

**Annual Census Report**  
**for**  
**The Glen Redevelopment Project**  
**(TIF District)**  
**Glenview, Illinois**  
**Year Ending June 30, 2013**



**August 27, 2013**  
**FINAL**



**EHLERS**  
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## **The Glen (TIF District) Census (As of June 30, 2013)**

### **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, 2013 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 2,137 homes of which 2,025 were occupied residences that would be included in the Census canvass. The residences that were targeted are located in 13 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, Regency 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 still under construction having 68 homes built as of June 30, 2013. A new subdivision by Pulte called Regency at the Glen is under construction having 62 homes built as of June 30, 2013.

On June 3, 2013, 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 13<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 13 and Sunday, July 14, 2013, Census Recorders successfully completed the initial canvassing of residences who had not responded to the June 3, 2013 mailing. After additional attempts to obtain information from those residences that were not available to provide 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 by August 1<sup>st</sup> for tabulation.

The follow-up door-to-door visits resumed on Saturday, July 20 and Sunday, July 21, 2013. We specified a deadline of August 1<sup>st</sup> to submit responses to be included in the census count.

Of the 2,025 occupied residences, 190 didn't reply and 6 refused after the numerous attempts to obtain data. This calculates to 90.3% of the residences responding and 9.7% that did not reply/refused.

## **DATA TABULATION**

After all of the data was received and compiled, Ehlers used a census “average” for each subdivision to factor in the 196 residences that did not respond/refused. These “average” estimates were then added to the totals received for the 1,829 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, Regency 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.

## **2013 OBSERVATIONS REGARDING CHILDREN LIVING IN THE GLEN**

This year the Census counted 2,137 homes of which 2,025 were occupied. In the occupied homes there are 4,932 residents, of which 1,440 were children.

This year 1,175 children from The Glen are enrolled in schools, which is up from last year’s 1,158. Of the 1,175, there are 223 that are enrolled in non-public schools, or about 18.98% 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, 2013.

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

TABLE 1  
Summary of Residents of The Glen

DESCRIPTION	Private	Senior	Navy	2013 TOTAL	2012 TOTAL
# of Adults	2,571	704	217	3,492	3,423
# of Children (Birth-12 grade)	1,341	0	99	1,440	1,420
<b>Total Number of Residents</b>	<b>3,912</b>	<b>704</b>	<b>316</b>	<b>4,932</b>	<b>4,843</b>

TABLE 2  
Itemized Details about Residents of The Glen

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2013 TOTAL	2012 TOTAL
# of Adults	378	322	612	478	299	122	124	188	48	217	135	374	195	3,492	3,423
# of Children (Birth-12th grade)	298	266	412	220	79	22	29	11	4	99	0	0	0	1,440	1,420
<b>Total Number of Residents</b>	<b>676</b>	<b>588</b>	<b>1,024</b>	<b>698</b>	<b>378</b>	<b>144</b>	<b>153</b>	<b>199</b>	<b>52</b>	<b>316</b>	<b>135</b>	<b>374</b>	<b>195</b>	<b>4,932</b>	<b>4,843</b>

TABLE 3  
Itemized Details about Total Number of Homes

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft **	Glenshore	Navy	Chestnut Square ***	Vi ***	Thomas Place ***	2013 Total	2012 Total
<b>Total Homes</b>	167	143	299	244	154	68	62	181	31	112	167	365	144	2,137	2,075
<b>Occupied Homes</b>	165	140	296	243	152	68	61	141	31	109	137	338	144	2,025	1,970
<b>Vacant</b>	2	3	3	1	2	0	1	40	0	3	30	27	0	112	105
<b>No Reply/Refusals</b>	16	13	31	42	37	16	9	0	0	32	0	0	0	196	134
<b># of Replies</b>	149	127	265	201	115	52	52	141	31	77	137	338	144	1,829	1,836
<b>% of Replies *</b>	90.3%	90.7%	89.5%	82.7%	75.7%	76.4%	85.2%	100%	100%	70.6%	100%	100%	100%	90.3%	93.2%

\* 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	Regency	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2013 TOTAL	2012 TOTAL
<i>Not enrolled in school</i>	28	32	46	54	24	16	15	5	1	44	0	0	0	265	262
<i>Enrolled in Public School</i>	225	203	270	133	47	6	10	4	0	54	0	0	0	952	948
<i>Enrolled in Non-Public School</i>	45	31	96	33	8	0	4	2	3	1	0	0	0	223	210
<b>Total Number of Children</b>	298	266	412	220	79	22	29	11	4	99	0	0	0	1,440	1,420

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Chestnut Square	VI	Thomas Place	2013 TOTAL	2012 TOTAL
<i>Under Age of 1</i>	5	3	10	3	3	2	3	0	0	13	0	0	0	42	33
<i>Age 1</i>	0	5	7	11	5	5	7	1	0	9	0	0	0	50	40
<i>Age 2</i>	2	7	9	17	8	5	3	2	1	4	0	0	0	58	60
<i>Age 3</i>	10	9	10	12	3	1	1	1	0	7	0	0	0	54	58
<i>Age 4</i>	9	8	9	10	5	3	1	1	0	10	0	0	0	56	69
<i>Age 5-not in school yet</i>	2	0	1	1	0	0	0	0	0	1	0	0	0	5	2
<b>Total – Not Enrolled in School</b>	28	32	46	54	24	16	15	5	1	44	0	0	0	265	262

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Chestnut Square	VI	Thomas Place	2013 TOTAL	2012 TOTAL
<i>Westbrook Elementary K-2</i>	36	34	30	32	11	5	3	0	0	22	0	0	0	173	192
<i>Lyons Special Ed K</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Henking Special Ed K-2</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Glen Grove Elementary 3-5</i>	59	45	75	39	5	1	2	0	0	18	0	0	0	244	270
<i>Hoffman Elementary 3-5</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Pleasant Ridge Elementary 3-5</i>	0	1	0	0	0	0	0	0	0	0	0	0	0	1	3
<i>Springman Special Ed 6-8</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	1	5
<i>Attea Junior High 6-8</i>	78	69	84	35	9	0	4	3	0	5	0	0	0	287	262
<b>Total – Enrolled in SD #34 (K-8)</b>	173	149	190	106	25	6	9	3	0	45	0	0	0	706	735

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Chestnut Square	VI	Thomas Place	2013 TOTAL	2012 TOTAL
<i>Glenbrook South High School 9 – 12</i>	52	54	80	27	22	0	1	1	0	9	0	0	0	246	213
<b>Total – Enrolled in SD #225 (9-12)</b>	52	54	80	27	22	0	1	1	0	9	0	0	0	246	213

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Chestnut Square	VI	Thomas Place	2013 TOTAL	2012 TOTAL
<i>School District #34 K – 8</i>	173	149	190	106	25	6	9	3	0	45	0	0	0	706	735
<i>School District #225 9 – 12</i>	52	54	80	27	22	0	1	1	0	9	0	0	0	246	213
<b>Total – Enrolled in Grades K-12</b>	225	203	270	133	47	6	10	4	0	54	0	0	0	952	948

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Senior Housing	2013 TOTAL	2012 TOTAL
<i>Countryside Montessori</i>	3	2	2	2				1				10	7
<i>Our Lady of Perpetual Help</i>	17	8	37	9	1		2					74	79
<i>Christian Heritage School</i>	2	2		1								5	4
<i>Saint Catherine School</i>	1		8	4	2					1		16	22
<i>Sager Solomon Schechter</i>	2	3	2	2								9	10
<i>Loyola Academy</i>	7	3	17	3			1					31	30
<i>Science &amp; Arts Academy</i>	4		2	1								7	4
<i>North Shore Country Day School</i>			7	1								8	7
<i>Crème de la Crème</i>		3	1	2				1				7	0
<i>Glenview Montessori</i>												0	1
<i>Roycemore</i>	3		1									4	3
<i>Embers</i>												0	1
<i>St. Norbert</i>												0	2
<i>Hyde Park Day School</i>	1											1	1
<i>Cheder Lubavitch Day School</i>		6										6	5
<i>Guardian Angel Orthodox Day</i>	1											1	1
<i>Hellenic American Academy</i>												0	1
<i>St. David</i>												0	1
<i>MCC</i>			2									2	3
<i>Glenview New Church</i>		1										1	1
<i>Gerrude Nielson Center</i>			1									1	0
<i>Knowledge Beginnings</i>												0	2
<i>Alexander Graham Bell Mont.</i>												0	1
<i>Notre Dame</i>			2									2	0
<i>Baker Demonstration School</i>			1									1	0
<i>Chicago Academy for Arts</i>												0	1
<i>Heartspring</i>			1									1	1
<i>Hardey Prep – Sacred Heart</i>			1									1	4
<i>Regina Dominican</i>			1		1							2	3
<i>St. Francis Xavier</i>				2								2	2
<i>Western Reserve</i>			1									1	0
<i>Leelanau Academy</i>			1									1	0
<i>Willows</i>									2			2	0
<i>Northridge</i>									1			1	0
<i>Home Schooled</i>												0	0
<i>Not Identified/Adjusted Factor</i>	4	3	10	6	2	0	1	0	0	0	0	26	13
<b>Total Enrolled in Non-Public Schools (K-12)</b>	45	31	96	33	8	0	4	2	3	1	0	223	210



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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Chestnut Square	VI	Thomas Place	2013 TOTAL	2012 TOTAL
<i>K</i>	4	7	4	8	7	2	1	0	0	6	0	0	0	39	59
<i>1</i>	18	11	8	14	3	2	1	0	0	10	0	0	0	67	62
<i>2</i>	14	16	18	10	1	1	1	0	0	6	0	0	0	67	73
<i>3</i>	12	10	19	11	4	0	0	0	0	7	0	0	0	63	84
<i>4</i>	20	13	31	11	0	1	2	0	0	4	0	0	0	82	97
<i>5</i>	27	23	25	17	1	0	0	0	0	7	0	0	0	100	93
<i>6</i>	21	27	32	15	1	0	0	0	0	1	0	0	0	97	100
<i>7</i>	29	23	29	6	4	0	4	3	0	1	0	0	0	99	88
<i>8</i>	28	19	24	14	4	0	0	0	0	3	0	0	0	92	79
<i>9</i>	16	16	28	10	6	0	0	1	0	3	0	0	0	80	72
<i>10</i>	13	15	20	7	3	0	0	0	0	4	0	0	0	62	57
<i>11</i>	11	12	19	6	5	0	0	0	0	0	0	0	0	53	51
<i>12</i>	12	11	13	4	8	0	1	0	0	2	0	0	0	51	33
<b>Total – Enrolled in Public School</b>	225	203	270	133	47	6	10	4	0	54	0	0	0	952	948

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Alfitt	Glenshore	Navy	Chestnut Square	VI	Thomas Place	2013 TOTAL	2012 TOTAL
K	3	6	9	4	0	0	0	2	0	0	0	0	0	24	25
1	3	3	7	2	1	0	0	0	0	1	0	0	0	17	17
2	6	0	7	3	1	0	0	0	0	0	0	0	0	17	17
3	1	6	8	2	0	0	0	0	0	0	0	0	0	17	19
4	2	2	2	3	1	0	1	0	0	0	0	0	0	11	19
5	6	0	7	4	0	0	0	0	0	0	0	0	0	17	21
6	4	4	7	2	0	0	1	0	0	0	0	0	0	18	13
7	2	2	9	1	0	0	0	0	1	0	0	0	0	15	17
8	6	1	8	2	0	0	0	0	0	0	0	0	0	17	10
9	2	1	5	2	1	0	0	0	1	0	0	0	0	12	14
10	3	1	9	0	2	0	0	0	1	0	0	0	0	16	7
11	1	0	1	1	0	0	1	0	0	0	0	0	0	4	11
12	2	2	7	1	0	0	0	0	0	0	0	0	0	12	7
Not Ident./Adj.	4	3	10	6	2	0	1	0	0	0	0	0	0	26	13
<b>Total – Enrolled in Non-Public School</b>	<b>45</b>	<b>31</b>	<b>96</b>	<b>33</b>	<b>8</b>	<b>0</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>223</b>	<b>210</b>

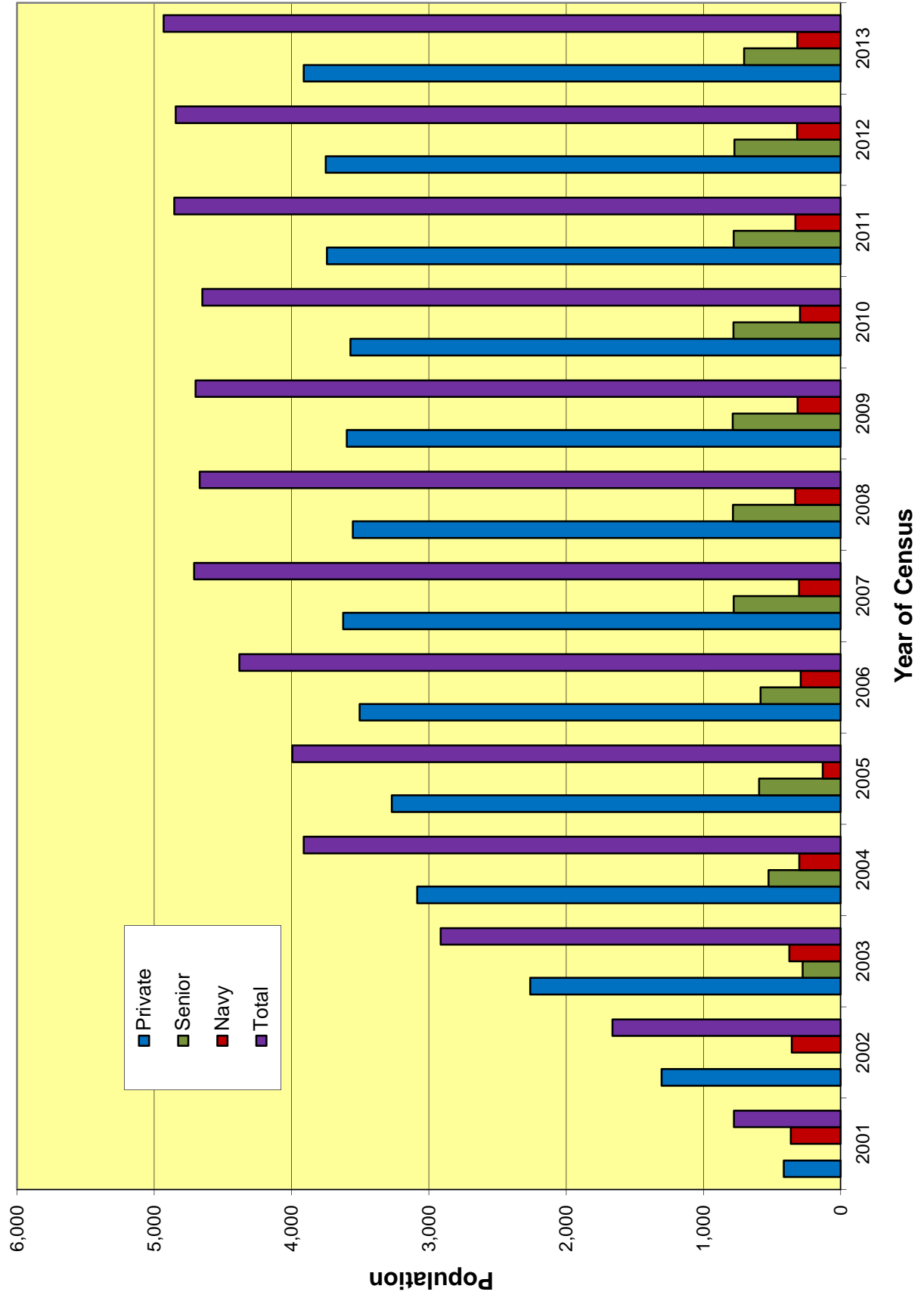
TABLE 12  
Children Enrolled in Non-Public School\* (Grades K-12)

Grade	Countryside Montessori	OLPH	Christian Heritage	Saint Catherine	Sager Solomon	Schechter	Loyola Academy	Science & Arts Academy	North Shore Country Day	Hyde Park Day	Roycemore	Cheder Lubavitch	Guardian Angel Orthodox Day	Gertrude Nielson	Crème de la Crème	MCC	Glenview New Church	Leelanau Acad.	Western Reserve	Baker Demo.	Willows	Northridge	Heartspring	Hardey Prep – Sacred Heart	Regina Dominican	St. Francis Xavier	Notre Dame	Not Ident./Adj.	2013 TOTAL	2012 TOTAL	
K	2	6		5				1				1	1	1	7		1													24	25
1		7	1	5				2				1												1						17	17
2		9		3	1			1	1		1					1														17	17
3		11	1		1			1	1			1	1																	17	19
4	1	4		2	3																				1					11	19
5	2	12						1	1	1																				17	21
6	3	8	1	1	1				1			1				1									1					18	13
7		8			1				1		1	1									1	1	1							15	17
8	2	9	1		2			1	2																					17	10
9							7				1	1									1				2					12	14
10							10		1		1							1	1			1				1				16	7
11			1	1			2																							4	11
12							11																			1				12	7
Adj.																												26		26	13
<b>Total</b>	<b>10</b>	<b>74</b>	<b>5</b>	<b>17</b>	<b>9</b>	<b>30</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>1</b>	<b>4</b>	<b>6</b>	<b>1</b>	<b>1</b>	<b>7</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>223</b>	<b>210</b>	

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

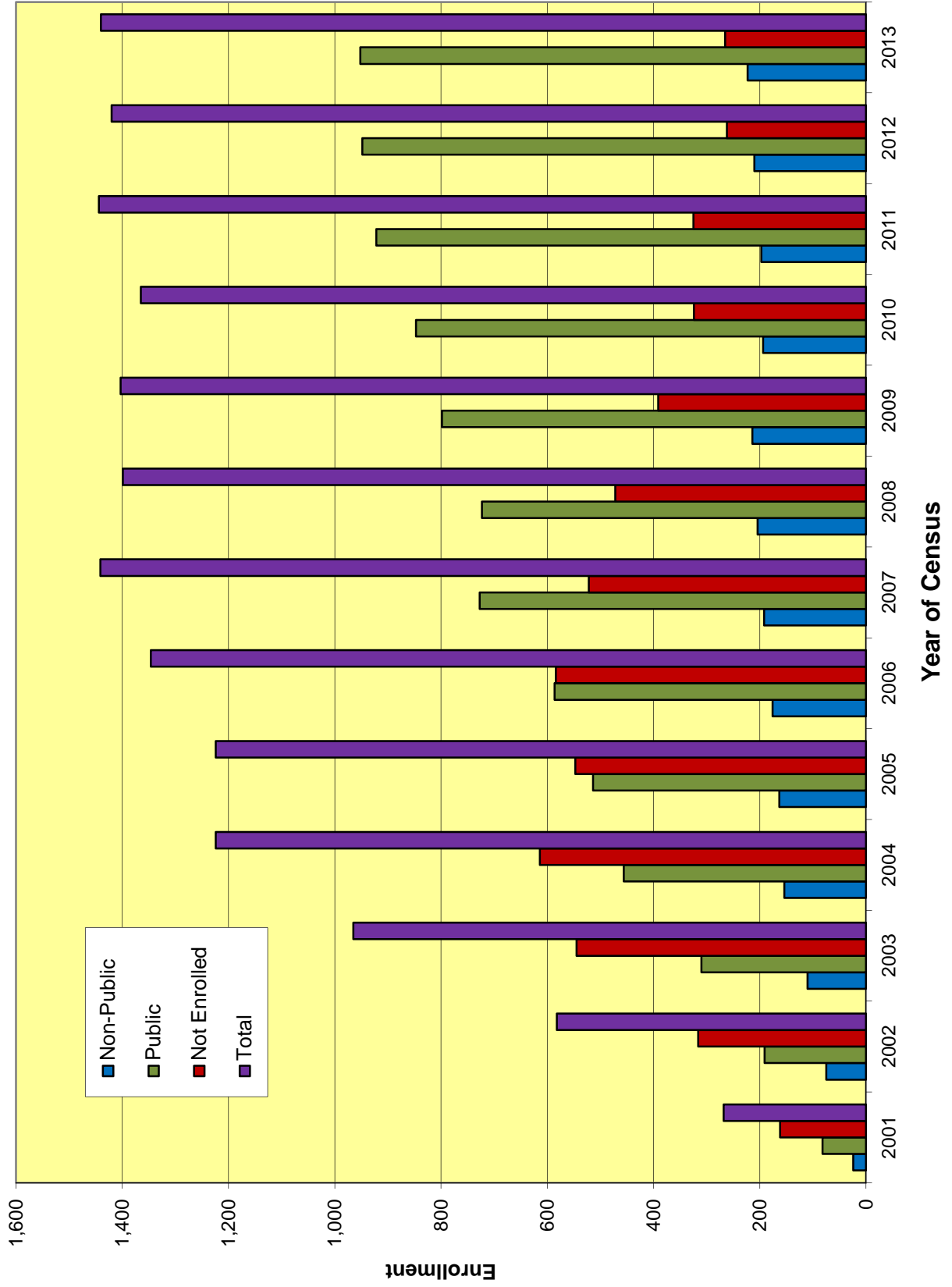
# The Glen Redevelopment Project

## 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

