

Annual Census Report
For
The Glen Redevelopment Project
(TIF District)
Glenview, Illinois

Year Ending June 30, 2015

October 19, 2015

FINAL

The Glen (TIF District) Census (As of June 30, 2015)

OVERVIEW

Below is an overview of The Glen (TIF District) Census project as of October 19, 2015. This overview will include a brief history of the project, an in-depth explanation of how data was collected and an overview of received responses.

Historical Background

In 1998, the Village of Glenview Board of Trustees approved a Land Use Plan for the Glenview Naval Air Station that closed in 1993. As a key part of the redevelopment of this land, the Village of Glenview ensured revenues from the sale of the land and the property taxes generated from the development would be spent within the community. The property taxes are collected via a Tax Increment Finance District (TIF) that the Village of Glenview established in 1998. The TIF revenue is used to pay for TIF District expenditures, including annual Make-Whole Payments to six core jurisdictions that are within The Glen TIF District (High School District 225, Glenview School District 34, Northbrook/Glenview School District 30, Glenview Park District, Glenview Public Library and the Village of Glenview). The Make-Whole Payments are based on student enrollment respectively and The Glen resident population. Therefore, the Village of Glenview conducts The Glen TIF Census annually.

Historical Process

Since project inception, the Village of Glenview contracted out The Glen TIF Census taking and reporting to Ehlers and Associates, an independent financial advisory company, based in Lisle, Illinois. Ehlers was responsible for collecting census responses, arranging and executing door-to-door census taking for homes with no received response, analyzing the data collected, and drafting a final report with the results.

In early 2015, Ehlers informed the Village of Glenview that their firm would not be able to complete these services for 2015 and years going forward.

2015 Census Process

The Village issued a Request for Proposal process for the services Ehlers had provided, but received no responses. After this process, the Village staff determined that it would be advantageous to perform the census taking in-house while contracting out the reporting function. A Request for Bid was issued and Lauterbach & Amen, LLP, was selected as the third party vendor. The process the Village followed for the census taking is outlined in the steps listed below:

Initial Mailing

In early June 2015, the Village of Glenview sent out a letter to all residences within ten subdivisions located in The Glen: Cambridge, Concord, Chapel Crossing, Southgate, Tower Crossing, Aloft Apartments, Glenshore Condos, Patriot Commons, Regency, and Navy Townhomes. The purpose of the letter was to explain the Census taking process, and provide residents the opportunity to complete a Census Reporting Form. This form allowed for residents to report the number of adults and children within their homes, designate their children's ages

and if applicable, indicate what school they will be attending in Fall 2015. Responses could be sent to the Village the following ways:

- Mailed through a pre-stamped envelope
- Through an online survey (Constant Contact)
- Via fax
- Called in – results were recorded by Village staff

If no response was received, Village staff planned to visit homes in early August, as stated in the initial and secondary mailing sent.

Second Mailing

Initial response rates were lower than anticipated and Village staff decided to send a second mailing to the homes that had not yet responded. While the second mailing did result in a higher response rate, it was determined that additional responses would need to be gathered via door-to-door canvassing.

Census Canvassing

Prior to canvassing homes, the Village of Glenview had received 972 total responses. On August 8th and August 15th, Village staff visited residences that had not yet provided a response. Village staff were identified with ID badges and Village of Glenview apparel, and the Village of Glenview Police Department was informed of this action.

Following canvassing, the Village of Glenview had a total of 1,918 replies, resulting in a 91.2% response rate from occupied homes.

Non-Accessible Residential Communities

The Glen is home to three senior living communities and one apartment complex. As these residential units were not accessible by the public, the Village of Glenview worked with each community in order to determine occupancy rates.

The three senior living communities, VI at the Glen, Chestnut Square and Thomas Place, were contacted individually and asked to complete a Census Reporting Form in order to outline the number of adults living in these areas. Additionally these communities were asked to provide information about complex occupancy rates. These numbers were recorded, and entered into the overall received response rate.

Initial mailers were sent directly to residents of Aloft Apartments; however, since such a low response rate was received, the management company was directly contacted to determine the occupancy data, but they did not provide adequate information. Since a low number of school-aged children are believed to be living in the Aloft Apartments, data from previous years could be used to estimate the current occupancy data; therefore, the average of census years 2012-2014 was used.

Vacancies

Vacancies for the three senior living communities and for Aloft Apartments were provided by their respective management companies; the other vacancies were calculated by applying their respective average vacancy rate of census years 2012-2014.

Data Collected

All data collected was sent to Lauterbach & Amen in its original form in order to ensure data is recorded in an accurate manner. Once all data was provided to Lauterbach & Amen, a report was drafted as per the scope of work agreement and was provided to the Village.

Lauterbach & Amen identified 2,223 homes, of which 2,103 were occupied residences that would be included in the census. Of the 2,103 occupied residences, 185 did not reply after the numerous attempts to obtain data. This calculates to 91.2% of the residences responding and 8.8% that did not reply.

Lauterbach & Amen used a census “average” for each subdivision to factor in the 185 residences that did not respond. The “average” estimates were then added to the totals received for the 1,918 residences that did respond 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.

The 34 short-term lease apartments, plus ten actual vacancies as reported by Aloft’s management company, were counted as vacant and not included in the “adjusted totals” calculations.

The Toll Brothers development, Patriot Commons at The Glen, is still under construction having 68 units built as of June 30, 2015.

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.

2015 Observations Regarding Children Living in The Glen

This year the Census counted 2,223 homes of which 2,103 were occupied. In the occupied homes there are 5,199 residents, of which 1,422 were children.

This year 1,153 children from The Glen are enrolled in schools, which is up from last year’s 1,106. Of the 1,153, there are 201 that are enrolled in non-public schools, or about 17.4% 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, 2015.

LAUTERBACH & AMEN, LLP

TABLE 1
Summary of Residents of The Glen

DESCRIPTION	Private	Senior	Navy	2015 Total	2014 Total
# of Adults	2,820	748	209	3,777	3,593
# of Children (Birth-12th grade)	1,347	0	75	1,422	1,367
Total Number of Residents	4,167	748	284	5,199	4,960

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	2015 Total	2014 Total
# of Adults	408	328	642	528	312	108	261	188	45	209	149	407	192	3,777	3,593
# of Children (Birth-12th grade)	284	236	413	234	73	16	76	11	4	75	0	0	0	1,422	1,367
Total Number of Residents	692	564	1,055	762	385	124	337	199	49	284	149	407	192	5,199	4,960

TABLE 3
Itemized Details about Total Number of Homes

DESCRIPTION	Capel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft **	Glenshore	Navy	Chestnut Square ***	Vi ***	Thomas Place ***	2015 Total	2014 Total
Total Homes	167	143	299	244	154	68	148	181	31	112	167	365	144	2,223	2,221
Occupied Homes	166	140	296	240	152	67	146	137	31	109	131	344	144	2,103	2,047
Vacant	1	3	3	4	2	1	2	44	0	3	36	21	0	120	174
No Reply/Refusals	15	12	40	27	25	1	21	0	0	44	0	0	0	185	131
# of Replies	151	128	256	213	127	66	125	137	31	65	131	344	144	1,918	1,916
% of Replies*	91.0%	91.4%	86.5%	88.8%	83.6%	98.5%	85.6%	100.0%	100.0%	59.6%	100.0%	100.0%	100.0%	91.2%	93.6%

*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	Capel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2015 Total	2014 Total
<i>Not enrolled in school</i>	27	36	39	55	21	6	51	4	2	28	0	0	0	269	261
<i>Enrolled in Public School</i>	220	173	291	146	35	10	24	6	0	47	0	0	0	952	909
<i>Enrolled in Non-Public School</i>	37	27	83	33	17	0	1	1	2	0	0	0	0	201	197
Total Number of Children	284	236	413	234	73	16	76	11	4	75	0	0	0	1,422	1,367

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

DESCRIPTION	Capel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2015 Total	2014 Total
<i>Under Age of 1</i>	3	3	8	4	1	2	10	0	0	3	0	0	0	34	42
<i>Age 1</i>	4	10	5	9	5	1	18	0	0	3	0	0	0	55	55
<i>Age 2</i>	10	7	6	14	6	0	13	2	2	5	0	0	0	65	48
<i>Age 3</i>	3	4	13	11	6	2	7	0	0	10	0	0	0	56	62
<i>Age 4</i>	6	11	6	16	3	1	2	0	0	7	0	0	0	52	53
<i>Age 5 - not in school yet</i>	1	1	1	1	0	0	1	2	0	0	0	0	0	7	1
Total Number of Children Not Enrolled in School	27	36	39	55	21	6	51	4	2	28	0	0	0	269	261

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

DESCRIPTION	Capel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2015 Total	2014 Total
<i>Westbrook Elementary K - 2</i>	16	26	24	25	6	3	9	4	0	19	0	0	0	132	136
<i>Lyons Special Ed K</i>	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0
<i>Henking Special Ed K - 2</i>	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
<i>Glen Grove Elementary 3 - 5</i>	41	33	57	30	6	3	8	0	0	8	0	0	0	186	201
<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>	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
<i>Springman Special Ed 6 - 8</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Attea Junior High 6 - 8</i>	68	53	98	47	5	4	2	0	0	10	0	0	0	287	284
Total - Enrolled in SD #34 (K - 8)	128	112	179	103	17	10	19	4	0	37	0	0	0	609	623

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

DESCRIPTION	Capel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2015 Total	2014 Total
<i>Glenbrook South High School 9 - 12</i>	92	61	112	43	18	0	5	2	0	10	0	0	0	343	286
Total - Enrolled in SD #225 (9 - 12)	92	61	112	43	18	0	5	2	0	10	0	0	0	343	286

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

DESCRIPTION	Capel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2015 Total	2014 Total
<i>School District #34 K - 8</i>	128	112	179	103	17	10	19	4	0	37	0	0	0	609	623
<i>School District #225 9 - 12</i>	92	61	112	43	18	0	5	2	0	10	0	0	0	343	286
Total - Enrolled in Public Schools (Grades K - 12)	220	173	291	146	35	10	24	6	0	47	0	0	0	952	909

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

DESCRIPTION	Capel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2015 Total	2014 Total
<i>Countryside Montessori</i>	0	2	1	0	0	0	0	0	0	0	0	0	0	3	6
<i>Our Lady of Perpetual Help</i>	14	5	25	9	3	0	0	0	0	0	0	0	0	56	69
<i>Christian Heritage School</i>	4	3	0	1	0	0	0	0	0	0	0	0	0	8	7
<i>Saint Catherine School</i>	0	0	4	0	1	0	0	0	0	0	0	0	0	5	7
<i>Sager Solomon Schechter</i>	0	3	1	2	0	0	0	0	0	0	0	0	0	6	9
<i>Loyola Academy</i>	4	3	15	4	4	0	0	0	0	0	0	0	0	30	31
<i>Science & Arts Academy</i>	3	0	5	0	0	0	0	0	0	0	0	0	0	8	5
<i>North Shore Country Day School</i>	0	0	5	0	0	0	0	0	0	0	0	0	0	5	4
<i>Crème de la Crème</i>	2	0	1	1	2	0	0	0	0	0	0	0	0	6	3
<i>Kaiser</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Roycemore</i>	3	0	0	0	0	0	0	0	0	0	0	0	0	3	5
<i>Cove</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1
<i>St. Norbert</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>St. Ignatius</i>	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0
<i>St. Viator</i>	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0
<i>New Hope Academy</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0
<i>Cheder Lubavitch Day School</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
<i>Guardian Angel Orthodox Day</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Glenview Montessori</i>	0	1	1	1	0	0	0	0	0	0	0	0	0	3	0
<i>San Pedro Valley Academy</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>LGHS</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>MCC</i>	0	0	2	0	0	0	0	0	0	0	0	0	0	2	2
<i>Montini Catholic</i>	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
<i>Gertrude Nielson Center</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Open Arms</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>SCL</i>	0	0	1	3	0	0	0	0	0	0	0	0	0	4	4
<i>Notre Dame</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1
<i>Baker Demonstration School</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>MYOB</i>	0	0	0	0	1	0	0	0	0	0	0	0	0	1	1
<i>Heartspring</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1
<i>Regina Dominican</i>	0	1	2	0	0	0	0	0	0	0	0	0	0	3	2
<i>St. Francis Xavier</i>	0	0	0	2	0	0	0	0	0	0	0	0	0	2	2
<i>Willows</i>	1	0	0	0	0	0	0	0	1	0	0	0	0	2	3
<i>Northridge</i>	0	0	0	0	0	0	0	0	1	0	0	0	0	1	2
<i>Home Schooled</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Not Identified/Adjusted Factor</i>	6	8	16	9	5	0	1	1	0	0	0	0	0	46	19
Total - Enrolled in Non-Public Schools (Grades K - 12)	37	27	83	33	17	0	1	1	2	0	0	0	0	201	197

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

DESCRIPTION	Capel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2015 Total	2014 Total
<i>K</i>	7	6	2	8	1	1	3	0	0	2	0	0	0	30	30
<i>1</i>	4	10	8	9	1	1	4	1	0	8	0	0	0	46	49
<i>2</i>	7	11	14	9	4	1	2	3	0	8	0	0	0	59	57
<i>3</i>	17	10	16	12	5	2	4	0	0	5	0	0	0	71	68
<i>4</i>	13	13	20	9	1	1	2	0	0	2	0	0	0	61	57
<i>5</i>	12	10	21	9	0	0	2	0	0	2	0	0	0	56	77
<i>6</i>	22	11	29	14	3	3	0	0	0	5	0	0	0	87	95
<i>7</i>	24	16	36	19	1	0	2	0	0	3	0	0	0	101	98
<i>8</i>	22	25	33	14	1	1	0	0	0	2	0	0	0	98	92
<i>9</i>	27	19	35	8	5	0	4	1	0	2	0	0	0	101	90
<i>10</i>	32	17	27	17	5	0	0	0	0	0	0	0	0	98	78
<i>11</i>	19	14	31	9	2	0	1	1	0	6	0	0	0	83	67
<i>12</i>	14	11	19	9	6	0	0	0	0	2	0	0	0	61	51
Total - Enrolled in Public School (K - 12)	220	173	291	146	35	10	24	6	0	47	0	0	0	952	909

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

DESCRIPTION	Capel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Chestnut Square	Vi	Thomas Place	2015 Total	2014 Total
<i>K</i>	2	2	9	2	2	0	0	0	0	0	0	0	0	17	17
<i>1</i>	3	1	3	1	1	0	0	0	0	0	0	0	0	9	11
<i>2</i>	4	3	6	2	0	0	0	0	0	0	0	0	0	15	14
<i>3</i>	2	1	2	1	1	0	0	0	0	0	0	0	0	7	15
<i>4</i>	4	1	3	3	2	0	0	0	0	0	0	0	0	13	18
<i>5</i>	1	4	7	2	0	0	0	0	0	0	0	0	0	14	10
<i>6</i>	2	1	2	3	0	0	0	0	0	0	0	0	0	8	15
<i>7</i>	3	0	5	3	0	0	0	0	0	0	0	0	0	11	16
<i>8</i>	4	2	5	2	0	0	0	0	0	0	0	0	0	13	15
<i>9</i>	2	1	7	0	0	0	0	0	1	0	0	0	0	11	12
<i>10</i>	0	2	6	2	4	0	0	0	0	0	0	0	0	14	14
<i>11</i>	1	0	6	3	1	0	0	0	1	0	0	0	0	12	17
<i>12</i>	3	2	5	0	1	0	0	0	0	0	0	0	0	11	4
<i>Not Ident./Adj.</i>	6	7	17	9	5	0	1	1	0	0	0	0	0	46	19
Total - Enrolled in Non-Public School (K - 12)	37	27	83	33	17	0	1	1	2	0	0	0	0	201	197

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

Grade	<i>Countryside Montessori</i>	<i>OLPH</i>	<i>Christian Heritage</i>	<i>Saint Catherine</i>	<i>Sager Solomon Schechter</i>	<i>Loyola Academy</i>	<i>Science & Arts Academy</i>	<i>North Shore County Day</i>	<i>Crème de la Crème</i>	<i>Roycemore</i>	<i>Cove</i>	<i>St. Ignatius</i>	<i>St. Viator</i>	<i>New Hope Academy</i>	<i>Glenview Montessori</i>	<i>MCC</i>	<i>Montini Catholic</i>	<i>SCL</i>	<i>Notre Dame</i>	<i>MYOB</i>	<i>Heartspring</i>	<i>Regina Dominican</i>	<i>St. Francis Xavier</i>	<i>Willows</i>	<i>Northridge</i>	<i>Not Ident./Adj.</i>	2015 Total	2014 Total
K	1	2		2			2		6						3			1					2				19	17
1		7	1	1											1								1				10	11
2	1	9	1	1			2																1				15	14
3		5	2	1			1																				9	15
4		7			1		1	1		1					1		1										13	18
5		8	3		1		1	1																			14	10
6		3			3													1					1				8	15
7		8	1				1	1																			11	16
8	1	7	1		1													1					1	1			13	15
9						5		1		1		1									1				1		10	12
10						12							1									1					14	15
11						7				1			1				1					1			1		12	17
12						6		1		1									1	1		1					11	3
Adj.																										42	42	19
Total	3	56	9	5	6	30	8	5	6	3	1	1	1	1	3	2		4	1	1	1	3	5	2	1	42	201	197

* Some Non-Public Schools change from year to year.





