

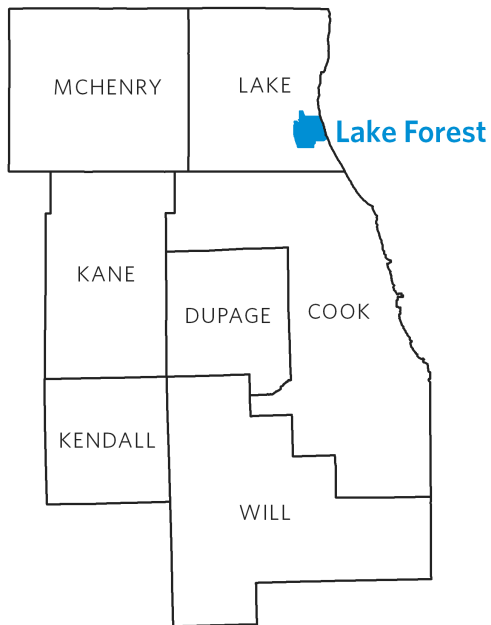


Lake Forest

Community Data Snapshot

Municipality Series

June 2026 Release



About the Community Data Snapshots

The Community Data Snapshots is a series of data profiles for every county, municipality, and Chicago Community Area (CCA) within the [Chicago Metropolitan Agency for Planning \(CMAP\)](#) seven-county northeastern Illinois region. The snapshots primarily feature data from the [American Community Survey \(ACS\) five-year estimates](#). All data sources are noted beneath each table.

CMAP publishes updated Community Data Snapshots annually, usually in July. The latest version can always be found on the CMAP website at cmap.illinois.gov/data/community-snapshots. Current and historical snapshot data is available in table format at the [CMAP Data Hub](#). Please direct any questions to info@cmap.illinois.gov.

To improve the Community Data Snapshots in the future, CMAP wants to hear from you! **Please take a quick survey** to describe how you use this data and what you would like to see in next year's snapshots.

User Notes

Definitions

For data derived from the ACS, the Community Data Snapshots uses terminology based on the [ACS subject definitions](#).

Margins of Error

The ACS is a sample-based data product. Exercise caution when using data from low-population communities, as the margins of error are often large compared to the estimates. For more details, please refer to the [ACS sample size and data quality methodology](#).

Regional Values

Regional values are estimated by aggregating ACS data for the seven counties that compose the CMAP region. These counties are Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will.

Median Values

The Census Bureau encourages users to aggregate small levels of geographies into larger areas to estimate median values for those areas. Median values for the aggregated geographies (CCAs and the CMAP region) are estimated from the [grouped frequency distributions](#) reported in the ACS.

Municipalities Located in Multiple Counties

County data is presented for the CMAP county containing the largest portion of the municipality's population, as of the 2020 decennial census.

Municipalities That Extend Beyond the CMAP Region

Values derived from CMAP analyses are generally restricted to geographies that fall within the CMAP regional boundaries. Specifically, values in the General Land Use, Equalized Assessed Value, and Water Supply tables only represent the portion of each municipality that falls within the seven-county CMAP region. This snapshot is for Lake Forest, which does *not* extend beyond the CMAP region.

Comparing ACS Data Across Past Community Data Snapshots

When using multiple releases of the CDS, please take care not to compare overlapping ACS 5-year estimates. The Census Bureau provides [specific guidance](#) for when it is appropriate to compare ACS data across time. Please contact CMAP staff at info@cmap.illinois.gov if you have additional questions.

Population and Households

The population and household tables include general demographic, social, and economic characteristics summarized for Lake Forest.

General Population Characteristics, 2024

	Lake Forest	Lake County	CMAP Region
Total Population	19,416	714,223	8,495,320
Total Households	6,900	258,455	3,301,388
Average Household Size	2.6	2.7	2.5
Percent Population Change, 2000-10	-3.4	9.2	3.5
Percent Population Change, 2010-24	0.2	1.5	0.8
Percent Population Change, 2000-24	-3.2	10.8	4.3

Source: 2000 and 2010 Census, 2020-2024 American Community Survey five-year estimates.

Race and Ethnicity, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	15,577	80.2	401,332	56.2	4,070,419	47.9
Hispanic or Latino (of Any Race)	1,182	6.1	177,631	24.9	2,106,868	24.8
Black (Non-Hispanic)	186	1.0	45,196	6.3	1,341,618	15.8
Asian (Non-Hispanic)	1,248	6.4	61,505	8.6	668,971	7.9
Other/Multiple Races (Non-Hispanic)	1,223	6.3	28,559	4.0	307,444	3.6

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	964	5.0	37,967	5.3	462,655	5.4
5 to 19	3,548	18.3	150,631	21.1	1,610,678	19.0
20 to 34	3,363	17.3	131,530	18.4	1,751,152	20.6
35 to 49	2,654	13.7	138,013	19.3	1,707,049	20.1
50 to 64	3,703	19.1	143,290	20.1	1,612,962	19.0
65 to 74	2,493	12.8	67,898	9.5	803,224	9.5
75 to 84	2,024	10.4	32,258	4.5	388,880	4.6
85 and Over	667	3.4	12,636	1.8	158,720	1.9
Median Age	46.1		39.1		38.5	

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	247	1.9	44,725	9.4	608,225	10.3
High School Diploma or Equivalent	647	4.9	93,189	19.6	1,287,338	21.9
Some College, No Degree	1,231	9.3	79,209	16.7	1,039,489	17.7
Associate's Degree	464	3.5	31,437	6.6	417,149	7.1
Bachelor's Degree	5,135	38.6	130,975	27.6	1,493,459	25.4
Graduate or Professional Degree	5,571	41.9	95,774	20.1	1,042,387	17.7

Source: 2020-2024 American Community Survey five-year estimates.
 *Highest degree or level of school completed by an individual.

Universe: Population 25 years and older

Nativity, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	17,323	89.2	572,508	80.2	6,804,818	80.1
Foreign Born	2,093	10.8	141,715	19.8	1,690,502	19.9

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Language Spoken at Home and Ability to Speak English, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	16,059	87.0	463,738	68.6	5,427,887	67.6
Spanish	836	4.5	128,317	19.0	1,526,595	19.0
Russian, Polish, or other Slavic Languages	159	0.9	20,709	3.1	288,316	3.6
Chinese (incl. Mandarin, Cantonese)	215	1.2	7,641	1.1	93,083	1.2
Tagalog (incl. Filipino)	17	0.1	7,288	1.1	76,863	1.0
Arabic	39	0.2	1,482	0.2	65,592	0.8
Korean	179	1.0	4,607	0.7	36,471	0.5
Other Asian Languages	151	0.8	13,618	2.0	119,487	1.5
Other Indo-European Languages	757	4.1	26,337	3.9	336,581	4.2
Other/Unspecified Languages	40	0.2	2,519	0.4	61,790	0.8
TOTAL NON-ENGLISH	2,393	13.0	212,518	31.4	2,604,778	32.4
Speak English Less than "Very Well"*	346	1.9	71,963	10.6	979,229	12.2

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Population 5 years and older

*For people who speak a language other than English at home, the ACS asks whether they speak English "very well," "well," "not well," or "not at all."

Population with a Disability, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Number of People with a Disability	2,501	12.9	68,433	9.6	900,445	10.6
One Type of Disability Only	1,735	8.9	38,440	5.4	486,435	5.7
Two or More Types of Disability	766	3.9	29,993	4.2	414,010	4.9

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Disability by Type, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Hearing Difficulty	826	4.3	19,254	2.7	214,075	2.5
Vision Difficulty	418	2.2	13,057	1.8	171,275	2.0
Cognitive Difficulty	1,103	5.7	26,187	3.7	334,479	3.9
Ambulatory Difficulty	706	3.6	29,875	4.2	437,316	5.1
Self-Care Difficulty	294	1.5	12,459	1.7	171,243	2.0
Independent Living Difficulty^{†*}	572	3.7	22,658	4.3	336,594	5.1

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Learn more about [how disability is defined](#) for this dataset.

*Universe: Total population over 18

[†]Does not include residents of nursing homes or skilled nursing facilities that provide long-term, nonacute care.

Disability by Age Cohorts, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0-17 with a Disability	198	1.0	5,839	0.8	66,935	0.8
18-64 with a Disability	1,123	5.8	33,591	4.7	436,241	5.1
65-74 with a Disability	200	1.0	12,064	1.7	166,015	2.0
75 and Over with a Disability	980	5.0	16,939	2.4	231,254	2.7

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Health Insurance Coverage, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Uninsured	343	1.8	48,085	6.7	646,573	7.6
Uninsured and disabled	40	0.2	3,399	0.5	43,842	0.5

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Household Size, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	1,305	18.9	60,715	23.5	1,004,516	30.4
2-Person Household	2,889	41.9	84,868	32.8	1,018,513	30.9
3-Person Household	1,015	14.7	42,594	16.5	501,858	15.2
4-or-More-Person Household	1,691	24.5	70,278	27.2	776,501	23.5

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Family	5,260	76.2	184,528	71.4	2,073,094	62.8
Single Parent with Child	138	2.0	18,915	7.3	255,272	7.7
Non-Family	1,640	23.8	73,927	28.6	1,228,294	37.2

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	264	3.8	25,034	9.7	437,334	13.2
\$25,000 to \$49,999	403	5.8	31,070	12.0	468,081	14.2
\$50,000 to \$74,999	607	8.8	31,403	12.2	451,436	13.7
\$75,000 to \$99,999	522	7.6	29,513	11.4	406,073	12.3
\$100,000 to \$149,999	741	10.7	48,606	18.8	604,303	18.3
\$150,000 and Over	4,363	63.2	92,829	35.9	934,161	28.3
Median Income	\$235,081		\$110,416		\$93,091	
Per Capita Income*	\$109,918		\$57,153		\$50,613	

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

*Universe: Total population

Household Computer and Internet Access, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
One or More Computing Devices	6,778	98.2	251,175	97.2	3,168,942	96.0
Smartphone(s) Only	112	1.6	16,367	6.3	265,765	8.1
No Computing Devices	122	1.8	7,280	2.8	132,446	4.0
Internet Access	6,745	97.8	248,369	96.1	3,122,435	94.6
Broadband Subscription	6,580	95.4	243,715	94.3	3,037,636	92.0
No Internet Access	155	2.2	10,086	3.9	178,953	5.4

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	6,900	94.8	258,455	95.5	3,301,388	93.6
Owner-Occupied*	6,124	88.8	193,403	74.8	2,140,282	64.8
Renter-Occupied*	776	11.2	65,052	25.2	1,161,106	35.2
Vacant Housing Units	382	5.2	12,163	4.5	225,992	6.4

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Housing units
*Universe: Occupied housing units

Housing Costs as a Percentage of Household Income*, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$20,000	91	1.4	15,702	6.2	284,351	8.9
Less than 20 Percent	0	0.0	285	0.1	4,916	0.2
20 to 29 Percent	0	0.0	626	0.2	16,165	0.5
30 Percent or More	91	1.4	14,791	5.9	263,270	8.2
\$20,000 to \$49,999	431	6.4	36,145	14.3	548,567	17.1
Less than 20 Percent	0	0.0	3,785	1.5	49,943	1.6
20 to 29 Percent	60	0.9	5,378	2.1	85,571	2.7
30 Percent or More	371	5.5	26,982	10.7	413,053	12.9
\$50,000 to \$74,999	607	9.0	31,015	12.3	445,688	13.9
Less than 20 Percent	94	1.4	7,635	3.0	104,246	3.2
20 to 29 Percent	108	1.6	9,488	3.8	144,885	4.5
30 Percent or More	405	6.0	13,892	5.5	196,557	6.1
\$75,000 or More	5,587	83.2	169,909	67.2	1,934,018	60.2
Less than 20 Percent	3,669	54.6	113,577	44.9	1,259,840	39.2
20 to 29 Percent	1,048	15.6	39,194	15.5	475,559	14.8
30 Percent or More	870	13.0	17,138	6.8	198,619	6.2

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

*Excludes households with zero/negative income, and renting households paying no cash rent.

Housing & Transportation (H+T) Costs as a Percentage of Household Income*, 2018-2022

	Median-Income Family**	Moderate-Income Family***
Housing Costs	51	64
Transportation Costs	19	22
TOTAL H+T COSTS	70	86

Source: Center for Neighborhood Technology (CNT), [H+T Affordability Index](#) (2018-2022).

*The purpose of the H+T Index is to isolate the effect of location on housing and transportation costs, and is reported for different household typologies. The values above represent the percent of household income that an average household of each type spends on housing and transportation. The standard threshold of affordability is 30% for housing costs alone, and 45% for housing and transportation costs combined.

**"Median-income family" assumes a 4-person, 2-commuter household with income equal to the regional median.

***"Moderate-income family" assumes a 3-person, 1-commuter household with income equal to 80% of the regional median.

Housing Characteristics

The housing characteristics tables include housing unit estimates by housing type, size, and age summarized for Lake Forest.

Housing Type, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	5,577	76.6	180,263	66.6	1,744,963	49.5
Single Family, Attached	490	6.7	27,922	10.3	267,540	7.6
2 Units	195	2.7	6,761	2.5	225,323	6.4
3 or 4 Units	97	1.3	8,986	3.3	278,696	7.9
5 to 9 Units	33	0.5	10,160	3.8	272,436	7.7
10 to 19 Units	109	1.5	11,750	4.3	162,206	4.6
20 or More Units	776	10.7	20,292	7.5	545,750	15.5
Mobile Home/Other*	5	0.1	4,484	1.7	30,466	0.9

Source: 2020-2024 American Community Survey five-year estimates.
 Other includes boats, recreational vehicles (RVs), vans, etc.

Universe: Housing units

Housing Size, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedroom	365	5.0	25,265	9.3	596,223	16.9
2 Bedrooms	962	13.2	61,893	22.9	970,902	27.5
3 Bedrooms	1,827	25.1	91,827	33.9	1,149,073	32.6
4 Bedrooms	2,394	32.9	71,692	26.5	621,544	17.6
5 or More Bedrooms	1,734	23.8	19,941	7.4	189,638	5.4
Median Number of Rooms*	10.0		6.3		6.0	

Source: 2020-2024 American Community Survey five-year estimates.
 *Includes living rooms, dining rooms, kitchens, bedrooms, etc., that are separated by built-in, floor-to-ceiling walls.
 Excludes bathrooms, porches, balconies, foyers, halls, and unfinished basements.

Universe: Housing units

Housing Age, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2010 or Later	452	6.2	15,025	5.6	198,138	5.6
Built 1990 to 2009	1,767	24.3	90,111	33.3	768,316	21.8
Built 1970 to 1989	1,959	26.9	81,672	30.2	812,639	23.0
Built 1940 to 1969	1,794	24.6	61,114	22.6	1,020,505	28.9
Built Before 1940	1,310	18.0	22,696	8.4	727,782	20.6
Median Year Built	1976		1983		1970	

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Housing units

Transportation

The transportation tables include vehicle availability by household, mode of travel to work, and annual vehicle miles traveled for Lake Forest.

Vehicles Available per Household, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	241	3.5	11,807	4.6	429,242	13.0
1 Vehicle Available	1,716	24.9	74,610	28.9	1,213,932	36.8
2 Vehicles Available	3,158	45.8	112,075	43.4	1,112,702	33.7
3 or More Vehicles Available	1,785	25.9	59,963	23.2	545,512	16.5

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	2,591	30.3	70,334	19.5	783,713	18.5
Drive Alone	3,949	46.1	237,282	65.7	2,558,570	60.5
Carpool	151	1.8	30,514	8.5	328,727	7.8
Transit	1,049	12.3	9,748	2.7	344,109	8.1
Walk or Bike	539	6.3	7,894	2.2	151,058	3.6
Other	283	3.3	5,177	1.4	65,884	1.6
TOTAL COMMUTERS	5,971	69.7	290,615	80.5	3,448,348	81.5
Mean Commute Time (Minutes)	31.3		28.5		30.5	

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Workers 16 years and older

*Not included in total commuters or mean commute time.

Annual Vehicle Miles Traveled per Household*, 2023

	Lake Forest	Lake County	CMAP Region
Average Vehicle Miles Traveled per Year	15,814	17,473	13,828

Source: Chicago Metropolitan Agency for Planning analysis of 2023 Illinois Environmental Protection Agency, HERE Technologies, and Census Bureau data. In 2023, the methodology for an adjustment of VMT for new cars (<4 years old) was discontinued. Estimates are not fully comparable to previous years.

*Data not available for all communities in the CMAP region.

Employment

The employment tables include general workforce characteristics for Lake Forest.

Employment Status, 2020-2024

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	8,756	54.1	388,679	68.2	4,610,045	67.1
Employed ^{†*}	8,602	98.2	357,378	91.9	4,310,932	93.5
Unemployed*	154	1.8	19,545	5.0	284,304	6.2
Not in Labor Force	7,435	45.9	180,899	31.8	2,255,280	32.9

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Population 16 years and older

[†]Does not include employed population in the Armed Forces.

*Universe: In labor force

Private Sector Employment*, 2025

	Lake Forest		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Private Sector Employment	18,642	N/A	276,809	N/A	3,607,704	N/A
Job Change, 2015-25	3,712	24.9	-3,429	-1.2	141,870	4.1
Job Change, 2005-25	2,864	18.2	697	0.3	259,486	7.7
Private Sector Jobs per Household**	2.70		1.07		1.09	

Source: Illinois Department of Employment Security, Where Workers Work report (2025), Illinois at Work report (2025).

*Figures exclude employees not covered by unemployment insurance. Data not available for all communities in the CMAP region.

**Based on households from 2020-2024 American Community Survey five-year estimates.

Employment of Lake Forest Residents*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Professional	947	12.8
2. Health Care	806	10.9
3. Education	800	10.8
4. Manufacturing	789	10.7
5. Finance	600	8.1
TOP EMPLOYMENT LOCATIONS		
1. Chicago	1,926	26.0
2. Lake Forest	911	12.3
3. Unincorporated Lake County	419	5.7
4. North Chicago	162	2.2
5. Evanston	160	2.2

Employment in Lake Forest*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Education	2,283	17.1
2. Health Care	2,196	16.4
3. Wholesale Trade	1,417	10.6
4. Finance	1,401	10.5
5. Manufacturing	980	7.3
TOP RESIDENCE LOCATIONS		
1. Chicago	1,488	11.1
2. Lake Forest	911	6.8
3. Unincorporated Lake County	594	4.4
4. Waukegan	560	4.2
5. Kenosha County, Wisconsin	377	2.8

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2023).

*Includes workers and workplaces outside the seven-county CMAP region, including neighboring states such as Indiana, Wisconsin, and Iowa.

Land Use

The land use tables include general land use composition for Lake Forest.

General Land Use, 2023

	Acres	Percent
Single-Family Residential	5,855.4	53.0
Multi-Family Residential	52.1	0.5
Commercial	382.0	3.5
Industrial	0.0	0.0
Institutional	742.0	6.7
Mixed Use	1.4	0.0
Transportation and Other	1,568.9	14.2
Agricultural	43.1	0.4
Open Space	2,011.6	18.2
Vacant	391.5	3.5
TOTAL	11,048.0	100.0

Source: Chicago Metropolitan Agency for Planning analysis of the 2023 [Land Use Inventory](#).

Tax Base

The tax base tables include retail sales and equalized assessed values for Lake Forest.

General Merchandise Retail Sales, 2025

	Lake Forest	Lake County	CMAP Region
General Merchandise	\$377,657,873	\$16,488,085,087	\$169,979,000,000
Total Retail Sales	\$467,452,663	\$20,167,211,115	\$214,930,000,000
Total Sales per Capita*	\$24,076	\$28,237	\$25,300

Source: Illinois Department of Revenue, 2025.

*Per capita calculations based on population from 2020-2024 American Community Survey five-year estimates.

Equalized Assessed Value, 2024

Residential	\$2,534,807,651
Commercial	\$232,556,806
Industrial	\$60,404
Railroad	\$3,439,595
Farm	\$4,181,017
Mineral	\$0
TOTAL	\$2,775,045,473

Source: Illinois Department of Revenue, 2024.

Change Over Time

The time series tables include comparisons of current 2020-2024 ACS estimates to historic year estimates from the 2000 Census and 2010-2014 ACS. Historic data may not be available for municipalities that were incorporated after 2000.

Race and Ethnicity, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
White (Non-Hispanic)	92.4	90.6	80.2
Hispanic or Latino (of Any Race)	1.9	2.6	6.1
Black (Non-Hispanic)	1.3	1.2	1.0
Asian (Non-Hispanic)	3.4	4.2	6.4
Other/Multiple Races (Non-Hispanic)	1.0	1.4	6.3

Source: 2000 Census; 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
19 and Under	31.3	28.1	23.2
20 to 34	11.1	9.8	17.3
35 to 49	23.3	16.6	13.7
50 to 64	19.7	26.5	19.1
65 and Over	14.6	19.0	26.7
Median Age	41.0	46.9	46.1

Source: 2000 Census; 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
Less than High School Diploma	2.8	2.0	1.9
High School Diploma or Equivalent	7.0	8.5	4.9
Some College, No Degree	13.5	11.0	9.3
Associate's Degree	2.9	3.3	3.5
Bachelor's Degree	39.9	38.4	38.6
Graduate or Professional Degree	33.9	36.9	41.9

Source: 2000 Census; 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Population 25 years and older

*Highest degree or level of school completed by an individual.

Nativity, Over Time

	2010-2014 Percent	2020-2024 Percent
Native	91.3	89.2
Foreign Born	8.7	10.8

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Language Spoken at Home and Ability to Speak English, Over Time

	2010-2014 Percent	2020-2024 Percent
English Only	89.1	87.0
Spanish	2.2	4.5
Russian, Polish, or other Slavic Languages	1.6	0.9
Chinese (incl. Mandarin, Cantonese)	1.0	1.2
Tagalog (incl. Filipino)	0.3	0.1
Arabic	0.0	0.2
Korean	0.6	1.0
Other Asian Languages	0.5	0.8
Other Indo-European Languages	4.6	4.1
Other/Unspecified Languages	0.1	0.2
TOTAL NON-ENGLISH	10.9	13.0
Speak English Less than "Very Well"*	1.6	1.9

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Population 5 years and older

*For people who speak a language other than English at home, the ACS asks whether they speak English "very well," "well," "not well," or "not at all."

Health Insurance Coverage, Over Time

	2010-2014 Percent	2020-2024 Percent
With Health Insurance Coverage	97.1	98.2
No Health Insurance	2.9	1.8

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Civilian non-institutional population

Household Size, Over Time

	2010-2014 Percent	2020-2024 Percent
1-Person Household	19.3	18.9
2-Person Household	38.4	41.9
3-Person Household	15.5	14.7
4-or-More-Person Household	26.8	24.5

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, Over Time

	2010-2014 Percent	2020-2024 Percent
Family	78.9	76.2
Single Parent with Child	3.7	2.0
Non-Family	21.1	23.8

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, Over Time

	2010-2014 (2024 Dollars)	2020-2024 (2024 Dollars)
Median Income	\$200,084	\$235,081

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
Occupied Housing Units	95.5	91.8	94.8
Owner-Occupied*	87.3	87.8	88.8
Renter-Occupied*	12.7	12.2	11.2
Vacant Housing Units	4.5	8.2	5.2

Source: 2000 Census; 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Housing units

*Universe: Occupied housing units

Housing Costs as a Percentage of Household Income*, Over Time

	2010-2014	2020-2024
	Percent	Percent
Less than \$20,000	5.7	1.4
Less than 20 Percent	0.0	0.0
20 to 29 Percent	0.2	0.0
30 Percent or More	5.6	1.4
\$20,000 to \$49,999	8.1	6.4
Less than 20 Percent	0.4	0.0
20 to 29 Percent	1.2	0.9
30 Percent or More	6.6	5.5
\$50,000 to \$74,999	9.4	9.0
Less than 20 Percent	2.0	1.4
20 to 29 Percent	1.9	1.6
30 Percent or More	5.5	6.0
\$75,000 or More	74.5	83.2
Less than 20 Percent	40.9	54.6
20 to 29 Percent	15.6	15.6
30 Percent or More	18.0	13.0

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

*Excludes households with zero/negative income, and renting households paying no cash rent.

Housing Type, Over Time

	2010-2014	2020-2024
	Percent	Percent
Single Family, Detached	81.5	76.6
Single Family, Attached	6.1	6.7
2 Units	1.1	2.7
3 or 4 Units	0.7	1.3
5 or More Units	9.8	12.6
Mobile Home/Other*	0.9	0.1

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Housing units

*"Other" includes boats, recreational vehicles (RVs), vans, etc.

Housing Size, Over Time

	2010-2014	2020-2024
	Percent	Percent
0 or 1 Bedroom	3.9	5.0
2 Bedrooms	12.9	13.2
3 Bedrooms	24.5	25.1
4 Bedrooms	34.9	32.9
5 or More Bedrooms	23.8	23.8
Median Number of Rooms*	9.0	10.0

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Housing units

*Includes living rooms, dining rooms, kitchens, bedrooms, etc., that are separated by built-in, floor-to-ceiling walls.

Excludes bathrooms, porches, balconies, foyers, halls, and unfinished basements.

Vehicles Available per Household, Over Time

	2010-2014 Percent	2020-2024 Percent
No Vehicle Available	1.2	3.5
1 Vehicle Available	22.5	24.9
2 Vehicles Available	52.0	45.8
3 or More Vehicles Available	24.3	25.9

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, Over Time

	2010-2014 Percent	2020-2024 Percent
Work at Home*	13.0	30.3
Drive Alone	63.9	46.1
Carpool	6.1	1.8
Transit	10.6	12.3
Walk or Bike	5.4	6.3
Other	1.0	3.3
TOTAL COMMUTERS	87.0	69.7
Mean Commute Time (Minutes)	30.3	31.3

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Workers 16 years and older

*Not included in total commuters or mean commute time.

Employment Status, Over Time

	2010-2014 Percent	2020-2024 Percent
In Labor Force	54.6	54.1
Employed ^{†*}	93.7	98.2
Unemployed*	6.2	1.8
Not in Labor Force	45.4	45.9

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Population 16 years and older

[†]Does not include employed population in the Armed Forces.

*Universe: In labor force

Water Supply

CMAP supports an integrated approach to water resource management, and encourages communities to incorporate water supply and demand considerations into land use, transportation, and infrastructure investment decisions. Assessing demand, price, and loss trends of a community can inform decisions that strengthen regional water supply management, maintain drinking water infrastructure, and manage demand. CMAP’s ON TO 2050 plan contains [more information](#) about how communities can coordinate and conserve our shared water supply resources.

Water Source and Demand Trends of Lake Forest*

Water Source(s): Lake Michigan**

	2008 MGD***	2018 MGD***	Percent Change
Total Water Withdrawals	3.62	3.51	-3.0

Source: Analysis of Illinois Water Inventory Program water withdrawal data (2008-2018), Illinois Department of Natural Resources, Lake Michigan Allocation Program, 2018.

*Only available for municipalities with community water suppliers providing service to the majority of the community. Reported water withdrawals do not include private, industrial, commercial, or residential wells/intakes.

**For communities with multiple sources, the sources are listed by withdrawal volume from largest to smallest. If a community is a Lake Michigan permittee, backup source(s) are listed in parentheses.

***Millions of gallons per day.

Daily Water Demand per Capita

	Lake Forest			CMAP Region		
	2008	2018	Percent Change	2008	2018	Percent Change
Gallons per Capita per Day*	184.8	180.4	-2.4	142.9	116.9	-18.2

Source: Analysis of Illinois Water Inventory Program water withdrawal data (2008-2018), Illinois Department of Natural Resources, Lake Michigan Allocation Program, 2018.

*Gallons of water per capita per day (GPCD) is calculated by dividing the water usage by the population (and then again by 365). Population values come from the U.S. Census. The prevalence of private residential wells or community water suppliers that provide water outside of the municipal boundary could lead to artificially lower or higher GPCD values respectively.

Residential Water and Wastewater Price Trends*

MONTHLY COST PER 5,000 GALLONS**	2016	2022	Percent Change	Annualized Percent Change
	(2024 Dollars)	(2024 Dollars)		
Drinking Water	\$39.84	\$41.98	5.4	0.9
Sewer	\$8.31	\$8.00	-3.7	-0.6
Combined***	N/A	N/A	N/A	N/A

Source: Illinois-Indiana Sea Grant Water Rates Data for Northeastern Illinois, IISG19-RCE-RLA-031.

*Only available for communities with water utilities and that responded to data requests. Percent changes and prices were adjusted for inflation using the U.S. Bureau of Labor Statistics’ Consumer Price Index for All Urban Consumers (CPI-U).

**Monthly water bills are calculated as: *monthly base charge + ((5,000 gallons – water provision included in base charge) × \$/1,000 gallons)*. Note that actual billing calculation practices may vary across communities.

***Some utilities combine drinking water and sewer prices, rather than separating them as two distinct rates.

Water Loss*

Reporting utility: Lake Forest

	2017
Nonrevenue Water (Millions of Gallons per Day)**	0.55
Annual Cost of Nonrevenue Water	\$310,022
Percent of Nonrevenue Water to Water Supplied***	16.1

Source: Illinois Department of Natural Resources, Lake Michigan Allocation Program, 2017.

*Data is only regionally available for Lake Michigan permittees; water losses from other communities and industrial and commercial businesses are not reported to the state.

**Nonrevenue water is the difference between net annual pumpage (water supplied) and billed, authorized consumption. Non-revenue water includes water that is lost from the system due to underregistration of meters, systematic data handling errors, leakage anywhere within the distribution system, unauthorized consumption, or unbilled authorized consumption.

***The threshold for permit compliance is no more than 10%. Permittees that exceed the threshold are required to submit a water system improvement plan.