

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

Year Ending June 30, 2016

October 14, 2016

FINAL

The Glen (TIF District) Census (As of June 30, 2016)

OVERVIEW

Below is an overview of The Glen (TIF District) Census project for 2016. This information includes a brief history of the project, an explanation of how data was collected and a summary of the 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 had a financial strategy that project revenues (including land sales, property taxes, grants and miscellaneous revenue) would be used to fund project expenses, with a primary goal to avoid the need for additional non-project revenue. The property taxes are collected via a Tax Increment Finance District (TIF) that commenced collections in 2000. 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 (Glenbrook 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 for the school districts and The Glen resident population for the other three jurisdictions. Therefore, the Village of Glenview conducts The Glen TIF Census annually to provide data for these payments.

2016 Census Process

The Village performs the census taking in-house and has contracted with Lauterbach & Amen, LPP to perform the reporting function. The process the Village followed for the census taking is outlined in the steps listed below.

Initial Mailing

In early June 2016, the Village of Glenview sent out a letter to all residences within eleven subdivisions located in The Glen: Cambridge, Concord, Chapel Crossing, Southgate, Tower Crossing, Aloft Apartments, Glenshore Condos, Patriot Commons, Regency, Westgate, 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 2016. Responses could be sent to the Village the following ways:

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

Second Mailing

The Village sent 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.

Door-to-Door Canvassing

Prior to canvassing homes, the Village of Glenview had received 1,133 total responses (excludes senior housing). On August 6th and August 13th, Village staff visited residences that had not yet provided a response. Following canvassing, the Village of Glenview had a total of 2,028 replies, resulting in a 90.13% response rate.

Non-Accessible Residential Communities

The Glen is home to three senior living communities and one apartment complex. As these residential units are not accessible by the public, the Village of Glenview worked with the management company for each community for their statistics.

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 total number of adults living in these areas. Additionally, these communities were asked to provide information about occupancies and vacancies. These numbers were recorded and entered into the overall received response rate.

The Aloft Apartments management company was directly contacted and provided the occupancies and vacancies, but did not provide school-aged children data. Village staff believes that since there are a low number of school-aged children living in the Aloft Apartments, data from previous years and school district enrollment information could be used to estimate the number of children.

Vacancies

The Westgate residential development is still currently under construction; therefore, there are a significant number of vacant homes.

Data Collected

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

Lauterbach & Amen, LLP identified 2,453 homes, of which 2,250 were occupied residences that would be included in the census. Of the 2,250 occupied residences, 222 did not reply after the numerous attempts to obtain data. This calculates to 90.1% of the residences responding and 9.9% that did not reply.

Lauterbach & Amen, LLP used a census “average” for each subdivision to factor in the 222 residences that did not respond. The “average” estimates were then added to the totals received for the 2,028 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 seven actual vacancies as reported by Aloft's management company, were counted as vacant and not included in the "adjusted totals" calculations.

Patriot Commons at The Glen and Westgate at The Glen are still under construction as of June 30, 2016.

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, Glenshore Condos, and Westgate at The Glen; (2) Navy town homes and (3) Senior housing: Vi at The Glen, Chestnut Square at The Glen and Thomas Place.

2016 Observations Regarding Children Living in The Glen

This year the Census counted 2,453 homes of which 2,250 were occupied. In the occupied homes there are 5,504 residents, of which 1,398 were children.

This year 1,109 children from The Glen are enrolled in schools, which is down from last year's 1,153. Of the 1,109, there are 186 that are enrolled in non-public schools, or about 16.8% 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, 2016.

LAUTERBACH & AMEN, LLP

TABLE 1
Summary of Residents of The Glen

DESCRIPTION	Private	Senior	Navy	2016 Total	2015 Total
# of Adults	3,128	765	213	4,106	3,777
# of Children (Birth-12th grade)	1,310	0	88	1,398	1,422
Total Number of Residents	4,438	765	301	5,504	5,199

TABLE 2
Itemized Details about Residents of The Glen

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Westgate	Chestnut Square	Vi	Thomas Place	2016 Total	2015 Total
# of Adults	420	348	666	477	310	205	292	187	45	213	178	151	411	203	4,106	3,777
# of Children (Birth-12th grade)	270	215	383	194	66	28	97	11	6	88	40	0	0	0	1,398	1,422
Total Number of Residents	690	563	1,049	671	376	233	389	198	51	301	218	151	411	203	5,504	5,199

TABLE 3
Itemized Details about Total Number of Homes

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft**	Glenshore	Navy	Westgate	Chestnut Square***	Vi***	Thomas Place***	2016 Total	2015 Total
Total Homes	168	143	299	244	154	124	149	181	31	112	172	167	365	144	2,453	2,223
Occupied Homes	167	141	297	240	145	109	148	140	31	112	86	140	352	142	2,250	2,103
Vacant	1	2	2	4	9	15	1	41	0	0	86	27	13	2	203	120
No Reply/Refusals	16	14	26	31	24	26	23	0	9	39	14	0	0	0	222	185
# of Replies	151	127	271	209	121	83	125	140	22	73	72	140	352	142	2,028	1,918
% of Replies*	90.4%	90.1%	91.2%	87.1%	83.4%	76.1%	84.5%	100.0%	71.0%	65.2%	83.7%	100.0%	100.0%	100.0%	90.13%	91.20%

*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	Westgate	Chestnut Square	Vi	Thomas Place	2016 Total	2015 Total
<i>Not enrolled in school</i>	28	24	40	44	17	11	63	5	3	43	11	0	0	0	289	269
<i>Enrolled in Public School</i>	208	169	270	127	34	12	32	6	0	40	25	0	0	0	923	952
<i>Enrolled in Non-Public School</i>	34	22	73	23	15	5	2	0	3	5	4	0	0	0	186	201
Total Number of Children	270	215	383	194	66	28	97	11	6	88	40	0	0	0	1,398	1,422

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	Westgate	Chestnut Square	Vi	Thomas Place	2016 Total	2015 Total
<i>Under Age of 1</i>	3	3	3	8	1	4	11	1	0	9	3	0	0	0	46	34
<i>Age 1</i>	5	2	10	5	3	2	17	0	1	11	4	0	0	0	60	55
<i>Age 2</i>	6	10	7	9	7	1	15	2	0	10	2	0	0	0	69	65
<i>Age 3</i>	11	6	8	13	1	0	11	1	2	7	0	0	0	0	60	56
<i>Age 4</i>	2	3	10	9	5	4	9	1	0	5	2	0	0	0	50	52
<i>Age 5 - not in school yet</i>	1	0	2	0	0	0	0	0	0	1	0	0	0	0	4	7
Total Number of Children Not Enrolled in School	28	24	40	44	17	11	63	5	3	43	11	0	0	0	289	269

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	Westgate	Chestnut Square	Vi	Thomas Place	2016 Total	2015 Total
<i>Westbrook Elementary K - 2</i>	19	27	15	25	5	5	5	1	0	12	1	0	0	0	115	132
<i>Lyons Special Ed K</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
<i>Henking Special Ed K - 2</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Glen Grove Elementary 3 - 5</i>	35	34	50	24	11	5	12	0	0	9	2	0	0	0	182	186
<i>Hoffman Elementary 3 - 5</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0
<i>Pleasant Ridge Elementary 3 - 5</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Springman Special Ed 6 - 8</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Attea Junior High 6 - 8</i>	59	35	79	36	5	2	5	3	0	11	11	0	0	0	246	287
Total - Enrolled in SD #34 (K - 8)	113	96	145	85	21	12	22	4	0	32	14	0	0	0	544	609

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	Westgate	Chestnut Square	Vi	Thomas Place	2016 Total	2015 Total
<i>Glenbrook South High School 9 - 12</i>	95	73	125	42	13	0	10	2	0	8	11	0	0	0	379	343
Total - Enrolled in SD #225 (9 - 12)	95	73	125	42	13	0	10	2	0	8	11	0	0	0	379	343

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Westgate	Chestnut Square	Vi	Thomas Place	2016 Total	2015 Total
<i>School District #34 K - 8</i>	113	96	145	85	21	12	22	4	0	32	14	0	0	0	544	609
<i>School District #225 9 - 12</i>	95	73	125	42	13	0	10	2	0	8	11	0	0	0	379	343
Total - Enrolled in Public Schools (Grades K - 12)	208	169	270	127	34	12	32	6	0	40	25	0	0	0	923	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	Westgate	Chestnut Square	Vi	Thomas Place	2016 Total	2015 Total
<i>Countryside Montessori</i>	2	2	0	0	0	0	0	0	0	0	0	0	0	0	4	3
<i>Our Lady of Perpetual Help</i>	11	7	30	4	4	4	0	0	0	1	1	0	0	0	62	56
<i>Christian Heritage School</i>	3	1	1	2	0	0	0	0	0	0	0	0	0	0	7	8
<i>Saint Catherine School</i>	0	0	5	2	2	0	0	0	0	1	0	0	0	0	10	5
<i>Sager Solomon Schechter</i>	0	2	0	2	0	0	0	0	0	0	0	0	0	0	4	6
<i>Loyola Academy</i>	4	3	17	4	3	0	2	0	0	0	2	0	0	0	35	30
<i>Science & Arts Academy</i>	4	0	5	0	0	0	0	0	0	0	0	0	0	0	9	8
<i>North Shore Country Day School</i>	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	5
<i>Crème de ka Crème</i>	0	1	0	2	0	0	0	0	0	0	0	0	0	0	3	6
<i>South Kent School</i>	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0
<i>Holycross</i>	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0
<i>Knowledge Beginnings</i>	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0
<i>Roycemore</i>	2	0	2	1	0	0	0	0	0	0	0	0	0	0	5	3
<i>Cove</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1
<i>St. Norbert</i>	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
<i>St. Ignatius</i>	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
<i>St. Viator</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>New Hope Academy</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Montini Catholic</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Glenview Montessori</i>	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	3
<i>Children's Learning Path</i>	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0
<i>MCC</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
<i>Rochelle Zell High School</i>	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0
<i>SCL</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
<i>Notre Dame</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Baker Demonstration School</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>MYOB</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Heartspring</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Regina Dominican</i>	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	3
<i>St. Francis Xavier</i>	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	2
<i>Willows</i>	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	2
<i>Northridge</i>	0	0	0	1	0	0	0	0	1	0	0	0	0	0	2	1
<i>Home Schooled</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46
<i>Not Identified/Adjusted Factor</i>	8	2	7	2	5	0	0	0	1	3	1	0	0	0	29	0
Total - Enrolled in Non-Public Schools (Grades K - 12)	34	22	73	23	15	5	2	0	3	5	4	0	0	0	186	201

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Westgate	Chestnut Square	Vi	Thomas Place	2016 Total	2015 Total
<i>K</i>	2	9	1	6	1	3	1	1	0	5	0	0	0	0	29	30
<i>1</i>	9	8	8	12	5	1	1	0	0	1	0	0	0	0	45	46
<i>2</i>	8	10	7	8	0	1	3	0	0	6	1	0	0	0	44	59
<i>3</i>	6	10	13	8	4	0	5	0	0	5	1	0	0	0	52	71
<i>4</i>	16	10	13	10	7	4	5	0	0	1	1	0	0	0	67	61
<i>5</i>	14	14	24	6	0	1	2	0	0	3	0	0	0	0	64	56
<i>6</i>	14	8	22	9	1	0	3	1	0	3	3	0	0	0	64	87
<i>7</i>	19	12	24	10	2	2	1	0	0	3	1	0	0	0	74	101
<i>8</i>	25	15	33	16	1	0	1	2	0	5	7	0	0	0	105	98
<i>9</i>	19	25	38	14	1	0	1	1	0	1	5	0	0	0	105	101
<i>10</i>	27	22	31	7	4	0	8	0	0	2	2	0	0	0	103	98
<i>11</i>	32	13	24	16	2	0	1	0	0	0	4	0	0	0	92	83
<i>12</i>	17	13	32	5	6	0	0	1	0	5	0	0	0	0	79	61
Total - Enrolled in Public School (K - 12)	208	169	270	127	34	12	32	6	0	40	25	0	0	0	923	952

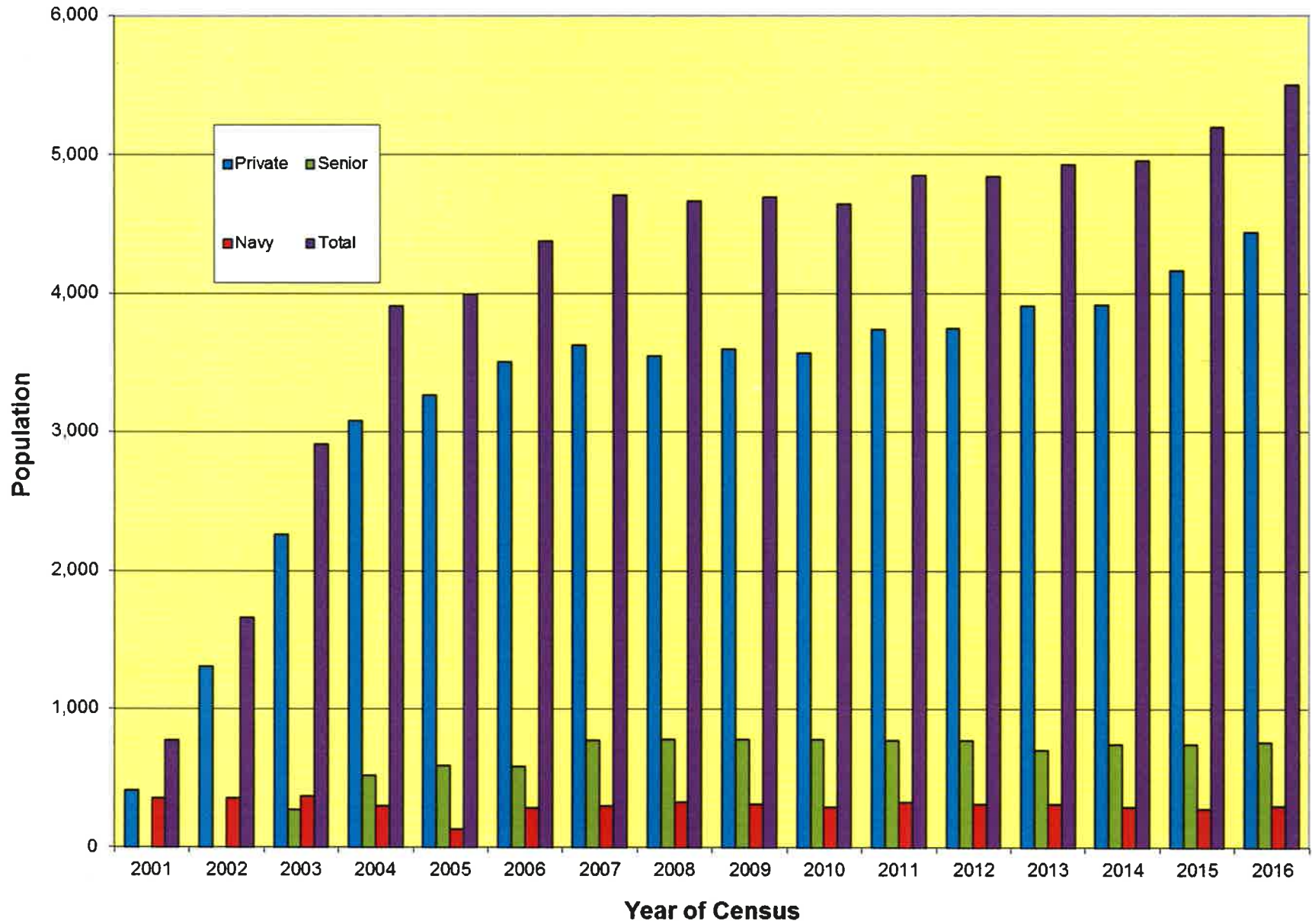
TABLE 11
Children Enrolled in Non-Public School (Grades K - 12)

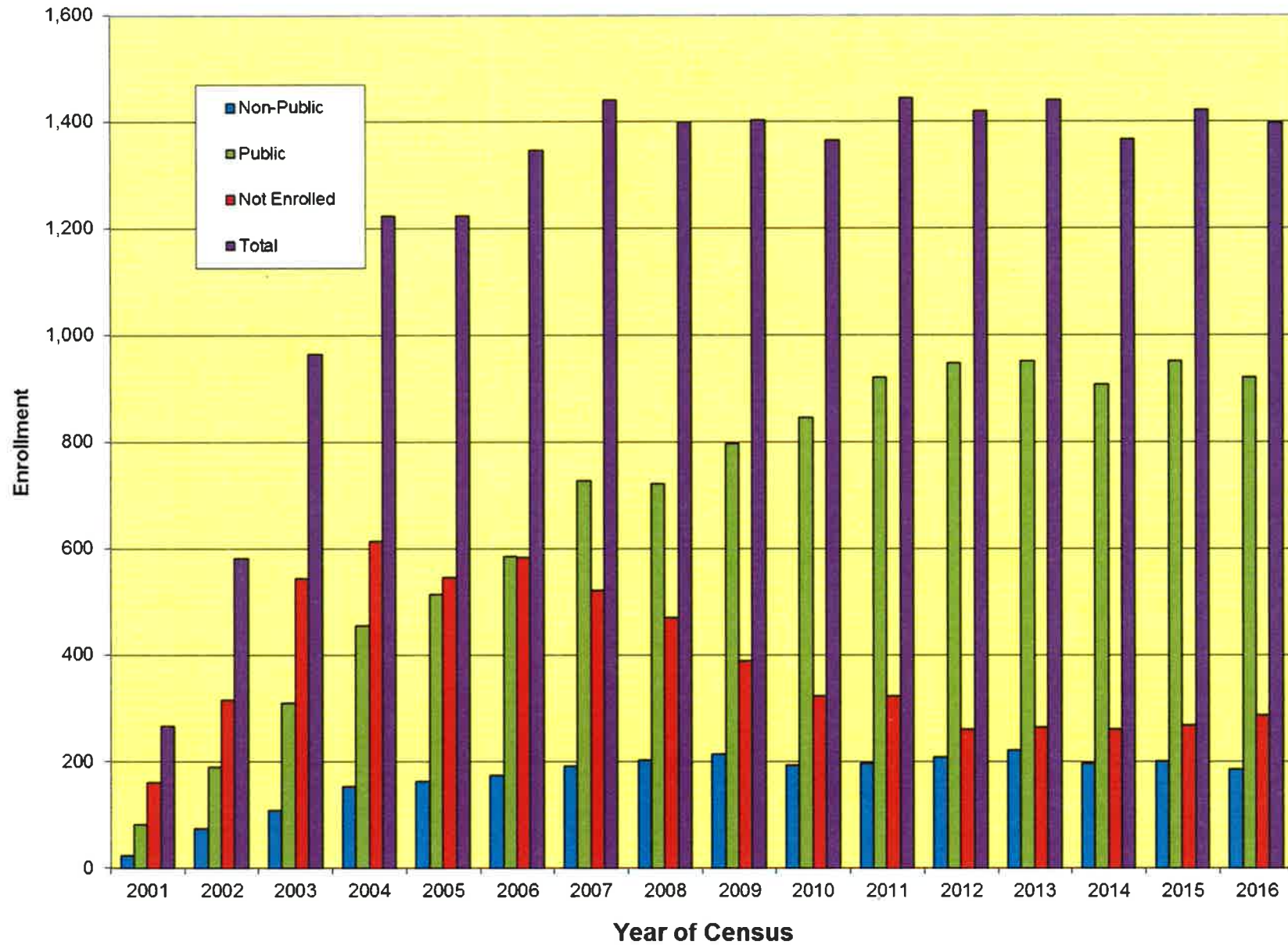
DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Westgate	Chestnut Square	Vi	Thomas Place	2016 Total	2015 Total
<i>K</i>	4	3	7	4	3	0	0	0	0	1	0	0	0	0	22	17
<i>1</i>	0	0	3	3	0	1	0	0	0	0	0	0	0	0	7	9
<i>2</i>	2	2	3	0	1	0	0	0	0	0	0	0	0	0	8	15
<i>3</i>	4	2	6	0	0	2	0	0	0	0	0	0	0	0	14	7
<i>4</i>	2	0	4	1	1	0	0	0	0	1	0	0	0	0	9	13
<i>5</i>	3	2	3	3	2	0	0	0	0	0	1	0	0	0	14	14
<i>6</i>	2	4	8	0	0	0	0	0	0	0	0	0	0	0	14	8
<i>7</i>	4	1	3	4	0	2	0	0	0	0	0	0	0	0	14	11
<i>8</i>	2	0	7	1	0	0	0	0	0	0	0	0	0	0	10	13
<i>9</i>	2	4	3	1	0	0	2	0	0	0	0	0	0	0	12	11
<i>10</i>	2	1	6	0	1	0	0	0	1	0	0	0	0	0	11	14
<i>11</i>	0	1	6	4	2	0	0	0	0	0	1	0	0	0	14	12
<i>12</i>	1	0	8	0	0	0	0	0	1	0	1	0	0	0	11	11
<i>Not Ident./Adj.</i>	6	2	6	2	5	0	0	0	1	3	1	0	0	0	26	46
Total - Enrolled in Non-Public School (K - 12)	34	22	73	23	15	5	2	0	3	5	4	0	0	0	186	201

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>Holycross</i>	<i>Knowledge Beginnings</i>	<i>Crème de la Crème</i>	<i>Roycemore</i>	<i>Cove</i>	<i>St. Ignatius</i>	<i>St. Viator</i>	<i>South Kent School</i>	<i>Glennview Montessori</i>	<i>MCC</i>	<i>Rochelle Zell High School</i>	<i>Children's Learning Path</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>St. Norbert</i>	<i>Not Ident./Adj.</i>	2016 Total	2015 Total
K	2	9		4			1		1		3									1							1			22	19
1		3		1						1		1					1													7	10
2		6	1	1																										8	15
3	1	9	1				3																							14	9
4		6		2			1																							9	13
5		10		1	1		1					1																		14	14
6	1	8	2		1		1	1																						14	8
7		5	1	1	2		1					1													1		1			13	11
8		6	1				1	1																					1	10	13
9						12													1											13	10
10						6		1				1			1											1			1	11	14
11			1			11										1							1							14	12
12						6						1	1										1			1		1		11	11
Adj.																													26	26	42
Total	4	62	7	10	4	35	9	3	1	1	3	5	1	0	1	1	1	0	1	1	0	0	0	2	1	1	2	1	29	186	201

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





The Glen Redevelopment Project

Public School Enrollment for Children from the Glen

