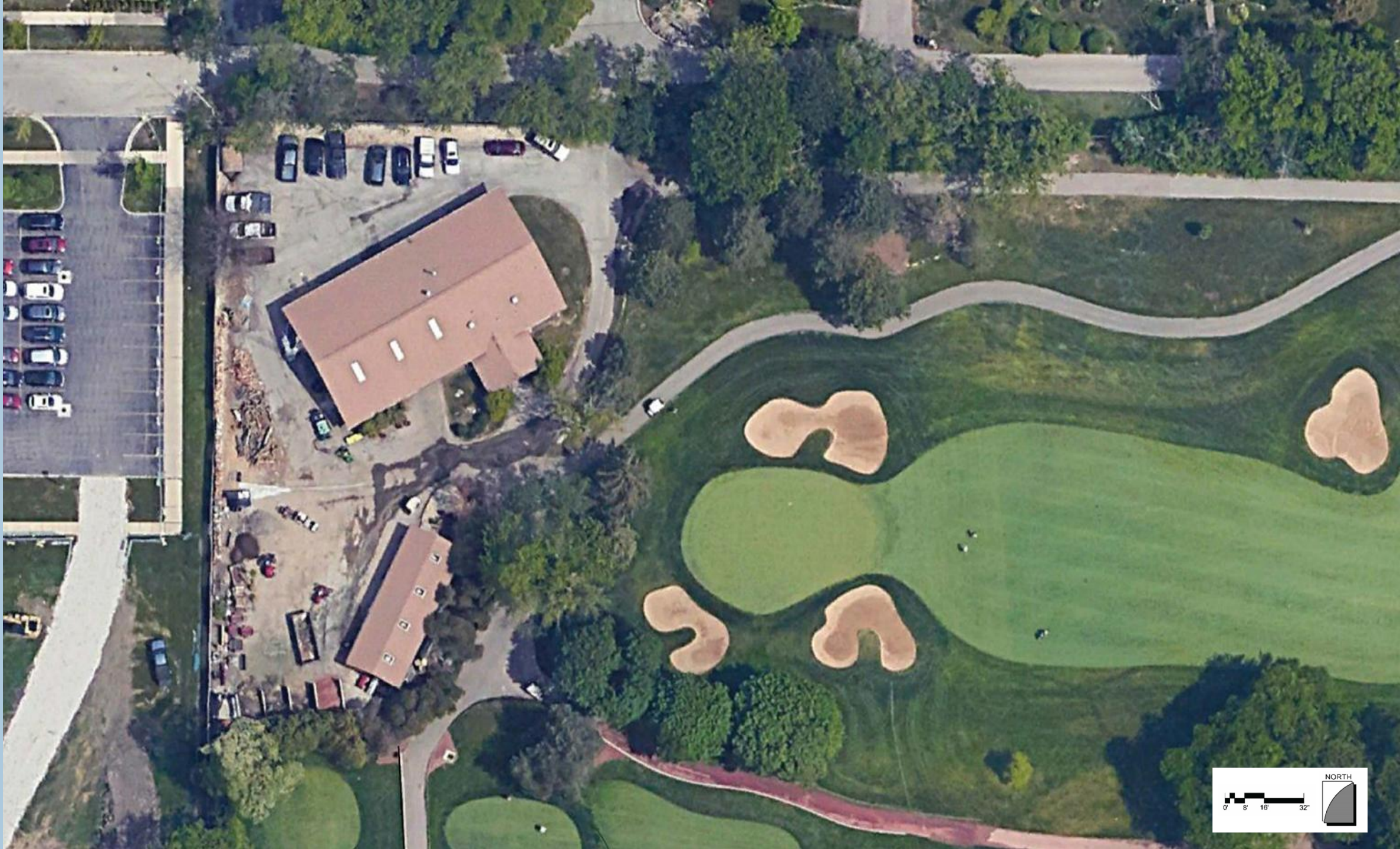
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TURF CENTER



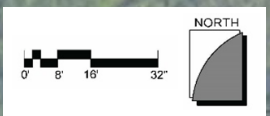
SITE AERIAL



PROGRAM SUMMARY

Zone	Description	Program Range Square Feet		Target SF
100	Administration	935	- 1,289	1,289
	Circulation or Common Space	265	- 411	311
		1,200	- 1,700	1,600
200	Common Areas	1,140	- 1,470	1,864
	Circulation or Common Space	260	- 530	436
		1,400	- 2,000	2,300
300	Equipment Storage	3,000	- 4,000	3,200
	Circulation or Common Space	800	- 1,300	800
		3,800	- 5,300	4,000
400	Golf Course Maintenance	420	- 540	478
	Circulation or Common Space	80	- 160	122
		500	- 700	600
500	Vehicle and Equipment Maintenance	2,360	- 3,120	2,340
	Circulation or Common Space	640	- 1,080	560
		3,000	- 4,200	2,900
600	Storage Mezzanine	1,200	- 1,230	675
	Circulation or Common Space	300	- 370	125
		1,500	- 1,600	800
Net Programmed Square Foot Area		9,055	- 11,649	9,846
% of Gross Area that is Circulation or Common Space		20.57%	- 24.85%	19.30%
Circulation or Common Space [1]		2,345	- 3,851	2,354
Square Footage Needs		11,400	- 15,500	12,200

SITE PLAN



FLOOR PLAN



GROUND FLOOR: 10,810 SF
MEZZANINE: 675 SF
TOTAL: 11,485 SF
COMFORT STATION 470 SF



BUDGET

HARD COSTS

CONSTRUCTION		\$7,300,000
ENVIRONMENTAL ABATEMENT		\$ 75,000

SOFT COSTS

CONSULTANT FEES		\$ 750,000
TESTING		\$ 80,000
MISCELLANEOUS EQUIPMENT		\$ 360,000
LOW VOLTAGE		\$ 100,000
RELOCATION / TEMP OPERATIONS		\$ 75,000

SUBTOTAL		\$8,740,000
OWNER'S CONTINGENCY	3%	\$ 262,200

TOTAL		\$9,002,200
CAPITAL REPLACEMENT		\$ 66,000

NET TOTAL		\$8,936,200
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BASE SCHEDULE

DESCRIPTION	DURATION
Negotiate Consultant Agreements	October - November 2023
Schematic Design	December 2023 – March 2024
Design Development	March 2024 – Mid-June 2024
Village Approvals	March 2024 – Mid-June 2024
Construction Documents	Mid June 2024 – November 2024
Bidding to GMP	November 2024 - December 2024
Permitting	Mid-October 2024 – December 2024
Board Approval of GMP	End of December 2024
Relocation to Temporary Conditions	October 2024 – November/December 2024
Demolition and Construction	January 2025 – November 2025

FAST TRACK SCHEDULE

DESCRIPTION	DURATION
Negotiate Consultant Agreements	October - November 2023
Schematic Design	December 2023 – March 2024
Design Development	March 2024 – Mid-June 2024
Village Approvals	March 2024 – Mid-June 2024
Construction Documents – Demolition / Site	Mid June 2024 – August 2024
Bidding Demolition/Site	August 2024 – September 2024
Permit Review - Demolition/Site	August 2024 – September 2024
Board Approval - Demolition/Site	End of September 2024
Construction Documents - Building	Mid June 2024 – November 2024
Bidding to GMP	November 2024 – December 2024
Permitting	Mid-October 2024 – December 2024
Board Approval GMP	End of December 2024
Relocation Temp Conditions	August 2024 - September 2024
Demolition/Site Work	September 2024 – November 2024
General Construction	December 2024 – July 2025



GLENVIEW PARK GOLF CLUB MASTER PLAN UPDATE

- Current Status
 - ✓ Golf Course Improvement Recommendations
 - ✓ Clubhouse & Golf Support Amenities Recommendations / In-progress
 - ✓ Turf Center Highest & Best-use / As Presented
- Next Steps
 - ✓ Design Refinements
 - ✓ Present to Committee, Public Input
 - ✓ Full Board Adopt Master Plan



Glenview Park
Golf Club

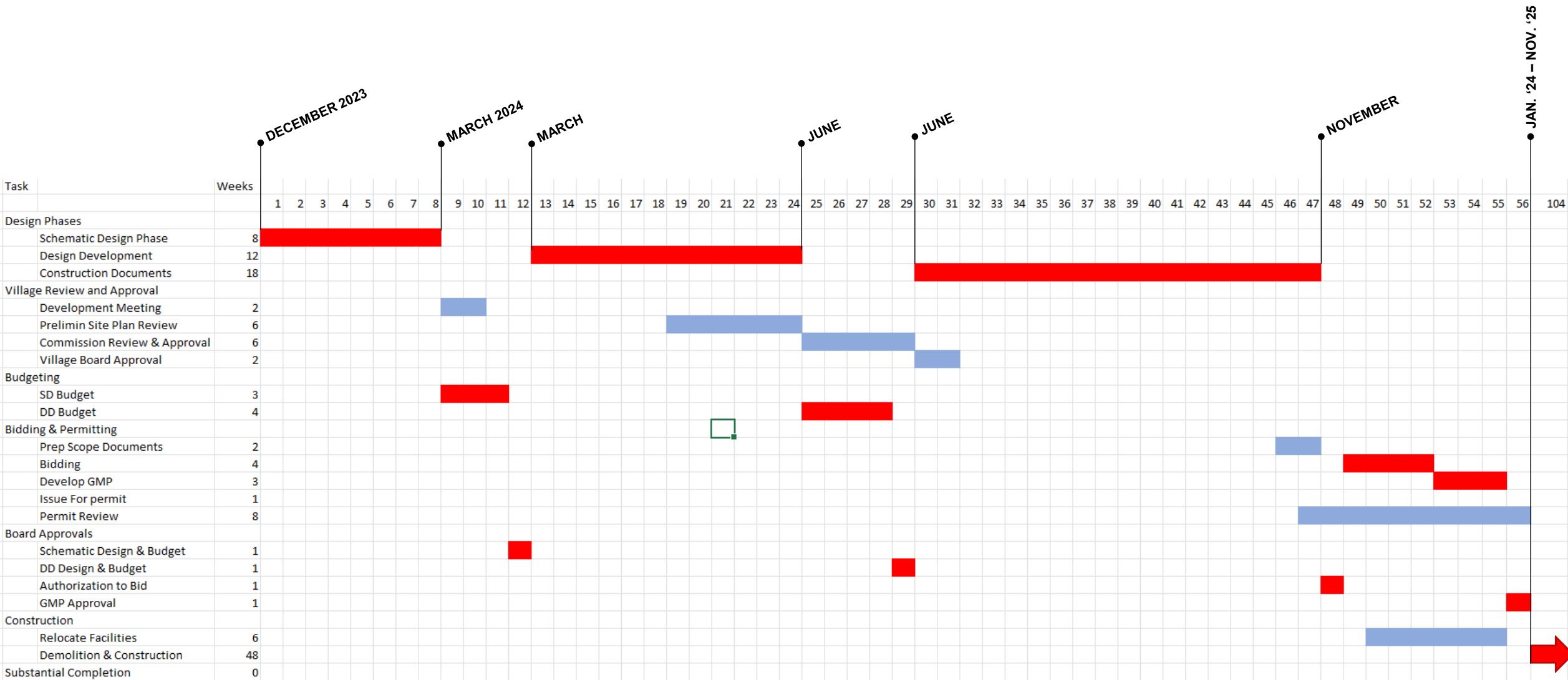
GLENVIEW PARK DISTRICT TURF CENTER

THANK YOU!

Board Presentation



26 October 2023





**GLENVIEW PARK DISTRICT
PARK BOARD MEETING**
Convened at Park Center, Lakeview Room
2400 Chestnut Avenue
Glenview, IL 60025

**Regular Meeting Minutes
October 26, 2023**

1. Roll Call

President David M. Dillon called the meeting to order at 7:00 p.m. and the roll was called.

Commissioners present: Catherine M. Basic, William M. Casey, Joseph A. Sullivan, David S. Tosh, Kimberly R. Vazquez, David M. Dillon

Commissioners absent: Jen Adams

Official Staff present: Treasurer Laura Price, Executive Director/Secretary Michael D. McCarty, Division Director of Park & Facility Services Tim Beckmann, Division Director of Special Facilities Amy Murrin, Deputy Executive Director Katie Skibbe, Division Director of Recreation and Museum Services Melissa Rimdzius Marsh and Executive Assistant/Recording Secretary Joanne Capaccio. Please refer to the attendance record for visitors.

2. A Moment of Silence was observed

President Dillon asked that a special moment of silence be observed for the family of Kevin Dolan, who recently passed. Kevin was a long-time dedicated Park Board Commissioner for the Mundelein Park District. And also, for those who were affected by the recent tragedy in Maine and for all those who have lost their lives, been injured or suffered during the Israeli - Palestinian conflict.

3. Meeting Minutes

1. Accepted the September 14, 2023 Finance and Administrative Operations/Marketing Committee meeting minutes.
2. Approved the September 14, 2023 Park Board Self Evaluation meeting minutes.
3. Approved the September 28, 2023 Regular Board meeting minutes.

Commissioner Sullivan moved seconded by Commissioner Basic to accept the September 14, 2023 Finance and Administrative Operations/Marketing Committee meeting minutes, approve the September 14, 2023 Park Board Self Evaluation meeting minutes, and approve the September 28, 2023 Regular Board meeting minutes. Roll Call Vote: Ayes: Basic, Casey, Sullivan, Tosh, Vazquez, Dillon. Nays: None. Motion Carried. (Copy of minutes filed herewith).

4. Officers' Reports

1. President

- a) Approved Proclamation to Unite Against Hate with Cook County
President Dillon explained that United Against Hate is Cook County's initiative to empower everyone to stand against hate in all its forms through coalition building,

education, and action. This initiative catalyzes community action through a symbol of empowering unity, a pledge to champion justice, an online library of educational resources, a monthly newsletter with calls for engagement, and in-person events and educational workshops. He acknowledged that this proclamation adopting the Cook County Against Hate pledge, commits to the unwavering fight against injustice, intolerance, and hate, and wholeheartedly embraces our duty to foster a community of respect and unity.

Commissioner Casey moved seconded by Commissioner Basic to approve a Proclamation to Unite Against Hate with Cook County. On Voice Vote, all present voted Aye. Motion carried.

Commissioner Joe Sullivan noted the Board is supportive of this cause and recognized Commissioner Scott Britton who was present at the meeting and who has championed this effort. He thanked him for all he has done to push this throughout the community and to get everyone behind it.

Cook County Commissioner Scott Britton thanked the Board for approving the Proclamation to Unite Against Hate with Cook County and noted it was special to have the Park District onboard since Glenview is his home town. He recalled it was a little over a year ago that he found antisemitic literature in his driveway and he knew then that something needed to be done. He feels all discrimination needs to be called out and prosecuted appropriately and we need to say we will not stand for this in our community. He mentioned that when he is asked what he hopes to achieve from this cause, he said he would like to see everyone just treat each other with respect, understanding, empathy and kindness. Especially with the conflicts going on in the world today, he doesn't think hatred for others is going to solve the problems we face. He cited one of his favorite quotes from Martin Luther King Jr.: "Darkness cannot drive out darkness; only light can do that. Hate cannot drive out hate; only love can do that" and noted that this is the purpose of Unite Against Hate.

Commissioner Britton also congratulated the Park District for recently attaining the National Recreation and Park Association's CAPRA Accreditation (Commission for Accreditation of Park and Recreation Agencies). He noted the Park District is among only 206 agencies in the country and only 9 in the State of Illinois that have achieved this status.

Commissioner Bill Casey thanked Commissioner Britton for looking out for Glenview residents by helping to secure a grant to fix the bridge that will give more access to Judy Beck Park for our residents.

b) President Dillon went over the procedures for the public to address the Board.

2. Treasurer

The District's financial reports were included in the board packet; therefore, a verbal report was not given and the Board had no questions related to the monthly finances.

3. Attorney

No Report

4. Secretary/Executive Director

Executive Director Mike McCarty thanked Commissioner Scott Britton for his acknowledgment of the District receiving CAPRA accreditation. He noted the District was confirmed on November 9, 2023 at the National Recreation and Park Association's (NRPA) national conference in Dallas, TX. Director McCarty commended everyone at the District for going through this two-year process led by Division Director of Recreation and Museum Services Melissa Marsh. He noted this achievement is one that everyone one at the District had a part to play in, from the front-line staff all the way up to the Board level; it truly was a team effort. It is really all about better operations, better delivery of services and better governance for our taxpayers. He noted how proud he was of everyone since the District is now one of only 206 agencies in the entire country and one of only 9 in the State of Illinois that have achieved this status.

- a) Appointed IAPD (Illinois Association of Park Districts) Annual Meeting Delegates
Executive Director Michael McCarty explained that the IAPD/IPRA Conference will be held January 25-January 27, 2024 and the Board needs to appoint a delegate and at least one alternate who will represent the Park District at the Annual Business Meeting on Saturday, January 27, 2024 at 3:30 p.m.

Commissioner Sullivan moved seconded by Commissioner Tosh to appoint Park Board member Bill Casey as a delegate to the IAPD Annual Business Meeting on Saturday, January 27, 2024 at 3:30 p.m., and Park Board member Dave Dillon as the alternate delegate. On Voice Vote, all present voted Aye. Motion carried.

- b) Annual Grants, Donations, Sponsorship and Alternative Revenue Report
Division Director of Recreation and Museum Services Melissa Rimdzius Marsh reported on the Grants, Donations, Sponsorship, and Advertising Revenue Annual Report (GDSAR) which tracks and illustrates sources outside of earned income that support the Park District's operations and projects. She noted the report aligns with the Park District's 2022-2023 fiscal year. The District was fortunate to receive funding for various alternate revenue sources with a grand total of \$902,102. Highlights from the 2022-2023 report include a variety of grants and donations. Alternative revenue continues to be an important part of the Park District's financial planning process. Marsh noted that Staff would continue to seek out these opportunities in order to maximize our services to the community.

- c) Update on the 2023-2026 Strategic Plan
Deputy Executive Director Katie Skibbe reported that the District kicked off the 2023-2026 Strategic Plan with a Tactic Lead workshop this July with Katie Prasser from Grove Consulting. She noted this workshop was designed to provide the necessary tools and training for Tactic Leads to be successful in their role. Tactic Leads created team charters and project plans to break down their tactic into actionable steps. Timelines were developed, and team members were selected. The District's Strategic Activation Team is comprised of 24 staff members from areas throughout the District and all of the Division Directors.

Some highlights from the plan are:

- The Glenview Park District newsletter, "Park Views + News" which has been rolled out to the community and two issues have been developed and delivered to households.

- Get Moving GPD debuted the MOVMT equipment at nine events this summer, including larger events such as Summerfest, Blocktoberfest, Barefoot Concerts in the Park and Unplug Illinois Day. Participants were lined up at many of these events to try out the equipment and to vote for the equipment's future home.
- The Glenview University team has implemented the first stage of the program which includes all the onboarding and training provided to new employees within the first 3 months of hire. It includes a mentor program, a comprehensive training process, facility tours, and an onboarding guide to provide to new employees upon hire.

Katie gave a brief status update on the 2023-2026 Strategic Plan. She noted the Strategic Plan includes 25 distinct tactics to be accomplished in the next three years. Of those 25 tactics, 24 have started, and 1 has been achieved.

- d) **Update: Comprehensive Master Plan (May 2017 through October 2023)**
 Division Director of Park & Facility Services Tim Beckmann noted the Board members received a status report for each Comprehensive Master Plan item as listed in the 10 Year Action Plan. The items listed began in May of 2017 and go through October of 2023. Status updates for the Comprehensive Master Plan are provided to the Board annually in October. Since the Comprehensive Master Plan's inception, staff have been actively working on 53 initiatives. Of those 53 initiatives, 38 have been achieved, 9 are on track, and 2 have not been started. The Glenview Prairie Club Master Plan was put on hold, which accounts for 4 initiatives. Notable additions to this update include: the transfer of Gallery Park and Air Station Prairie, the conceptual plan of the Glenview Park Golf Club was developed, adopting the 3-year Strategic plan for 2023 to 2026, and securing funding avenues for Avoca Park, including Capital and OSLAD grant applications via the State of Illinois.

5. **Public Comments**

No Comments

6. **Approved Accounts Payable**

Commissioner Basic moved seconded by Commissioner Vazquez to approve payroll and accounts payable for the month of September, 2023, in the amount of \$2,403,413.72. Roll Call Vote: Ayes: Casey, Sullivan, Tosh, Vazquez, Basic, Dillon. Nays: None. Motion Carried.

7. **Approved Consent Agenda Items**

President Dillon asked if any Commissioner wanted to remove an item from the Consent Agenda for further discussion; there were no requests to remove an item.

Executive Director Mike McCarty read the Consent agenda items being considered for approval by the Board:

1. Resolution 2023-18—A Resolution Authorizing the Executive Director to Execute Petitions to Annex additional Park District parcels into the Northshore Mosquito Abatement District
2. Rejection of 2024 Apparel Bid from Empire Printing
3. 2024 Summer Bus Bid to Safeway Transportation Services Corporation, Wheeling, IL
4. 2024-2025 Air Station Prairie Special Policies and Pricing

5. 2024-2025 The Grove Special Policies and Pricing
6. 2024-2025 Wagner Farm Special Policies and Pricing
7. 2024-2025 Schram Memorial Chapel Special Policies and Pricing
8. Benvenuti and Stein, Inc. Proposal for The Grove Discovery Room Exhibit Project
9. Cemrock Proposal for The Grove Discovery Room Exhibit Project

Commissioner Casey moved seconded by Commissioner Tosh to approve the Consent Agenda items 7.1. through 7.9. Roll Call Vote: Ayes: Sullivan, Tosh, Vazquez, Basic, Casey, Dillon. Nays: None. Motion Carried. (Copy of supporting information filed herewith and explained below).

1. **Accepted a Park & Facility Services/Environmental Committee recommendation to approve Resolution 2023-18 authorizing the Executive Director to execute six petitions to annex parcels at Hawthorne Glen Park, The Glenview Community Ice Center, and Indian Ridge Park into the Northshore Mosquito Abatement District.**
2. **Accepted a Recreation, Swimming Pools and Museums & Historical Preservation Committee recommendation to reject the 2023 apparel bid from Empire Printing.**
The Park district conducts an annual t-shirt and uniform bid process each fall, to determine pricing for apparel needs anticipated during the following year. After a competitive bidding process, only one, partial response that included steep, per item price increases was received. Staff are re-bidding the project and anticipate bringing the results forward in November 2023.
3. **Accepted a Recreation, Swimming Pools and Museums & Historical Preservation Committee recommendation to approve the bid from Safeway Transportation Corporation of Wheeling, IL in the amount of \$42,808.98 for bus services.**
In order to secure the best price available for the District's summer camp transportation needs, all of the camps that require busing come together and a single bid request is submitted. The Park District conducts an annual bus bid process each fall, to determine pricing for bus service needs anticipated during the following summer camp season.
4. **Accepted a Recreation, Swimming Pools and Museums & Historical Preservation Committee recommendation to approve the 2024-2025 Air Station Prairie Special Policies and Pricing.**
Modifications include updated dates for the list of annual, major events.
5. **Accepted a Recreation, Swimming Pools and Museums & Historical Preservation Committee recommendation to approve the 2024-2025 The Grove Special Policies and Pricing.**
Modifications include updates to tour and event dates.
6. **Accepted a Recreation, Swimming Pools and Museums & Historical Preservation Committee recommendation to approve the 2024-2025 Historic Wagner Farm Special Policies and Pricing.**
Updates include event dates and fee increases for garden plots, Wagner Farm Community Supported Agriculture, and large rental/film shoots.

7. **Accepted a Recreation, Swimming Pools and Museums & Historical Preservation Committee recommendation to approve the 2024-2025 Schram Memorial Chapel Special Policies and Pricing.**

Modifications include an adjustment to the ceremony package, a 4% fee increase, and maximum occupancy listings.

8. **Accepted a Recreation, Swimming Pools and Museums & Historical Preservation Committee recommendation to find that procurement of The Grove Interpretive Center Exhibit Display Cases requires special skills and therefore is not adaptable to competitive bidding and approved the agreement with Benvenuti and Stein of Winnetka, IL in the amount of \$73,362.30.**

9. **Accepted a Recreation, Swimming Pools and Museums & Historical Preservation Committee recommendation to find that procurement of The Grove Interpretive Center Landform Exhibit Feature requires special skills and therefore is not adaptable to competitive bidding and approved the agreement with Cemrock of Tucson, AZ in the amount of \$143,835.00.**

8. **Committees Reports and Recommendations**

1. **Finance and Administrative Operations & Marketing**

- a) Accepted the Glenview Park District Comprehensive Annual Financial Report for the year ended April 2023.

Deputy Executive Director Katie Skibbe noted a copy of the audited financial statements and management letter for the period ending April 30, 2023 was included in the Board's packet. She reported that the District received an Unmodified Opinion from Sikich which is the highest level of opinion that is given by an audit firm. The auditors confirmed that the basic financial statements are accurate in all material respects and are reported in a manner that presents fairly the financial position and results of operations of the various units of the Glenview Park District. No significant deficiencies were identified in the management letter.

Commissioner Basic moved to accept the Finance and Administrative Operations/Marketing Committee recommendation to approve the Glenview Park District Annual Comprehensive Financial Report for the year ended April 2023.
Roll Call Vote: Ayes: Tosh, Vazquez, Basic, Casey, Sullivan, Dillon. Nays: None.
Motion Carried.

- b) 2023 Tax Levy

Deputy Executive Director Katie Skibbe reported that the committee discussed the final tax levy and potential changes. The tax levy figures were updated to incorporate the finalized State Equalization Factor and the draft 2022 tax levy figures released by Cook County. The Committee will discuss further and finalize the final tax levy at the November Committee Meeting.

- c) Limited Park Bond Update

Deputy Executive Director Katie Skibbe noted that the District's financial advisor, Eric Anderson from Piper Sandler, presented an update on the current bond market to the committee and discussed the timeline, method of issuance, and potential interest rates for the Limited Park Bonds. The bonds will tentatively be issued in December.

These bonds are issued annually and are used to fund capital improvement projects through the Capital Replacement and Capital Development Funds.

- d) Committee Update
No Report

2. **Special Revenue Facilities**

- a) Presentation: Golf Turf Center Concepts

Division Director of Special Facilities Amy Murrin introduced Frank Parisi from Williams Architects who presented a status update on the Glenview Park Club Golf Turf Center and Site Master Plan. The presentation which focused primarily on the Turf Center included current facility conditions, proposed new building and improved outdoor site amenities, proposed construction timeline and an opinion of cost. Amy also introduced Jerry Aulisio from the AT Group and Ron Cassidy the Park District's Director of Golf and Todd Vermillion, the District's Golf Course Superintendent. They were all in attendance to assist with the presentation and answer any questions the Board may have. Amy noted the Master Plan team and staff will be seeking Commissioner input on the Turf Center Concept and consensus on whether to move to the design development phase. More in depth work and outreach is still planned for the coming months on the overall site master plan.

Frank Parisi addressed the Board and explained that as part of this presentation, he and Jerry Aulisio would also go over the budget and schedule for this project and give an update on the Golf Club Master Plan. Frank noted the Golf Club Master Plan had identified the need to improve the Turf Center(maintenance building) and that its current location was determined to be the best location for the Turf Center. Frank and his team also consulted with the golf course architect who worked on the major course renovations a few years back and he also agreed with the location for the Turf Center. Frank showed an aerial view of the course and noted the project site is on the West side of the course. Frank noted the facility has had a lot of use over the years; outside pavement needs repairs and the inside is cramped with shared spaces for laundry, restrooms, lockers, break area and offices. Before considering the design of the building, Frank explained that the project team first determined what the needs were to increase operational efficiency by providing the right amount of space. Areas were separated into: Administration, Common Areas, Equipment Storage, Golf Course Maintenance, Vehicle and Equipment Maintenance and Storage Mezzanine. The square footage based on the needs is then compared to the industry square foot ranges to come up with the appropriate square footage. Frank also noted the need for a separate comfort station from the restrooms inside the building. This is being considered near the 4th and 6th hole. The overall site yard space is very tight so the intent was to maximize its use. The site plan was shared with the Village of Glenview. They liked the plan but asked that a buffer be established between the Turf Center and the neighborhood.

Commissioner Bill Casey asked if the fertilizer storage area should be moved from the Turf Center building to another area on the site since it is a combustible material. He feels the Village may not approve of its proposed location.

Frank explained that the fertilizer storage area is in a fire related enclosure which gets

ventilated and sprinkled separately. He noted they work with the Fire Marshall when designing the building so the Village should be fine with it.

Frank explained that the design team looks at how staff enters and exits the course which determines where items should be placed on the site. Yard and trash storage were added on the North along with a fueling station. There is a maintenance path near those areas that is separate from the course access. There is also a large yard area on the site that could accommodate outside storage of vehicles along with a sand silo and covered material storage bins. Employee parking is onsite along with the possibility of shared parking with the School District off Linneman St. This parking possibility would still need to be discussed with the Village. And, because the building is in a neighborhood, it needs to fit in with its surroundings.

President Dillon felt there was a lot of open space between where the covered material storage bins are located and the building itself. Frank explained that it will help when semi trucks come in to dump off material, they will be able to turn around easier and back into the area, which is more operational efficient. Also, the storage bin area has been increased from what it currently is.

Related to the storage space, Executive Director McCarty noted that a basement area was considered, but there were many challenges to that and the cost was extremely high; close to \$2 million dollars.

Commissioner Casey suggested moving the fertilizer storage area, which is proposed to be located in an inside corridor area of the center to the miscellaneous storage area which has access to the outside. The course uses both bagged and liquid fertilizer. This location would be more suitable for storing fertilizer and also give staff easier access to the supplies.

Commissioner Dave Tosh asked if there would be a buffer separating the 7 employee parking spaces and the neighborhood. Tom Vermillion noted that there is currently a buffer there but it would be aesthetically improved.

President Dillon also would like to see a comparative report on the gains we are making with the new Turf Center. Frank promised to have that for the Board to review.

Frank walked the Board through the building design pointing out the employee entrance, the office space, conference and lunch room areas, gender neutral restrooms and locker rooms, garage, work and storage areas. Frank explained that the four restrooms were each 77sq.ft. so roomy enough to accommodate a wheel chair and for anyone who would rather change in private since the locker rooms are gender neutral. One of the restrooms also has a shower. Director McCarty noted the restroom/locker rooms are similar to the ones at the Park Services East building.

Jerry Aulisio from the AT Group went over the proposed budget for the project. He noted WB Olson, Inc. looked at the construction cost but there will also be additional costs: environmental abatement (removal of asbestos and underground storage tanks), consultant fees, soil/foundation/material testing, additional miscellaneous equipment

to support operations and computer wiring. In addition, a relocation/temp operations cost needs to be factored in since construction will go through one summer season so equipment will need to be moved, stored and maintained in another area onsite. All of those costs are projected to be \$8,740,000. The Owners contingency is 3% of the cost (\$262,200) which safeguards the GPD since all of these projected costs could go up. There will also be a construction contingency which is estimated at 15% of the cost. Jerry also reported that there is currently \$66,000 in the District's Capital Replacement fund that could be used towards this project. The net total for the project is estimated at \$8,936,200.

Director McCarty cautioned that this project is still in the conceptual phase so more still needs to be defined. Jerry also explained that the bids would go out in late 2024 so inflation would also play a factor.

Jerry then went over the base schedule for the project. He noted the schedule is a linear process: complete design, bid entirely and then start construction, which will take a total of about two years (October 2023-November 2025). But, he noted there may be a way to shorten the schedule by going to a fast track schedule. Jerry explained with a fast track schedule construction documents would be developed for a portion of the project, e.g., site demolition, and then those bids would go out early so construction could start on that portion of the project before the building documents are even finished and those bids go out. This method could see the project finish in July vs November.

However, he cautioned that there are some risks involved with a fast track schedule since you only have estimates now for bidding, so when you go out to bid for the other areas of the project, the bids might come back higher and expand the budget. Jerry explained that this fast track schedule was done successfully with the East Garage, Park Center and Ice Center projects. He also explained the GMP (Guaranteed Maximum Price). The Construction Manager would get 3-5 bids in each bid package to determine the lowest responsible bid, add in his fees and create a GMP, which they can't go over unless the owner changes/adds something to the project. Jerry also noted that the Board will be able to see more detailed costs as we go through all of the design phases and they will get an updated budget. However, once we get to the Design Development stage the costs will be clearer so the Board will then need to decide if that want to fast track the schedule.

Frank Parisi then gave an update on the other elements of the Glenview Park Golf Club Master Plan. He noted the maintenance building came up as an operational priority but the rest of the Master Plan also needs to be completed. The current work being done is on the clubhouse, golf support amenities and the Turf Center as presented tonight. Next Steps would be the design refinements to the club house and golf amenities. The process would be to bring all of those designs back to committee for input. If agreed, the concepts would then go back out for final Public Input. The final step would be to bring everything back to the full Board for final adoption of the Master Plan.

Executive Director Michael McCarty polled the Board to get their consensus on the concepts presented tonight. He noted each step of the way through this process will

be brought back to the Board for review and will include an updated budget. An update on our overall finances and funding will also be presented to the Board so they can determine how this project might affect other large projects and what our priorities should be. The Board can always decide on how we proceed. If the Board would like to move forward on this process, McCarty would like to get the proposed agreements with Williams Architects and W.B. Olson to Committee so they can be considered at the December Board meeting, if not sooner.

President Dillon would like to move forward on this since he noted the District needs a new building, it is 56 years old and not working well. He would rather be proactive then reactive on this. He also commented that the preliminary numbers presented tonight are not what we would want but also weren't too bad.

Commissioner Bill Casey announced that he would also like to move forward as did all of the other Commissioners that were present.

b) Committee Update

3. **Park & Facility Services/Environmental**

a) No Report

4. **Recreation, Swimming Pools and Museums & Historical Preservation**

a) Update: The Grove Discovery Room Exhibit

Executive Director McCarty noted an update on this Exhibit was given to the Committee.

b) Update: Historic Wagner Farm Heritage Center Exhibit

Executive Director McCarty noted an update on this Exhibit was given to the Committee.

c) Update: 2022 Summer Camp Report & Outdoor Aquatic Center Annual Report

Executive Director McCarty noted a great report was given to the Committee on the 2022 Summer Camps & Outdoor Aquatic Center.

Commissioner Bill Casey was happy to see the pool numbers for this season. President Dillon agreed.

d) Committee Update

9. **Matters from Commissioners**

Commissioner Kim Vazquez thanked Todd Vermillion, Ron Cassidy and Amy Murrin for their time giving her a tour of the maintenance building and showing her all of the areas that were talked about tonight. She also thanked Lorin Ottlinger for the great tour she received of The Grove and was surprised by how much she learned.

Commissioner Bill Casey wished everyone a Happy Halloween and commended staff on all of the Halloween activities that were happening. He also noted the new name this year for the annual Halloween event at Park Center: Skelebration! It had been called "Spooktacular" for many years.

Commissioner Cathy Basic noted she attended the annual IAPD Best of the Best Awards Gala last Friday evening with staff and Commissioners Casey, Tosh, Dillon and Adams and the Grove Heritage Association. She enjoyed helping to celebrate Commissioner Casey's 20-year and Commissioner Tosh's 10-year Board Service awards as well as The Grove Heritage Association's 50-year anniversary and all the great work they do. She also noted all of the great Halloween activities going on this and next week.

President Dave Dillon attended the NRPA Annual Conference in Dallas, TX and was excited to be there to see the District receive CAPRA Accreditation. He thanked staff for all their hard work achieving this recognition. He also attended the Best of the Best Awards Gala and was happy to see The Grove Heritage Association be recognized as well as Commissioners Casey and Tosh for their Board service.

10. Correspondence

1. Senator Julie Morrison Letter

Executive Director Michael McCarty noted the District received a letter from Senator Julie Morrison congratulating the District for receiving an IAPD Partnership Award with the Grove Heritage Association. He noted Senator Morrison has been a great supporter of the Glenview Park District as well as other districts throughout the State of Illinois.

Approved Executive Session meeting minutes

Before going into Executive Session, President Dillon asked if the Board needed to review or discuss any of the Executive Session meeting minutes being considered for approval tonight in Executive Session. If not, the Board could consider approval of the minutes now, in Open Session. There were no requests to review the minutes in Executive Session.

12. (1.—4.) Approved the Executive Session meeting minutes from the September 14, 2023 Park Board Self Evaluation meeting; approved the Executive Session meeting minutes from the September 28, 2023 Executive Session Board meeting; approved the Semi-Annual Review of Executive Session minutes, and approved to dispose of verbatim recordings of Executive Session meeting minutes dated prior to March 2022

Commissioner Casey moved seconded by Commissioner Vazquez to approve the Executive Session meeting minutes from the September 14, 2023 Park Board Self Evaluation meeting; approve the Executive Session meeting minutes from the September 28, 2023 Executive Session Board meeting; approve the Semi-Annual Review of Executive Session minutes, and approve to dispose of verbatim recordings of Executive Session meeting minutes dated prior to March 2022. Roll Call Vote: Ayes: Basic, Casey, Sullivan, Tosh, Vazquez, Dillon. Nays: None. Motion Carried.

11. Adjourned to Executive Session Pursuant to 5 ILCS 120/2 et seq. to discuss Minutes (c21), Land Acquisition/Lease (c5) and Employment/Appointment Matters (c1)

Commissioner Sullivan moved seconded by Commissioner Tosh to adjourn and move to Executive Session at 8:30p.m. pursuant to 5 ILCS 120/2 et seq. to discuss Minutes (c21) Land Acquisition/Lease (c5) and Employment/Appointment Matters (c1). Roll Call Vote: Ayes: Vazquez, Basic, Casey, Sullivan, Tosh, Dillon. Nays: None. Motion Carried.

Commissioner Basic moved seconded by Commissioner Sullivan to return to Open Session at 8:49p.m. Roll Call Vote: Ayes: Basic, Casey, Sullivan, Vazquez, Tosh, Dillon. Nays: None. Motion Carried.

12. Action on items that were discussed in Executive Session, if any.

None.

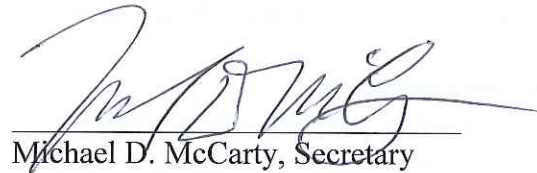
13. Adjourned

Commissioner Basic moved seconded by Commissioner Sullivan to adjourn the Open Session at 8:49p.m. On Voice Vote, all present voted Aye. Motion Carried.

ATTEST:



David M. Dillon, President



Michael D. McCarty, Secretary

Approved this 6th day of December, 2023