

Annual Census Report
for
The Glen Redevelopment Project
(TIF District)
Glenview, Illinois
Year Ending June 30, 2011



August 16, 2011
Final



EHLERS
& ASSOCIATES INC

550 Warrenville Road, Suite 220
Lisle, IL 60532
630.271.3330
www.ehlers-inc.com

The Glen (TIF District) Census (As of June 30, 2011)

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, 2011 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 2,074 homes of which 1,966 were occupied residences that would be included in the Census canvass. The residences that were targeted are located in 12 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, Vi at The Glen (formerly Classic Residence by Hyatt at The Glen), Chestnut Square at The Glen, Thomas Place, Aloft at The Glen Town Center, Glenshore Condos, Patriot Commons at The Glen, 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 having 67 homes built as of June 30, 2011.

On June 9, 2011, 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 9th. 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 the Glenview Police Department apprised of our actions and followed the municipal guidelines for collecting the Census data.

On Saturday, July 9 and Sunday, July 10, 2011, 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 by August 1st for tabulation.

The follow-up door-to-door visits resumed on Saturday, July 16 and Sunday, July 17, 2011. For those residents that did not return their Census Reporting Forms, the final door-to-door follow-up visits were conducted on Saturday, July 23 and Sunday, July 24, 2011. We specified a deadline of August 1st to submit responses to be included in the census count.

Of the 1,966 occupied residences, 142 didn't reply after the numerous attempts to obtain data. This calculates to 92.8% of the residences responding and 7.2% 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 142 residences that did not respond. These “average” estimates were then added to the totals received for the 1,824 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, Patriot Commons at The Glen, Aloft at The Glen Tower Center, Tower Crossing at The Glen and Glenshore Condos; (2) Navy town homes and (3) Senior housing: Vi at The Glen, Chestnut Square at The Glen and Thomas Place.

2011 OBSERVATIONS REGARDING CHILDREN LIVING IN THE GLEN

This year the Census counted 2,074 homes of which 1,966 were occupied. In the occupied homes there are 4,854 residents, of which 1,444 were children.

This year 1,119 children from The Glen are enrolled in schools, which is up from last year’s 1,041. Of the 1,119, there are 197 that are enrolled in non-public schools, or about 17.6% 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, 2011.

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

TABLE 1
Summary of Residents of The Glen

DESCRIPTION	Private	Senior	Navy	2011 TOTAL	2010 TOTAL
<i># of Adults</i>	2,418	780	212	3,410	3,284
<i># of Children (Birth-12 grade)</i>	1,325	0	119	1,444	1,365
Total Number of Residents	3,743	780	331	4,854	4,649

TABLE 2
Itemized Details about Residents of The Glen

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2011 TOTAL	2010 TOTAL
<i># of Adults</i>	364	320	604	478	316	95	192	49	212	179	409	192	3,410	3,284
<i># of Children (Birth-12th grade)</i>	309	270	418	220	78	16	13	1	119	0	0	0	1,444	1,365
Total Number of Residents	673	590	1,022	698	394	111	205	50	331	179	409	192	4,854	4,649

TABLE 3
Itemized Details about Total Number of Homes

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Aloft **	Glenshore	Navy	Chestnut Square ***	Vi ***	Thomas Place ***	2011 Total	2010 Total
Total Homes	167	143	299	244	154	67	181	31	112	167	365	144	2,074	2,008
Occupied Homes	165	142	293	243	153	63	142	31	109	149	335	142	1,966	1,888
Vacant	2	1	6	1	2	4	39	0	3	18	30	2	108	120
No Reply/Refusals	19	11	21	22	27	19	0	0	23	0	0	0	142	105
# of Replies	146	131	272	221	125	44	142	31	86	149	335	142	1,824	1,783
% of Replies *	88.5%	92.3%	92.8%	90.9%	81.7%	69.8%	100%	100%	78.9%	100%	100%	100%	92.8%	94.4%

* 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, Vi and Thomas Place.

TABLE 4
Itemized Details about Children in The Glen

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2011 TOTAL	2010 TOTAL
Not enrolled in school	49	37	45	73	26	11	7	0	77	0	0	0	325	324
Enrolled in Public School	215	203	286	125	40	5	6	0	42	0	0	0	922	847
Enrolled in Non-Public School	45	30	87	22	12	0	0	1	0	0	0	0	197	194
Total Number of Children	309	270	418	220	78	16	13	1	119	0	0	0	1,444	1,365

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2011 TOTAL	2010 TOTAL
<i>Under Age of 1</i>	2	2	4	13	3	4	3	0	15	0	0	0	46	51
<i>Age 1</i>	5	8	6	12	6	1	1	0	14	0	0	0	53	43
<i>Age 2</i>	8	9	7	12	7	3	1	0	13	0	0	0	60	68
<i>Age 3</i>	10	6	12	17	5	2	0	0	18	0	0	0	70	86
<i>Age 4</i>	22	12	16	19	4	1	1	0	17	0	0	0	92	74
<i>Age 5-not in school yet</i>	2	0	0	0	1	0	1	0	0	0	0	0	4	2
Total – Not Enrolled in School	49	37	45	73	26	11	7	0	77	0	0	0	325	324

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2011 TOTAL	2010 TOTAL
<i>Westbrook Elementary K-2</i>	45	44	53	32	3	4	2	0	13	0	0	0	196	241
<i>Lyons Special Ed K</i>	0	0	0	1	0	0	0	0	0	0	0	0	1	4
<i>Henking Special Ed K-2</i>	0	1	0	0	0	0	0	0	0	0	0	0	1	0
<i>Glen Grove Elementary 3-5</i>	71	72	97	36	10	0	1	0	12	0	0	0	299	254
<i>Hoffman Elementary 3-5</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Pleasant Ridge Elementary 3-5</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	2
<i>Springman Special Ed 6-8</i>	0	0	0	1	0	0	0	0	0	0	0	0	1	0
<i>Attea Junior High 6-8</i>	59	47	82	33	11	0	1	0	8	0	0	0	241	187
Total – Enrolled in SD #34 (K-8)	175	164	232	103	24	4	4	0	33	0	0	0	739	690

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2011 TOTAL	2010 TOTAL
<i>Glenbrook South High School 9 – 12</i>	40	39	54	22	16	1	2	0	9	0	0	0	183	157
Total – Enrolled in SD #225 (9-12)	40	39	54	22	16	1	2	0	9	0	0	0	183	157

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2011 TOTAL	2010 TOTAL
<i>School District #34 K – 8</i>	175	164	232	103	24	4	4	0	33	0	0	0	739	690
<i>School District #225 9 – 12</i>	40	39	54	22	16	1	2	0	9	0	0	0	183	157
Total – Enrolled in Grades K-12	215	203	286	125	40	5	6	0	42	0	0	0	922	847

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Aloft	Glenshore	Navy	Senior Housing*	2011 TOTAL	2010 TOTAL
<i>Countryside Montessori School</i>	3	2	3	1							9	8
<i>Our Lady of Perpetual Help School</i>	10	12	49	8	1						80	75
<i>Christian Heritage School</i>		1		2	1						4	6
<i>Saint Catherine School</i>	3	3	5	4	2						17	21
<i>Sager Solomon Schechter</i>	3	3	3	2							11	11
<i>Loyola Academy</i>	5	4	9		1						19	23
<i>Science & Arts Academy</i>	4										4	5
<i>North Shore Country Day School</i>			5								5	9
<i>Crème de la Crème</i>			1	1	1						3	0
<i>Glenview Montessori</i>											0	1
<i>Roycemore</i>	3										3	2
<i>Avery Coonley-Downers Grove</i>		1									1	1
<i>Embers</i>	1										1	0
<i>Socrates</i>											0	1
<i>Cowell</i>			1								1	0
<i>Hyde Park Day School</i>	1										1	0
<i>SCL</i>											0	1
<i>Ember</i>											0	1
<i>MEC</i>		1									1	3
<i>Glenview New Church</i>											0	1
<i>Gertrude Nielson Center</i>	1	1									2	0
<i>St. Joseph</i>											0	4
<i>Willows Academy</i>											0	1
<i>Muslim Education Center</i>			1								1	0
<i>Montessori of Lake Forest</i>					1						1	0
<i>St. Josephs, Wilmette</i>					2						2	0
<i>Chicago Academy for Arts</i>					1						1	0
<i>Northridge Prep</i>								1			1	1
<i>Heartspring</i>			1								1	0
<i>Harley Prep – Sacred Heart</i>			2								2	2
<i>Regina Dominican</i>	1		1								2	0
<i>St. Francis Xavier</i>				2							2	2
<i>Home Schooled</i>	5										5	1
<i>Not Identified/Adjusted Factor</i>	5	2	6	2	2						17	14
Total Enrolled in Non-Public Schools (K-12)	45	30	87	22	12	0	0	1	0	0	197	194

* Includes Chestnut Square, Vi and Thomas Place

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2011 TOTAL	2010 TOTAL
K	10	18	10	5	1	3	0	0	4	0	0	0	51	62
1	14	13	16	15	1	0	1	0	6	0	0	0	66	83
2	21	14	27	13	1	1	1	0	3	0	0	0	81	100
3	27	23	33	17	4	0	0	0	6	0	0	0	110	87
4	19	25	35	11	1	0	0	0	2	0	0	0	93	88
5	25	24	29	8	5	0	1	0	4	0	0	0	96	81
6	28	15	32	12	1	0	0	0	3	0	0	0	91	75
7	16	15	27	13	6	0	0	0	4	0	0	0	81	66
8	15	17	23	9	4	0	1	0	1	0	0	0	70	48
9	11	12	18	4	2	0	1	0	1	0	0	0	49	55
10	12	13	14	9	6	0	0	0	4	0	0	0	58	35
11	8	6	12	2	4	0	0	0	4	0	0	0	36	40
12	9	8	10	7	4	1	1	0	0	0	0	0	40	27
Total – Enrolled in Public School	215	203	286	125	40	5	6	0	9	0	0	0	922	847

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2011 TOTAL	2010 TOTAL
K	6	2	9	6	3	0	0	0	0	0	0	0	26	21
1	1	4	8	1	1	0	0	0	0	0	0	0	15	19
2	2	5	7	4	2	0	0	0	0	0	0	0	20	18
3	7	1	6	3	1	0	0	0	0	0	0	0	18	21
4	4	5	9	2	0	0	0	0	0	0	0	0	20	15
5	4	1	6	2	0	0	0	0	0	0	0	0	13	20
6	5	4	10	0	1	0	0	0	0	0	0	0	20	12
7	4	0	7	0	0	0	0	0	0	0	0	0	11	13
8	1	3	8	0	0	0	0	0	0	0	0	0	12	11
9	2	0	2	1	1	0	0	0	0	0	0	0	6	12
10	1	2	5	0	0	0	0	0	0	0	0	0	8	7
11	1	0	2	1	1	0	0	0	0	0	0	0	5	6
12	2	1	2	0	0	0	0	1	0	0	0	0	6	5
Not Ident./Adj.	5	2	6	2	2	0	0	0	0	0	0	0	17	14
Total – Enrolled in Non-Public School	45	30	87	22	12	0	0	1	0	0	0	0	197	194

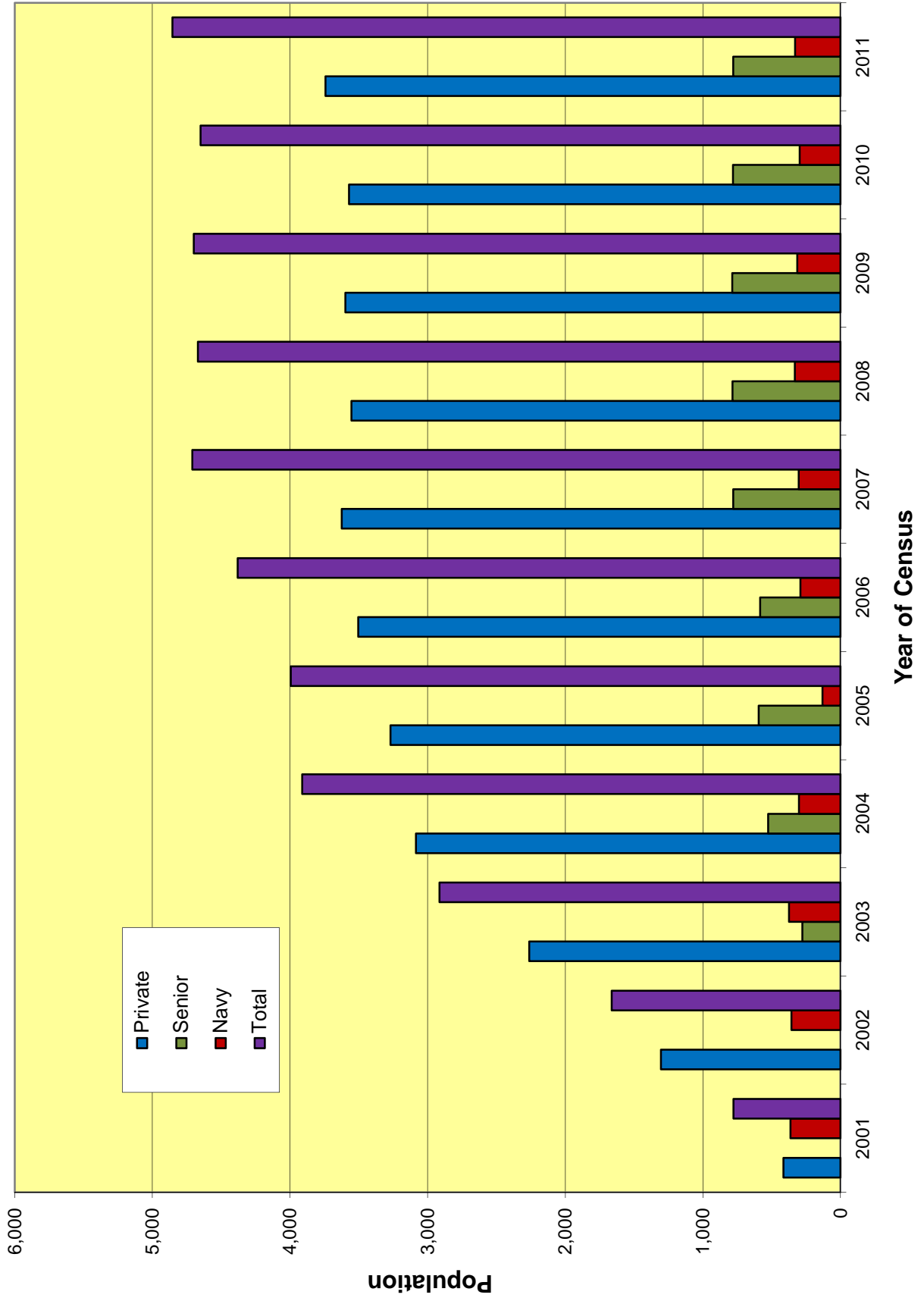
TABLE 12
Children Enrolled in Non-Public School* (Grades K-12)

Grade	Countryside 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	Embers	Cowell	Hyde Park Day School	MEC	Gertrude Nielson Center	Muslim Education Center	Montessori of Lake Forest	St. Joseph, Wilmette	Chicago Academy for Arts	Northridge Prep	Heartspring	Hardey Prep – Sacred Heart	Regina Dominican	St. Francis Xavier	Home Schooled	Not Ident./Adj.	2011 TOTAL	2010 TOTAL	
K	3	6		6	1			1	1	3	1						2		1								1			26	21
1		7	2	2	1				1															1		1				15	19
2	1	11		3	4																				1					20	18
3	1	11		1				1							1					1				1		1				18	21
4	3	10		1	1		1						1				1								1					20	15
5		7		2	1						1					1											1			13	20
6	1	12			2			1	1											1			1			1				20	12
7		6		2				1			1			1																11	13
8		10			1							1																		12	11
9			1				2														1				2					6	12
10							8																							8	7
11			1				3		1																					5	6
12							5														1									6	5
Adj.																												17		17	14
Total	9	80	4	17	11	19	4	5	3	3	3	1	1	1	1	1	2	1	1	2	1	1	1	1	2	2	2	5	17	197	194

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

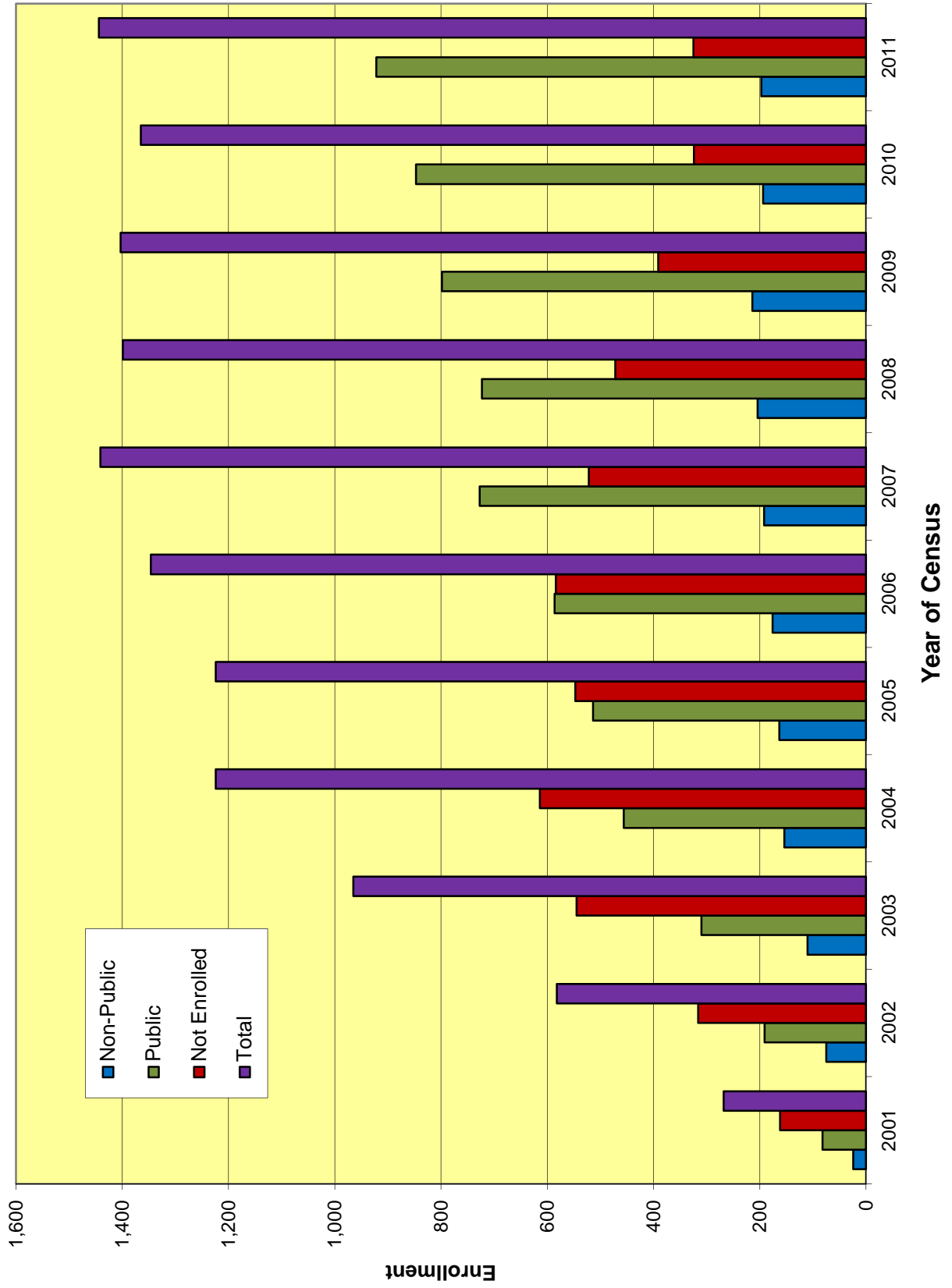
The Glen Redevelopment Project

Summary of Resident Population by Housing Type



The Glen Redevelopment Project

Enrollment Characteristics for Children from the Glen



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Public School Enrollments for Children from the Glen

