# Annual Census Report for The Glen Redevelopment Project (TIF District) Glenview, Illinois Year Ending June 30, 2012



August 30, 2012



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# The Glen (TIF District) Census (As of June 30, 2012)

### **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, 2012 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 2,075 homes of which 1,970 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 68 homes built as of June 30, 2012.

On June 8, 2012, 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 14<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 the Glenview Police Department apprised of our actions and followed the municipal guidelines for collecting the Census data.

On Saturday, July 14 and Sunday, July 15, 2012, 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 1<sup>st</sup> for tabulation.

The follow-up door-to-door visits resumed on Saturday, July 21 and Sunday, July 22, 2012. For those residents that did not return their Census Reporting Forms, the final door-to-door follow-up visits were conducted on Saturday, July 28 and Sunday, July 29, 2012. We specified a deadline of August 1<sup>st</sup> to submit responses to be included in the census count.

Of the 1,970 occupied residences, 128 didn't reply and 6 refused after the numerous attempts to obtain data. This calculates to 93.2% of the residences responding and 6.8% that did not reply/refused.

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# **DATA TABULATION**

After all of the data was received and compiled, Ehlers used a census "average" for each subdivision to factor in the 134 residences that did not respond/refused. These "average" estimates were then added to the totals received for the 1,836 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.

## 2012 OBSERVATIONS REGARDING CHILDREN LIVING IN THE GLEN

This year the Census counted 2,075 homes of which 1,970 were occupied. In the occupied homes there are 4,843 residents, of which 1,420 were children.

This year 1,158 children from The Glen are enrolled in schools, which is up from last year's 1,119. Of the 1,158, there are 210 that are enrolled in non-public schools, or about 18.1% 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, 2012.

Steve H. Larson, Financial Advisor Michelle Harris, Senior Disclosure Coordinator

TABLE 1 Summary of Residents of The Glen

DESCRIPTION	Private	Senior	Navy	2012 TOTAL	2011 TOTAL
# of Adults	2,439	775	209	3,423	3,410
# of Children (Birth-12 grade)	1,312	0	108	1,420	1,444
Total Number of Residents	3,751	277	317	4,843	4,854

TABLE 2 Itemized Details about Residents of The Glen

2011 TOTAL	3,410	1,444	4,854
2012 TOTAL	3,423	1,420	4,843
Thomas Place	197	0	197
Vi	401	0	401
Chestnut Square	177	0	177
Navy	209	108	317
Glenshore	47	0	47
Aloft	190	11	201
Patriot Commons	113	24	137
Tower Crossing	305	73	378
Cambridge	465	223	889
Chapel Concord Southgate	622	405	1,027
Concord	321	269	290
Chapel Crossing	376	307	683
DESCRIPTION	# of Adults	# of Children (Birth-12th grade)	Total Number of Residents

TABLE 3
Itemized Details about Total Number of Homes

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Aloft **	Glenshore	Navy	Chestnut Square ***	;; *	Thomas Place ***	2012 Total	2011 Total
Total Homes	167	143	299	244	154	89	181	31	112	167	365	144	2,075	2,074
Occupied Homes	167	140	295	240	153	89	141	31	108	149	335	143	1,970	1,966
Vacant	0	3	4	4	1	0	40	0	4	18	30	1	105	108
No Reply/Refusals	10	6	17	32	23	14	0	0	56	0	0	0	134	142
# of Replies	157	131	278	208	130	54	141	31	62	149	335	143	1,836	1,824
% of Replies *	94.0%	93.6%	94.2%	86.7%	85.0%	79.4%	100%	100%	73.1%	100%	100%	100%	93.2%	92.8%

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. -<del>X-</del>

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

11 [AL	5.	2.	7	44
2011 TOTAL	325	922	197	1,444
2012 TOTAL	262	948	210	1,420
Thomas Place	0	0	0	0
Vi	0	0	0	0
Chestnut Square	0	0	0	0
Navy	53	55	0	108
Glenshore	0	0	0	0
Aloft	4	S	2	11
Patriot Commons	14	10	0	24
Tower Crossing	17	44	12	73
Chapel Concord Southgate Cambridge	29	125	31	223
Southgate	41	271	93	405
Concord	32	213	24	569
Chapel Crossing	34	225	48	307
DESCRIPTION	Not enrolled in school 34	Enrolled in Public School	Enrolled in Non- Public School	Total Number of Children

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

2011 TOTAL	46	53	09	20	92	4	325
2012 TOTAL	33	40	09	28	69	2	262
Thomas Place	0	0	0	0	0	0	0
Vi	0	0	0	0	0	0	0
Chestnut Square	0	0	0	0	0	0	0
Navy	6	L	91	01	11	0	53
Glenshore	0	0	0	0	0	0	0
Aloft	0	2	1	0	1	0	4
Patriot Commons	5	2	1	5	1	0	14
Tower Crossing	2	1	4	5	5	0	17
Concord Southgate Cambridge	8	19	11	13	16	0	<i>L</i> 9
Southgate	3	9	7	6	15	1	41
Concord	5	0	11	9	10	0	32
Chapel Crossing	1	3	6	10	10	1	34
DESCRIPTION	$Under\ Age\ of\ I$	I 98A	7 88 G	E 98A	788 Y	Age 5–not in school	Total – Not Enrolled in School

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

2011 TOTAL	196	1	1	299	0	0	1	241	739
2012 TOTAL	192	1	1	270	1	3	5	262	735
Thomas Place	0	0	0	0	0	0	0	0	0
Vi	0	0	0	0	0	0	0	0	0
Chestnut Square	0	0	0	0	0	0	0	0	0
Navy	26	0	0	6	0	0	1	6	45
Glenshore	0	0	0	0	0	0	0	0	0
Aloft	0	0	0	0	0	1	0	3	4
Patriot Commons	5	0	0	3	0	0	0	0	8
Tower Crossing	6	0	0	4	0	0	1	13	27
Cambridge	27	0	1	40	1	1	1	31	102
Southgate	37	0	0	68	0	1	2	81	210
Concord	40	1	0	63	0	0	0	99	160
Chapel Crossing	48	0	0	62	0	0	0	69	179
DESCRIPTION	Westbrook Elementary K-2	Lyons Special Ed K	Henking Special Ed K-2	Glen Grove Elementary 3 - 5	Hoffman Elementary 3 - 5	Pleasant Ridge Elementary 3 - 5	Springman Special Ed 6 - 8	Attea Junior High $6-8$	Total – Enrolled in SD #34 (K-8)

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

2011 TOTAL	183	183					
2012 TOTAL	213	213					
Thomas Place	0	0					
Vi	0	0					
Chestnut Square	0	0					
Navy	10	10					
Glenshore	0	0					
Aloft	1	1					
Patriot Commons	2	2					
Tower Crossing	17	17					
Concord Southgate Cambridge	23	23					
Southgate	61	61					
Concord	53	53					
Chapel Crossing	46	46					
DESCRIPTION	Glenbrook South High School 9–12	Total – Enrolled in SD #225 (9-12)					

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Chapel Concord Southgate Cambridge	Tower Crossing	Patriot Commons	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2012 TOTAL	2011 TOTAL
School District #34 $K-8$	621	160	210	102	27	8	4	0	45	0	0	0	735	739
School District #225 9 – 12	46	53	61	23	17	2	1	0	10	0	0	0	213	183
Total – Enrolled in Grades K-12	225	213	271	125	44	10	5	0	55	0	0	0	948	922

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*	2012 TOTAL	2011 TOTAL
Countryside Montessori	2	2		2	1					0	7	6
Our Lady of Perpetual Help	17	9	45	10	1						62	80
Christian Heritage School		2		2							4	4
Saint Catherine School	5	2	8	3	8		1				22	17
Sager Solomon Schechter	2	3	3	2							10	11
Loyola Academy	9	3	16	1	4						30	19
Science & Arts Academy	4										4	4
North Shore Country Day School			9	1							7	5
Crème de la Crème											0	3
Glenview Montessori			1								Τ	0
Roycemore	3										3	3
Avery Coonley-Downers Grove											0	1
Embers	1										1	1
St. Norbert				2							2	0
Cowell											0	1
Hyde Park Day School	1										1	1
Cheder Lubavitch Day School		5									5	0
Guardian Angel Orthodox Day	1										1	0
Hellenic American Academy	1										1	0
St. David	1										1	0
MCC			3								3	1
Glenview New Church	1										1	0
Gertrude Nielson Center											0	2
Knowledge Beginnings				2							2	0
Alexander Graham Bell Mont.			1								1	0
Muslim Education Center											0	1
Montessori of Lake Forest											0	1
St. Josephs, Wilmette											0	2
Chicago Academy for Arts					1						1	1
Northridge Prep											0	1
Heartspring			1								1	1
Hardey Prep – Sacred Heart			3				1				4	2
Regina Dominican	1		1		1						3	2
St. Francis Xavier				2							2	2
Home Schooled											0	5
Not Identified/Adjusted Factor	2	1	5	4	1						13	17
Total Enrolled in Non-Public Schools (K-12)	48	24	93	31	12	0	2	0	0	0	210	197

\* 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	2012 TOTAL	2011 TOTAL
K	19	6	2	9	9	4	0	0	10	0	0	0	59	51
I	14	11	17	7	1	1	0	0	5	0	0	0	62	99
2	15	15	18	12	2	0	0	0	11	0	0	0	73	81
3	19	16	67	15	2	2	0	0	1	0	0	0	84	110
4	25	23	67	15	1	0	0	0	4	0	0	0	<i>L</i> 6	93
5	18	24	32	12	1	1	1	0	4	0	0	0	93	96
9	28	26	30	8	4	0	1	0	3	0	0	0	100	91
7	27	15	25	14	4	0	0	0	3	0	0	0	88	81
8	14	15	28	10	9	0	2	0	4	0	0	0	62	70
6	15	22	20	9	2	0	0	0	4	0	0	0	72	49
10	11	11	20	6	5	0	1	0	3	0	0	0	57	58
II	13	12	10	6	9	2	0	0	2	0	0	0	51	36
12	7	8	11	2	4	0	0	0	1	0	0	0	33	40
Total – Enrolled in Public School	225	213	271	125	44	10	5	0	55	0	0	0	948	922

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

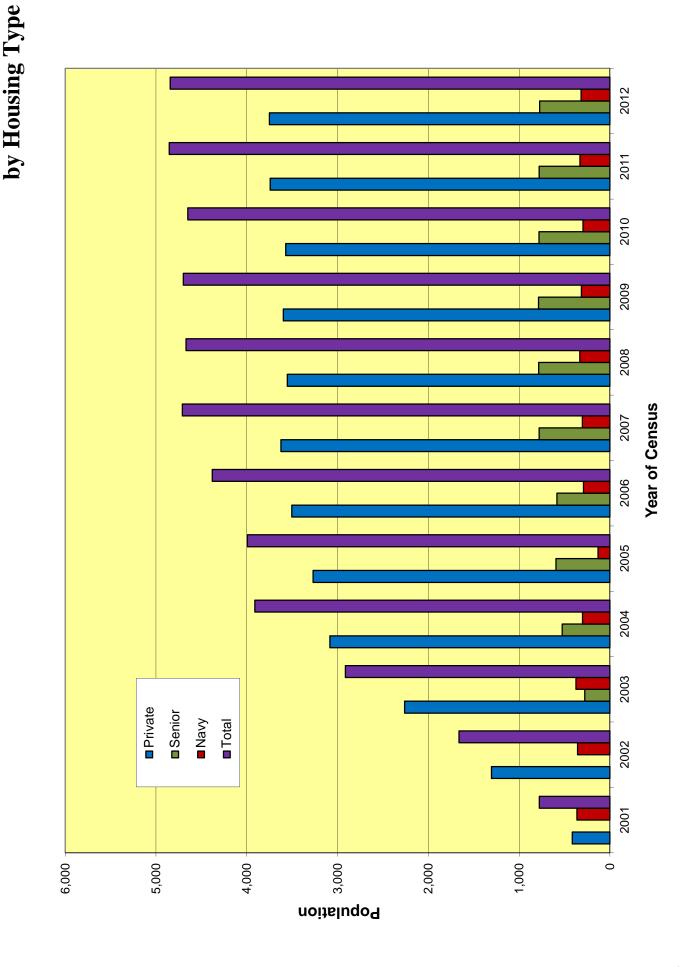
DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2012 TOTAL	2011 TOTAL
K	5	2	13	4	1	0	0	0	0	0	0	0	25	26
I	5	0	9	4	1	0	1	0	0	0	0	0	17	15
2	1	5	8	2	1	0	0	0	0	0	0	0	17	20
3	4	3	9	4	2	0	0	0	0	0	0	0	19	18
4	5	1	7	5	0	0	1	0	0	0	0	0	19	20
5	9	5	8	2	0	0	0	0	0	0	0	0	21	13
9	3	1	8	1	0	0	0	0	0	0	0	0	13	20
7	5	2	8	2	0	0	0	0	0	0	0	0	17	11
8	4	1	5	0	0	0	0	0	0	0	0	0	10	12
6	3	1	8	0	2	0	0	0	0	0	0	0	14	9
IO	2	0	2	1	2	0	0	0	0	0	0	0	7	8
II	2	2	9	1	0	0	0	0	0	0	0	0	11	5
12	1	0	3	1	2	0	0	0	0	0	0	0	7	9
Not Ident./Adj.	2	1	5	4	1	0	0	0	0	0	0	0	13	17
Total – Enrolled in Non- Public School	48	24	93	31	12	0	2	0	0	0	0	0	210	197

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

JATOT 1102	26	15	20	18	20	13	20	11	12	9	∞	5	9	17	197
JATOT S10S	25	17	17	19	19	21	13	17	10	14	7	11	7	13	210
.jbA\.inəbl ioW														13	13
Home Schooled															0
St. Francis Xavier															2
Regina Dominican										-	2				3
Hardey Prep – Sacred Heart			1		2										4
Heartspring							1								1
Glenview Mont.	1														1
Chicago Academy for Arts											1				1
Alexander Graham Bell Mont															1
St. Norbert								1							2
St. David	-														-
Glenview New Church															1
MCC		1				1									2
Hyde Park Day															1
Knowledge Beginnings	2														2
Guardian Angel Orthodox Day			1			1									2
Cheder Lubavitch	-		1			П	1		-						5
Коусетоге							1								3
Hellenic American YməbsəA															1
Country Day							1	2					1		7
Academy another								1							4
Loyola Academy Stra & Arts										12	3	11	5		
Schechter											(1)		7 7		0 31
Sager Solomon		-		4		1	1	2							10
eninedtsco tinis	∞	ж	2	ж			2		2						22
Christian Heritage	$\vdash$		1										1		4
Напо	6	∞	6	∞	11	11	9	11	9						62
Sountryside inosesoni		-	1	П	2	2									7
Grade	K	1	2	8	4	w	9	7	<b>∞</b>	6	10	11	12	Adj.	Total

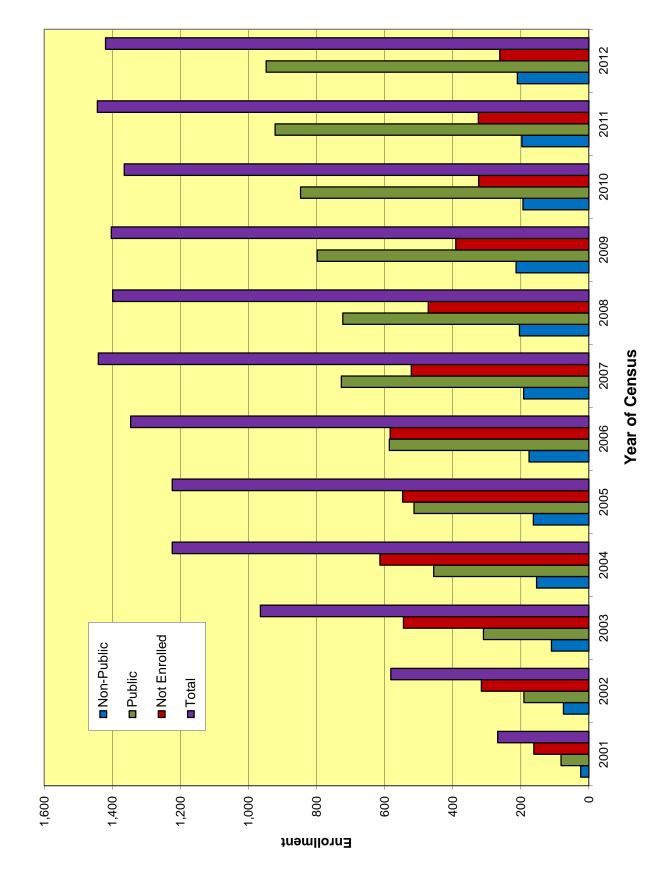
\* Some Non-Public Schools have changed from year to year

Summary of Resident Population The Glen Redevelopment Project



The Glen Redevelopment Project

**Enrollment Characteristics for** Children from the Glen



The Glen Redevelopment Project

Public School Enrollments for Children from the Glen

