

Annual Census Report
for
The Glen Redevelopment Project
(TIF District)
Glenview, Illinois
Year Ending June 30, 2010



August 30, 2010
FINAL



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& ASSOCIATES INC

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The Glen (TIF District) Census (Year Ending June 30, 2010)

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 Village staff in early May, 2010 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 1,888 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 34 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, 2010.

On June 1, 2010, 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 10th. 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 10 and Sunday, July 11, 2010, 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 17 and Sunday, July 18, 2010. For those residents that did not return their Census Reporting Forms, the final door-to-door follow-up visits were conducted on Saturday, July 24 and Sunday, July 25, 2010. We specified a deadline of August 1st to submit responses to be included in the census count.

Of the 1,888 occupied residences, 105 didn't reply after the numerous attempts to obtain data (there were no refusals). This calculates to 94.4% of the residences responding and 5.6% that did not reply, which is 6.1% higher than the average response rate of 88.3% from 2009.

DATA TABULATION

After all of the data was received and compiled, Ehlers used a census “average” for each subdivision to factor in the 105 residences that did not respond. These “average” estimates were then added to the totals received for the 1,783 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.

2010 OBSERVATIONS REGARDING CHILDREN LIVING IN THE GLEN

This year the Census counted 2,008 homes of which 1,888 were occupied. In the occupied homes there are 4,649 residents, of which 1,365 were children.

This year 1,041 children from The Glen are enrolled in schools, which is up from last year’s 1,012. Of the 1,041, there are 194 that are enrolled in non-public schools, or about 18.6% of the total. This percentage is generally between 4% and 8% for most suburban communities. If this non-public school attendance trend continues, about 15% - 20% 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, 2010.

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

TABLE 1
Summary of Residents of The Glen

DESCRIPTION	Private	Senior	Navy	2010 TOTAL	2009 TOTAL
<i># of Adults</i>	2,300	781	203	3,284	3,296
<i># of Children (Birth-12 grade)</i>	1,271	0	94	1,365	1,403
Total Number of Residents	3,571	781	297	4,649	4,699

TABLE 2
Itemized Details about Residents of The Glen

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Aloft	Glenshore	Navy	Chestnut	Hyatt	Thomas Place	2010 TOTAL	2009 TOTAL
<i># of Adults</i>	367	306	622	479	290	195	41	203	175	414	192	3,284	3,296
<i># of Children (Birth-12th grade)</i>	314	266	414	192	69	14	2	94	0	0	0	1,365	1,403
Total Number of Residents	681	572	1,036	671	359	209	43	297	175	414	192	4,649	4,699

TABLE 3
Itemized Details about Total Number of Homes

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Aloft **	Glenshore	Navy	Chestnut ***	Hyatt ***	Thomas Place ***	2010 Total	2009 Total
Total Homes	168	143	299	244	154	181	31	112	167	365	144	2,008	2,008
Occupied Homes	164	138	291	236	149	139	27	108	145	347	144	1,888	1,907
Vacant	4	5	8	8	5	42	4	4	22	18	0	120	101
No Reply/Refusals	8	8	16	19	31	0	0	23	0	0	0	105	224
# of Replies	156	130	275	217	118	139	27	85	145	347	144	1,783	1,683
% of Replies *	95.1%	94.2%	94.5%	91.9%	79.2%	100%	100%	78.7%	100%	100%	100%	94.4%	88.3%

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

** Aloft Apartments have 34 “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	2010 TOTAL	2009 TOTAL
<i>Not enrolled in school</i>	68	51	55	68	28	4	0	50	0	0	0	324	391
<i>Enrolled in Public School</i>	202	189	267	105	31	10	0	43	0	0	0	847	798
<i>Enrolled in Non-Public School</i>	44	26	92	19	10	0	2	1	0	0	0	194	214
Total Number of Children	314	266	414	192	69	14	2	94	0	0	0	1,365	1,403

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	2010 TOTAL	2009 TOTAL
<i>Under Age of 1</i>	7	6	7	9	8	1	0	13	0	0	0	51	47
<i>Age 1</i>	6	6	7	10	6	0	0	8	0	0	0	43	46
<i>Age 2</i>	15	10	9	18	6	1	0	9	0	0	0	68	103
<i>Age 3</i>	23	11	16	16	4	1	0	15	0	0	0	86	108
<i>Age 4</i>	16	18	15	15	4	1	0	5	0	0	0	74	81
<i>Age 5-not in school yet</i>	1	0	1	0	0	0	0	0	0	0	0	2	6
Total – Not Enrolled in School	68	51	55	68	28	4	0	50	0	0	0	324	391

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	2010 TOTAL	2009 TOTAL
<i>Westbrook Elementary K - 2</i>	62	46	67	36	3	5	0	22	0	0	0	241	265
<i>Lyons Special Ed K</i>	1	1	0	2	0	0	0	0	0	0	0	4	2
<i>Glen Grove Elementary 3 - 5</i>	68	61	86	27	4	1	0	7	0	0	0	254	236
<i>Hoffman Elementary 3 - 5</i>	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Pleasant Ridge Elementary 3 - 5</i>	0	0	1	1	0	0	0	0	0	0	0	2	2
<i>Attea Junior High 6 - 8</i>	37	50	65	21	4	2	0	8	0	0	0	187	163
<i>Springman 6 - 8</i>	0	0	1	1	0	0	0	0	0	0	0	2	0
Total – Enrolled in SD #34 (K-8)	168	158	220	88	11	8	0	37	0	0	0	690	668

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	2010 TOTAL	2009 TOTAL
<i>Glenbrook South High School 9 – 12</i>	34	31	47	17	20	2	0	6	0	0	0	157	130
Total – Enrolled in SD #225 (9-12)	34	31	47	17	20	2	0	6	0	0	0	157	130

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	2010 TOTAL	2009 TOTAL
<i>School District #34 K – 8</i>	168	158	220	88	11	8	0	37	0	0	0	690	668
<i>School District #225 9 – 12</i>	34	31	47	17	20	2	0	6	0	0	0	157	130
Total – Enrolled in Grades K-12	202	189	267	105	31	10	0	43	0	0	0	847	798

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Aloft	Glenshore	Navy	Senior Housing*	2010 TOTAL	2009 TOTAL
<i>Countryside Montessori</i>	2	4	2							8	6
<i>Our Lady of Perpetual Help School</i>	14	10	46	4	1					75	81
<i>Christian Heritage School</i>	3			3						6	7
<i>Saint Catherine School</i>	7	2	7	3	2					21	17
<i>Solomon Schechter School</i>	4	3	3	1						11	9
<i>Loyola Academy</i>	3	3	12		5					23	13
<i>Science & Arts Academy</i>	5									5	8
<i>North Shore Country Day School</i>		1	7	1						9	8
<i>Crème de la Creme</i>										0	3
<i>Glennview Montessori</i>				1						1	0
<i>Roycemore</i>	2									2	2
<i>Avery Coonley-Downers Grove</i>		1								1	1
<i>Averness Academy</i>										0	3
<i>Socrates</i>			1							1	0
<i>Alexander Graham Bell Mont.</i>										0	1
<i>Dulwich College Shanghai</i>										0	1
<i>SCL</i>	1									1	0
<i>Ember</i>	1									1	0
<i>MEC</i>		1	2							3	0
<i>Glennview New Church</i>								1		1	0
<i>St. Joseph</i>			4							4	8
<i>Willows Academy</i>							1			1	0
<i>Northridge Prep</i>							1			1	0
<i>Heartspring</i>										0	1
<i>Hardey Prep – Sacred Heart</i>			2							2	1
<i>Sprague</i>										0	1
<i>St. Francis Xavier</i>				2						2	1
<i>Home Schooled</i>			1							1	3
<i>Not Identified/Adjusted Factor</i>	2	1	5	4	2					14	39
Total Enrolled in Non-Public Schools (K-12)	44	26	92	19	10	0	2	1	0	194	214

* 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	2010 TOTAL	2009 TOTAL
<i>K</i>	16	11	15	9	1	2	0	8	0	0	0	62	74
<i>1</i>	21	15	25	13	1	2	0	6	0	0	0	83	104
<i>2</i>	26	21	27	16	1	1	0	8	0	0	0	100	89
<i>3</i>	17	23	31	11	0	0	0	5	0	0	0	87	88
<i>4</i>	25	23	27	7	3	1	0	2	0	0	0	88	77
<i>5</i>	26	15	29	10	1	0	0	0	0	0	0	81	73
<i>6</i>	14	17	28	12	0	0	0	4	0	0	0	75	68
<i>7</i>	15	22	22	7	0	0	0	0	0	0	0	66	46
<i>8</i>	8	11	16	3	4	2	0	4	0	0	0	48	49
<i>9</i>	10	12	17	7	6	0	0	3	0	0	0	55	31
<i>10</i>	11	5	12	2	4	0	0	1	0	0	0	35	43
<i>11</i>	8	9	11	5	5	1	0	1	0	0	0	40	22
<i>12</i>	5	5	7	3	5	1	0	1	0	0	0	27	23
Total – Enrolled in Public School	202	189	267	105	31	10	0	43	0	0	0	847	798

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	2010 TOTAL	2009 TOTAL
<i>K</i>	1	5	10	4	0	0	0	1	0	0	0	21	25
<i>I</i>	3	3	7	4	2	0	0	0	0	0	0	19	19
<i>2</i>	7	1	9	1	0	0	0	0	0	0	0	18	22
<i>3</i>	6	4	9	2	0	0	0	0	0	0	0	21	17
<i>4</i>	4	2	9	0	0	0	0	0	0	0	0	15	22
<i>5</i>	6	2	10	2	0	0	0	0	0	0	0	20	12
<i>6</i>	4	1	7	0	0	0	0	0	0	0	0	12	17
<i>7</i>	3	2	8	0	0	0	0	0	0	0	0	13	11
<i>8</i>	4	1	4	1	1	0	0	0	0	0	0	11	13
<i>9</i>	2	2	7	0	1	0	0	0	0	0	0	12	5
<i>10</i>	0	1	2	1	3	0	0	0	0	0	0	7	6
<i>11</i>	2	1	2	0	0	0	1	0	0	0	0	6	2
<i>12</i>	0	0	3	0	1	0	1	0	0	0	0	5	4
<i>Not Ident./Adj.</i>	2	1	5	4	2	0	0	0	0	0	0	14	39
Total – Enrolled in Non-Public School	44	26	92	19	10	0	2	1	0	0	0	194	214

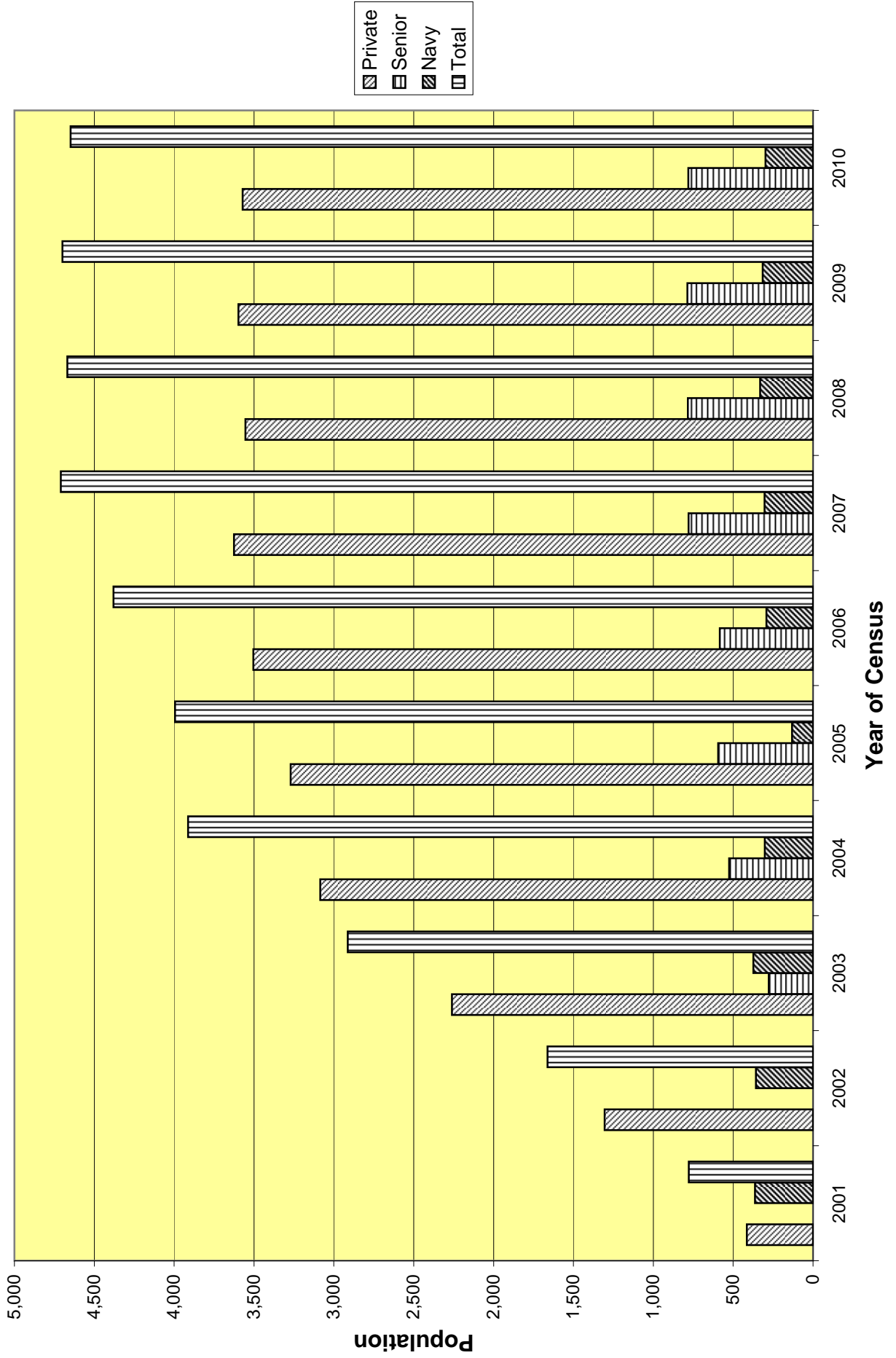
TABLE 12
Children Enrolled in Non-Public School (Grades K-12)

Grade	Countryside Montessori	OLPH	Christian Heritage	Saint Catherine	Sager Solomon	Loyola Academy	Science & Arts Academy	North Shore Country Day	MEC	Roycemore	Avery Coonley	Glenview Montessori	Glenview New Church	Ember	St. Joseph	Willows Academy	Northridge Prep	SCL	Hardey Prep – Sacred Heart	Socrates	St. Francis Xavier	Home Schooled	Not Ident./Adj.	2010 TOTAL	2009 TOTAL*	
K	2	9	1	3	1			1				1	1						1	1					21	25
1	1	8		5	4																1				19	19
2	1	7	1	3			2	2							1				1						18	21
3	3	9		3	1			1	2					1							1				21	18
4		7	1	3	1			1	1	1															15	22
5	1	11	1		2		2	2							1										20	12
6		8		2			1								1										12	17
7		9			1					1	1				1										13	11
8		5	1	2	1			1										1							11	13
9		1				10																1			12	5
10		1	1			4		1																	7	6
11						5											1								6	2
12						4										1									5	4
Adj.																							14		14	39
Total	8	75	6	21	11	23	5	9	3	2	1	1	1	1	4	1	1	1	2	1	2	1	1	14	194	214

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

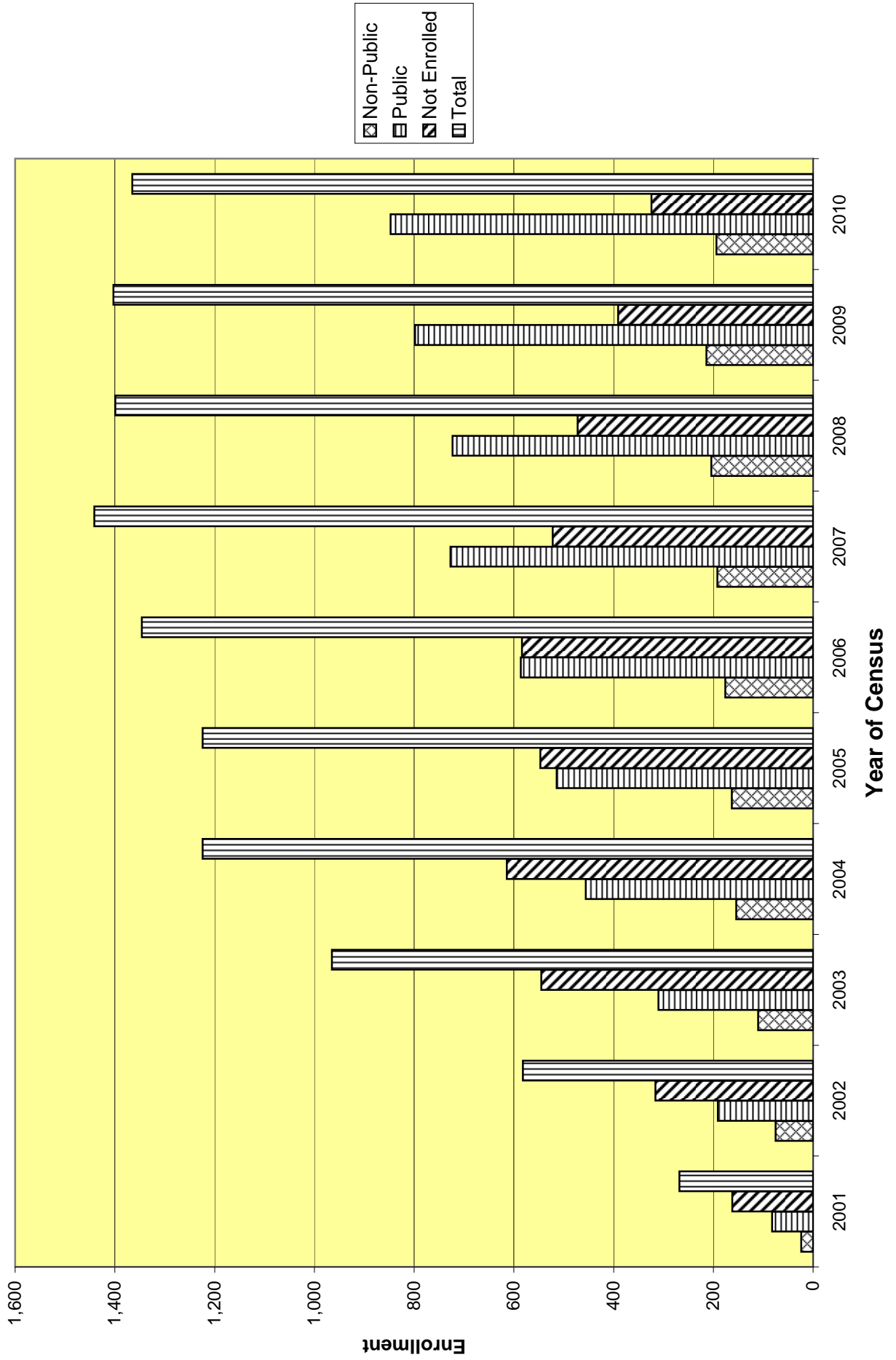
The Glen Redevelopment Project

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

