

Annual Census Report
for
The Glen Redevelopment Project
(TIF District)
Glenview, Illinois
Year Ending June 30, 2014



September 30, 2014
FINAL



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& ASSOCIATES INC

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The Glen (TIF District) Census (As of June 30, 2014)

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, 2014 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 2,221 homes of which 2,047 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, 2014. A new subdivision by Pulte called Regency at the Glen has completed construction having 146 homes built as of June 30, 2014.

On June 2, 2014, 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 12th. 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 12 and Sunday, July 13, 2014, Census Recorders successfully completed the initial canvassing of residences who had not responded to the June 2, 2014 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 1st for tabulation. The follow-up door-to-door visits resumed on Saturday, July 19 and Sunday, July 20, 2014. We specified a deadline of August 1st to submit responses to be included in the census count.

Of the 2,047 occupied residences, 131 didn't reply and 0 refused after the numerous attempts to obtain data. This calculates to 93.6% of the residences responding and 6.4% that did not reply/refused. Since the Pulte homes (Regency) were under construction during this period, we could not confirm which homes were occupied, therefore, only the affirmative responses were counted in the census.

DATA TABULATION

After all of the data was received and compiled, Ehlers used a census “average” for each subdivision to factor in the 131 residences that did not respond/refused. These “average” estimates were then added to the totals received for the 1,916 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.

2014 OBSERVATIONS REGARDING CHILDREN LIVING IN THE GLEN

This year the Census counted 2,221 homes of which 2,047 were occupied. In the occupied homes there are 4,960 residents, of which 1,367 were children.

This year 1,106 children from The Glen are enrolled in schools, which is down from last year’s 1,175. Of the 1,106, there are 197 that are enrolled in non-public schools, or about 17.81% 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, 2014.

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

TABLE 1
Summary of Residents of The Glen

DESCRIPTION	Private	Senior	Navy	2014 TOTAL	2013 TOTAL
<i># of Adults</i>	2,634	746	213	3,593	3,492
<i># of Children (Birth-12 grade)</i>	1,287	0	80	1,367	1,440
Total Number of Residents	3,921	746	293	4,960	4,932

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	2014 TOTAL	2013 TOTAL
<i># of Adults</i>	368	324	626	481	306	122	179	185	43	213	131	416	199	3,593	3,492
<i># of Children (Birth-12th grade)</i>	277	250	413	200	68	23	43	10	3	80	0	0	0	1,367	1,440
Total Number of Residents	645	574	1,039	681	374	145	222	195	46	293	131	416	199	4,960	4,932

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 ****	2014 Total	2013 Total
Total Homes	167	143	299	244	154	68	146	181	31	112	167	365	144	2,221	2,137
Occupied Homes	165	139	296	238	150	66	92	140	31	109	131	346	144	2,047	2,025
Vacant	2	4	3	6	4	2	54	41	0	3	36	19	0	174	112
No Reply/Refusals	23	9	19	27	20	4	5	0	0	24	0	0	0	131	196
# of Replies	142	130	277	211	130	62	87	140	31	85	131	346	144	1,916	1,829
% of Replies *	86.1%	93.5%	93.6%	88.7%	86.7%	93.9%	94.6%	100%	100%	78.0%	100%	100%	100%	93.6%	90.3%

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

** Since the Pulte homes (Regency) were under construction during this period, we could not confirm which homes were occupied, therefore, only the affirmative responses were counted in the census.

*** 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	2014 TOTAL	2013 TOTAL
<i>Not enrolled in school</i>	28	40	41	54	21	12	25	4	0	36	0	0	0	261	265
<i>Enrolled in Public School</i>	217	184	286	114	39	11	14	5	0	39	0	0	0	909	952
<i>Enrolled in Non-Public School</i>	32	26	86	32	8	0	4	1	3	5	0	0	0	197	223
Total Number of Children	277	250	413	200	68	23	43	10	3	80	0	0	0	1,367	1,440

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	2014 TOTAL	2013 TOTAL
<i>Under Age of 1</i>	2	4	3	11	5	3	9	0	0	5	0	0	0	42	42
<i>Age 1</i>	9	9	8	7	1	1	6	2	0	12	0	0	0	55	50
<i>Age 2</i>	1	5	8	10	3	5	6	0	0	10	0	0	0	48	58
<i>Age 3</i>	6	15	10	15	7	2	3	0	0	4	0	0	0	62	54
<i>Age 4</i>	10	7	12	10	5	1	1	2	0	5	0	0	0	53	56
<i>Age 5-not in school yet</i>	0	0	0	1	0	0	0	0	0	0	0	0	0	1	5
Total – Not Enrolled in School	28	40	41	54	21	12	25	4	0	36	0	0	0	261	265

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	2014 TOTAL	2013 TOTAL
<i>Westbrook Elementary K-2</i>	30	28	26	17	8	4	5	3	0	15	0	0	0	136	173
<i>Lyons Special Ed K</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Henking Special Ed K-2</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Glen Grove Elementary 3-5</i>	42	40	75	25	4	3	4	0	0	8	0	0	0	201	244
<i>Hoffman Elementary 3-5</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Pleasant Ridge Elementary 3-5</i>	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1
<i>Springman Special Ed 6-8</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1
<i>Attea Junior High 6-8</i>	71	61	93	32	11	3	4	1	0	8	0	0	0	284	287
Total – Enrolled in SD #34 (K-8)	143	130	195	74	23	10	13	4	0	31	0	0	0	623	706

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	2014 TOTAL	2013 TOTAL
<i>Glenbrook South High School 9 – 12</i>	74	54	91	40	16	1	1	1	0	8	0	0	0	286	246
Total – Enrolled in SD #225 (9-12)	74	54	91	40	16	1	1	1	0	8	0	0	0	286	246

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	2014 TOTAL	2013 TOTAL
<i>School District #34 K – 8</i>	143	130	195	74	23	10	13	4	0	31	0	0	0	623	706
<i>School District #225 9 – 12</i>	74	54	91	40	16	1	1	1	0	8	0	0	0	286	246
Total – Enrolled in Grades K-12	217	184	286	114	39	11	14	5	0	39	0	0	0	909	952

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	2014 TOTAL	2013 TOTAL
<i>Countryside Montessori</i>		2	1	3								6	10
<i>Our Lady of Perpetual Help</i>	14	6	38	9	2							69	74
<i>Christian Heritage School</i>	1	2		1			2	1				7	5
<i>Saint Catherine School</i>	1		5		1							7	16
<i>Sager Solomon Schechter</i>		3	4	2								9	9
<i>Loyola Academy</i>	4	3	16	4	1		1			2		31	31
<i>Science & Arts Academy</i>	2		2	1								5	7
<i>North Shore Country Day School</i>			4									4	8
<i>Crème de la Crème</i>		1		2								3	7
<i>Kaiser</i>										1		1	0
<i>Roycemore</i>	3		2									5	4
<i>Cove</i>			1									1	0
<i>St. Norbert</i>					1							1	0
<i>Hyde Park Day School</i>												0	1
<i>Cheder Lubavitch Day School</i>		5										5	6
<i>Guardian Angel Orthodox Day</i>	1											1	1
<i>San Pedro Valley Academy</i>		1										1	0
<i>LGHS</i>		1										1	0
<i>MCC</i>			2									2	2
<i>Glenview New Church</i>												0	1
<i>Gertrude Nielson Center</i>					1							1	1
<i>Open Arms</i>				1								1	0
<i>SCL</i>				3						1		4	0
<i>Notre Dame</i>			1									1	2
<i>Baker Demonstration School</i>			1									1	1
<i>MYOB</i>					1							1	0
<i>Heartspring</i>			1									1	1
<i>Hardey Prep – Sacred Heart</i>												0	1
<i>Regina Dominican</i>			2									2	2
<i>St. Francis Xavier</i>				2								2	2
<i>Western Reserve</i>												0	1
<i>Leelanau Academy</i>												0	1
<i>Willows</i>	1		1						1			3	2
<i>Northridge</i>									2			2	1
<i>Home Schooled</i>												0	0
<i>Not Identified/Adjusted Factor</i>	5	2	5	4	1		1			1		19	26
Total Enrolled in Non-Public Schools (K-12)	32	26	86	32	8	0	4	1	3	5	0	197	223

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	2014 TOTAL	2013 TOTAL
<i>K</i>	5	8	4	1	2	1	3	0	0	6	0	0	0	30	39
<i>1</i>	6	12	13	7	2	0	1	3	0	5	0	0	0	49	67
<i>2</i>	19	8	9	9	4	3	1	0	0	4	0	0	0	57	67
<i>3</i>	16	15	20	8	2	1	2	0	0	4	0	0	0	68	63
<i>4</i>	9	12	25	7	1	1	1	0	0	1	0	0	0	57	82
<i>5</i>	17	14	30	10	1	1	1	0	0	3	0	0	0	77	100
<i>6</i>	26	15	31	14	4	1	0	0	0	4	0	0	0	95	97
<i>7</i>	21	26	35	10	2	1	0	0	0	3	0	0	0	98	99
<i>8</i>	24	20	28	8	5	1	4	1	0	1	0	0	0	92	92
<i>9</i>	32	14	25	14	5	0	0	0	0	0	0	0	0	90	80
<i>10</i>	16	13	30	12	3	0	0	1	0	3	0	0	0	78	62
<i>11</i>	15	19	17	9	2	0	1	0	0	4	0	0	0	67	53
<i>12</i>	11	8	19	5	6	1	0	0	0	1	0	0	0	51	51
Total – Enrolled in Public School	217	184	286	114	39	11	14	5	0	39	0	0	0	909	952

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Alft	Glenshore	Navy	Chestnut Square	VI	Thomas Place	2014 TOTAL	2013 TOTAL
K	2	4	3	5	3	0	0	0	0	0	0	0	0	17	24
1	3	2	5	1	0	0	0	0	0	0	0	0	0	11	17
2	1	2	6	2	1	0	0	1	0	1	0	0	0	14	17
3	4	1	6	3	1	0	0	0	0	0	0	0	0	15	17
4	1	5	10	2	0	0	0	0	0	0	0	0	0	18	11
5	2	1	2	4	0	0	1	0	0	0	0	0	0	10	17
6	3	0	8	3	0	0	1	0	0	0	0	0	0	15	18
7	4	3	6	2	0	0	0	0	0	1	0	0	0	16	15
8	2	1	10	1	0	0	0	0	1	0	0	0	0	15	17
9	0	2	9	1	0	0	0	0	0	0	0	0	0	12	12
10	2	1	7	2	0	0	0	0	1	1	0	0	0	14	16
11	3	2	8	1	1	0	0	0	1	1	0	0	0	17	4
12	0	0	1	1	1	0	1	0	0	0	0	0	0	4	12
Not Ident./Adj.	5	2	5	4	1	0	1	0	0	1	0	0	0	19	26
Total – Enrolled in Non-Public School	32	26	86	32	8	0	4	1	3	5	0	0	0	197	223

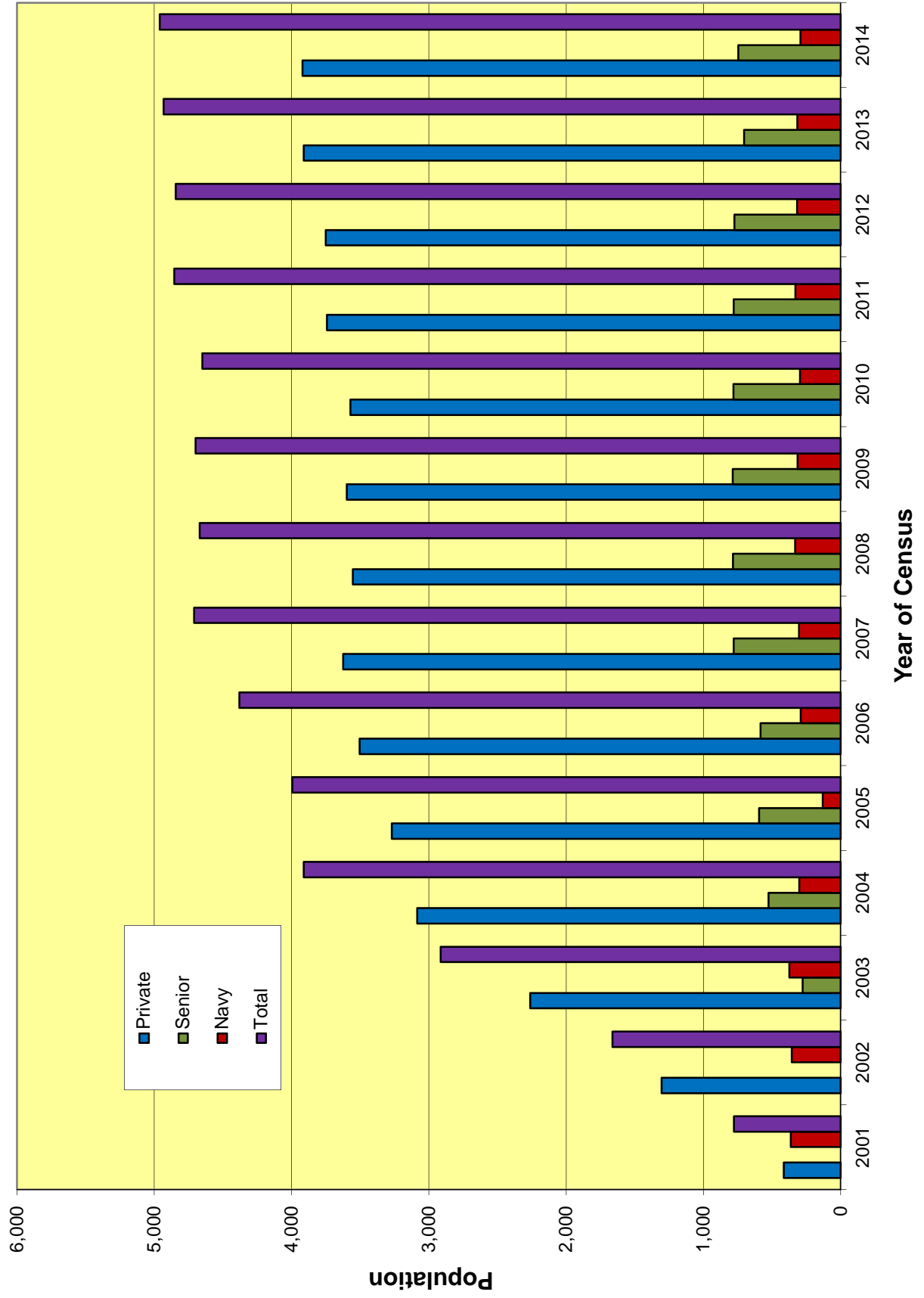
TABLE 12
Children Enrolled in Non-Public School* (Grades K-12)

Grade	Countryside Montessori	OLPH	Christian Heritage	Saint Catherine	Sager Solomon	Schechter	Loyola Academy	Science & Arts Academy	North Shore Country Day	Crème de la Crème	Kaiser	Roycemore	Cove	St. Norbert	Cheder Lubavitch	Guardian Angel	Orthodox Day	San Pedro Valley Acad	LGHS	MCC	Gerrude Nielson	Open Arms	SCL	Notre Dame	Baker Demo.	MYOB	Heartspring	Regina Dominican	St. Francis Xavier	Willows	Northridge	Not Ident./Adj.	2014 TOTAL	2013 TOTAL	
K	1	6		2						3				1	1					1	1	1												17	24
1	1	7		1				2																										11	17
2		5	2	4				1							1							1												14	17
3	1	10				1						1								1														15	17
4	1	11	1		1			1	1						1	1						1												18	11
5		4	1			3																1												10	17
6	1	9	1		1			1	1			1																						15	18
7	1	8	1			1					1				1							1												16	15
8		8				1			1						1																			15	17
9		1				1																												12	12
10							9					1	1																					15	16
11							11		1									1						1										17	4
12							2																											3	12
Adj.																																		19	26
Ttl	6	69	7	7	9	9	31	5	4	3	1	5	1	1	5	1	1	1	1	2	1	1	4	1	1	1	1	2	2	3	2	19	197	223	

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

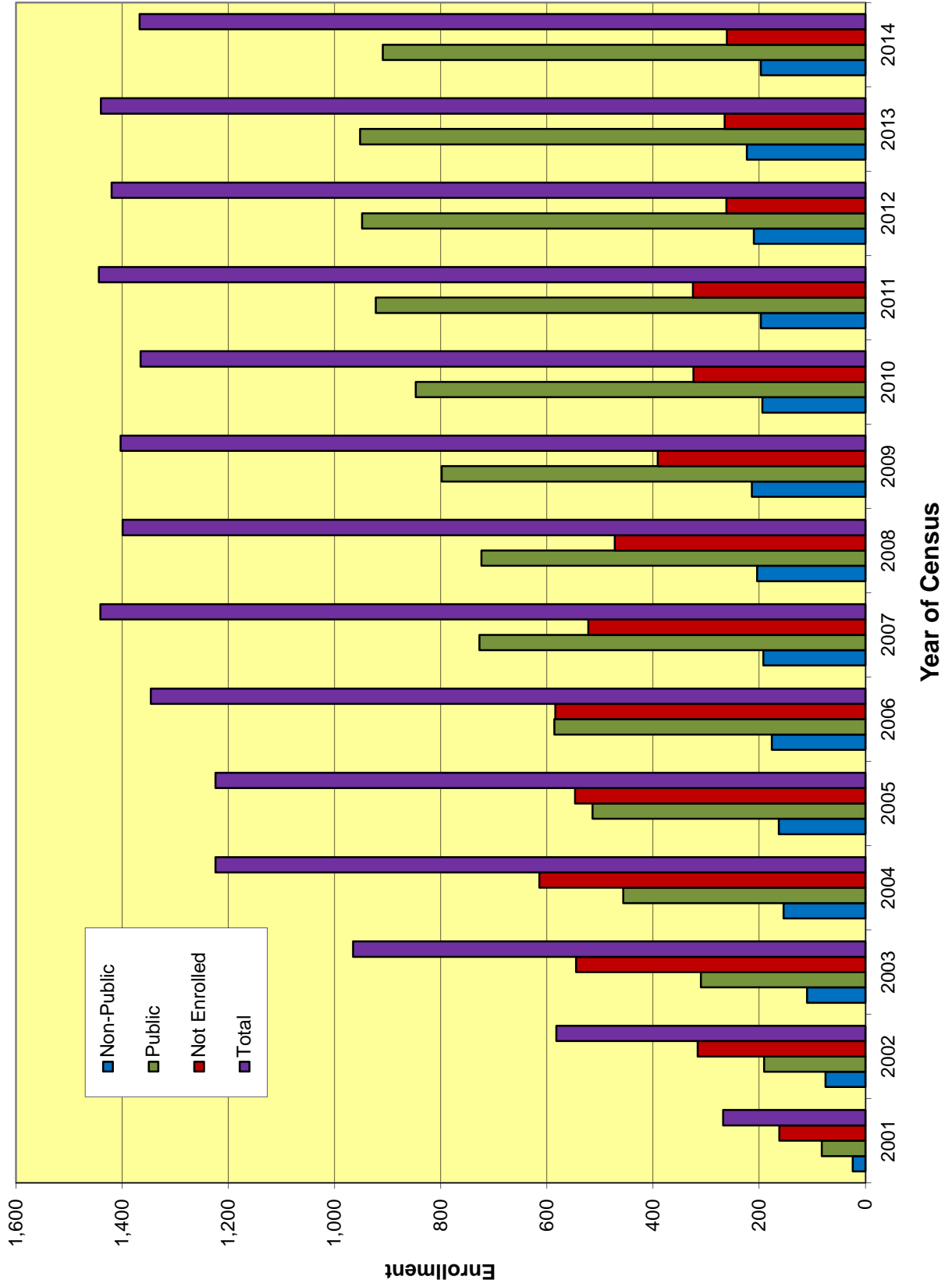
The Glen Redevelopment Project

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

