

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

Year Ending June 30, 2021

October 11, 2021

FINAL

The Glen (TIF District) Census (As of June 30, 2021)

OVERVIEW

Below is an overview of The Glen (TIF District) Census project for 2021. 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.

2021 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 2021. The process the Village followed for the census taking is outlined in the steps listed below.

Initial Mailing

In early June 2021, 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 2021. 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 21 short-term lease apartments and ten (10) actual vacancies as reported by Aloft's management company; these 31 are all counted as vacant on the report.

Vacancies for Subdivisions

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 2,468 homes, of which 2,340 were occupied residences that were included in the census. Of the 2,340 occupied residences, 1,875 replied and 465 did not reply after the numerous attempts to obtain data. This calculates to 80.13% of the residences responding and 19.87% that did not reply.

L&A used a census "average" for each subdivision to factor in the 465 residences that did not respond. The "average" estimates were then added to the totals received for the 1,875 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.

2021 Observations Regarding Children Living in The Glen

This year the Census counted 2,468 homes of which 2,340 were occupied. In the occupied homes there are 5,536 residents, of which 1,086 were children.

This year 839 children from The Glen are enrolled in schools, which is down from last year's 912. Of the 839, there are 128 that are enrolled in non-public schools, or about 15.26% of the total. This percentage is generally between 4% and 8% for most suburban communities. If this non-public school attendance trend continues, about 13% - 18% 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, 2021.

LAUTERBACH & AMEN, LLP

TABLE 1
Summary of Residents of The Glen

DESCRIPTION	Private	Senior	Navy	2021 Total	2020 Total
# of Adults	3,464	759	227	4,450	4,380
# of Children (Birth-12th grade)	982	0	104	1,086	1,125
Total Number of Residents	4,446	759	331	5,536	5,505

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	2021 Total	2020 Total
# of Adults	452	248	844	506	312	200	273	239	44	227	346	150	396	213	4,450	4,380
# of Children (Birth-12th grade)	157	155	242	154	68	23	84	7	3	104	89	0	0	0	1,086	1,125
Total Number of Residents	609	403	1,086	660	380	223	357	246	47	331	435	150	396	213	5,536	5,505

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 ***	2021 Total	2020 Total
Total Homes	169	143	300	244	154	125	149	181	33	112	171	164	379	144	2,468	2,469
Occupied Homes	169	141	296	237	148	124	146	150	32	107	169	135	343	143	2,340	2,336
Vacant	0	2	4	7	6	1	3	31	1	5	2	29	36	1	128	133
No Reply/Refusals	28	30	70	69	46	36	56	0	9	75	46	0	0	0	465	353
# of Replies	141	111	226	168	102	88	90	150	23	32	123	135	343	143	1,875	1,983
% of Replies*	83.4%	78.7%	76.4%	70.9%	68.9%	71.0%	61.6%	100.0%	71.9%	29.9%	72.8%	100.0%	100.0%	100.0%	80.13%	84.89%

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

** Aloft Apartments had 21 “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	2021 Total	2020 Total
<i>Not enrolled in school</i>	19	30	29	34	12	7	39	2	3	44	28	0	0	0	247	213
<i>Enrolled in Public School</i>	121	116	157	103	44	12	42	5	0	57	54	0	0	0	711	785
<i>Enrolled in Non-Public School</i>	17	9	56	17	12	4	3	0	0	3	7	0	0	0	128	127
Total Number of Children	157	155	242	154	68	23	84	7	3	104	89	0	0	0	1,086	1,125

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Alfitt	Glenshore	Navy	Westgate	Chestnut Square	VI	Thomas Place	2021 Total	2020 Total
<i>Under Age of 1</i>	3	4	1	11	1	0	6	0	0	10	3	0	0	0	39	32
<i>Age 1</i>	4	5	4	4	4	3	3	0	0	7	8	0	0	0	42	42
<i>Age 2</i>	4	7	8	4	4	1	10	0	2	7	0	0	0	0	45	54
<i>Age 3</i>	4	4	8	9	2	1	10	1	0	3	8	0	0	0	50	51
<i>Age 4</i>	4	9	7	3	3	2	10	1	1	17	8	0	0	0	65	33
<i>Age 5 - not in school yet</i>	0	1	1	3	0	0	0	0	0	0	1	0	0	0	6	1
Total Number of Children Not Enrolled in School	19	30	29	34	12	7	39	2	3	44	28	0	0	0	247	213

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Alfitt	Glenshore	Navy	Westgate	Chestnut Square	VI	Thomas Place	2021 Total	2020 Total
<i>Westbrook Elementary K - 2</i>	19	15	20	4	7	4	8	0	0	7	17	0	0	0	101	120
<i>Lyons Special Ed K</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<i>Henking Special Ed K - 2</i>	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
<i>Glen Grove Elementary 3 - 5</i>	17	20	21	26	10	3	15	1	0	20	7	0	0	0	140	135
<i>Hoffman Elementary 3 - 5</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Pleasant Ridge Elementary 3 - 5</i>	0	0	0	1	0	0	0	1	0	0	0	0	0	0	2	1
<i>Springman Special Ed 6 - 8</i>	0	0	0	1	0	0	1	0	0	0	0	0	0	0	2	0
<i>Attea Junior High 6 - 8</i>	18	29	30	29	7	2	7	0	0	23	7	0	0	0	152	179
<i>Lyon Elementary</i>	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	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	64	71	61	24	9	31	3	0	50	31	0	0	0	399	436

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Al loft	Glenshore	Navy	Westgate	Chestnut Square	Vi	Thomas Place	2021 Total	2020 Total
<i>Glenbrook South High School 9 - 12</i>	66	52	86	42	20	3	11	2	0	7	23	0	0	0	312	349
Total - Enrolled in SD #225 (9 - 12)	66	52	86	42	20	3	11	2	0	7	23	0	0	0	312	349

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Al loft	Glenshore	Navy	Westgate	Chestnut Square	Vi	Thomas Place	2021 Total	2020 Total
<i>School District #34 K - 8</i>	55	64	71	61	24	9	31	3	0	50	31	0	0	0	399	436
<i>School District #225 9 - 12</i>	66	52	86	42	20	3	11	2	0	7	23	0	0	0	312	349
Total - Enrolled in Public Schools (Grades K - 12)	121	116	157	103	44	12	42	5	0	57	54	0	0	0	711	785

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

DESCRIPTION	Chapel Crossing	Concord	Southgate	Cambridge	Tower Crossing	Patriot Commons	Regency	Alott	Glenshore	Navy	Westgate	Chestnut Square	VI	Thomas Place	2021 Total	2020 Total
<i>Countryside Montessori</i>	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	3
<i>Our Lady of Perpetual Help</i>	3	4	21	6	2	2	1	0	0	0	3	0	0	0	42	34
<i>Christian Heritage School</i>	4	0	1	1	1	0	0	0	0	1	0	0	0	0	8	13
<i>Saint Catherine School</i>	0	0	4	0	2	0	0	0	0	0	0	0	0	0	6	8
<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>	3	1	8	0	3	0	0	0	0	0	1	0	0	0	16	16
<i>Science & Arts Academy</i>	3	0	1	1	0	0	0	0	0	0	0	0	0	0	5	9
<i>North Shore Country Day School</i>	0	0	3	0	0	0	1	0	0	0	0	0	0	0	4	1
<i>Monarch Boarating School</i>	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0
<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	1	0	0	1	0	0	0	0	0	0	0	0	2	3
<i>Glenview New Church School</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
<i>St. Viator High School</i>	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0
<i>Northridge Prep</i>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0
<i>Noire Dame</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Willows</i>	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	1
<i>Ronald Knox Montessori</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Regina Dominican</i>	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
<i>Lake Forest</i>	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2	1
<i>Not Identified/Adjusted Factor</i>	3	2	13	5	4	1	1	0	0	2	2	0	0	0	33	32
Total - Enrolled in Non-Public Schools (Grades K - 12)	17	9	56	17	12	4	3	0	0	3	7	0	0	0	128	127

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	2021 Total	2020 Total
K	5	6	5	0	1	0	2	0	0	0	2	0	0	0	21	34
1	10	5	7	3	2	4	3	0	0	7	7	0	0	0	48	38
2	5	4	8	1	4	0	3	0	0	0	8	0	0	0	33	48
3	11	9	11	6	3	1	7	0	0	10	1	0	0	0	59	40
4	5	6	6	8	4	2	5	1	0	4	4	0	0	0	45	45
5	1	5	4	14	3	0	3	1	0	7	2	0	0	0	40	49
6	6	9	10	13	2	0	1	0	0	10	1	0	0	0	52	55
7	6	10	7	9	3	2	2	1	0	7	3	0	0	0	50	45
8	6	10	13	7	2	0	5	0	0	6	3	0	0	0	52	82
9	17	13	18	12	10	0	0	0	0	3	4	0	0	0	77	75
10	18	11	20	9	4	1	3	2	0	3	4	0	0	0	75	79
11	12	18	26	6	2	2	6	0	0	0	8	0	0	0	80	91
12	19	10	22	15	4	0	2	0	0	0	7	0	0	0	79	104
Total - Enrolled in Public School (K - 12)	121	116	157	103	44	12	42	5	0	57	54	0	0	0	711	785

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	2021 Total	2020 Total
K	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	19
J	1	2	8	1	0	0	0	0	0	0	2	0	0	0	14	7
2	0	1	3	2	1	0	2	0	0	0	0	0	0	0	9	7
3	0	1	3	2	0	0	0	0	0	0	1	0	0	0	7	7
4	0	0	1	0	1	1	0	0	0	0	0	0	0	0	3	8
5	1	0	4	1	1	0	0	0	0	0	1	0	0	0	8	4
6	0	1	2	1	1	1	0	0	0	0	0	0	0	0	6	7
7	3	0	4	2	1	0	0	0	0	0	0	0	0	0	10	11
8	4	0	5	1	0	1	0	0	0	1	0	0	0	0	12	10
9	2	1	2	1	2	0	0	0	0	0	1	0	0	0	9	5
10	1	0	4	0	0	0	0	0	0	0	0	0	0	0	5	7
11	1	1	2	1	1	0	0	0	0	0	0	0	0	0	6	4
12	1	0	2	0	0	0	0	0	0	0	0	0	0	0	3	6
Not Ident./Adj.	3	2	13	5	4	1	1	0	0	2	2	0	0	0	33	25
Total - Enrolled in Non-Public School (K - 12)	17	9	56	17	12	4	3	0	0	3	7	0	0	0	128	127

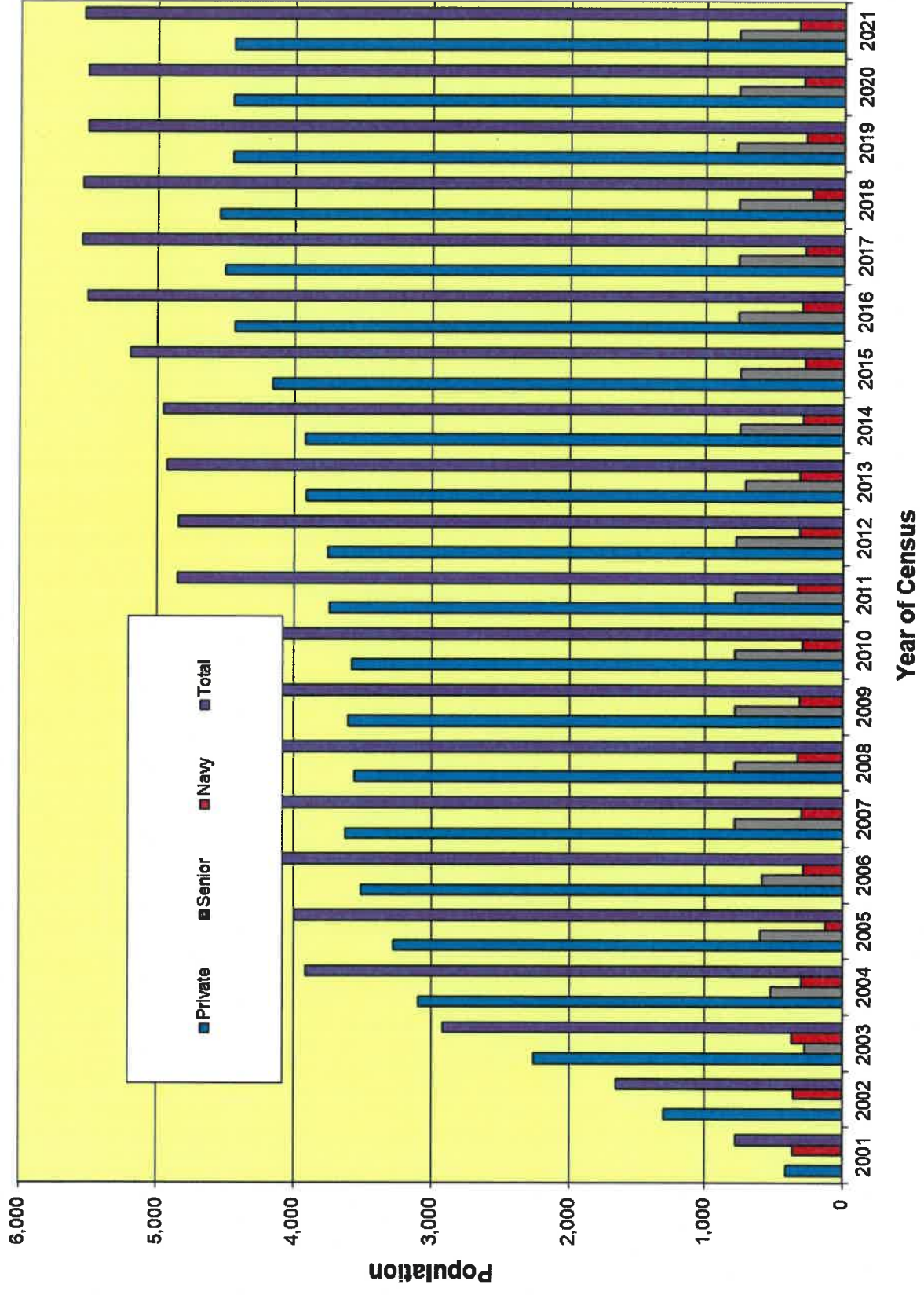
TABLE 12
Children Enrolled in Non-Public School* (Grades K - 12)

Grade	Countryside Montessori	OLPH	Christian Heritage	Saint Catherine	Sager Solomon Schechter	Loyola Academy	Science & Arts Academy	Embers Academy	Regina Dominican	Countryside Day School	Northridge Prep	St Viator High School	Willows	Monarch Boarding School	St. Norbert	Lake Forest	Not Ident./Adj.	2021 Total	2020 Total
K	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	3	19
1	1	11	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	14	7
2	0	5	1	2	0	0	0	0	0	1	0	0	0	0	0	0	0	9	7
3	0	3	0	1	1	0	0	0	0	1	0	0	0	0	1	0	0	7	7
4	0	2	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	3	8
5	0	3	0	2	0	0	1	1	0	0	0	0	0	0	1	0	0	8	4
6	0	4	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	6	7
7	0	7	1	0	0	0	1	0	0	0	0	0	1	0	0	0	0	10	11
8	0	5	2	0	0	1	3	0	0	0	1	0	0	0	0	0	0	12	10
9	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	1	0	9	5
10	0	0	0	0	0	4	0	0	1	0	0	0	0	0	0	0	0	5	7
11	0	0	1	0	0	1	0	0	0	1	0	1	0	1	0	1	0	6	4
12	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	3	6
Adj.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	33	25
Total	1	42	8	6	1	16	5	2	1	4	1	1	2	1	2	2	33	128	127

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

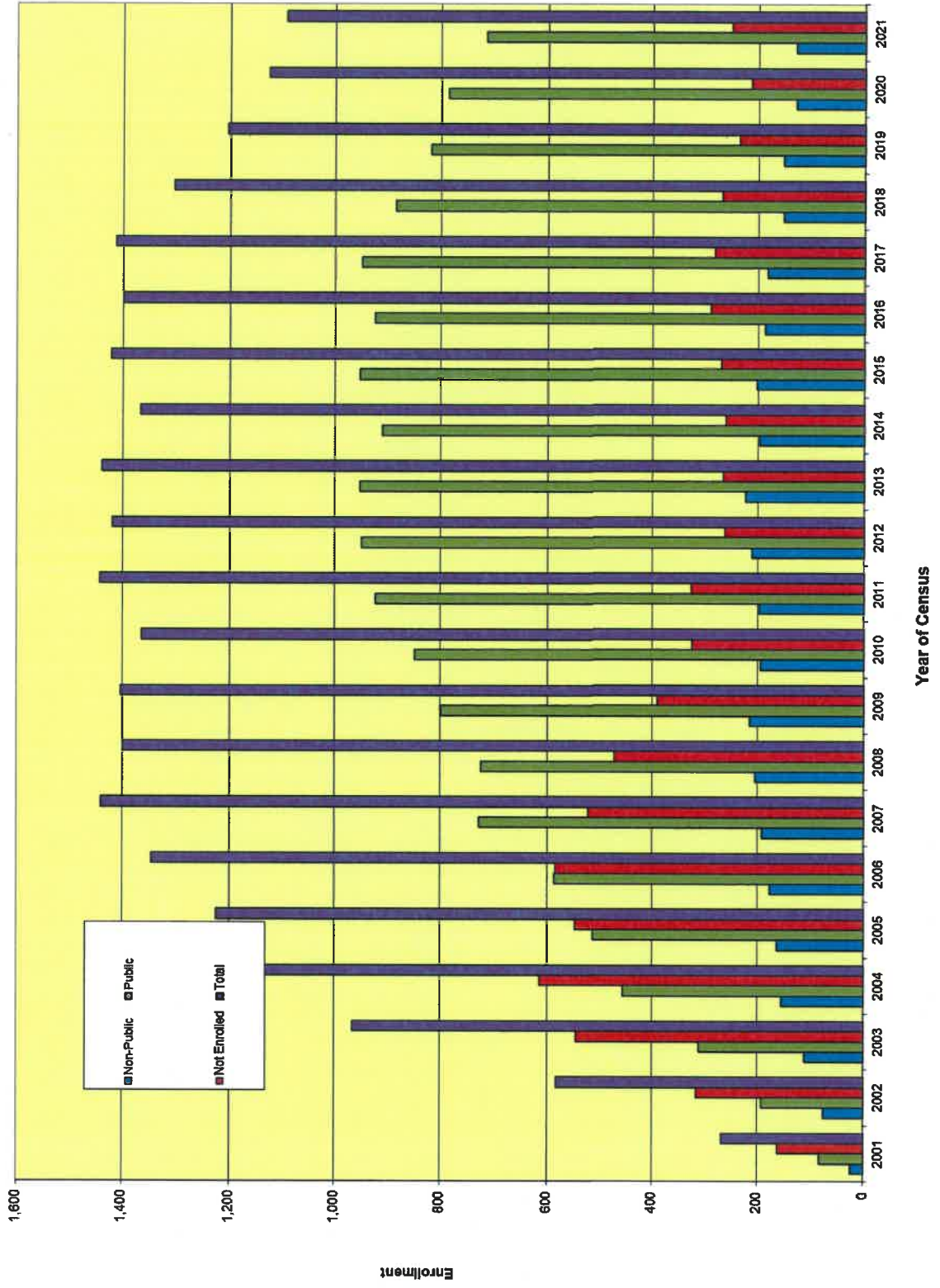
The Glen Redevelopment Project

Summary of Resident Population by Housing Type



The Glen Redevelopment Project

Enrollment Characteristics for Children from the Glen



The Glen Redevelopment Project

Public School Enrollment for Children from the Glen

