

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

Year Ending June 30, 2017

September 25, 2017

FINAL

The Glen (TIF District) Census (As of June 30, 2017)

OVERVIEW

Below is an overview of The Glen (TIF District) Census project for 2017. 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 1995, the Village of Glenview Board of Trustees approved a Consensus Reuse Plan (CRP) for the Glenview Naval Air Station (GNAS) that was announced for closure in 1993. As a key goal of the redevelopment of this land, the CRP stated that “Units of local government should not be negatively impacted by GNAS redevelopment and should have the financial resources to maintain the community’s current high level of service.” To facilitate this goal the Village established the Tax Increment Finance District (TIF) 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 (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.

2017 Census Process

The Village performs the census-taking in-house and has contracted with Lauterbach & Amen, LLP (L&A) to perform the reporting function. In 2016, the Village of Glenview signed a contract with L&A for the continuation of reporting services through 2020. The process the Village followed for the census-taking is outlined in the steps listed below.

Initial Mailing

In early June 2017, the Village of Glenview sent out a letter to all residences within ten subdivisions/complexes located in The Glen: Cambridge, Concord, Chapel Crossing, Southgate, Tower Crossing, 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 2017. 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.

Census Canvassing

Prior to canvassing homes, the Village of Glenview had received 1,132 total responses (excludes the non-accessible residential communities listed below). On August 5th and August 12th, Village staff visited residences that had not yet provided a response.

Following canvassing, the Village of Glenview had a total of 2,032 replies, resulting in an 88.3% 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 only the occupancy and vacancy information, but not specific demographic 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 residents and children.

Vacancies

The vacancies are results from a five year (annual census data 2012-2016) analysis study that staff conducted in 2017 or from known vacancy rate assumptions. 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 L&A in its original form in order to ensure data is recorded in an accurate manner. Once all data was provided to L&A, a report was drafted as per the scope of work agreement and was provided to Village staff in a draft form for review.

L&A identified 2,453 homes, of which 2,301 were occupied residences that were included in the census. Of the 2,301 occupied residences, 269 did not reply after the numerous attempts to obtain data. This calculates to 88.3% of the residences responding and 11.7% that did not reply.

L&A used a census “average” for each subdivision to factor in the 269 residences that did not respond. The “average” estimates were then added to the totals received for the 2,032 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.

Westgate at The Glen is still under construction as of June 30, 2017.

The results were 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.

2017 Observations Regarding Children Living in The Glen

This year the Census counted 2,453 homes of which 2,301 were occupied. In the occupied homes there are 5,548 residents, of which 1,413 were children.

This year 1,131 children from The Glen are enrolled in schools, which is up from last year's 1,109. Of the 1,131, there are 182 that are enrolled in non-public schools, or about 16.09% 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, 2017.

LAUTERBACH & AMEN, LLP

TABLE 1
Summary of Residents of The Glen

DESCRIPTION	Private	Senior	Navy	2017 Total	2016 Total
# of Adults	3,174	762	199	4,135	4,106
# of Children (Birth-12th grade)	1,333	0	80	1,413	1,398
Total Number of Residents	4,507	762	279	5,548	5,504

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	2017 Total	2016 Total
# of Adults	399	346	678	493	296	198	264	187	49	199	264	142	422	198	4,135	4,106
# of Children (Birth-12th grade)	244	216	363	190	80	32	99	17	1	80	91	0	0	0	1,413	1,398
Total Number of Residents	643	562	1,041	683	376	230	363	204	50	279	355	142	422	198	5,548	5,504

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 ***	2017 Total	2016 Total
Total Homes	168	143	299	244	154	124	149	181	31	112	172	167	365	144	2,453	2,453
Occupied Homes	167	140	296	240	150	121	146	140	31	101	129	142	354	144	2,301	2,250
Vacant	1	3	3	4	4	3	3	41	0	11	43	25	11	0	152	203
No Reply/Refusals	18	8	41	38	40	25	24	0	3	68	4	0	0	0	269	222
# of Replies	149	132	255	202	110	96	122	140	28	33	125	142	354	144	2,032	2,028
% of Replies*	89.2%	94.3%	86.1%	84.2%	73.3%	79.3%	83.6%	100.0%	90.3%	32.7%	96.9%	100.0%	100.0%	100.0%	88.31%	90.13%

*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	2017 Total	2016 Total
<i>Not enrolled in school</i>	24	30	35	46	15	11	54	3	0	28	36	0	0	0	282	289
<i>Enrolled in Public School</i>	185	164	270	118	47	20	41	12	0	46	46	0	0	0	949	923
<i>Enrolled in Non-Public School</i>	35	22	58	26	18	1	4	2	1	6	9	0	0	0	182	186
Total Number of Children	244	216	363	190	80	32	99	17	1	80	91	0	0	0	1,413	1,398

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	2017 Total	2016 Total
<i>Under Age of 1</i>	1	4	4	6	4	1	14	0	0	9	7	0	0	0	50	46
<i>Age 1</i>	1	1	2	8	1	4	7	2	0	13	5	0	0	0	44	60
<i>Age 2</i>	5	6	12	7	4	3	17	1	0	6	10	0	0	0	71	69
<i>Age 3</i>	6	11	8	12	6	2	11	0	0	0	9	0	0	0	65	60
<i>Age 4</i>	11	8	8	11	0	0	5	0	0	0	4	0	0	0	47	50
<i>Age 5 - not in school yet</i>	0	0	1	2	0	1	0	0	0	0	1	0	0	0	5	4
Total Number of Children Not Enrolled in School	24	30	35	46	15	11	54	3	0	28	36	0	0	0	282	289

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	2017 Total	2016 Total
<i>Westbrook Elementary K - 2</i>	10	21	19	23	11	5	14	5	0	18	7	0	0	0	133	115
<i>Lyons Special Ed K</i>	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0
<i>Henking Special Ed K - 2</i>	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0
<i>Glen Grove Elementary 3 - 5</i>	30	28	35	22	16	10	9	3	0	15	8	0	0	0	176	182
<i>Hoffman Elementary 3 - 5</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Pleasant Ridge Elementary 3 - 5</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Springman Special Ed 6 - 8</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0
<i>Attea Junior High 6 - 8</i>	44	41	81	24	6	4	7	2	0	6	9	0	0	0	224	246
Total - Enrolled in SD #34 (K - 8)	84	90	136	70	33	19	30	10	0	40	24	0	0	0	536	544

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	2017 Total	2016 Total
<i>Glenbrook South High School 9 - 12</i>	101	74	134	48	14	1	11	2	0	6	22	0	0	0	413	379
Total - Enrolled in SD #225 (9 - 12)	101	74	134	48	14	1	11	2	0	6	22	0	0	0	413	379

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	2017 Total	2016 Total
<i>School District #34 K - 8</i>	84	90	136	70	33	19	30	10	0	40	24	0	0	0	536	544
<i>School District #225 9 - 12</i>	101	74	134	48	14	1	11	2	0	6	22	0	0	0	413	379
Total - Enrolled in Public Schools (Grades K - 12)	185	164	270	118	47	20	41	12	0	46	46	0	0	0	949	923

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	2015 Total	2016 Total
<i>Countryside Montessori</i>	0	2	0	1	0	0	0	0	0	0	0	0	0	0	3	4
<i>Our Lady of Perpetual Help</i>	11	2	16	6	3	0	0	0	0	0	6	0	0	0	44	62
<i>Christian Heritage School</i>	5	1	1	0	2	0	0	0	0	0	1	0	0	0	10	7
<i>Saint Catherine School</i>	0	0	1	2	3	1	0	0	0	1	0	0	0	0	8	10
<i>Sager Solomon Schechter</i>	0	2	0	1	0	0	0	0	0	0	0	0	0	0	3	4
<i>Loyola Academy</i>	5	2	15	2	3	0	2	0	0	0	1	0	0	0	30	35
<i>Science & Arts Academy</i>	3	0	7	2	0	0	0	0	0	0	0	0	0	0	12	9
<i>North Shore Country Day School</i>	0	0	1	0	0	0	0	2	0	0	0	0	0	0	3	3
<i>Crème de la Crème</i>	0	0	1	0	0	0	1	0	0	0	0	0	0	0	2	3
<i>South Kent School</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Holycross</i>	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1
<i>Knowledge Beginnings</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Lubavitch</i>	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0
<i>Cheder Lubavitch</i>	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4	0
<i>Fusion Academy</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0
<i>Roycemore</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
<i>Cove</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>St. Norbert</i>	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1
<i>St. Ignatius</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Park View Montessori School</i>	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
<i>Embers Academy</i>	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2	0
<i>Niles North HS</i>	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0
<i>Hyde Park Day School</i>	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
<i>Glenview Montessori</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1
<i>Glenview New Church School</i>	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0
<i>Children's Learning Path</i>	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
<i>MCC</i>	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0
<i>Rochelle Zell High School</i>	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
<i>Notre Dame</i>	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0
<i>Heartspring</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0
<i>Regina Dominican</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	2
<i>St. Francis Xavier</i>	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1
<i>Willows</i>	1	0	0	0	0	0	0	0	1	0	0	0	0	0	2	1
<i>Northridge</i>	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	2
<i>Not Identified/Adjusted Factor</i>	7	6	12	6	5	0	1	0	0	4	0	0	0	0	41	29
Total - Enrolled in Non-Public Schools (Grades K - 12)	35	22	58	26	18	1	4	2	1	6	9	0	0	0	182	186

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	2017 Total	2016 Total
<i>K</i>	3	3	5	7	3	4	2	1	0	10	4	0	0	0	42	29
<i>1</i>	4	10	5	7	4	0	9	2	0	3	2	0	0	0	46	45
<i>2</i>	3	8	9	10	4	1	3	2	0	6	1	0	0	0	47	44
<i>3</i>	9	8	7	8	2	6	2	3	0	3	3	0	0	0	51	52
<i>4</i>	6	8	13	6	3	0	5	0	0	9	3	0	0	0	53	67
<i>5</i>	15	12	15	8	11	4	2	0	0	3	2	0	0	0	72	64
<i>6</i>	12	12	23	7	1	0	3	0	0	3	3	0	0	0	64	64
<i>7</i>	15	15	22	8	1	1	2	1	0	0	1	0	0	0	66	74
<i>8</i>	17	14	37	9	4	3	2	1	0	3	5	0	0	0	95	105
<i>9</i>	27	19	31	11	3	0	3	0	0	6	9	0	0	0	109	105
<i>10</i>	18	22	41	14	1	1	1	1	0	0	4	0	0	0	103	103
<i>11</i>	29	19	35	6	6	0	6	0	0	0	5	0	0	0	106	92
<i>12</i>	27	14	27	17	4	0	1	1	0	0	4	0	0	0	95	79
Total - Enrolled in Public School (K - 12)	185	164	270	118	47	20	41	12	0	46	46	0	0	0	949	923

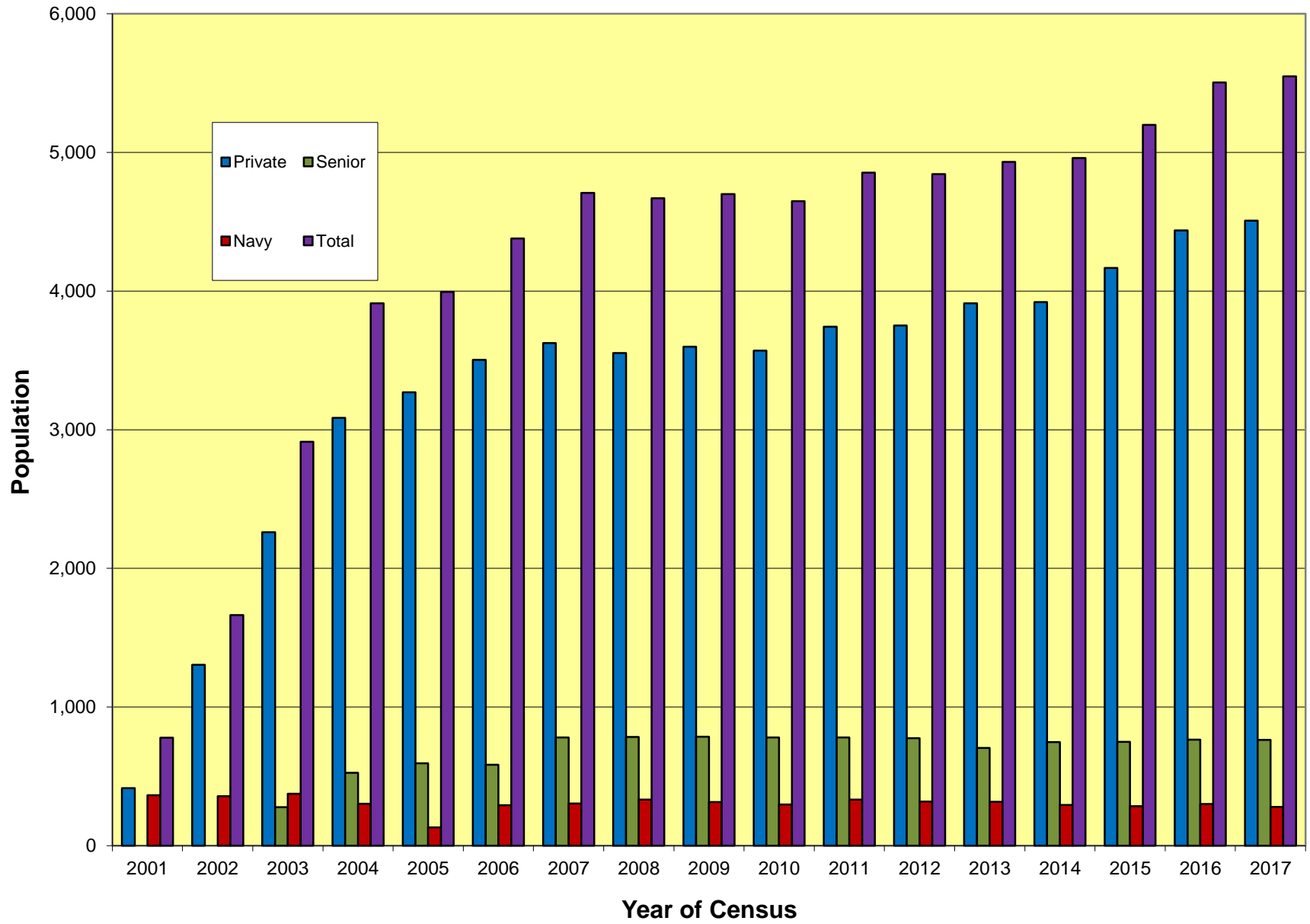
TABLE 11
Children Enrolled in Non-Public School (Grades K - 12)

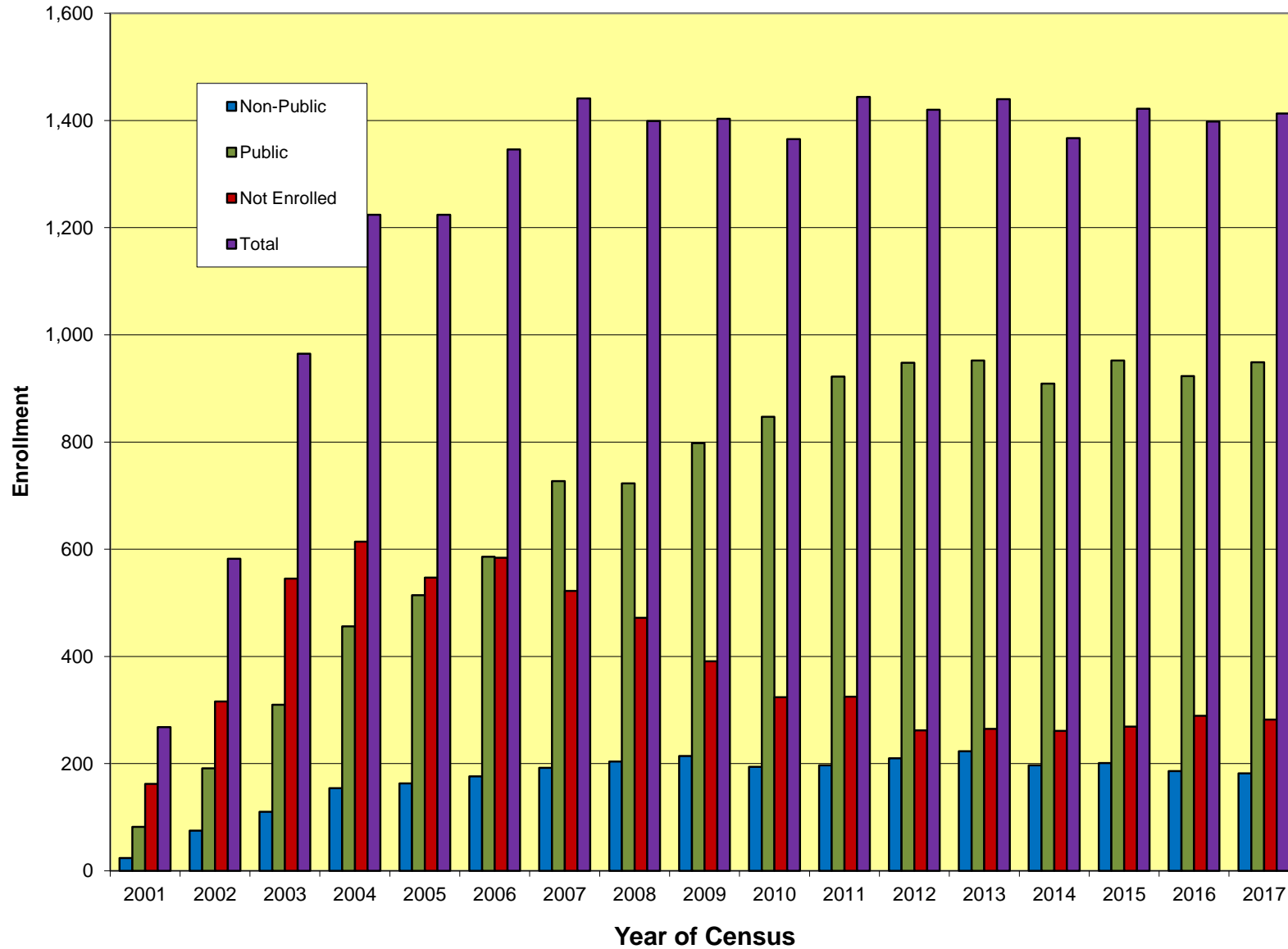
DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Aloft	Glenshore	Navy	Westgate	Chestnut Square	Vi	Thomas Place	2017 Total	2016 Total
<i>K</i>	1	1	3	2	4	1	1	0	0	1	0	0	0	0	14	22
<i>1</i>	3	0	5	3	1	0	0	0	0	0	1	0	0	0	13	7
<i>2</i>	1	1	1	1	1	0	0	1	0	0	1	0	0	0	7	8
<i>3</i>	3	1	2	2	1	0	0	1	0	0	0	0	0	0	10	14
<i>4</i>	4	1	5	2	1	0	0	0	0	0	2	0	0	0	15	9
<i>5</i>	3	2	2	2	0	0	0	0	0	0	1	0	0	0	10	14
<i>6</i>	2	1	3	1	2	0	0	0	0	0	1	0	0	0	10	14
<i>7</i>	3	5	6	1	0	0	0	0	0	0	1	0	0	0	16	14
<i>8</i>	2	1	2	4	0	0	0	0	0	0	0	0	0	0	9	10
<i>9</i>	2	2	2	1	0	0	0	0	0	0	0	0	0	0	7	12
<i>10</i>	3	2	4	1	0	0	2	0	0	1	1	0	0	0	14	11
<i>11</i>	1	1	6	1	0	0	0	0	1	0	0	0	0	0	10	14
<i>12</i>	0	0	5	1	2	0	0	0	0	0	1	0	0	0	9	11
<i>Not Ident./Adj.</i>	7	4	12	4	6	0	1	0	0	4	0	0	0	0	38	26
Total - Enrolled in Non-Public School (K - 12)	35	22	58	26	18	1	4	2	1	6	9	0	0	0	182	186

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>Lubavitch</i>	<i>Crème de la Crème</i>	<i>Fusion Academy</i>	<i>Park View Montessori School</i>	<i>Embers Academy</i>	<i>Niles North HS</i>	<i>Glenview Montessori</i>	<i>Glenview New Church School</i>	<i>MCC</i>	<i>Rochelle Zell High School</i>	<i>Children's Learning Path</i>	<i>Notre Dame</i>	<i>Hyde Park Day School</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>	2017 Total	2016 Total
K	1		1	3						1		2		1	1		1	1	1		1										14	22
1		8		1			1		1																			1		12	7	
2		2	1					1							1															5	8	
3		4	3				1	1		1																				10	14	
4	1	6	2				3																							12	9	
5		3	4	1			2			1																				11	14	
6		5	3	1			1																							10	14	
7	1	4	3		1		2	1		1												1			1					15	13	
8		2	2	1	2																					1	1			9	10	
9						6									1															7	13	
10				1		9					1								1		1					1				14	11	
11						5					1		1										1			1				9	14	
12						12																								12	11	
Adj.																													42	42	26	
Total	3	34	19	8	3	32	10	3	1	4	2	2	1	1	2	1	1	1	1	1	1	1	1	1	1	1	2	1	1	42	182	186

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





The Glen Redevelopment Project

Public School Enrollment for Children from the Glen

