

Village Links of Glen Ellyn
Master Plan



Master Planning



VILLAGE LINKS
G L E N E L L Y N

- **Data Collection, Site Review, Analysis**
 - **Goals, Discussions, Project Scope**
 - **Concept Planning & Refinement**
 - **Cost Estimation**
 - **Construction Phasing**

 - **MASTER PLAN**
-

Planning & Design

- Design Development / Permitting
- Construction Documentation
- Bidding, Value Engineering
- Construction Contract

Construction [Phased]

Master Planning
**Cost of Doing
Nothing**



VILLAGE LINKS
G L E N E L L Y N

The Cost of Doing Nothing

Inefficient Maintenance Operation

Cost of Recovery

Decreased Revenue

Eroding Customer Satisfaction



Master Planning Analysis



VILLAGE LINKS
G L E N E L L Y N

SWOT

Thorough Analysis of Facility including:

Strengths
Weaknesses
Opportunities
Threats

Master Planning Analysis



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Existing Conditions

Bunkers:

9 Hole	31
18 Hole	119
	[180,000 sf.]

Tees:

Insufficient Par 3 Tee Surface
Limited yardage options

Master Planning
Mission Statement



VILLAGE LINKS
G L E N E L L Y N

Mission Statement

Improve Village Links Golf Course to ensure its continued operational success, while making the entire experience more user friendly, playable, and enjoyable.

Master Planning Guiding Principles



VILLAGE LINKS
G L E N E L L Y N

Guiding Principles

1. Modernize the golf course and facility amenities to meet the high expectations of current and future golfers
2. Build features for better enjoyment, operations, management and maintenance.
3. Create a golf course experience that is simultaneously playable for golfers of wide variety while capable of championship play.

Master Planning Project Goals



VILLAGE LINKS
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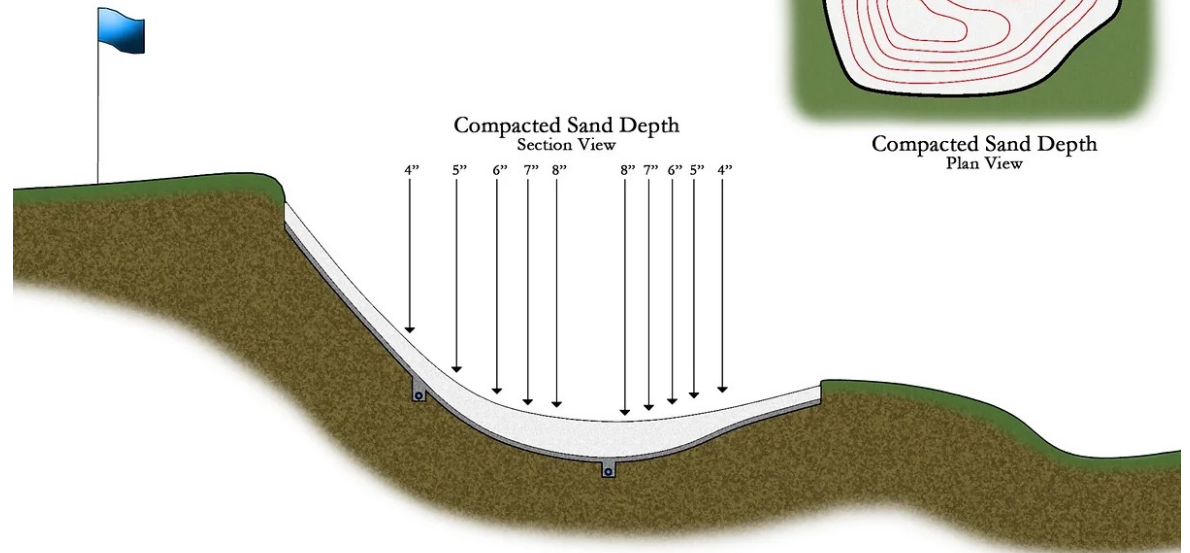
1. Reduce Maintenance Demands
 - Improve Bunkers and Drainage
 - Reduce Bunker # & sf.
 - Turf and Tree Cover

2. Improve Playability
 - Tee Options/Yardage
 - Landing Areas
 - Green Surrounds & Hazard Locations

3. Retain Character of Golf Course
 - Respect of Existing Landscape
 - Adapt Strategic and Aesthetic Concepts

Master Planning Better Billy Bunker

Variable Sand Depth Diagram



Master Planning
Better Billy Bunker



Village Links of Glen Ellyn Master Plan



VILLAGE LINKS
GLEN ELLYN



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CH/
Practice



VILLAGE LINKS
GLEN ELLYN

- Expanded P Tee
- Heated Shelter
- Expanded PG



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CH/Parking



- Reorient Parking
- Parking – As-is
- Practice Chipping
- Expanded P Tee
- Heated Shelter
- Expanded PG
- Reorient Hole 1 Tee
- PG
- Pedestrian Bridge

Village Links of Glen Ellyn Master Plan



Nine Hole Course Holes 1-5

- Hole 1 Tees / PG / Path
- Hole 1 Landing Area
- Hole 1 Approach
- Hole 2 Tees
- Hole 2 Approach / Path
- Hole 3 Tees
- Hole 3 Landing Area / Approach
- Hole 4 Tees
- Hole 4 Green Surrounds
- Hole 5 Path
- Hole 5 Fairway
- Hole 5 Approach / Path



Village Links of Glen Ellyn Master Plan



Nine Hole Course Holes 1-5



Hole 2 View from Fairway

Village Links of Glen Ellyn Master Plan



Nine Hole Course Hole 6

- Hole 6 Tees
- Hole 6 Fairway Landing Area
- Hole 6 Green Surrounds



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Nine Hole Course Holes 7-9

- Hole 7 Tees
- Hole 7 Fairway
- Hole 7 Landing Area
- Hole 7 Green Surrounds
- Hole 8 Tees
- Hole 8 Approach
- Hole 9 Tees
- Hole 9 Fairway
- Hole 9 Approach & Green Surrounds



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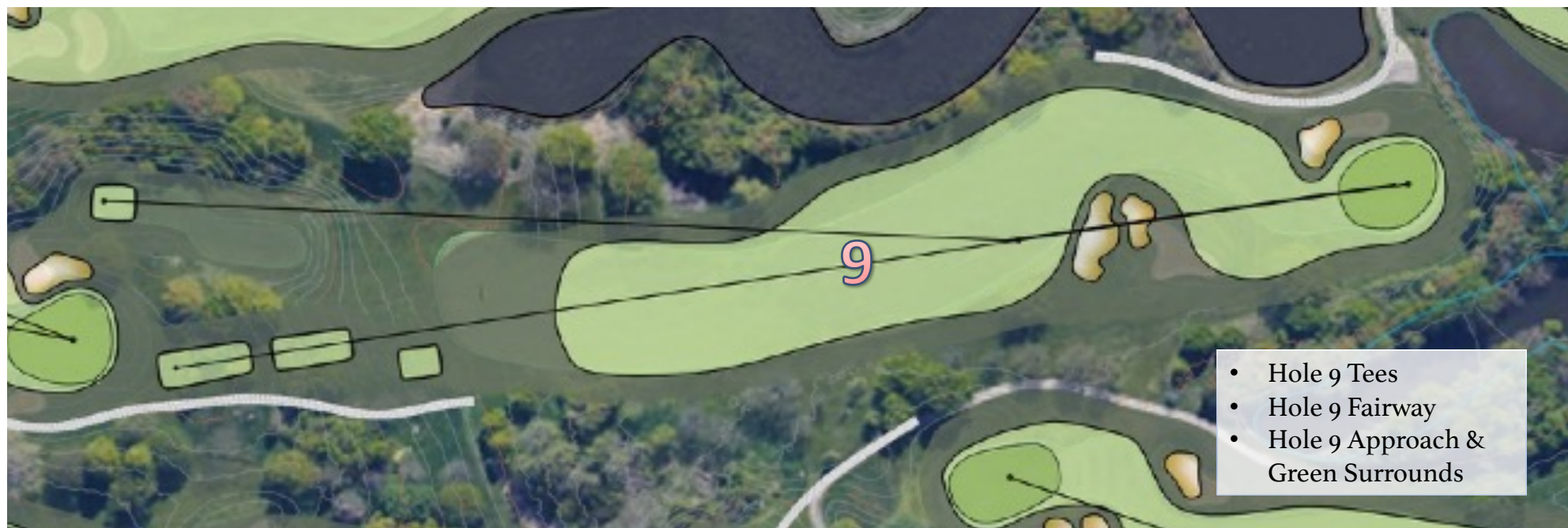
Nine Hole Course
Hole 7, 8



Village Links of Glen Ellyn Master Plan



Nine Hole Course Hole 9



Village Links of Glen Ellyn Master Plan



Championship Course Hole 1



- Tees
- Landing Area
- Green Surrounds

Village Links of Glen Ellyn Master Plan



Championship Course Hole 1



Hole 1 Green Approach

Village Links of Glen Ellyn Master Plan



Championship Course Hole 2

- Tees
- Fairway Extents
- Landing Area
- Approach & Surrounds



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Master Plan



Championship Course
Hole 2



Village Links of Glen Ellyn Master Plan



Championship Course Hole 3

- Path Access
- Tees
- Approach & Surrounds



Village Links of Glen Ellyn Master Plan



Championship Course Hole 4

- Tees
- Landing Area
- Approach & Green Surrounds



Village Links of Glen Ellyn Master Plan



Championship Course Hole 5

- Tees
- Fairway Extent
- Landing Area
- Approach & Surrounds



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Championship Course Holes 6-8



- Hole 6 Tees
- Hole 6 Landing Areas [2] / Surrounds
- Hole 7 Tees
- Hole 7 Landing Area
- Hole 7 Green Approach / Surrounds
- Hole 8 Tees / Paths
- Hole 8 Green Surrounds

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Championship Course
Hole 6



Village Links of Glen Ellyn Master Plan



Championship Course Hole 6



Hole 6 Green Approach

Village Links of Glen Ellyn Master Plan



Championship Course Hole 7



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Master Plan



Championship Course
Hole 8

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Championship Course Hole 9



- Tees
- Fairway Extents / Landing Area
- Green Surrounds
- Path

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Championship Course Holes 10

- Hole 10 Tees
- Hole 10 Fairway Extents
- Hole 10 Landing Area
- Hole 10 Green Approach



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Championship Course
Hole 10



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Championship Course Holes 10, 11



Hole 10 Approach

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Championship Course Hole 11



- Hole 11 Tees / Path
- Hole 11 Green Surrounds

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Championship Course
Holes 10, 11



Hole 11 Green Surrounds

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Championship Course Hole 12

- Tees
- Fairway Extents / Fwy Bunkers
- Green Approach



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Championship Course
Hole 12





Village Links of Glen Ellyn Master Plan



Championship Course Hole 14



- 1- Tees
- 2- Fairway Extents
- 2- Fairway Bunkers
- 4- Green Approach

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Championship Course
Hole 14



Village Links of Glen Ellyn Master Plan



Championship Course Hole 15



- Tees
- Fairway Extents
- Fairway Bunkers
- Approach / Green Surrounds

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Championship Course
Hole 15



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Championship Course
Hole 15



Hole 15 View from 14 Fwy

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Championship Course Hole 16

- Tees
- Landing Area & Fairway Bunkers
- Green & Approach



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Championship Course
Hole 16



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Championship Course Holes 17, 18





Village Links of Glen Ellyn Master Plan



Championship Course Holes 17, 18



Hole 18 Approach from Fairway



- Fewer Bunkers in More Relevant Locations
- Wider Fairways at Landing Areas for Higher Handicaps
- Expanded Green Surrounds/ Runoffs
- Retains Character and Aesthetic [cluster bunkers, etc.]
while varying shapes, locations, etc.
- Expanded Tee Surface with More Yardage Options
- More Efficient Maintenance for Bunkers and Tees
- Clarified Parking and Clubhouse Access

Village Links of Glen Ellyn Master Plan

Plan Results Bunkers



VILLAGE LINKS
GLEN ELLYN

9 Hole	31 Existing 33 Proposed [+2] [-6,682 sf.]
18 Hole	119 Existing 79 Proposed [-40] [-43,770 sf.]
TTL.	-38 [-28% sf]

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Plan Results Tees



VILLAGE LINKS
GLEN ELLYN

9 Hole	21 Existing 34 Proposed [+13] [+8,131 sf.]
18 Hole	70 Existing 72 Proposed [+2] [+14,482 sf.]
TTL.	+15 [+22,613 sf]

Village Links of Glen Ellyn Master Plan

Plan Results Tees



VILLAGE LINKS
GLEN ELLYN

9 Hole	21 Existing 34 Proposed [+13] [+8,131 sf.]
18 Hole	70 Existing 72 Proposed [+2] [+14,482 sf.]
TTL.	+15 [+22,613 sf]

Par 3 Tees	
9 Hole	+5%
18 Hole	+5-10%

Village Links of Glen Ellyn Master Plan

Plan Results Bentgrass



VILLAGE LINKS
GLEN ELLYN

9 Hole	Proposed [-1,829 sf.]
18 Hole	Proposed [-43,341 sf.]
TTL Fwy + Grn.	[-45,179 sf.]
<i>Net Ttl</i>	
<i>[w + Tees]</i>	<i>[-22,566 sf.]</i>



- ✓ Reduce Maintenance Demands
 - ✓ Improve Bunkers and Drainage
 - ✓ Reduce Bunker # & sf.
 - ✓ Turf and Tree Cover

- ✓ Improve Playability
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Next Steps

- Design Development / Preliminary Engineering / Verification
- Cost Estimates and Permitting
- Final Planning and Bidding
- Construction Phasing



Construction Phasing - Preferred Scenario

- 3 Separate phases 9 holes / phase
- Late summer/fall construction
- 3 consecutive years.
- One contractor