

Annual Census Report
for
The Glen Redevelopment Project
(TIF District)
Glenview, Illinois
Year Ending June 30, 2009



August 21, 2009
FINAL



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& ASSOCIATES INC

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The Glen (TIF District) Census (As of June 30, 2009)

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, 2009 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 1,907 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 27 short-term lease apartments in the Aloft Apartments were counted as vacant and, therefore, not included in the "adjusted totals" calculations. The Toll Brothers project called Patriot Commons at The Glen is under construction but did not have occupancies by June 30, 2009.

On June 1, 2009, Glenview mailed each of the targeted residences a letter from the Director of Capital Projects 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 11th. 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 11 and Sunday, July 12, 2009, 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 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 18 and Sunday, July 19, 2009. For those residents that did not return their Census Reporting Forms, the final door-to-door follow-up visits were conducted on Saturday, July 25, 2009. We specified a deadline of August 1st to submit responses to be included in the census count.

Of the 1,907 occupied residences, 224 either refused to complete the Census Reporting Form or didn't reply after the numerous attempts to obtain data. This calculates to 88.3% of the residences responding and 11.7% that did not reply, which is 3.5% higher than the average response rate of 84.8% from 2006 to 2008.

DATA TABULATION

After all of the data was received and compiled, Ehlers used a census “average” for each subdivision to factor in the 224 residences that did not respond. These “average” estimates were then added to the totals received for the 1,683 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.

2009 OBSERVATIONS REGARDING CHILDREN LIVING IN THE GLEN

This year the Census counted 2,008 homes of which 1,907 were occupied. In the occupied homes there are 4,699 residents, of which 1,403 were children.

This year 1,012 children from The Glen are enrolled in schools, which is up from last year’s 927. Of the 1,012, there are 214 that are enrolled in non-public schools, or about 21% 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, 2009.

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

TABLE 1
Summary of Residents of The Glen

DESCRIPTION	Private	Senior	Navy	2009 TOTAL	2008 TOTAL
# of Adults	2,292	786	218	3,296	3,270
# of Children (Birth-12 grade)	1,306	0	97	1,403	1,399
Total Number of Residents	3,598	786	315	4,699	4,669

TABLE 2
Itemized Details about Residents of The Glen

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Aloft	Glenshore	Navy	Chestnut	Hyatt	Thomas Place	2009 TOTAL	2008 TOTAL
# of Adults	362	309	634	484	297	166	40	218	181	407	198	3,296	3,270
# of Children (Birth-12th grade)	318	267	434	196	70	21	0	97	0	0	0	1,403	1,399
Total Number of Residents	680	576	1,068	680	367	187	40	315	181	407	198	4,699	4,669

TABLE 3
Itemized Details about Total Number of Homes

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Aloft **	Glenshore	Navy	Chestnut ***	Hyatt ***	Thomas Place ***	2009 Total	2008 Total
Total Homes	168	143	299	244	154	181	31	112	167	365	144	2,008	2,008
Occupied Homes	165	141	296	237	149	144	26	112	154	339	144	1,907	1,866
Vacant	3	2	3	7	5	37	5	0	13	26	0	101	142
No Reply/Refusals	26	26	54	30	29	0	0	59	0	0	0	224	282
# of Replies	139	115	242	207	120	144	26	53	154	339	144	1,683	1,584
% of Replies *	84.2%	81.6%	81.8%	87.3%	80.5%	100%	100%	47.3%	100%	100%	100%	88.3%	84.9%

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

** Aloft Apartments have 27 “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	2009 TOTAL	2008 TOTAL
<i>Not enrolled in school</i>	70	60	83	88	30	7	0	53	0	0	0	391	472
<i>Enrolled in Public School</i>	203	181	243	87	30	14	0	40	0	0	0	798	723
<i>Enrolled in Non-Public School</i>	45	26	108	21	10	0	0	4	0	0	0	214	204
Total Number of Children	318	267	434	196	70	21	0	97	0	0	0	1,403	1,399

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	2009 TOTAL	2008 TOTAL
<i>Under Age of 1</i>	5	7	7	11	10	1	0	6	0	0	0	47	79
<i>Age 1</i>	6	2	10	17	2	1	0	8	0	0	0	46	76
<i>Age 2</i>	23	12	18	24	9	2	0	15	0	0	0	103	101
<i>Age 3</i>	20	25	23	20	5	2	0	13	0	0	0	108	104
<i>Age 4</i>	16	14	22	13	4	1	0	11	0	0	0	81	98
<i>Age 5-not in school yet</i>	0	0	3	3	0	0	0	0	0	0	0	6	14
Total – Not Enrolled in School	70	60	83	88	30	7	0	53	0	0	0	391	472

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	2009 TOTAL	2008 TOTAL
<i>Westbrook Elementary K – 2</i>	63	65	77	35	6	4	0	15	0	0	0	265	257
<i>Lyons Special Ed K</i>	0	0	0	2	0	0	0	0	0	0	0	2	0
<i>Glen Grove Elementary 3 - 5</i>	70	52	82	18	7	3	0	4	0	0	0	236	223
<i>Hoffman Elementary 3 - 5</i>	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Pleasant Ridge Elementary 3 - 5</i>	0	0	0	2	0	0	0	0	0	0	0	2	2
<i>Attea Junior High 6 – 8</i>	39	37	55	12	7	2	0	11	0	0	0	163	122
Total – Enrolled in SD #34 (K-8)	172	154	214	69	20	9	0	30	0	0	0	668	605

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	2009 TOTAL	2008 TOTAL
<i>Glenbrook South High School 9 – 12</i>	31	27	29	18	10	5	0	10	0	0	0	130	118
Total – Enrolled in SD #225 (9-12)	31	27	29	18	10	5	0	10	0	0	0	130	118

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	2009 TOTAL	2008 TOTAL
<i>School District #34 K – 8</i>	172	154	214	69	20	9	0	30	0	0	0	668	605
<i>School District #225 9 – 12</i>	31	27	29	18	10	5	0	10	0	0	0	130	118
Total – Enrolled in Grades K-12	203	181	243	87	30	14	0	40	0	0	0	798	723

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Aloft	Glenshore	Navy	Senior Housing*	2009 TOTAL	2008 TOTAL
<i>Countryside Montessori</i>		2	4							6	11
<i>Our Lady of Perpetual Help School</i>	16	12	49	2	1			1		81	73
<i>Christian Heritage School</i>	2		2	3						7	7
<i>Saint Catherine School</i>	5		9	2	1					17	19
<i>Solomon Schechter School</i>	4		3	2						9	7
<i>Loyola Academy</i>	3	2	4		3			1		13	12
<i>Science & Arts Academy</i>	5	1	2							8	10
<i>North Shore Country Day School</i>		1	3	1	3					8	3
<i>Crème de la Creme</i>	1	1		1						3	2
<i>Glennview Montessori</i>										0	6
<i>Roycemore</i>	2									2	0
<i>Avery Coonley-Downers Grove</i>		1								1	1
<i>Averness Academy</i>		1	2							3	2
<i>Latin School</i>										0	1
<i>Alexander Graham Bell Mont.</i>			1							1	0
<i>Dulwich College Shanghai</i>			1							1	0
<i>GB Nielsen</i>										0	2
<i>St. Joseph</i>			5	3						8	0
<i>Willows Academy</i>										0	1
<i>Northridge Prep</i>										0	1
<i>Heartspring</i>			1							1	0
<i>Hardey Prep – Sacred Heart</i>			1							1	0
<i>Sprague</i>				1						1	0
<i>St. Francis Xavier</i>				1						1	0
<i>Home Schooled</i>			1	2						3	2
<i>Not Identified/Adjusted Factor</i>	7	5	20	3	2			2		39	44
Total Enrolled in Non-Public Schools (K-12)	45	26	108	21	10	0	0	4	0	214	204

* 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	2009 TOTAL	2008 TOTAL
<i>K</i>	19	16	17	11	4	3	0	4	0	0	0	74	84
<i>1</i>	27	22	31	15	1	1	0	7	0	0	0	104	91
<i>2</i>	17	27	29	11	1	0	0	4	0	0	0	89	82
<i>3</i>	26	23	27	5	3	2	0	2	0	0	0	88	89
<i>4</i>	27	14	29	6	1	0	0	0	0	0	0	77	74
<i>5</i>	17	15	26	9	3	1	0	2	0	0	0	73	63
<i>6</i>	19	16	25	6	0	0	0	2	0	0	0	68	38
<i>7</i>	9	10	17	2	1	0	0	7	0	0	0	46	53
<i>8</i>	11	11	13	4	6	2	0	2	0	0	0	49	31
<i>9</i>	11	6	9	2	2	1	0	0	0	0	0	31	36
<i>10</i>	9	9	7	8	3	1	0	6	0	0	0	43	42
<i>11</i>	6	6	6	5	4	2	0	4	0	0	0	33	23
<i>12</i>	5	6	7	3	1	1	0	0	0	0	0	23	17
Total – Enrolled in Public School	203	181	243	87	30	14	0	40	0	0	0	798	723

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	2009 TOTAL	2008 TOTAL
<i>K</i>	3	4	12	5	1	0	0	0	0	0	0	25	35
<i>1</i>	6	1	10	2	0	0	0	0	0	0	0	19	22
<i>2</i>	4	4	11	3	0	0	0	0	0	0	0	22	15
<i>3</i>	5	1	9	2	0	0	0	0	0	0	0	17	17
<i>4</i>	5	3	10	3	1	0	0	0	0	0	0	22	11
<i>5</i>	3	0	9	0	0	0	0	0	0	0	0	12	17
<i>6</i>	3	3	11	0	0	0	0	0	0	0	0	17	11
<i>7</i>	3	1	3	2	2	0	0	0	0	0	0	11	11
<i>8</i>	3	2	7	0	0	0	0	1	0	0	0	13	6
<i>9</i>	0	0	2	1	2	0	0	0	0	0	0	5	6
<i>10</i>	2	1	3	0	0	0	0	0	0	0	0	6	5
<i>11</i>	0	0	1	0	0	0	0	1	0	0	0	2	1
<i>12</i>	1	1	0	0	2	0	0	0	0	0	0	4	3
<i>Not Ident./Adj.</i>	7	5	20	3	2	0	0	2	0	0	0	39	44
Total – Enrolled in Non-Public School	45	26	108	21	10	0	0	4	0	0	0	214	204

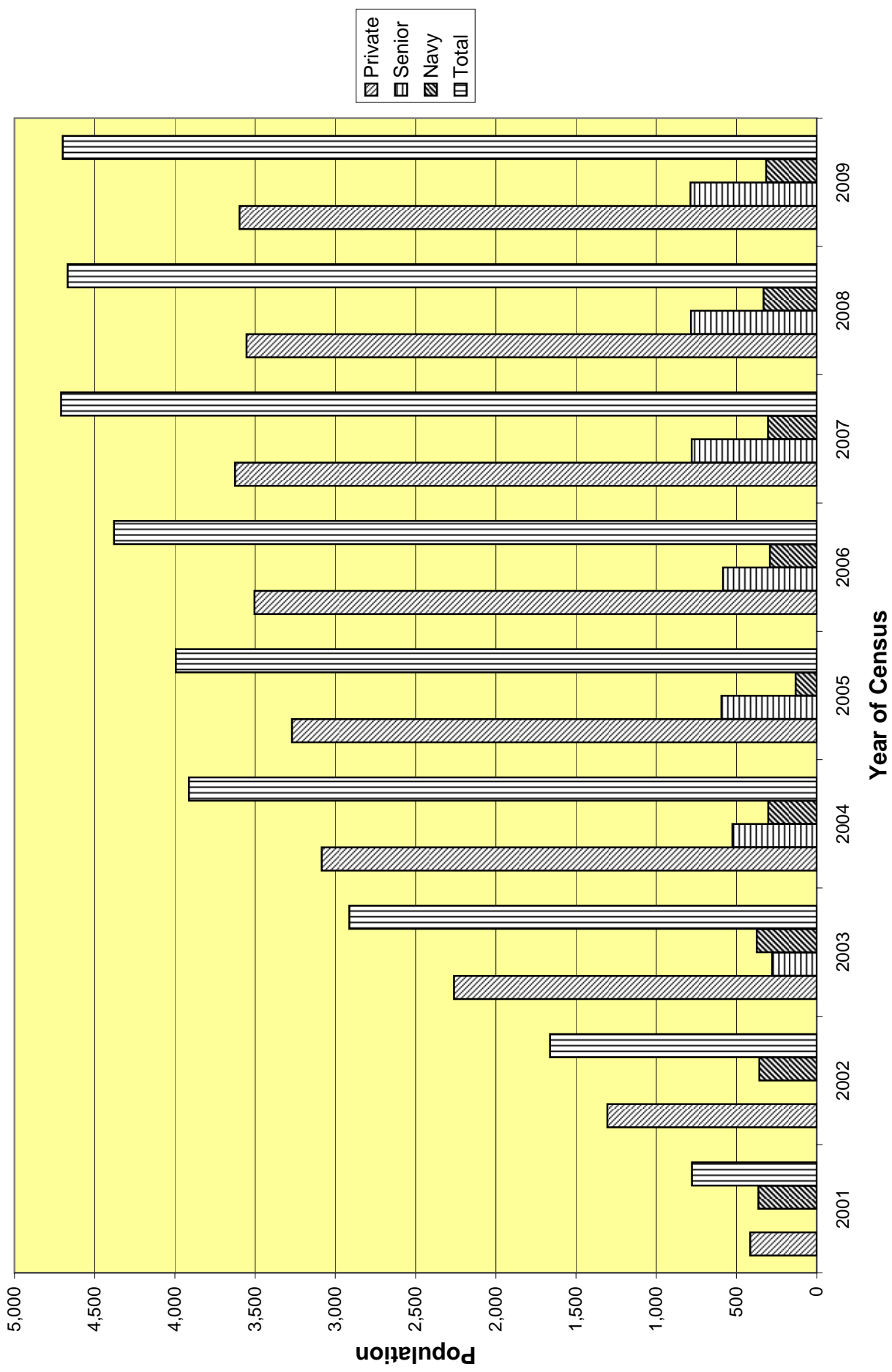
TABLE 12
Children Enrolled in Non-Public School (Grades K-12)

Grade	Country-side Montessori	OLPH	Christian Heritage	Saint Catherine	Sager Solomon Schechter	Loyola Academy	Science & Arts Academy	North Shore Country Day	Crème de la Crème	Roycemore	Avery Coonley	Averness Academy	Alexander Graham Bell Montessori	Dulwich College Shanghai	St. Joseph	Heartspring	Hardey Prep – Sacred Heart	Sprague	St. Francis Xavier	Home Schooled	Not Ident./Adj.	2009 TOTAL	2008 TOTAL*
K	2	10		5	4		1		2				1									25	35
1		8	1	3			3		1						1		1	1				19	22
2	2	11		3				1				2							1	1		21	15
3		4	3	4	1		1			1		1		1	1	1						18	17
4	1	11			2		2	3							2					1		22	11
5		8	1	1			1								1							12	17
6	1	12			1					1	1				1							17	11
7		5	1	1	1			2							1							11	11
8		12													1							13	6
9			1					1														5	6
10																				1		6	5
11																						2	1
12								1														4	3
Adj.																					39	39	44
Total	6	81	7	17	9	13	8	8	3	2	1	3	1	1	8	1	1	1	1	3	39	214	204

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

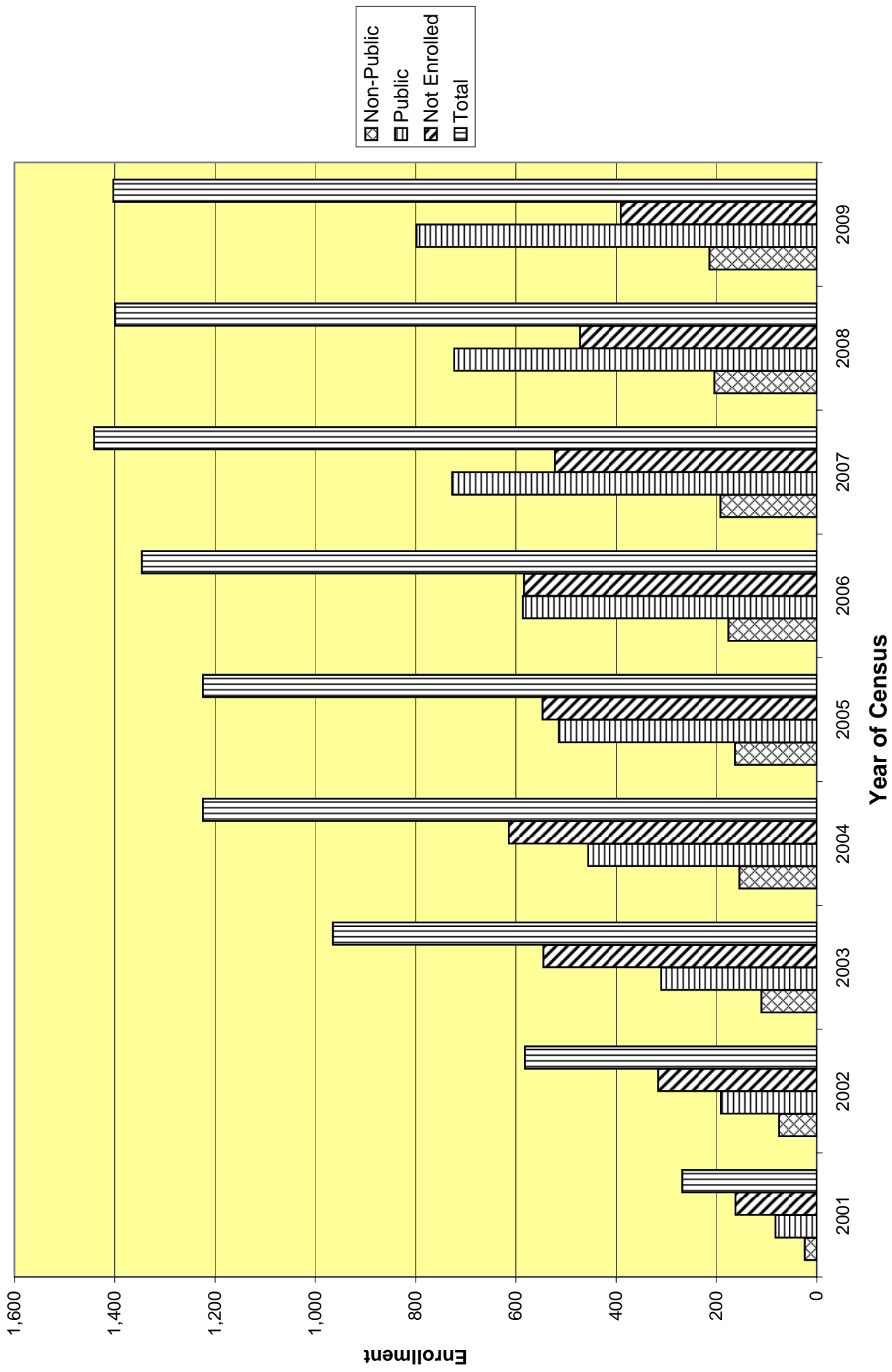
The Glen Redevelopment Project

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

