

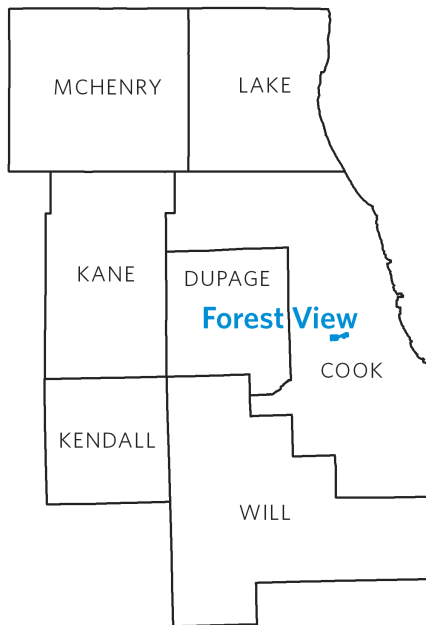


Forest View

Community Data Snapshot

Municipality Series

July 2023 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](#), although other data sources include the U.S. Census Bureau, Illinois Environmental Protection Agency (IEPA), Illinois Department of Employment Security (IDES), Illinois Department of Revenue (IDR), HERE Technologies, and CMAP itself.

CMAP publishes updated Community Data Snapshots annually to reflect the most recent data available. The latest version can always be found on the CMAP website at cmap.illinois.gov/data/community-snapshots. The data is also available in table format at the [CMAP Data Hub](#). Please direct any inquiries 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, Park Access, Transit Availability, Walkability, Water Supply, and ON TO 2050 Indicators tables only represent the portion of each municipality that falls within the seven-county CMAP region. This snapshot is for Forest View, 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 Forest View.

General Population Characteristics, 2020

| | Forest View | Cook County | CMAP Region |
|---|-------------|-------------|-------------|
| Total Population | 792 | 5,275,541 | 8,577,735 |
| Total Households | 276 | 2,086,940 | 3,266,741 |
| Average Household Size | 2.8 | 2.5 | 2.6 |
| Percent Population Change, 2010-20 | 13.5 | 1.6 | 1.7 |
| Percent Population Change, 2000-20 | 1.8 | -1.9 | 5.3 |

Source: 2000, 2010 and 2020 Census.

Race and Ethnicity, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|--|-------------|---------|-------------|---------|-------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| White (Non-Hispanic) | 578 | 44.5 | 2,192,123 | 41.6 | 4,289,683 | 50.1 |
| Hispanic or Latino (of Any Race) | 710 | 54.7 | 1,346,949 | 25.6 | 2,005,239 | 23.4 |
| Black (Non-Hispanic) | 2 | 0.2 | 1,192,435 | 22.6 | 1,402,691 | 16.4 |
| Asian (Non-Hispanic) | 5 | 0.4 | 392,743 | 7.5 | 636,825 | 7.4 |
| Other/Multiple Races (Non-Hispanic) | 3 | 0.2 | 141,148 | 2.7 | 236,095 | 2.8 |

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|--------------------|-------------|---------|-------------|---------|-------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| Under 5 | 172 | 13.3 | 312,408 | 5.9 | 502,928 | 5.9 |
| 5 to 19 | 250 | 19.3 | 964,227 | 18.3 | 1,662,052 | 19.4 |
| 20 to 34 | 236 | 18.2 | 1,176,731 | 22.3 | 1,774,853 | 20.7 |
| 35 to 49 | 175 | 13.5 | 1,056,786 | 20.1 | 1,724,098 | 20.1 |
| 50 to 64 | 258 | 19.9 | 980,967 | 18.6 | 1,659,323 | 19.4 |
| 65 to 74 | 127 | 9.8 | 455,547 | 8.7 | 746,030 | 8.7 |
| 75 to 84 | 66 | 5.1 | 218,495 | 4.1 | 347,665 | 4.1 |
| 85 and Over | 14 | 1.1 | 100,237 | 1.9 | 153,584 | 1.8 |
| Median Age | 34.8 | | 37.3 | | 37.9 | |

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|-----------------------------------|-------------|---------|-------------|---------|-------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| Less than High School Diploma | 67 | 8.2 | 439,740 | 12.0 | 630,588 | 10.8 |
| High School Diploma or Equivalent | 290 | 35.3 | 820,019 | 22.4 | 1,303,071 | 22.2 |
| Some College, No Degree | 230 | 28.0 | 660,520 | 18.1 | 1,090,002 | 18.6 |
| Associate's Degree | 88 | 10.7 | 246,183 | 6.7 | 418,936 | 7.1 |
| Bachelor's Degree | 106 | 12.9 | 869,960 | 23.8 | 1,443,539 | 24.6 |
| Graduate or Professional Degree | 40 | 4.9 | 619,971 | 17.0 | 978,676 | 16.7 |

Source: 2017-2021 American Community Survey five-year estimates.
 *Highest degree or level of school completed by an individual.

Universe: Population 25 years and older

Nativity, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|--------------|-------------|---------|-------------|---------|-------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| Native | 1,176 | 90.6 | 4,163,385 | 79.1 | 6,938,399 | 81.0 |
| Foreign Born | 122 | 9.4 | 1,102,013 | 20.9 | 1,632,134 | 19.0 |

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Language Spoken at Home and Ability to Speak English, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|--------------------------------------|-------------|-------------|------------------|-------------|------------------|-------------|
| | Count | Percent | Count | Percent | Count | Percent |
| English Only | 776 | 68.9 | 3,215,693 | 64.9 | 5,533,398 | 68.6 |
| Spanish | 315 | 28.0 | 1,020,049 | 20.6 | 1,479,334 | 18.3 |
| Slavic Languages | 28 | 2.5 | 212,400 | 4.3 | 289,350 | 3.6 |
| Chinese | 0 | 0.0 | 66,455 | 1.3 | 90,587 | 1.1 |
| Tagalog | 7 | 0.6 | 47,051 | 0.9 | 73,710 | 0.9 |
| Arabic | 0 | 0.0 | 48,750 | 1.0 | 63,720 | 0.8 |
| Korean | 0 | 0.0 | 26,946 | 0.5 | 37,671 | 0.5 |
| Other Asian Languages | 0 | 0.0 | 66,005 | 1.3 | 113,684 | 1.4 |
| Other Indo-European Languages | 0 | 0.0 | 203,120 | 4.1 | 328,784 | 4.1 |
| Other/Unspecified Languages | 0 | 0.0 | 46,521 | 0.9 | 57,367 | 0.7 |
| TOTAL NON-ENGLISH | 350 | 31.1 | 1,737,297 | 35.1 | 2,534,207 | 31.4 |
| Speak English Less than "Very Well"* | 80 | 7.1 | 673,502 | 13.6 | 940,619 | 11.7 |

Source: 2017-2021 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."

Household Size, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|-----------------------------------|-------------|---------|-------------|---------|-------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| 1-Person Household | 57 | 16.0 | 684,709 | 33.5 | 948,087 | 29.4 |
| 2-Person Household | 94 | 26.4 | 613,454 | 30.0 | 993,509 | 30.8 |
| 3-Person Household | 72 | 20.2 | 302,975 | 14.8 | 503,236 | 15.6 |
| 4-or-More-Person Household | 133 | 37.4 | 443,520 | 21.7 | 775,919 | 24.1 |

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|--------------------------|-------------|---------|-------------|---------|-------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| Family | 288 | 80.9 | 1,207,289 | 59.0 | 2,062,968 | 64.1 |
| Single Parent with Child | 16 | 4.5 | 171,747 | 8.4 | 257,853 | 8.0 |
| Non-Family | 68 | 19.1 | 837,369 | 41.0 | 1,157,783 | 35.9 |

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|-------------------------------|-------------|---------|-------------|---------|-------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| Less than \$25,000 | 17 | 4.8 | 370,516 | 18.1 | 486,172 | 15.1 |
| \$25,000 to \$49,999 | 63 | 17.7 | 368,765 | 18.0 | 532,670 | 16.5 |
| \$50,000 to \$74,999 | 35 | 9.8 | 317,344 | 15.5 | 491,960 | 15.3 |
| \$75,000 to \$99,999 | 68 | 19.1 | 252,760 | 12.4 | 407,959 | 12.7 |
| \$100,000 to \$149,999 | 91 | 25.6 | 330,041 | 16.1 | 575,992 | 17.9 |
| \$150,000 and Over | 82 | 23.0 | 405,232 | 19.8 | 725,998 | 22.5 |
| Median Income | \$97,500 | | \$72,121 | | \$81,102 | |
| Per Capita Income* | \$34,807 | | \$41,706 | | \$43,128 | |

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

*Universe: Total population

Household Computer and Internet Access, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|--------------------------------------|-------------|---------|-------------|---------|-------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| One or More Computing Devices | 334 | 93.8 | 1,892,469 | 92.6 | 3,019,317 | 93.7 |
| Smartphone(s) Only | 19 | 5.3 | 179,898 | 8.8 | 240,075 | 7.5 |
| No Computing Devices | 22 | 6.2 | 152,189 | 7.4 | 201,434 | 6.3 |
| Internet Access | 330 | 92.7 | 1,828,303 | 89.4 | 2,935,545 | 91.1 |
| Broadband Subscription | 325 | 91.3 | 1,768,389 | 86.5 | 2,855,152 | 88.6 |
| No Internet Access | 26 | 7.3 | 216,355 | 10.6 | 285,206 | 8.9 |

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|-------------------------------|-------------|---------|-------------|---------|-------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| Occupied Housing Units | 356 | 96.5 | 2,044,658 | 90.7 | 3,220,751 | 92.3 |
| Owner-Occupied* | 327 | 91.9 | 1,175,143 | 57.5 | 2,075,416 | 64.4 |
| Renter-Occupied* | 29 | 8.1 | 869,515 | 42.5 | 1,145,335 | 35.6 |
| Vacant Housing Units | 13 | 3.5 | 209,278 | 9.3 | 267,011 | 7.7 |

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Housing units
*Universe: Occupied housing units

Housing Costs as a Percentage of Household Income*, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|-----------------------------|-------------|---------|-------------|---------|-------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| Less than \$20,000 | 11 | 3.1 | 242,335 | 12.2 | 315,268 | 10.1 |
| Less than 20 Percent | 0 | 0.0 | 5,976 | 0.3 | 7,772 | 0.2 |
| 20 to 29 Percent | 4 | 1.1 | 18,646 | 0.9 | 22,358 | 0.7 |
| 30 Percent or More | 7 | 2.0 | 217,713 | 11.0 | 285,138 | 9.1 |
| \$20,000 to \$49,999 | 69 | 19.4 | 442,444 | 22.3 | 632,790 | 20.2 |
| Less than 20 Percent | 15 | 4.2 | 49,187 | 2.5 | 69,735 | 2.2 |
| 20 to 29 Percent | 8 | 2.2 | 86,091 | 4.3 | 123,043 | 3.9 |
| 30 Percent or More | 46 | 12.9 | 307,166 | 15.5 | 440,012 | 14.0 |
| \$50,000 to \$74,999 | 35 | 9.8 | 313,812 | 15.8 | 486,707 | 15.5 |
| Less than 20 Percent | 12 | 3.4 | 91,942 | 4.6 | 139,609 | 4.5 |
| 20 to 29 Percent | 13 | 3.7 | 111,583 | 5.6 | 171,702 | 5.5 |
| 30 Percent or More | 10 | 2.8 | 110,287 | 5.6 | 175,396 | 5.6 |
| \$75,000 or More | 241 | 67.7 | 981,931 | 49.6 | 1,701,200 | 54.2 |
| Less than 20 Percent | 194 | 54.5 | 657,556 | 33.2 | 1,134,826 | 36.2 |
| 20 to 29 Percent | 44 | 12.4 | 240,808 | 12.2 | 422,329 | 13.5 |
| 30 Percent or More | 3 | 0.8 | 83,567 | 4.2 | 144,045 | 4.6 |

Source: 2017-2021 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*, 2012-2016

| | Median-Income Family** | Moderate-Income Family*** |
|-----------------------------|------------------------|---------------------------|
| Housing Costs | 30 | 38 |
| Transportation Costs | 22 | 24 |
| TOTAL H+T COSTS | 53 | 62 |

Source: U.S. Department of Housing and Urban Development, [Location Affordability Index](#) (2012-2016).

*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 Forest View.

Housing Type, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|-------------------------|-------------|---------|-------------|---------|-------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| Single Family, Detached | 354 | 95.9 | 907,611 | 40.3 | 1,745,022 | 50.0 |
| Single Family, Attached | 0 | 0.0 | 118,796 | 5.3 | 259,184 | 7.4 |
| 2 Units | 3 | 0.8 | 215,305 | 9.6 | 239,727 | 6.9 |
| 3 or 4 Units | 0 | 0.0 | 237,198 | 10.5 | 274,341 | 7.9 |
| 5 to 9 Units | 12 | 3.3 | 221,214 | 9.8 | 270,594 | 7.8 |
| 10 to 19 Units | 0 | 0.0 | 106,604 | 4.7 | 155,969 | 4.5 |
| 20 or More Units | 0 | 0.0 | 429,026 | 19.0 | 513,327 | 14.7 |
| Mobile Home/Other* | 0 | 0.0 | 18,182 | 0.8 | 29,598 | 0.8 |

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Housing units

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

Housing Size, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|-------------------------|-------------|---------|-------------|---------|-------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| 0 or 1 Bedroom | 9 | 2.4 | 458,099 | 20.3 | 566,228 | 16.2 |
| 2 Bedrooms | 109 | 29.5 | 696,022 | 30.9 | 973,190 | 27.9 |
| 3 Bedrooms | 186 | 50.4 | 715,259 | 31.7 | 1,156,700 | 33.2 |
| 4 Bedrooms | 23 | 6.2 | 284,956 | 12.6 | 612,171 | 17.6 |
| 5 or More Bedrooms | 42 | 11.4 | 99,600 | 4.4 | 179,473 | 5.1 |
| Median Number of Rooms* | 5.9 | | 5.2 | | 6.0 | |

Source: 2017-2021 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.

Housing Age, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|---------------------|-------------|---------|-------------|---------|-------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| Built 2000 or Later | 2 | 0.5 | 239,893 | 10.6 | 509,505 | 14.6 |
| Built 1970 to 1999 | 45 | 12.2 | 589,387 | 26.1 | 1,189,334 | 34.1 |
| Built 1940 to 1969 | 310 | 84.0 | 783,686 | 34.8 | 1,048,502 | 30.1 |
| Built Before 1940 | 12 | 3.3 | 640,970 | 28.4 | 740,421 | 21.2 |
| Median Year Built | 1956 | | 1960 | | 1969 | |

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Housing units

Transportation

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

Vehicles Available per Household, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|------------------------------|-------------|---------|-------------|---------|-------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| No Vehicle Available | 13 | 3.7 | 357,375 | 17.5 | 405,467 | 12.6 |
| 1 Vehicle Available | 53 | 14.9 | 832,535 | 40.7 | 1,152,274 | 35.8 |
| 2 Vehicles Available | 153 | 43.0 | 606,249 | 29.7 | 1,119,802 | 34.8 |
| 3 or More Vehicles Available | 137 | 38.5 | 248,499 | 12.2 | 543,208 | 16.9 |

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|------------------------------------|-------------|---------|-------------|---------|-------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| Work at Home* | 40 | 6.9 | 287,499 | 11.3 | 486,188 | 11.5 |
| Drive Alone | 403 | 69.2 | 1,492,291 | 58.5 | 2,743,345 | 64.9 |
| Carpool | 77 | 13.2 | 197,933 | 7.8 | 321,231 | 7.6 |
| Transit | 22 | 3.8 | 404,067 | 15.8 | 465,784 | 11.0 |
| Walk or Bike | 29 | 5.0 | 126,305 | 5.0 | 151,257 | 3.6 |
| Other | 11 | 1.9 | 42,425 | 1.7 | 62,008 | 1.5 |
| TOTAL COMMUTERS | 542 | 93.1 | 2,263,021 | 88.7 | 3,743,625 | 88.5 |
| Mean Commute Time (Minutes) | 27.1 | | 32.7 | | 31.7 | |

Source: 2017-2021 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*, 2021

| | Forest View | Cook County | CMAP Region |
|--|-------------|-------------|-------------|
| Average Vehicle Miles Traveled per Year | 19,050 | 13,234 | 15,653 |

Source: Chicago Metropolitan Agency for Planning analysis of 2021 Illinois Environmental Protection Agency, HERE Technologies, and U.S. Census Bureau data.

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

Transit Availability of Resident and Job Locations*, 2017

| | Forest View | Cook County | CMAP Region |
|--------------------------------------|-------------|-------------|-------------|
| High Transit Availability | 39.3% | 79.3% | 53.9% |
| Moderate Transit Availability | 0.0% | 12.2% | 20.6% |
| Low Transit Availability | 60.7% | 8.5% | 25.5% |

Source: Chicago Metropolitan Agency for Planning analysis of the 2017 [Transit Availability Index](#).

*The CMAP Transit Availability Index is based on four factors: frequency of transit service, proximity to transit stops, activities reachable without a transfer, and pedestrian friendliness. This table reports the share of residents plus jobs whose home and workplace locations, respectively, are within each Transit Availability Index category.

Employment

The employment tables include general workforce characteristics for Forest View.

Employment Status, 2017-2021

| | Forest View | | Cook County | | CMAP Region | |
|---------------------------|-------------|---------|-------------|---------|-------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| In Labor Force | 621 | 69.7 | 2,809,310 | 66.2 | 4,614,158 | 67.3 |
| Employed†* | 596 | 96.0 | 2,603,767 | 92.7 | 4,306,443 | 93.3 |
| Unemployed* | 25 | 4.0 | 203,970 | 7.3 | 295,199 | 6.4 |
| Not in Labor Force | 270 | 30.3 | 1,434,949 | 33.8 | 2,237,246 | 32.7 |

Source: 2017-2021 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*, 2022

| | Forest View | | Cook County | | 6-County Region** | |
|---|-------------|---------|-------------|---------|-------------------|---------|
| | Count | Percent | Count | Percent | Count | Percent |
| Private Sector Employment | N/A | N/A | 2,192,974 | N/A | 3,497,215 | N/A |
| Job Change, 2012-22 | N/A | N/A | 119,416 | 5.8 | 235,962 | 7.2 |
| Job Change, 2002-22 | N/A | N/A | -23,984 | -1.1 | 138,855 | 4.1 |
| Private Sector Jobs per Household*** | N/A | | 1.07 | | 1.09 | |

Source: Illinois Department of Employment Security, Where Workers Work report (2022).

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

**Data is not available for Kendall County.

***Based on households from 2017-2021 American Community Survey five-year estimates.

Employment of Forest View Residents*, 2019

| TOP INDUSTRY SECTORS | Count | Percent |
|-----------------------------------|-------|---------|
| 1. Health Care | 38 | 13.6 |
| 2. Manufacturing | 38 | 13.6 |
| 3. Retail Trade | 31 | 11.1 |
| 4. Accommodation and Food Service | 24 | 8.6 |
| 5. Education | 23 | 8.2 |
| TOP EMPLOYMENT LOCATIONS | | |
| 1. Chicago | 110 | 39.3 |
| 2. Forest View | 10 | 3.6 |
| 3. Bedford Park | 7 | 2.5 |
| 4. Lombard | 6 | 2.1 |
| 5. Downers Grove | 6 | 2.1 |

Employment in Forest View*, 2019

| TOP INDUSTRY SECTORS | Count | Percent |
|--------------------------|-------|---------|
| 1. Manufacturing | 1,010 | 37.1 |
| 2. Transportation | 892 | 32.7 |
| 3. Other Service | 332 | 12.2 |
| 4. Wholesale Trade | 322 | 11.8 |
| 5. Public Administration | 45 | 1.7 |
| TOP RESIDENCE LOCATIONS | | |
| 1. Chicago | 927 | 34.0 |
| 2. Oak Lawn | 89 | 3.3 |
| 3. Cicero | 82 | 3.0 |
| 4. Burbank | 74 | 2.7 |
| 5. Berwyn | 56 | 2.1 |

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2019).

*Excludes residents working outside of, and workers living outside of, the seven-county CMAP region.

Land Use

The land use tables include general land use composition, park access, and walkability for Forest View.

General Land Use, 2018

| | Acres | Percent |
|---------------------------|--------------|--------------|
| Single-Family Residential | 40.7 | 4.9 |
| Multi-Family Residential | 0.8 | 0.1 |
| Commercial | 28.9 | 3.5 |
| Industrial | 265.5 | 32.0 |
| Institutional | 11.4 | 1.4 |
| Mixed Use | 0.4 | 0.0 |
| Transportation and Other | 413.1 | 49.8 |
| Agricultural | 0.0 | 0.0 |
| Open Space | 5.1 | 0.6 |
| Vacant | 63.5 | 7.7 |
| TOTAL | 829.3 | 100.0 |

Source: Chicago Metropolitan Agency for Planning analysis of the 2018 [Land Use Inventory](#).

Park Access, 2015

| | Forest View | Cook County | CMAP Region |
|--|-------------|-------------|-------------|
| Accessible Park Acreage per 1,000 Residents* | N/A | 3.57 | 5.78 |

Source: Chicago Metropolitan Agency for Planning analysis of the 2015 [Park Access Layer](#).

*Neighborhood parks (smaller than 35 acres) are considered accessible for residents living within 0.5 miles; community parks (35 acres or larger) are considered accessible for residents living within 1 mile.

Walkability of Resident and Job Locations*, 2018

| | Forest View | Cook County | CMAP Region |
|----------------------|-------------|-------------|-------------|
| High Walkability | 0.0% | 67.8% | 44.7% |
| Moderate Walkability | 30.1% | 19.0% | 24.8% |
| Low Walkability | 69.9% | 13.3% | 30.5% |

Source: Chicago Metropolitan Agency for Planning analysis of the 2018 [Walkability Layer](#).

*The CMAP Walkability Layer is based on several factors: the presence/absence of sidewalks; the number of amenities within walking distance; population/employment density; bicycle/pedestrian crashes and fatalities; and physical characteristics (e.g., tree cover, block length). This table reports the share of residents plus jobs whose home and workplace locations, respectively, are within each Walkability Layer category.

Tax Base

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

General Merchandise Retail Sales, 2022

| | Forest View | Cook County | CMAP Region |
|--------------------------------|--------------|------------------|-------------------|
| General Merchandise | \$64,647,966 | \$74,353,221,785 | \$137,918,287,566 |
| Total Retail Sales | \$65,329,631 | \$92,978,637,153 | \$168,382,810,939 |
| Total Sales per Capita* | \$50,331 | \$17,658 | \$19,647 |

Source: Illinois Department of Revenue, 2022.

*Per capita calculations based on population from 2017-2021 American Community Survey five-year estimates.

Equalized Assessed Value, 2021

| | |
|--------------------|--------------|
| Residential | \$11,132,067 |
| Commercial | \$18,315,439 |
| Industrial | \$44,024,807 |
| Railroad | \$1,282,054 |
| Farm | \$0 |
| Mineral | \$0 |
| TOTAL | \$74,754,367 |

Sources: Illinois Department of Revenue, 2021.

Change Over Time

The time series tables include comparisons of current 2017-2021 ACS estimates to historic year estimates from the 2000 Census and 2007-2011 ACS. Historic data may not be available for municipalities that were incorporated after 2000.

Race and Ethnicity, Over Time

| | 2000 Percent | 2007-2011 Percent | 2017-2021 Percent |
|--|-----------------|----------------------|----------------------|
| White (Non-Hispanic) | 88.0 | 82.4 | 44.5 |
| Hispanic or Latino (of Any Race) | 10.4 | 16.3 | 54.7 |
| Black (Non-Hispanic) | 0.4 | 0.0 | 0.2 |
| Asian (Non-Hispanic) | 0.0 | 0.8 | 0.4 |
| Other/Multiple Races (Non-Hispanic) | 1.2 | 0.5 | 0.2 |

Source: 2000 Census; 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, Over Time

| | 2000 Percent | 2007-2011 Percent | 2017-2021 Percent |
|---------------------|-----------------|----------------------|----------------------|
| 19 and Under | 23.7 | 18.5 | 32.5 |
| 20 to 34 | 14.9 | 15.1 | 18.2 |
| 35 to 49 | 24.6 | 19.7 | 13.5 |
| 50 to 64 | 16.2 | 21.2 | 19.9 |
| 65 and Over | 20.7 | 25.6 | 15.9 |
| Median Age | 42.1 | 46.8 | 34.8 |

Source: 2000 Census; 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, Over Time

| | 2000 Percent | 2007-2011 Percent | 2017-2021 Percent |
|--|-----------------|----------------------|----------------------|
| Less than High School Diploma | 17.6 | 9.9 | 8.2 |
| High School Diploma or Equivalent | 42.2 | 34.2 | 35.3 |
| Some College, No Degree | 21.6 | 25.1 | 28.0 |
| Associate's Degree | 9.9 | 13.1 | 10.7 |
| Bachelor's Degree | 6.2 | 12.7 | 12.9 |
| Graduate or Professional Degree | 2.5 | 4.9 | 4.9 |

Source: 2000 Census; 2007-2011 and 2017-2021 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

| | 2007-2011 Percent | 2017-2021 Percent |
|---------------------|----------------------|----------------------|
| Native | 90.0 | 90.6 |
| Foreign Born | 10.0 | 9.4 |

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Total population

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

| | 2007-2011 Percent | 2017-2021 Percent |
|--------------------------------------|----------------------|----------------------|
| English Only | 80.3 | 68.9 |
| Spanish | 13.3 | 28.0 |
| Slavic Languages | 4.0 | 2.5 |
| Chinese | 0.3 | 0.0 |
| Tagalog | 0.6 | 0.6 |
| Arabic | 0.4 | 0.0 |
| Korean | 0.0 | 0.0 |
| Other Asian Languages | 0.0 | 0.0 |
| Other Indo-European Languages | 1.1 | 0.0 |
| Other/Unspecified Languages | 0.0 | 0.0 |
| TOTAL NON-ENGLISH | 19.7 | 31.1 |
| Speak English Less than "Very Well"* | 4.4 | 7.1 |

Source: 2007-2011 and 2017-2021 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."

Household Size, Over Time

| | 2007-2011 Percent | 2017-2021 Percent |
|----------------------------|----------------------|----------------------|
| 1-Person Household | 24.7 | 16.0 |
| 2-Person Household | 34.1 | 26.4 |
| 3-Person Household | 18.8 | 20.2 |
| 4-or-More-Person Household | 22.3 | 37.4 |

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, Over Time

| | 2007-2011 Percent | 2017-2021 Percent |
|--------------------------|----------------------|----------------------|
| Family | 68.3 | 80.9 |
| Single Parent with Child | 3.5 | 4.5 |
| Non-Family | 31.7 | 19.1 |

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, Over Time

| | 2007-2011 (2021 Dollars) | 2017-2021 (2021 Dollars) |
|---------------|-----------------------------|-----------------------------|
| Median Income | \$72,153 | \$97,500 |

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, Over Time

| | 2000 Percent | 2007-2011 Percent | 2017-2021 Percent |
|------------------------|-----------------|----------------------|----------------------|
| Occupied Housing Units | 96.8 | 94.4 | 96.5 |
| Owner-Occupied* | 90.4 | 93.7 | 91.9 |
| Renter-Occupied* | 9.6 | 6.3 | 8.1 |
| Vacant Housing Units | 3.2 | 5.6 | 3.5 |

Source: 2000 Census; 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Housing units

*Universe: Occupied housing units

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

| | 2007-2011 Percent | 2017-2021 Percent |
|-----------------------------|----------------------|----------------------|
| Less than \$20,000 | 10.1 | 3.1 |
| Less than 20 Percent | 0.0 | 0.0 |
| 20 to 29 Percent | 0.0 | 1.1 |
| 30 Percent or More | 10.1 | 2.0 |
| \$20,000 to \$49,999 | 27.2 | 19.4 |
| Less than 20 Percent | 10.1 | 4.2 |
| 20 to 29 Percent | 5.6 | 2.2 |
| 30 Percent or More | 11.5 | 12.9 |
| \$50,000 to \$74,999 | 28.2 | 9.8 |
| Less than 20 Percent | 10.1 | 3.4 |
| 20 to 29 Percent | 3.5 | 3.7 |
| 30 Percent or More | 14.6 | 2.8 |
| \$75,000 or More | 34.5 | 67.7 |
| Less than 20 Percent | 15.7 | 54.5 |
| 20 to 29 Percent | 11.5 | 12.4 |
| 30 Percent or More | 7.3 | 0.8 |

Source: 2007-2011 and 2017-2021 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

| | 2007-2011 Percent | 2017-2021 Percent |
|-------------------------|----------------------|----------------------|
| Single Family, Detached | 92.1 | 95.9 |
| Single Family, Attached | 0.0 | 0.0 |
| 2 Units | 2.0 | 0.8 |
| 3 or 4 Units | 0.0 | 0.0 |
| 5 or More Units | 5.9 | 3.3 |
| Mobile Home/Other* | 0.0 | 0.0 |

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.
*“Other” includes boats, recreational vehicles (RVs), vans, etc.

Universe: Housing units

Housing Size, Over Time

| | 2007-2011 Percent | 2017-2021 Percent |
|-------------------------|----------------------|----------------------|
| 0 or 1 Bedroom | 5.9 | 2.4 |
| 2 Bedrooms | 43.4 | 29.5 |
| 3 Bedrooms | 33.6 | 50.4 |
| 4 Bedrooms | 14.5 | 6.2 |
| 5 or More Bedrooms | 2.6 | 11.4 |
| Median Number of Rooms* | 5.5 | 5.9 |

Source: 2007-2011 and 2017-2021 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.

Housing Age, Over Time

| | 2007-2011 Percent | 2017-2021 Percent |
|---------------------|----------------------|----------------------|
| Built 2000 or Later | 0.7 | 0.5 |
| Built 1970 to 1999 | 8.2 | 12.2 |
| Built 1940 to 1969 | 80.3 | 84.0 |
| Built Before 1940 | 10.9 | 3.3 |
| Median Year Built | 1955 | 1956 |

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Housing units

Vehicles Available per Household, Over Time

| | 2007-2011 Percent | 2017-2021 Percent |
|------------------------------|----------------------|----------------------|
| No Vehicle Available | 3.1 | 3.7 |
| 1 Vehicle Available | 36.6 | 14.9 |
| 2 Vehicles Available | 40.1 | 43.0 |
| 3 or More Vehicles Available | 20.2 | 38.5 |

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, Over Time

| | 2007-2011 Percent | 2017-2021 Percent |
|------------------------------------|----------------------|----------------------|
| Work at Home* | 5.4 | 6.9 |
| Drive Alone | 74.3 | 69.2 |
| Carpool | 9.7 | 13.2 |
| Transit | 6.6 | 3.8 |
| Walk or Bike | 3.0 | 5.0 |
| Other | 0.9 | 1.9 |
| TOTAL COMMUTERS | 94.6 | 93.1 |
| Mean Commute Time (Minutes) | 28.1 | 27.1 |

Source: 2007-2011 and 2017-2021 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

| | 2007-2011 Percent | 2017-2021 Percent |
|---------------------------|----------------------|----------------------|
| In Labor Force | 59.8 | 69.7 |
| Employed ^{†*} | 90.7 | 96.0 |
| Unemployed* | 9.3 | 4.0 |
| Not in Labor Force | 40.2 | 30.3 |

Source: 2007-2011 and 2017-2021 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 Forest View*

Primary Water Source: Lake Michigan**

| | 2003 MGD*** | 2013 MGD*** | Percent Change |
|------------------------------------|-------------|-------------|----------------|
| Total Water Withdrawals**** | 0.16 | 0.10 | -37.4 |
| Residential Sector | 0.06 | 0.04 | -26.9 |
| Non-Residential Sector | 0.10 | 0.06 | -43.7 |

Source: Analysis of Illinois Water Inventory Program water withdrawal data (2003-2013).

*Only available for municipalities with community water suppliers providing service to the majority of the community.

**The primary water source of a community is based on the source of the majority of withdrawals from all wells and intakes within the community, including community water suppliers and industrial and commercial businesses. The majority of withdrawals is calculated as an average from yearly data, given year to year fluctuations.

***Millions of gallons per day.

****Total includes all community water suppliers and industrial and commercial wells/intakes within a municipality; private residential wells are not included. Residential sector includes withdrawals identified as residential by community water suppliers. Non-residential sector includes withdrawals identified as non-residential by the community water suppliers and withdrawals from industrial and commercial wells/intakes.

Daily Residential Water Demand per Capita

| | Forest View | | | CMAP Region | | |
|------------------------------|-------------|------|----------------|-------------|------|----------------|
| | 2003 | 2013 | Percent Change | 2003 | 2013 | Percent Change |
| Residential* (GPCD**) | 87.1 | 63.7 | -26.8 | 104.2 | 87.5 | -16.0 |

Source: Analysis of Illinois Water Inventory Program water withdrawal data (2003-2013).

*Residential sector includes withdrawals identified as residential by community water suppliers. 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.

**Gallons of water per capita per day (estimated unit use). Population values used in sector totals come from the U.S. Census.

Residential Water and Wastewater Price Trends*

| MONTHLY COST PER 5,000 GALLONS** | 2014 (2021 Dollars) | 2020 (2021 Dollars) | Percent Change | Annualized Percent Change |
|----------------------------------|------------------------|------------------------|-------------------|------------------------------|
| Drinking Water | \$52.46 | \$54.65 | 4.2 | 0.7 |
| Sewer | N/A | \$0.00 | N/A | N/A |
| 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: $monthly\ base\ charge + ((5,000\ gallons - water\ provision\ included\ in\ base\ charge) \times \$/1,000\ gallons)$. 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: Forest View

| | 2017 |
|---|-------------|
| Nonrevenue Water (Millions of Gallons per Day)** | 0.04 |
| Annual Cost of Nonrevenue Water | \$76,911 |
| Percent of Nonrevenue Water to Water Supplied*** | 27.4 |

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 less than 12% of water supplied in Water Year 2015, decreasing to no more than 10% by Water Year 2019 and all years thereafter. Permittees that exceed the threshold are required to submit a water system improvement plan.

ON TO 2050 Indicators

ON TO 2050 is the region’s long-range comprehensive plan, adopted by CMAP in 2018 and updated in 2022. The plan includes a set of indicators for quantifying its goals and measuring implementation progress. While many of these indicators can only be measured at a regional level, several can also be tracked at a local level. These have been laid out in the table below, with comparisons to the region’s current measure as well as the targets that the plan is aiming to reach by 2050. Visit cmap.illinois.gov/2050/indicators to learn more.

| Plan Chapter | Indicator | Forest View | CMAP Region | | Source |
|--------------|---|-------------|-------------------------------|--------------------------------|-----------------|
| | | Current | Current | 2050 Target | |
| Community | Population located in highly walkable areas | 0.0% | 46.1% | 53.6% | CMAP, 2018 |
| | Jobs located in highly walkable areas | 0.0% | 41.9% | 46.0% | CMAP, 2018 |
| Prosperity | Population aged 25+ with an associate’s degree or higher | 28.5% | 48.4% | 64.9% | ACS, 2017-2021 |
| | Workforce participation rate among population aged 20-64 | 80.7% | 81.2% | 83.4% | ACS, 2017-2021 |
| Environment | Population with park access of 4+ acres per 1,000 residents | N/A | 41.8% | 65.0% | CMAP, 2015 |
| | Population with park access of 10+ acres per 1,000 residents | N/A | 16.3% | 40.0% | CMAP, 2015 |
| | Impervious acres per household | 2.10 | 0.19 | 0.17 | USGS NLCD, 2019 |
| | Daily residential water demand per capita (gallons) | 63.7 | 87.5 | 65.2 | ISWS IWIP, 2013 |
| Governance | State revenue disbursement per capita | \$2,025.91 | \$379.91* | N/A** | CMAP, 2021 |
| | Is per capita disbursement at least 80% of regional median? | Yes | Yes for 79% of municipalities | Yes for 100% of municipalities | CMAP, 2021 |
| Mobility | Population with at least moderately high transit availability | 0.0% | 53.2% | 65.0% | CMAP, 2017 |
| | Jobs with at least moderately high transit availability | 39.9% | 55.2% | 58.0% | CMAP, 2017 |
| | Percent of trips to work via non-single occupancy vehicle modes | 28.9% | 33.7% | 37.3% | ACS, 2017-2021 |

*Median value of CMAP region’s 284 municipalities.

**ON TO 2050 does not have a target for state revenue disbursement per capita in dollars, but rather for the share of municipalities receiving at least 80% of the regional median. The dollar figures are presented as context for the next row.