

Community Data Snapshot | River Forest

GENERAL POPULATION CHARACTERISTICS, 2015

	Community	Cook County**	CMAP Region
Total Population	11,233	5,236,393	8,505,977
Total Households	3,944	1,942,959	3,067,594
Average Household Size	2.6	2.6	2.7
Population Change, 2000-10	-4.0%	-3.4%	3.5%
Median Age*	41.6	35.9	36.5

Source: 2000 and 2010 Census, 2015 American Community Survey five-year estimates.

*Note that all Regional Medians were calculated based on Grouped Frequency Distributions.

**For municipalities located in more than one county, data provided is for the county containing the largest portion of the municipality.



RACE AND ETHNICITY, 2015

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White	8,829	78.6	2,256,002	43.1	4,437,089	52.2
Hispanic or Latino*	629	5.6	1,295,026	24.7	1,902,685	22.4
Black	606	5.4	1,239,171	23.7	1,443,074	17.0
Asian	831	7.4	352,123	6.7	564,622	6.6
Other	338	3.0	94,071	1.8	158,507	1.9

Source: 2015 American Community Survey, five-year estimates.

Universe: Total population.

*Includes Hispanic or Latino residents of any race

AGE COHORTS, 2015

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
19 and under	3,583	31.9	1,332,360	25.4	2,271,714	26.7
20 to 34	1,275	11.4	1,216,029	23.2	1,810,122	21.3
35 to 49	1,970	17.5	1,054,127	20.1	1,757,378	20.7
50 to 64	2,763	24.6	970,994	18.5	1,623,940	19.1
65 to 79	1,153	10.3	477,643	9.1	763,055	9.0
80 and Older	489	4.4	185,240	3.5	279,768	3.3

Source: 2015 American Community Survey five-year estimates.

Universe: Total population.

HOUSEHOLD INCOME, 2015

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	450	11.4	463,890	23.9	611,519	19.9
\$25,000 to \$49,999	561	14.2	424,589	21.9	628,579	20.5
\$50,000 to \$74,999	581	14.7	328,904	16.9	525,203	17.1
\$75,000 to \$99,999	383	9.7	231,125	11.9	390,982	12.7
\$100,000 to \$149,999	419	10.6	258,409	13.3	469,634	15.3
\$150,000 and Over	1,550	39.3	236,042	12.1	441,677	14.4
Median Income	\$99,250		\$55,251		\$63,441	

Source: 2015 American Community Survey five-year estimates.

Universe: Total households.

EDUCATIONAL ATTAINMENT, 2015

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
High School Diploma or Higher	6,763	96.6	3,016,875	85.3	4,930,208	87.0
Bachelor's Degree or Higher	5,100	72.9	1,265,223	35.8	2,095,647	37.0

Source: 2015 American Community Survey five-year estimates.

Universe: Population 25 and older.

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HOUSING AND TENURE, 2015

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	3,944	94.1	1,942,959	89.3	3,067,594	90.9
Owner-Occupied	3,452	87.5	1,107,485	57.0	1,964,992	64.1
Renter-Occupied	492	12.5	835,474	43.0	1,102,602	35.9
Vacant Housing Units	248	5.9	233,590	10.7	307,518	9.1

Source: 2015 American Community Survey five-year estimates. Universe: Total housing units.

HOUSING TYPE, 2015

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	2,854	68.3	873,073	40.4	1,687,381	50.4
Single Family, Attached	185	4.4	114,638	5.3	255,569	7.6
2 Units	211	5.1	213,338	9.9	237,396	7.1
3 or 4 Units	41	1.0	245,885	11.4	281,795	8.4
5 or more Units	886	21.2	714,143	33.0	886,515	26.5

Source: 2015 American Community Survey five-year estimates. Universe: Total housing units excluding mobile, boat, RV, van, etc.

HOUSING SIZE, 2015

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 to 1 Bedrooms	212	5.1	441,334	20.3	546,567	16.2
2 Bedrooms	912	21.8	692,164	31.8	968,317	28.7
3 Bedrooms	1,487	35.5	695,827	32.0	1,132,344	33.5
4 Bedrooms	1,188	28.3	261,922	12.0	573,487	17.0
5+ Bedrooms	393	9.4	85,302	3.9	154,397	4.6
Median Number of Rooms*	7.6		5.1		6.0	

Source: 2015 American Community Survey five-year estimates. Universe: Total housing units. *Includes all rooms.

HOUSING AGE, 2015

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 or Later	106	2.5	184,204	8.5	415,030	12.3
Built 1970 to 1999	503	12.0	542,204	24.9	1,134,825	33.6
Built 1940 to 1969	1,652	39.4	777,968	35.7	1,049,851	31.1
Built Before 1940	1,931	46.1	672,173	30.9	775,406	23.0
Median Year Built	1945		1958		1967	

Source: 2015 American Community Survey five-year estimates. Universe: Total housing units.

HOUSING & TRANSPORTATION (H+T)* COSTS, PERCENT OF INCOME PER HOUSEHOLD

	Median-Income Family	Low-Income Single-Parent Family	Moderate-Income Retired Couple	Moderate-Income Family
Housing Costs	35.4	62.0	45.8	43.6
Transportation Costs	20.8	29.3	11.7	19.8
H + T Costs	56.3	91.3	57.6	63.4

Source: Location Affordability Index, U.S. Dept. of Transportation and U.S. Dept. of Housing and Urban Development

*The purpose of the H+T Index is to isolate the effect of location on housing and transportation costs, grouped by common demographic characteristics that form four distinct household types. The values above represent the percent of household income that an average household within each of these types in the region would spend on housing and transportation if they lived in this county. The standard threshold of affordability is equal to 30 percent for housing costs and 45 percent for housing and transportation costs combined. For more information, visit www.locationaffordability.info/About_Data.aspx.

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EMPLOYMENT STATUS, 2015

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	5,293	60.9	2,761,294	66.2	4,530,902	67.6
Employed*	5,057	95.5	2,463,655	89.2	4,089,665	90.3
Unemployed	236	4.5	296,577	10.7	428,995	9.5
Not In Labor Force	3,396	39.1	1,411,930	33.8	2,168,191	32.4

Source: 2015 American Community Survey five-year estimates.

Universe: Population aged 16 and over.

*Does not include employed population in the Armed Forces.

PRIVATE SECTOR EMPLOYMENT, 2015*

	Community		Cook County		Six-County Region**	
	Count	Percent	Count	Percent	Count	Percent
Private Employment	3,969	N/A	2,176,451	N/A	3,433,003	N/A
Job Change (2005-15)	795	25.0	24,406	1.1	99,623	3.0
Private Sector Jobs per HH	1.01		1.12		1.13	

Source: Illinois Department of Employment Security (IDES).

*Figures exclude employees not covered by unemployment insurance.

**Kendall County is not included in IDES data.

EMPLOYMENT OF COMMUNITY RESIDENTS, 2014

EMPLOYMENT IN THE COMMUNITY, 2014

<i>By Industry Sector</i>	Count	Percent	<i>By Industry Sector</i>	Count	Percent
Health Care	623	13.9	Education	1,684	44.5
Professional	573	12.7	Retail Trade	865	22.8
Education	565	12.6	Health Care	220	5.8
Finance	411	9.1	Finance	197	5.2
Retail Trade	311	6.9	Professional	189	5.0

By Employment Location

By Residence Location

Chicago	1,857	41.3	Chicago	1,099	29.0
Oak Park	305	6.8	Oak Park	258	6.8
River Forest	235	5.2	River Forest	235	6.2
Maywood	68	1.5	Elmwood Park	110	2.9
Melrose Park	60	1.3	Berwyn	74	2.0

Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program.

MODE OF TRAVEL TO WORK, 2015

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<i>Work at Home*</i>	463	N/A	102,231	N/A	183,368	N/A
Drive Alone	2,774	62.6	1,497,683	64.8	2,783,650	72.6
Carpool	262	5.9	208,944	9.0	333,064	8.7
Transit	858	19.4	444,730	19.2	515,377	13.4
Walk or Bike	469	10.6	130,257	5.6	160,132	4.2
Other	67	1.5	28,908	1.3	43,951	1.1
TOTAL COMMUTERS	4,430	100.0	2,310,522	100.0	3,836,174	100.0

Source: 2015 American Community Survey five-year estimates.

*Not included in "total commuters."

ANNUAL VEHICLE MILES TRAVELED (VMT) PER HOUSEHOLD, 2015*

	Community	Cook County	CMAP Region
Average Vehicle Miles Traveled	17,665	15,073	16,723

Source: CMAP analysis of US Census Bureau, HERE, Illinois Environmental Protection Agency and Illinois Secretary of State data.

*Estimates are made from input data from 2013-2016.

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GENERAL MERCHANDISE RETAIL SALES, 2016

	Community	Cook County	CMAP Region
Total Retail Sales*	\$175,191,117	\$70,705,972,394	\$125,192,928,993
Total Sales per Capita**	\$15,596	\$13,503	\$14,718

Source: Illinois Department of Revenue.

*Does not include qualifying food, drugs, and medical appliances.

**Per capita calculations based on population from 2015 ACS 5-year estimates.

EQUALIZED ASSESSED VALUE, 2015

		OPEN SPACE AND WALK SCORE	
Residential	\$420,701,302	<i>Open Space Acreage per 1,000 Residents</i>	
Commercial	\$48,296,586	Community	31.9
Industrial	\$199,612	Cook County	18.8
Railroad	\$1,150,898	Region	39.8
Farm	\$0	Walk Score*	N/A
Mineral	\$0		
TOTAL	\$470,348,398		

Source: Illinois Department of Revenue.

Source: CMAP calculations of 2013 Land Use Inventory; walkscore.com.

*Walk Score is a number between 0 and 100 that measures the average walkability of a municipality.

GENERAL LAND USE, 2013

	Acres	Percent
Single-Family Residential	674.2	42.5
Multi-Family Residential	42.3	2.7
Commercial	45.5	2.9
Industrial	N/A	N/A
Institutional	124.4	7.8
Mixed Use	3.1	0.2
Transportation and Other	339.4	21.4
Agricultural	N/A	N/A
Open Space	358.5	22.6
Vacant	0.8	0.1
TOTAL	1,588.2	100.0

Source: Chicago Metropolitan Agency for Planning Parcel-Based Land Use Inventory.

For More Information

Please direct inquiries to Jon Hallas, 312-386-8764 or JHallas@cmap.illinois.gov. To access other Community Data Snapshots for municipalities and counties in the Chicago Metropolitan Agency for Planning's seven-county northeastern Illinois region, visit www.cmap.illinois.gov/data/metropulse/.



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