

**Annual Census Report**  
**for**  
**The Glen Redevelopment Project**  
**(TIF District)**  
**Glenview, Illinois**  
**Year Ending June 30, 2008**



**August 27, 2008**  
FINAL



**EHLERS**  
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## **The Glen (TIF District) Census (As of June 30, 2008)**

### **OVERVIEW**

Ehlers and Associates, Inc. was hired by the Village of Glenview to conduct an annual census of residents living within the boundaries of the Tax Increment Finance district of The Glen (the former Glenview Naval Air Station). The purpose of the census is to enable the Village to use the data to calculate annual payments to certain core jurisdictions providing services to these residents.

Ehlers and Associates, Inc. met with the Village's staff in early May, 2008 to discuss the project in detail. The Village of Glenview provided our offices with data about The Glen that was compiled from their own database and from developers. After compiling the data, Ehlers identified 2,008 homes of which 1,866 were occupied residences that would be included in the Census canvass. The residences that were targeted are located in 11 development areas of The Glen: Chapel Crossing at The Glen, Concord at The Glen, Southgate on The Glen, Cambridge at The Glen, Tower Crossing at The Glen, Classic Residence by Hyatt at The Glen, Chestnut Square at The Glen, Thomas Place, Aloft at The Glen Town Center, Glenshore Condos and Navy town homes (only those located on Buccaneer Drive constructed after 1994). The 61 short-term lease apartments in the Aloft Apartments were counted as vacant and, therefore, not included in the "adjusted totals" calculations.

On June 1, 2008, Glenview mailed each of the targeted residences a letter from the Deputy Village Manager of the Village of Glenview. The intent of the letter was to explain to residents the purpose and process for the upcoming Census canvassing that would occur within The Glen. Also included with this letter was a copy of the Census Reporting Form. This allowed the residents to see the questions that would be asked and also allowed them to complete the form prior to the arrival of the Census Recorders, which would occur the weekend of July 12<sup>th</sup>. A stamped, return envelope was included for their convenience. We also allowed residents the option of calling or faxing the Ehlers office or communicating electronically through the Village website to report their data. We kept Deputy Police Chief Mike Redmond apprised of our actions and followed the municipal guidelines for collecting the Census data.

On Saturday, July 12 and Sunday, July 13, 2008, Census Recorders successfully completed the initial canvassing of each residence. After additional attempts to obtain information from those residences that were not available to provide the information on these days, a copy of the Census Reporting Form was left at their door. The form asked the resident to complete the form and return it as soon as possible for tabulation.

The follow-up door-to-door visits resumed on Saturday, July 19 and Sunday, July 20, 2008. For those residents that did not return their Census Reporting Forms, the final door-to-door follow-up visits were conducted on Saturday, July 26 and Sunday, July 27, 2008. We specified a deadline of August 1<sup>st</sup> to submit responses to be included in the census count.

Of the 1,866 occupied residences, 282 either refused to complete the Census Reporting Form or didn't reply after the numerous attempts to obtain data. This calculates to 84.9% of the residences responding and 15.1% that did not reply.

## **DATA TABULATION**

After all of the data was received and compiled, Ehlers used a census “average” for each subdivision to factor in the 282 residences that did not respond. These “average” estimates were then added to the totals received for the 1,584 residences that responded to the census to establish the final figures for an “Adjusted” total census. Therefore, figures presented in the remainder of this document reflect the “Adjusted” total.

Our results are tabulated based on the three classifications of subdivisions: (1) Privately owned or rented single and multi-family units: Chapel Crossing at The Glen, Concord at The Glen, Cambridge at The Glen, Southgate on The Glen, Aloft at The Glen Tower Center, Tower Crossing at The Glen and Glenshore Condos; (2) Navy town homes and (3) Senior housing: Classic Residence by Hyatt at The Glen, Chestnut Square at The Glen and Thomas Place.

## **2008 OBSERVATIONS REGARDING CHILDREN LIVING IN THE GLEN**

This year the Census counted 2,008 homes of which 1,866 were occupied. In the occupied homes there are 4,669 residents, of which 1,399 were children.

This year 927 children from The Glen are enrolled in schools, which is up from last year’s 919. Of the 927, 204 are enrolled in non-public schools, or about 22% of the total. This percentage is generally between 4% and 8% for most suburban communities. If this non-public school attendance trend continues, about 20% - 25% of the Pre-K children, ages 0-5 (not in school yet), will attend non-public schools.

The following tables reflect the final data tabulations for residents that resided in The Glen as of June 30, 2008.

Steve H. Larson, Financial Advisor  
Michelle Harris, Senior Analyst

TABLE 1  
Summary of Residents of The Glen

DESCRIPTION	Private	Senior	Navy	2008 TOTAL	2007 TOTAL
<i># of Adults</i>	2,272	784	214	3,270	3,268
<i># of Children (Birth-12 grade)</i>	1,281	0	118	1,399	1,441
<b>Total Number of Residents</b>	<b>3,553</b>	<b>784</b>	<b>332</b>	<b>4,669</b>	<b>4,709</b>

TABLE 2  
Itemized Details about Residents of The Glen

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Aloft	Glenshore	Navy	Chestnut	Hyatt	Thomas Place	2008 TOTAL	2007 TOTAL
<i># of Adults</i>	363	310	614	482	305	154	44	214	179	422	183	3,270	3,268
<i># of Children (Birth-12th grade)</i>	318	255	434	193	66	12	3	118	0	0	0	1,399	1,441
<b>Total Number of Residents</b>	<b>681</b>	<b>565</b>	<b>1,048</b>	<b>675</b>	<b>371</b>	<b>166</b>	<b>47</b>	<b>332</b>	<b>179</b>	<b>422</b>	<b>183</b>	<b>4,669</b>	<b>4,709</b>

TABLE 3  
Itemized Details about Total Number of Homes

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Aloft **	Glenshore	Navy	Chestnut ***	Hyatt ***	Thomas Place ***	2008 Total	2007 Total
<b>Total Homes</b>	168	143	299	244	154	181	31	112	167	365	144	2,008	2,008
<b>Occupied Homes</b>	165	140	288	239	149	110	27	107	152	349	140	1,866	1,885
<b>Vacant</b>	3	3	11	5	5	71	4	5	15	16	4	142	123
<b>No Reply/Refusals</b>	29	22	75	53	45	0	0	58	0	0	0	282	296
<b># of Replies</b>	136	118	213	186	104	110	27	49	152	349	140	1,584	1,589
<b>% of Replies *</b>	82.4%	84.3%	74.0%	77.8%	69.8%	100%	100%	45.8%	100%	100%	100%	84.9%	84.3%

\* Percent of replies is computed by dividing replies by the number of occupied homes.

\*\* 2007 data was used because information was not provided by the apartment manager and the apartments were not accessible to census takers. Aloft Apartments have 61 “short-term lease” apartments that are included in the vacant count, as the vacancies may occur several times during one year.

\*\*\* The Senior housing replies came from information from management of Chestnut Square, Classic Residence by Hyatt and Thomas Place.

TABLE 4  
Itemized Details about Children in The Glen

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Aloft	Glenshore	Navy	Chestnut	Hyatt	Thomas Place	2008 TOTAL	2007 TOTAL
<i>Not enrolled in school</i>	97	71	114	94	30	3	0	63	0	0	0	472	522
<i>Enrolled in Public School</i>	168	159	218	86	29	9	1	53	0	0	0	723	727
<i>Enrolled in Non-Public School</i>	53	25	102	13	7	0	2	2	0	0	0	204	192
<b>Total Number of Children</b>	318	255	434	193	66	12	3	118	0	0	0	1,399	1,441

TABLE 5  
Children Not Enrolled in School (Birth through Age 5)

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Aloft	Glenshore	Navy	Chestnut	Hyatt	Thomas Place	2008 TOTAL	2007 TOTAL
<i>Under Age of 1</i>	12	6	11	21	8	1	0	20	0	0	0	79	76
<i>Age 1</i>	17	10	18	14	6	2	0	9	0	0	0	76	91
<i>Age 2</i>	24	21	23	21	6	0	0	6	0	0	0	101	100
<i>Age 3</i>	23	17	31	15	3	0	0	15	0	0	0	104	106
<i>Age 4</i>	21	17	27	23	6	0	0	4	0	0	0	98	138
<i>Age 5-not in school yet</i>	0	0	4	0	1	0	0	9	0	0	0	14	11
<b>Total – Not Enrolled in School</b>	97	71	114	94	30	3	0	63	0	0	0	472	522

TABLE 6  
Children Enrolled in Public School – School District #34 (Grades K-8)

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Aloft	Glenshore	Navy	Chestnut	Hyatt	Thomas Place	2008 TOTAL	2007 TOTAL
<i>Westbrook Elementary K – 2</i>	63	68	73	30	4	0	0	19	0	0	0	257	295
<i>Henking Special Ed K - 2</i>	0	0	0	0	0	0	0	0	0	0	0	0	3
<i>Glen Grove Elementary 3 - 5</i>	59	44	81	22	4	3	0	10	0	0	0	223	188
<i>Hoffman Elementary 3 - 5</i>	0	0	0	0	1	0	0	0	0	0	0	1	1
<i>Pleasant Ridge Elementary 3 - 5</i>	1	0	0	1	0	0	0	0	0	0	0	2	0
<i>Attea Junior High 6 – 8</i>	24	23	42	14	11	2	0	6	0	0	0	122	123
<b>Total – Enrolled in SD #34 (K-8)</b>	147	135	196	67	20	5	0	35	0	0	0	605	610

TABLE 7  
Children Enrolled in Public School – School District #225 (Grades 9-12)

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Aloft	Glenshore	Navy	Chestnut	Hyatt	Thomas Place	2008 TOTAL	2007 TOTAL
<i>Glenbrook South High School 9 – 12</i>	21	24	22	19	9	4	1	18	0	0	0	118	117
<b>Total – Enrolled in SD #225 (9-12)</b>	21	24	22	19	9	4	1	18	0	0	0	118	117

TABLE 8  
Children Enrolled in Public School (Grades K-12)

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Aloft	Glenshore	Navy	Chestnut	Hyatt	Thomas Place	2008 TOTAL	2007 TOTAL
<i>School District #34 K – 8</i>	147	135	196	67	20	5	0	35	0	0	0	605	610
<i>School District #225 9 – 12</i>	21	24	22	19	9	4	1	18	0	0	0	118	117
<b>Total – Enrolled in Grades K-12</b>	168	159	218	86	29	9	1	53	0	0	0	723	727

TABLE 9  
Children Enrolled in Non-Public Schools (Grades K-12)

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Aloft	Glenshore	Navy	Senior Housing*	2008 TOTAL	2007 TOTAL
<i>Countryside Montessori</i>	5	3	3							11	5
<i>Our Lady of Perpetual Help School</i>	14	9	45	2	2			1		73	74
<i>Christian Heritage School</i>	2		2	3						7	7
<i>Saint Catherine School</i>	5	1	12	1						19	10
<i>Saint Norbert School</i>										0	1
<i>Solomon Schechter Day School</i>	6		1							7	12
<i>Loyola Academy</i>	4	1	5		2					12	11
<i>Quest Academy (Palatine)</i>										0	1
<i>Science &amp; Arts Academy</i>	5	1	4							10	7
<i>North Shore Country Day School</i>		1	2							3	6
<i>Crème de la Crème</i>		1	1							2	1
<i>Glenview Montessori</i>	1		2	2	1					6	1
<i>Avery Coonley-Downers Grove</i>		1								1	1
<i>Averness Academy</i>		2								2	2
<i>Latin School</i>	1									1	1
<i>Park – Special Educ.</i>										0	1
<i>GB Nielsen</i>	1	1								2	1
<i>Notre Dame HS</i>										0	1
<i>Willows Academy</i>							1			1	0
<i>Northridge Prep</i>							1			1	0
<i>Lutheran General</i>										0	1
<i>Wonder Montessori</i>										0	1
<i>Labarich (Skokie)</i>										0	3
<i>Regina Dominican</i>										0	1
<i>Home Schooled</i>				2						2	0
<i>Not Identified/Adjusted Factor</i>	9	4	25	3	2			1		44	43
<b>Total Enrolled in Non-Public Schools (K-12)</b>	53	25	102	13	7	0	2	2	0	204	192

\* Includes Chestnut, Hyatt and Thomas Place



TABLE 10  
Children Enrolled in Public School (Grades K-12)

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Aloft	Glenshore	Navy	Chestnut	Hyatt	Thomas Place	2008 TOTAL	2007 TOTAL
K	19	20	19	13	0	0	0	13	0	0	0	84	99
1	21	23	30	12	1	0	0	4	0	0	0	91	90
2	23	25	24	5	3	0	0	2	0	0	0	82	109
3	28	13	33	7	2	1	0	5	0	0	0	89	67
4	17	14	24	12	2	0	0	5	0	0	0	74	73
5	15	17	24	4	1	2	0	0	0	0	0	63	49
6	7	9	15	3	1	1	0	2	0	0	0	38	60
7	11	9	16	6	6	1	0	4	0	0	0	53	28
8	6	5	11	5	4	0	0	0	0	0	0	31	35
9	7	8	7	5	1	0	1	7	0	0	0	36	37
10	6	7	7	8	6	1	0	7	0	0	0	42	35
11	5	5	7	4	2	0	0	0	0	0	0	23	16
12	3	4	1	2	0	3	0	4	0	0	0	17	29
<b>Total – Enrolled in Public School</b>	168	159	218	86	29	9	1	53	0	0	0	723	727

TABLE 11  
Children Enrolled in Non-Public School (Grades K-12)

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Aloft	Glenshore	Navy	Chestnut	Hyatt	Thomas Place	2008 TOTAL	2007 TOTAL
<i>K</i>	11	6	13	4	1	0	0	0	0	0	0	35	25
<i>1</i>	7	4	9	2	0	0	0	0	0	0	0	22	22
<i>2</i>	4	1	10	0	0	0	0	0	0	0	0	15	17
<i>3</i>	5	2	9	1	0	0	0	0	0	0	0	17	18
<i>4</i>	3	0	7	1	0	0	0	0	0	0	0	11	15
<i>5</i>	2	4	11	0	0	0	0	0	0	0	0	17	12
<i>6</i>	3	1	5	1	1	0	0	0	0	0	0	11	11
<i>7</i>	3	2	5	0	0	0	0	1	0	0	0	11	6
<i>8</i>	1	0	3	1	1	0	0	0	0	0	0	6	6
<i>9</i>	3	1	1	0	0	0	1	0	0	0	0	6	5
<i>10</i>	0	0	3	0	1	0	1	0	0	0	0	5	5
<i>11</i>	1	0	0	0	0	0	0	0	0	0	0	1	4
<i>12</i>	1	0	1	0	1	0	0	0	0	0	0	3	3
<i>Not Ident./Adj.</i>	9	4	25	3	2	0	0	1	0	0	0	44	43
<b>Total – Enrolled in Non-Public School</b>	53	25	102	13	7	0	2	2	0	0	0	204	192

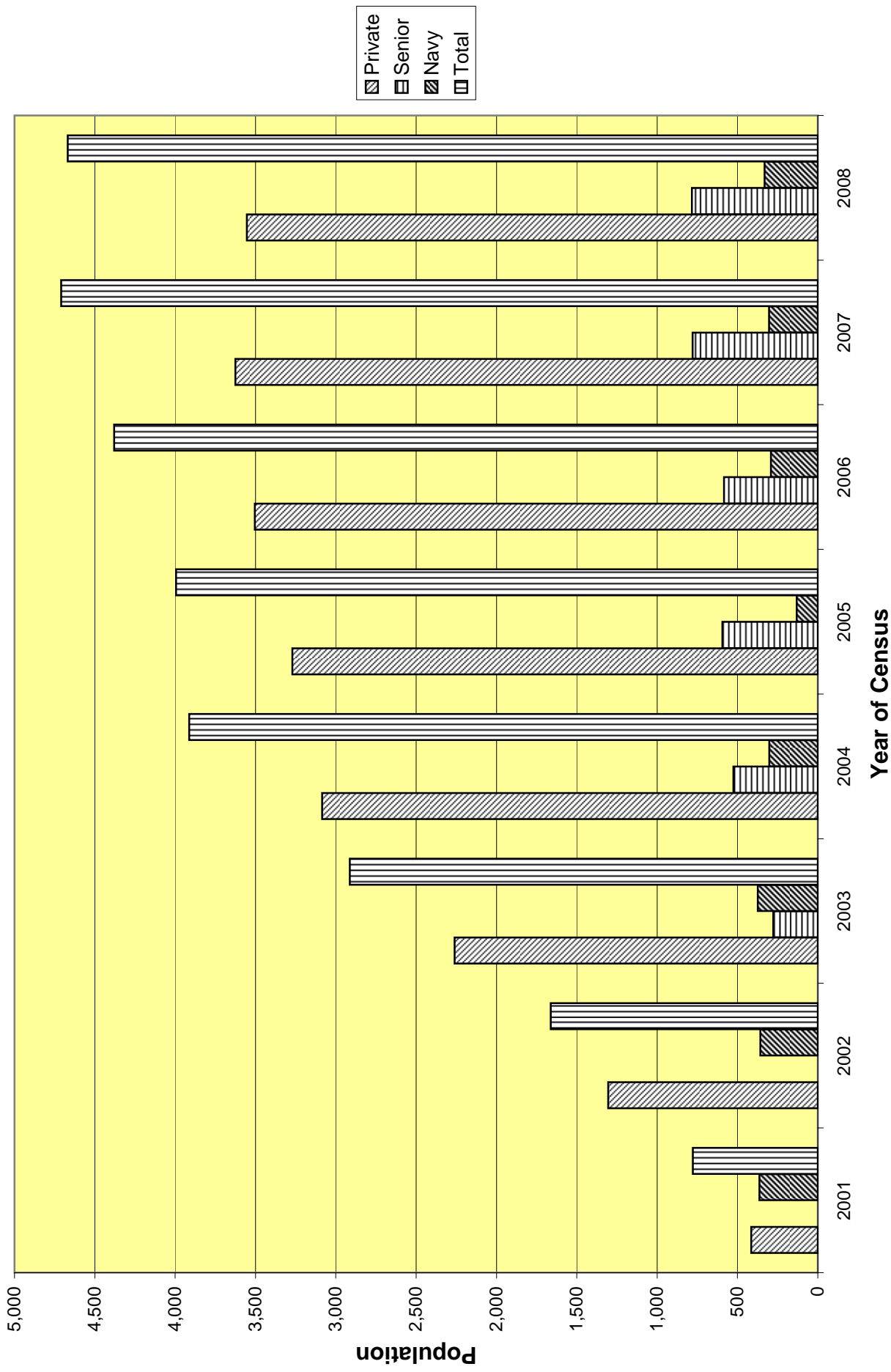
TABLE 12  
Children Enrolled in Non-Public School (Grades K-12)

Grade	Countryside Montessori	OLPH	Christian Heritage	Saint Catherine	Solomon Schechter Day School	Loyola Academy	Science & Arts Academy	North Shore Country Day	Crème de la Crème	Glenview Montessori	Avery Coonley	Averness Academy	Latin School	GB Nielsen	Willows Academy	Northridge Prep	Home Schooled	Not Ident./Adj.	2008 TOTAL	2007 TOTAL*
K	4	8	1	6	1		4		2	6				2			1		35	25
1	5	11	1	4				1											22	22
2		5	1	5	1		2					1							15	17
3	1	10	1		2		2	1											17	18
4		7	1	1			1										1		11	15
5	1	11		1	1		1			1		1							17	12
6		6	1	2	1			1											11	11
7		11																	11	6
8		4	1		1														6	6
9						4							1		1				6	5
10						4										1			5	5
11						1													1	4
12						3													3	3
Adj.																		44	44	43
<b>Total</b>	<b>11</b>	<b>73</b>	<b>7</b>	<b>19</b>	<b>7</b>	<b>12</b>	<b>10</b>	<b>3</b>	<b>2</b>	<b>6</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>44</b>	<b>204</b>	<b>192</b>

\* Some Non-Public Schools have changed from year to year

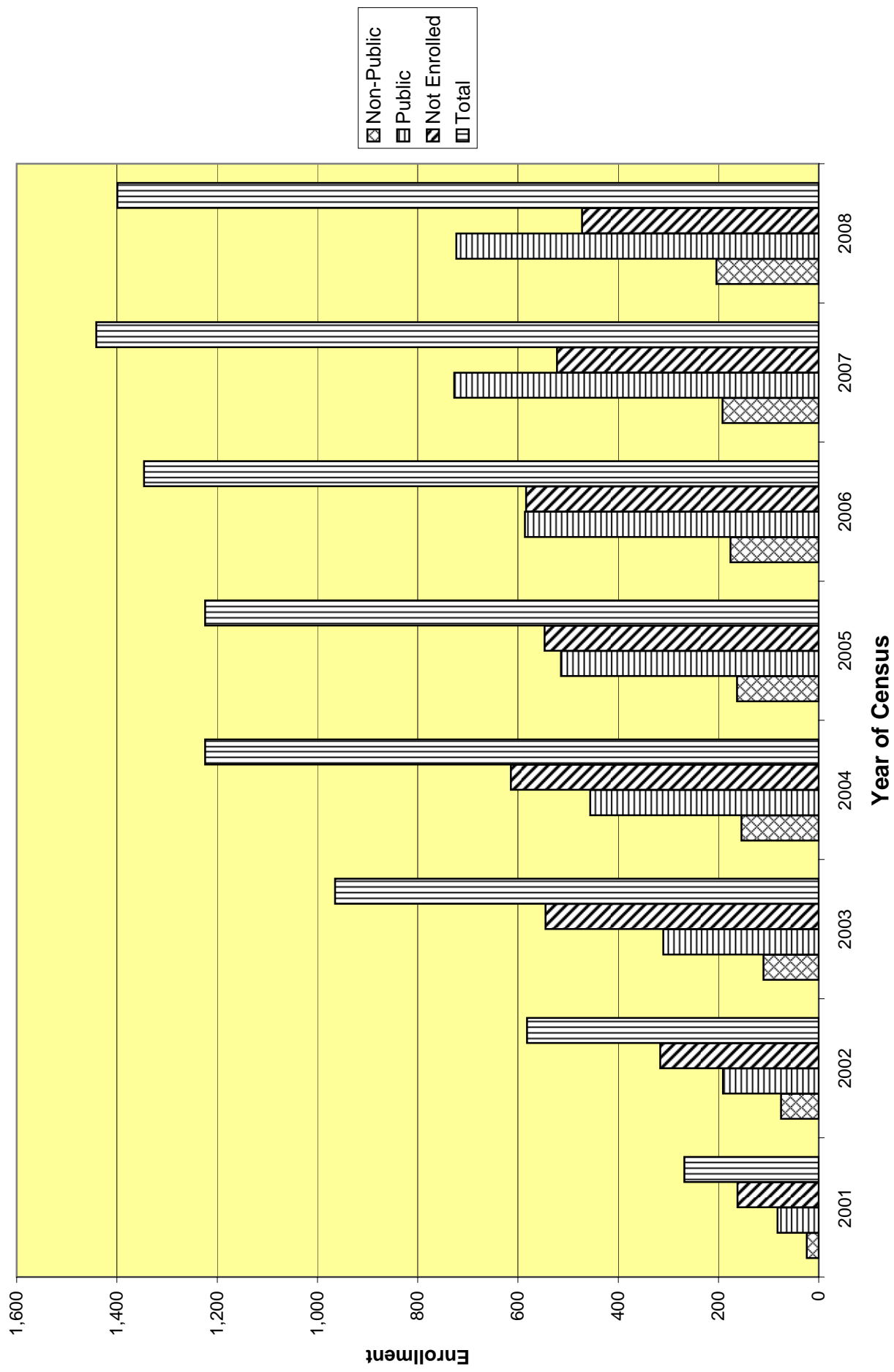
# The Glen Redevelopment Project

## Summary of Resident Population by Housing Type



# The Glen Redevelopment Project

## Enrollment Characteristics for Children from the Glen



# The Glen Redevelopment Project

## Public School Enrollments for Children from the Glen

