

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

Year Ending June 30, 2020

September 14, 2020

FINAL

The Glen (TIF District) Census (As of June 30, 2020)

OVERVIEW

Below is an overview of The Glen (TIF District) Census project for 2020. 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 Financing 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.

2020 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 2020, the Village of Glenview sent out a letter to all residences within eleven subdivisions/complexes 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 survey 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 2020. Responses could be sent to the Village the following ways:

- Mailed through a pre-stamped envelope
- Emailed to TIFCensus@glenview.il.us
- Submitted through an online survey (Constant Contact)
- Called in – results recorded by Village staff

Second Mailing

The Village sent a second mailing in early July 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. The Village historically has done door-to-door canvassing after the second mailing, but because of COVID-19 they did not and instead did a third mailing.

Third Mailing

The Village sent a third mailing in early August to the homes that had not yet responded.

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 survey 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 they provided the occupancy, vacancy and the number of residents under the age of 18. There were 16 short-term lease apartments and 14 actual vacancies reported; these 30 are all counted as vacant on the report.

Vacancies

The vacancies are results from a review of popular home-listing websites Zillow and Realtor.

Data Collected

All data collected was sent to L&A in its original form in order to ensure data was 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 2,469 homes, of which 2,336 were occupied residences that were included in the census. Of the 2,336 occupied residences, 1,983 replied and 353 did not reply. This calculates to 84.89% of the residences responding and 15.11% that did not reply.

L&A used a census “average” for each subdivision to factor in the 353 residences that did not respond. The “average” estimates were then added to the totals received for the 1,983 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 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.

2020 Observations Regarding Children Living in The Glen

This year the Census counted 2,469 homes of which 2,336 were occupied. In the occupied homes there are 5,505 residents, of which 1,125 were children.

This year 912 children from The Glen are enrolled in schools, which is down from last year's 969. Of the 912, there are 127 that are enrolled in non-public schools, or about 13.93% of the total. This percentage is generally between 4% and 8% for most suburban communities. If this non-public school attendance trend continues, about 10% - 15% 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, 2020.

LAUTERBACH & AMEN, LLP

TABLE 1
Summary of Residents of The Glen

DESCRIPTION	Private	Senior	Navy	2020 Total	2019 Total
# of Adults	3,406	762	212	4,380	4,302
# of Children (Birth-12th grade)	1,041	0	84	1,125	1,204
Total Number of Residents	4,447	762	296	5,505	5,506

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	2020 Total	2019 Total
# of Adults	432	384	716	498	328	193	263	210	44	212	338	165	394	203	4,380	4,302
# of Children (Birth-12th grade)	164	157	277	167	67	22	93	8	3	84	83	0	0	0	1,125	1,204
Total Number of Residents	596	541	993	665	395	215	356	218	47	296	421	165	394	203	5,505	5,506

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 ***	2020 Total	2019 Total
Total Homes	169	143	300	244	154	125	149	181	33	112	171	165	379	144	2,469	2,472
Occupied Homes	165	138	290	240	148	119	144	151	33	109	166	146	347	140	2,336	2,312
Vacant	4	5	10	4	6	6	5	30	0	3	5	19	32	4	133	160
No Reply/Refusals	19	24	44	63	37	26	32	0	9	70	29	0	0	0	353	272
# of Replies	146	114	246	177	111	93	112	151	24	39	137	146	347	140	1,983	2,040
% of Replies*	88.5%	82.6%	84.8%	73.8%	75.0%	78.2%	77.8%	100.0%	72.7%	35.8%	82.5%	100.0%	100.0%	100.0%	84.89%	88.24%

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

**Aloft Apartments had 16 “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	2020 Total	2019 Total
<i>Not enrolled in school</i>	13	25	37	26	12	8	45	2	3	14	28	0	0	0	213	235
<i>Enrolled in Public School</i>	132	122	193	122	42	10	45	6	0	67	46	0	0	0	785	818
<i>Enrolled in Non-Public School</i>	19	10	47	19	13	4	3	0	0	3	9	0	0	0	127	151
Total Number of Children	164	157	277	167	67	22	93	8	3	84	83	0	0	0	1,125	1,204

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	2020 Total	2019 Total
<i>Under Age of 1</i>	2	2	4	3	1	3	9	1	0	3	4	0	0	0	32	40
<i>Age 1</i>	2	6	10	5	3	1	10	1	0	3	1	0	0	0	42	50
<i>Age 2</i>	1	6	9	11	1	1	14	0	1	0	10	0	0	0	54	52
<i>Age 3</i>	3	6	6	3	3	1	9	0	2	8	10	0	0	0	51	37
<i>Age 4</i>	5	5	8	4	4	2	3	0	0	0	2	0	0	0	33	55
<i>Age 5 - not in school yet</i>	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
Total Number of Children Not Enrolled in School	13	25	37	26	12	8	45	2	3	14	28	0	0	0	213	235

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	2020 Total	2019 Total
<i>Westbrook Elementary K - 2</i>	15	16	25	12	5	4	11	0	0	17	15	0	0	0	120	123
<i>Lyons Special Ed K</i>	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	3
<i>Henking Special Ed K - 2</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Glen Grove Elementary 3 - 5</i>	10	17	20	39	7	3	13	3	0	17	6	0	0	0	135	130
<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	1	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	0	0
<i>Attea Junior High 6 - 8</i>	30	30	36	28	15	0	9	1	0	22	8	0	0	0	179	184
<i>Lyon Elementary</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Madison</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total - Enrolled in SD #34 (K - 8)	55	63	81	79	27	9	33	4	0	56	29	0	0	0	436	442

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	2020 Total	2019 Total
<i>Glenbrook South High School 9 - 12</i>	77	59	112	43	15	1	12	2	0	11	17	0	0	0	349	376
Total - Enrolled in SD #225 (9 - 12)	77	59	112	43	15	1	12	2	0	11	17	0	0	0	349	376

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	2020 Total	2019 Total
<i>School District #34 K - 8</i>	55	63	81	79	27	9	33	4	0	56	29	0	0	0	436	442
<i>School District #225 9 - 12</i>	77	59	112	43	15	1	12	2	0	11	17	0	0	0	349	376
Total - Enrolled in Public Schools (Grades K - 12)	132	122	193	122	42	10	45	6	0	67	46	0	0	0	785	818

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	2020 Total	2019 Total
<i>Countryside Montessori</i>	0	0	1	0	0	0	1	0	0	0	1	0	0	0	3	4
<i>Our Lady of Perpetual Help</i>	5	5	13	3	3	1	1	0	0	0	3	0	0	0	34	39
<i>Christian Heritage School</i>	4	0	2	2	1	0	1	0	0	0	3	0	0	0	13	10
<i>Saint Catherine School</i>	0	1	4	0	3	0	0	0	0	0	0	0	0	0	8	9
<i>Sager Solomon Schechter</i>	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
<i>Loyola Academy</i>	2	0	11	2	1	0	0	0	0	0	0	0	0	0	16	19
<i>Science & Arts Academy</i>	2	1	4	2	0	0	0	0	0	0	0	0	0	0	9	10
<i>North Shore Country Day School</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	2
<i>Crème de la Crème</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
<i>St. Norbert</i>	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	2
<i>Embers Academy</i>	0	0	0	0	2	1	0	0	0	0	0	0	0	0	3	3
<i>Glenview New Church School</i>	0	0	1	2	0	0	0	0	0	0	0	0	0	0	3	1
<i>Children's Learning Path</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Rochelle Zell High School</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Notre Dame</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Willows</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	2
<i>Ronald Knox Montessori</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>The Orme School of Arizona</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Lake Forest</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1
<i>Not Identified/Adjusted Factor</i>	6	2	8	6	3	2	0	0	0	3	2	0	0	0	32	41
Total - Enrolled in Non-Public Schools (Grades K - 12)	19	10	47	19	13	4	3	0	0	3	9	0	0	0	127	151

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	2020 Total	2019 Total
<i>K</i>	1	2	10	3	0	3	4	0	0	6	5	0	0	0	34	31
<i>1</i>	4	6	7	3	4	1	3	0	0	3	7	0	0	0	38	52
<i>2</i>	10	8	8	6	1	1	4	0	0	8	2	0	0	0	48	43
<i>3</i>	2	4	7	9	3	1	7	0	0	3	4	0	0	0	40	44
<i>4</i>	3	5	5	14	3	0	5	1	0	8	1	0	0	0	45	48
<i>5</i>	5	8	8	16	1	3	1	0	0	6	1	0	0	0	49	39
<i>6</i>	6	8	8	10	6	0	1	2	0	11	3	0	0	0	55	54
<i>7</i>	4	11	11	7	1	0	7	0	0	3	1	0	0	0	45	68
<i>8</i>	20	11	17	11	8	0	1	1	0	8	5	0	0	0	82	62
<i>9</i>	16	13	25	8	4	1	3	0	0	5	0	0	0	0	75	69
<i>10</i>	14	17	26	8	1	0	7	0	0	0	6	0	0	0	79	89
<i>11</i>	19	15	32	15	6	0	1	1	0	0	2	0	0	0	91	112
<i>12</i>	28	14	29	12	4	0	1	1	0	6	9	0	0	0	104	107
Total - Enrolled in Public School (K - 12)	132	122	193	122	42	10	45	6	0	67	46	0	0	0	785	818

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	2020 Total	2019 Total
<i>K</i>	3	2	6	2	1	1	1	0	0	1	2	0	0	0	19	15
<i>1</i>	0	0	2	2	1	1	1	0	0	0	0	0	0	0	7	7
<i>2</i>	0	2	3	1	0	0	0	0	0	0	1	0	0	0	7	5
<i>3</i>	0	1	1	1	2	1	0	0	0	0	1	0	0	0	7	9
<i>4</i>	1	0	4	1	1	0	0	0	0	0	1	0	0	0	8	5
<i>5</i>	1	1	1	0	1	0	0	0	0	0	0	0	0	0	4	8
<i>6</i>	3	0	2	1	1	0	0	0	0	0	0	0	0	0	7	11
<i>7</i>	3	0	5	2	0	0	1	0	0	0	0	0	0	0	11	10
<i>8</i>	1	2	2	1	2	0	0	0	0	0	2	0	0	0	10	7
<i>9</i>	1	0	3	1	0	0	0	0	0	0	0	0	0	0	5	11
<i>10</i>	1	0	5	1	0	0	0	0	0	0	0	0	0	0	7	6
<i>11</i>	1	0	2	0	1	0	0	0	0	0	0	0	0	0	4	5
<i>12</i>	1	0	4	1	0	0	0	0	0	0	0	0	0	0	6	11
<i>Not Ident./Adj.</i>	3	2	7	5	3	1	0	0	0	2	2	0	0	0	25	41
Total - Enrolled in Non-Public School (K - 12)	19	10	47	19	13	4	3	0	0	3	9	0	0	0	127	151

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>Embers Academy</i>	<i>Glenview New Church School</i>	<i>Willows</i>	<i>St. Norbert</i>	<i>Lake Forest</i>	<i>Not Ident./Adj.</i>	2020 Total	2019 Total
K	1	5	2	2	0	0	0	0	1	2	0	0	0	4	17	16
1	0	5	1	2	0	0	0	0	0	1	0	0	0	0	9	7
2	1	2	1	1	1	0	0	0	0	0	0	1	0	0	7	5
3	0	4	1	0	0	0	0	0	2	0	0	0	0	0	7	9
4	0	2	0	2	0	0	3	0	0	0	0	1	0	0	8	5
5	1	2	1	0	0	0	1	0	0	0	0	0	0	0	5	8
6	0	4	1	0	0	0	1	0	0	0	1	0	0	0	7	11
7	0	6	2	0	0	0	2	0	0	0	0	0	0	1	11	10
8	0	4	2	1	0	0	2	0	0	0	0	0	0	0	9	8
9	0	0	0	0	0	4	0	0	0	0	0	0	0	1	5	8
10	0	0	1	0	0	3	0	1	0	0	0	0	1	1	7	6
11	0	0	1	0	0	3	0	0	0	0	0	0	0	0	4	5
12	0	0	0	0	0	6	0	0	0	0	0	0	0	0	6	13
Adj.	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	40
Total	3	34	13	8	1	16	9	1	3	3	1	2	1	32	127	151

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





