

CMAP Community Data Snapshot | River Forest

GENERAL POPULATION CHARACTERISTICS, 2016

	Community	Cook County**	CMAP Region
Total Population	11,217	5,227,575	8,501,507
Total Households	3,801	1,951,606	3,081,930
Average Household Size	2.7	2.6	2.7
% Population Change, 2000-10	-4.0	-3.4	3.5
% Population Change, 2010-16	0.4	0.6	0.8
% Population Change, 2000-16	-3.6	-2.8	4.4

Source: 2000 and 2010 Census, 2016 American Community Survey five-year estimates.

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



RACE AND ETHNICITY, 2016

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White non-Hispanic	8,729	77.8	2,241,001	42.9	4,414,726	51.9
Hispanic or Latino	701	6.2	1,300,843	24.9	1,914,044	22.5
Black non-Hispanic	696	6.2	1,232,816	23.6	1,436,860	16.9
Asian non-Hispanic	717	6.4	355,071	6.8	572,098	6.7
All other categories	374	3.3	97,844	1.9	163,779	1.9

Source: 2016 American Community Survey, five-year estimates.

Universe: Total population.

AGE COHORTS, 2016

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
19 and under	3,633	32.4	1,316,810	25.2	2,243,626	26.4
20 to 34	1,373	12.2	1,214,796	23.2	1,812,767	21.3
35 to 49	1,879	16.8	1,046,126	20.0	1,738,296	20.4
50 to 64	2,660	23.7	972,184	18.6	1,632,283	19.2
65 to 74	940	8.4	377,451	7.2	613,214	7.2
75 to 84	475	4.2	205,204	3.9	316,184	3.7
85 and Older	257	2.3	95,004	1.8	145,137	1.7
Median Age*	40.7		36.1		36.7	

Source: 2016 American Community Survey five-year estimates.

Universe: Total population.

*Note that all regional medians were estimated using grouped frequency distributions.

HOUSEHOLD INCOME, 2016

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	417	11.0	456,075	23.4	601,256	19.5
\$25,000 to \$49,999	461	12.1	414,969	21.3	617,120	20.0
\$50,000 to \$74,999	533	14.0	325,112	16.7	516,512	16.8
\$75,000 to \$99,999	440	11.6	233,500	12.0	392,099	12.7
\$100,000 to \$149,999	475	12.5	269,196	13.8	484,440	15.7
\$150,000 and Over	1,475	38.8	252,754	13.0	470,503	15.3
Median Income	\$103,622		\$56,902		\$65,174	

Source: 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

Community Data Snapshot: River Forest - Page Two

EDUCATIONAL ATTAINMENT, 2016

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Graduate	192	2.8	503,252	14.2	714,537	12.6
High School Graduate or Equivalency	453	6.6	839,916	23.7	1,322,237	23.3
Some College, No Degree	837	12.1	679,437	19.2	1,120,468	19.7
Associate's degree	268	3.9	230,565	6.5	390,333	6.9
Bachelor's Degree	2,513	36.4	775,888	21.9	1,300,121	22.9
Graduate or Professional Degree	2,632	38.2	517,630	14.6	838,350	14.7

Source: 2016 American Community Survey five-year estimates.

Universe: Population 25 and older.

HOUSING AND TENURE, 2016

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	3,801	93.2	1,951,606	89.6	3,081,930	91.2
Owner-Occupied*	3,290	86.6	1,105,168	56.6	1,959,620	63.6
Renter-Occupied*	511	13.4	846,438	43.4	1,122,310	36.4
Vacant Housing Units	278	6.8	225,736	10.4	297,034	8.8

Source: 2016 American Community Survey five-year estimates.

*Universe: Occupied housing units.

Universe: Total housing units.

HOUSING TYPE, 2016

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	2,825	69.3	874,907	40.2	1,692,480	50.1
Single Family, Attached	130	3.2	114,564	5.3	253,342	7.5
2 Units	177	4.3	211,843	9.7	236,321	7.0
3 or 4 Units	42	1.0	241,638	11.1	277,204	8.2
5 or more Units	892	21.9	718,925	33.0	893,514	26.4

Source: 2016 American Community Survey five-year estimates.

Universe: Total housing units excluding mobile, boat, RV, van, etc.

HOUSING SIZE, 2016

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 to 1 Bedrooms	229	5.6	439,547	20.2	545,572	16.1
2 Bedrooms	841	20.6	694,276	31.9	970,924	28.7
3 Bedrooms	1,518	37.2	693,551	31.9	1,126,456	33.3
4 Bedrooms	1,124	27.6	264,646	12.2	580,797	17.2
5+ Bedrooms	367	9.0	85,322	3.9	155,215	4.6
Median Number of Rooms*	7.6		5.1		6.0	

Source: 2016 American Community Survey five-year estimates.

*Includes all rooms.

Universe: Total housing units.

HOUSING AGE, 2016

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 or Later	65	1.6	186,929	8.6	422,506	12.5
Built 1970 to 1999	448	11.0	549,047	25.2	1,142,676	33.8
Built 1940 to 1969	1,581	38.8	780,125	35.8	1,049,835	31.1
Built Before 1940	1,985	48.7	661,241	30.4	763,947	22.6
Median Year Built	1941		1958		1967	

Source: 2016 American Community Survey five-year estimates.

Universe: Total housing units.

Community Data Snapshot: River Forest - Page Three

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 <https://www.hudexchange.info/programs/location-affordability-index/>.

EMPLOYMENT STATUS, 2016

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	5,279	61.2	2,759,566	66.1	4,530,920	67.5
Employed(1)*	5,097	96.6	2,492,088	90.3	4,137,033	91.3
Unemployed*	182	3.4	266,397	9.7	381,643	8.4
Not In Labor Force	3,350	38.8	1,413,506	33.9	2,181,954	32.5

Source: 2016 American Community Survey five-year estimates.

(1) Does not include employed population in the Armed Forces.

Universe: Population aged 16 and over.

*Universe: In Labor Force

PRIVATE SECTOR EMPLOYMENT, 2017*

	Community		Cook County		Six-County Region**	
	Count	Percent	Count	Percent	Count	Percent
Private Employment	4,358	N/A	2,246,987	N/A	3,555,979	N/A
Job Change (2001-11)	622	19.5	-285,219	-12.3	-296,468	-8.5
Job Change (2011-17)	551	14.5	209,390	10.3	363,553	11.4
Job Change (2001-17)	1,173	36.8	-75,829	-3.3	67,085	1.9
Private Sector Jobs per HH	1.15		1.15		1.15	

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, 2015

EMPLOYMENT IN THE COMMUNITY, 2015

By Industry Sector			By Industry Sector		
	Count	Percent		Count	Percent
Health Care	635	13.9	Education	1,689	48.0
Professional	605	13.2	Retail Trade	655	18.6
Education	562	12.3	Health Care	236	6.7
Finance	376	8.2	Professional	179	5.1
Retail Trade	343	7.5	Finance	178	5.1
By Employment Location			By Residence Location		
	Count	Percent		Count	Percent
Chicago	1,841	40.2	Chicago	1,013	28.8
Oak Park	293	6.4	Oak Park	263	7.5
River Forest	248	5.4	River Forest	248	7.0
Oak Brook	75	1.6	Elmwood Park	90	2.6
Schaumburg	70	1.5	Forest Park	72	2.0

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

Community Data Snapshot: River Forest - Page Four

MODE OF TRAVEL TO WORK, 2016

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	491	N/A	107,374	N/A	194,259	N/A
Drive Alone	2,763	62.3	1,513,861	64.8	2,813,343	72.6
Carpool	222	5.0	203,847	8.7	327,567	8.5
Transit	901	20.3	453,217	19.4	524,527	13.5
Walk or Bike	459	10.3	133,146	5.7	163,011	4.2
Other	92	2.1	30,811	1.3	45,348	1.2
TOTAL COMMUTERS	4,437	100.0	2,334,882	100.0	3,873,796	100.0
Mean Commute Time	N/A		32.6		N/A	

Source: 2016 American Community Survey five-year estimates.

*Not included in "total commuters."

Universe: Workers 16 years and older.

ANNUAL VEHICLE MILES TRAVELED (VMT) PER HOUSEHOLD, 2016

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

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

VEHICLES AVAILABLE, 2016

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	166	4.4	348,198	17.8	394,381	12.8
1 Vehicle Available	1,300	34.2	793,776	40.7	1,106,996	35.9
2 Vehicles Available	1,775	46.7	587,226	30.1	1,094,644	35.5
3 or More Vehicles Available	560	14.7	222,406	11.4	485,909	15.8

Source: 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

GENERAL MERCHANDISE RETAIL SALES, 2017

	Community	Cook County	CMAP Region
Total Retail Sales*	\$183,264,298	\$71,329,621,416	\$126,927,851,088
Total Sales per Capita**	\$16,338	\$13,645	\$14,930

Source: Illinois Department of Revenue, 2017.

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

**Per capita calculations based on population from 2016 ACS 5-year estimates.

EQUALIZED ASSESSED VALUE (2017), PARK ACCESS (2013) AND WALK SCORE (2016)

Residential	\$435,802,587	Accessible Park Acreage per 1,000 Residents*	
Commercial	\$48,332,813		
Industrial	\$209,688	Community	2.7
Railroad	\$1,239,422	Cook County	3.5
Farm	\$0	Region	5.6
Mineral	\$0	Walk Score**	N/A
TOTAL	\$485,584,510		

Source: Illinois Department of Revenue, 2017.

CMAP calculations of 2013 Land Use Inventory,
2016 American Community Survey

*Neighborhood parks (under 35 acres) are considered accessible by residents living within 0.5 miles; community parks (35 or more acres) are considered accessible by residents living within 1 mile.

**Walk Score is a number between 0 and 100 that measures the average walkability of a municipality; walkscore.com (2016).

Community Data Snapshot: River Forest - Page Five

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.

HOUSEHOLD SIZE, 2016

	Community		Cook County	CMAP Region
	Count	Percent	Percent	Percent
1 Person Household	828	21.8	32.4	28.6
2 People Household	1,288	33.9	29.4	30.0
3 People Household	553	14.5	15.1	15.8
4 or more People Household	1,132	29.8	23.1	25.6
Total Households	3,801		1,951,606	3,081,930

Source: 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

HOUSEHOLD TYPE, 2016

	Community		Cook County	CMAP Region
	Count	Percent	Percent	Percent
Family	2,886	75.9	60.8	65.4
Single Parent with Child	219	5.8	9.3	8.7
Non-Family	915	24.1	39.2	34.6

Source: 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

Community Data Snapshot: River Forest - Page Six

HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 2016

	Community		Cook County	CMAP Region
	Count	Percent	Percent	Percent
Less than \$20,000	265	7	15.8	13.0
Less than 20 percent	0	0	0.4	0.4
20 to 29 percent	0	0	1.2	0.9
30 percent or more	265	7	14.1	11.7
\$20,000 to \$49,999	563	14.8	25.9	24.1
Less than 20 percent	7	0.2	3.1	2.8
20 to 29 percent	66	1.7	6.2	5.6
30 percent or more	490	12.9	16.6	15.7
\$50,000 to \$74,999	533	14.0	16.5	16.6
Less than 20 percent	144	3.8	5.8	5.5
20 to 29 percent	188	4.9	5.6	5.6
30 percent or more	201	5.3	5.1	5.5
\$75,000 or More	2,390	62.9	38.5	43.5
Less than 20 percent	1,541	40.5	25.4	28.0
20 to 29 percent	500	13.2	9.7	11.4
30 percent or more	349	9.2	3.4	4.0

Source: 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

NATIVITY, 2016

	Community		Cook County	CMAP Region
	Count	Percent	Percent	Percent
Native	9,579	90.8	77.6	79.7
Foreign Born	965	9.2	22.4	20.3

Source: 2016 American Community Survey five-year estimates.

Universe: Population 5 years and older.

LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH, 2016

	Community		Cook County	CMAP Region
	Count	Percent	Percent	Percent
English Only	9,225	87.5	65.1	69.0
Language Other than English	1,319	12.5	34.9	31.0
Speak English less than "very well"	341	3.2	14.4	12.5

Source: 2016 American Community Survey five-year estimates.

Universe: Population 5 years and older.

Community Data Snapshot Time Series: River Forest - Page Seven

LANGUAGE SPOKEN AT HOME, 2016

	Community		Cook County	CMAP Region
	Count	Percent	Percent	Percent
English	9,225	87.5	65.1	69.0
Spanish	550	5.2	20.6	18.3
Slavic	168	1.6	4.3	3.5
Chinese	150	1.4	1.3	1.1
Tagalog	10	0.1	1.0	0.9
Arabic	67	0.6	0.9	0.7
Korean	0	0.0	0.6	0.5
Other Asian Languages	41	0.4	1.3	1.2
Other Indo-European Languages	322	3.1	4.1	4.1
Other / Unspecified Languages	11	0	0.9	0.7

Source: 2016 American Community Survey five-year estimates.

Universe: Population 5 years and older.

RACE AND ETHNICITY

	2000	2010	2016
	Percent	Percent	Percent
White non-Hispanic	86.7	84.2	77.8
Hispanic or Latino	4.0	3.4	6.2
Black non-Hispanic	4.8	6.5	6.2
Asian non-Hispanic	3.1	3.7	6.4
All other categories	1.5	2.2	3.3

Source: 2000 Census, 2010, 2016 American Community Survey five-year estimates.

Universe: Total population.

AGE COHORTS

	2000	2010	2016
	Percent	Percent	Percent
19 and under	31.1	30.6	32.4
20 to 34	14.1	16.4	12.2
35 to 49	24.4	18.6	16.8
50 to 64	16.4	20.3	23.7
65 and Older	14.0	14.1	14.9
Median Age	38.6	38.3	41.0

Source: 2000 Census, 2010, 2016 American Community Survey five-year estimates.

Universe: Total population.

Community Data Snapshot Time Series: River Forest - Page Eight

HOUSEHOLD INCOME

	2010 (In 2016 Dollars)	2016 (In 2016 Dollars)
Median Income*	\$116,528	\$103,622

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

* Adjusted for inflation

EDUCATIONAL ATTAINMENT

	2000 Percent	2010 Percent	2016 Percent
Less than High School Graduate	3.2	2.2	2.8
High School Graduate or Equivalency	9.3	5.2	6.6
Some College, No Degree	15.0	11.5	12.1
Associate's degree	2.9	5.1	3.9
Bachelor's Degree	31.5	34.1	36.4
Graduate or Professional Degree	38.2	41.9	38.2

Source: 2000 Census, 2010, 2016 American Community Survey five-year estimates.

Universe: Population 25 and older.

HOUSING AND TENURE

	2000 Percent	2010 Percent	2016 Percent
Occupied Housing Units	96.7	92.3	93.2
Owner-Occupied*	86.9	89.9	86.6
Renter-Occupied*	13.1	10.1	13.4
Vacant Housing Units	3.3	7.7	6.8

Source: 2000 Census, 2010, 2016 American Community Survey five-year estimates.

Universe: Total housing units.

*Universe: Occupied housing units.

HOUSING TYPE

	2010 Percent	2016 Percent
Single Family, Detached	63.2	69.3
Single Family, Attached	6.1	3.2
2 Units	1.4	4.3
3 or 4 Units	3.1	1.0
5 or more Units	26.2	21.9

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Total housing units.

Excludes mobile, boat, RV, van, etc.

Community Data Snapshot Time Series: River Forest - Page Nine

HOUSING SIZE

	2010 Percent	2016 Percent
0 to 1 Bedrooms	6.4	5.6
2 Bedrooms	29.4	20.6
3 Bedrooms	26.4	37.2
4 Bedrooms	25.5	27.6
5+ Bedrooms	12.4	9.0
Median Number of Rooms*	7.1	7.6

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Total housing units.

*Includes all rooms.

HOUSING AGE

	2010 Percent	2016 Percent
Built 2000 or Later	5.3	1.6
Built 1970 to 1999	9.1	11.0
Built 1940 to 1969	37.1	38.8
Built Before 1940	48.5	48.7
Median Year Built	1941	1941

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Total housing units.

EMPLOYMENT STATUS

	2010 Percent	2016 Percent
In Labor Force	62.4	61.2
Employed(1)*	94.9	96.6
Unemployed*	5.1	3.4
Not In Labor Force	37.6	38.8

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Population aged 16 and over.

(1) Does not include employed population in the Armed Forces.

*Universe: In Labor Force

VEHICLES AVAILABLE

	2010 Percent	2016 Percent
No Vehicle Available	4.6	4.4
1 Vehicle Available	38.7	34.2
2 Vehicles Available	38.4	46.7
3 or More Vehicles Available	18.3	14.7

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

Community Data Snapshot Time Series: River Forest - Page Ten

MODE OF TRAVEL TO WORK

	2010 Percent	2016 Percent
<i>Work at Home*</i>	N/A	N/A
Drive Alone	67.4	62.3
Carpool	3.5	5.0
Transit	18.0	20.3
Walk or Bike	10.6	10.3
Other	0.6	2.1
TOTAL COMMUTERS	4,479	4,437
Mean Commute Time	27.7	N/A

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Workers 16 years and older.

*Not included in "total commuters."

HOUSEHOLD SIZE

	2010 Percent	2016 Percent
1 Person Household	28.8	21.8
2 People Household	29.3	33.9
3 People Household	13.5	14.5
4 or more People Household	28.3	29.8
Total Households	3,893	3,801

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

HOUSEHOLD TYPE

	2010 Percent	2016 Percent
Family	67.0	75.9
Single Parent with Child	7.2	5.8
Non-Family	33.0	24.1

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

Community Data Snapshot Time Series: River Forest - Page Eleven

HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME

	2010 Percent	2016 Percent
Less than \$20,000	4.2	7.0
Less than 20 percent	0.0	0.0
20 to 29 percent	0.0	0.0
30 percent or more	4.2	7.0
\$20,000 to \$49,999	18.1	14.8
Less than 20 percent	1.3	0.2
20 to 29 percent	4.6	1.7
30 percent or more	12.2	12.9
\$50,000 to \$74,999	13.5	14.0
Less than 20 percent	3.0	3.8
20 to 29 percent	5.0	4.9
30 percent or more	5.5	5.3
\$75,000 or More	61.4	62.9
Less than 20 percent	32.0	40.5
20 to 29 percent	18.0	13.2
30 percent or more	11.5	9.2

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Occupied housing units.

NATIVITY

	2010 Percent	2016 Percent
Native	91.8	90.8
Foreign Born	8.2	9.2

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Population 5 years and older.

LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH

	2010 Percent	2016 Percent
English Only	86.8	87.5
Language Other than English	13.2	12.5
Speak English less than "very well"	2.5	3.2

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Population 5 years and older

Community Data Snapshot Time Series: River Forest - Page Twelve

LANGUAGE SPOKEN AT HOME

	2010 Percent	2016 Percent
English	86.8	87.5
Spanish	4.1	5.2
Slavic	1.2	1.6
Chinese	1.4	1.4
Tagalog	0.4	0.1
Arabic	0.2	0.6
Korean	0.0	0.0
Other Asian Languages	1.0	0.4
Other Indo-European Languages	4.9	3.1
Other / Unspecified Languages	0.1	0.1

Source: 2010, 2016 American Community Survey five-year estimates.

Universe: Population 5 years and older.

For More Information

Last updated September 2018

Please direct inquiries to info@cmap.illinois. To access other Community Data Snapshots for municipalities and counties in the Chicago Metropolitan Agency for Planning's seven-county northeastern Illinois region, visit <http://www.cmap.illinois.gov/data/community-snapshots>.



Chicago Metropolitan
Agency for Planning

THE
CHICAGO
COMMUNITY
TRUST
AND AFFILIATES