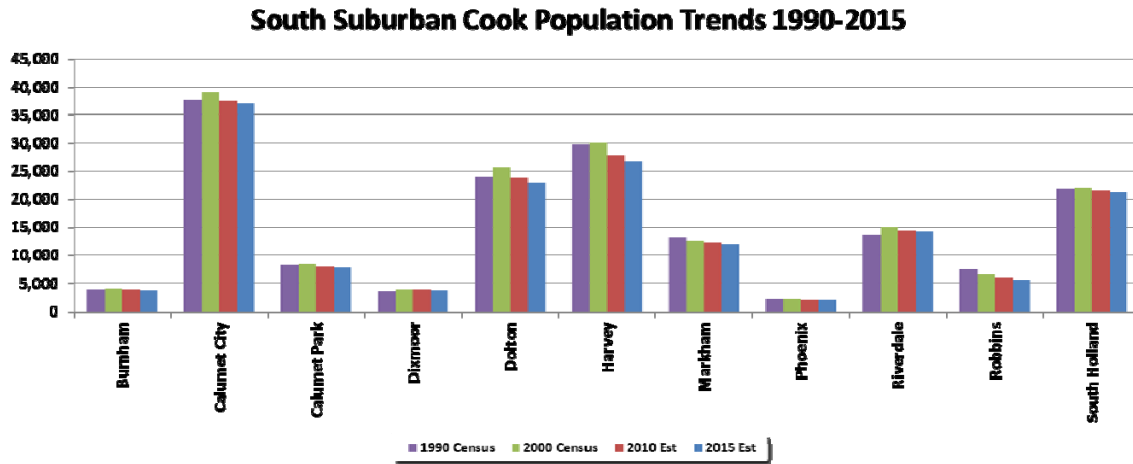




## Demographics

Trends for population, household growth, average household size and median household income are presented below. The data was obtained from Claritas.

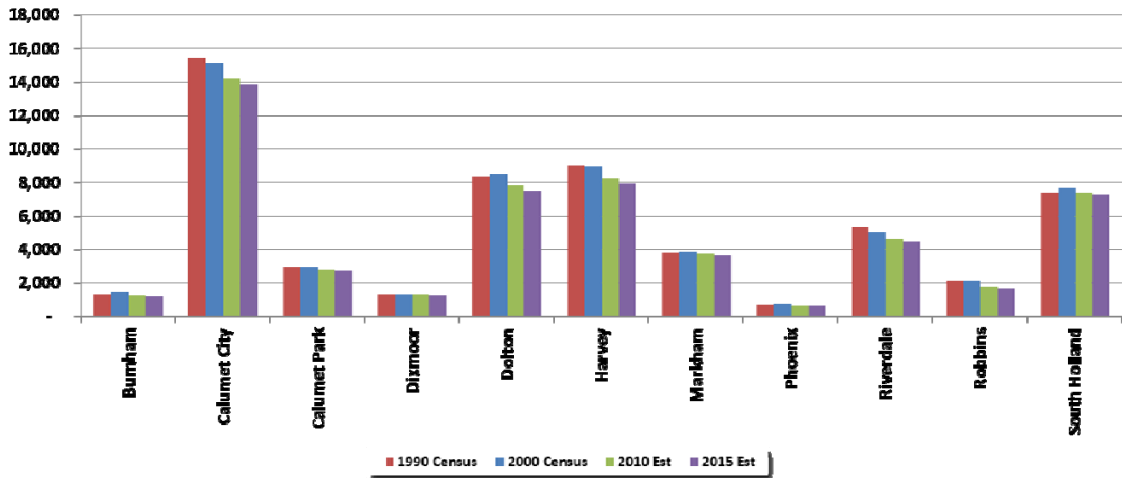


### South Suburban Cook Population Trends

Community	1990	2000	2010	2015	2010-15
Burnham	3,916	4,170	3,905	3,787	-3%
Calumet City	37,803	39,071	37,604	36,997	-2%
Calumet Park	8,418	8,516	8,051	7,823	-3%
Dixmoor	3,647	3,934	3,939	3,827	-3%
Dolton	24,035	25,614	23,861	23,036	-3%
Harvey	29,771	30,000	27,753	26,755	-4%
Markham	13,126	12,620	12,138	11,828	-3%
Phoenix	2,217	2,157	2,018	1,991	-1%
Riverdale	13,671	15,055	14,405	14,177	-2%
Robbins	7,498	6,635	5,996	5,718	-5%
South Holland	22,035	22,147	21,543	21,195	-2%

Source: U.S. Census

### South Suburban Cook Household Trends 1990-2015

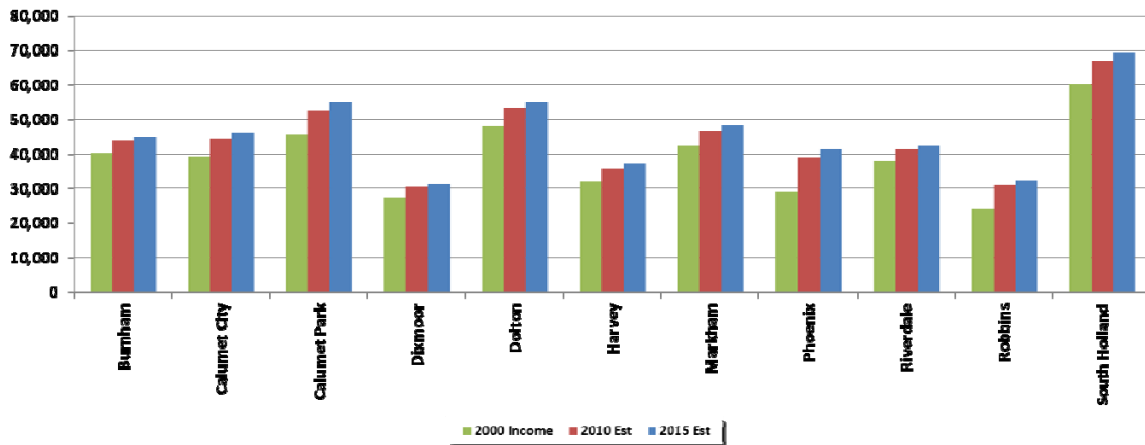


### South Suburban Cook Household Trends

Community	1990		2000		2010		2015		2010-15
	Total	Avg Size	Total	Avg Size	Total	Avg Size	Total	Avg Size	
Burnham	1,367	2.86	1,449	2.88	1,322	2.95	1,265	2.99	-4%
Calumet City	15,434	2.45	15,139	2.58	14,217	2.65	13,843	2.67	-3%
Calumet Park	2,948	2.86	2,991	2.85	2,800	2.88	2,706	2.89	-3%
Dixmoor	1,349	2.70	1,372	2.87	1,372	2.87	1,308	2.93	-5%
Dolton	8,337	2.88	8,512	3.01	7,840	3.04	7,500	3.07	-4%
Harvey	9,052	3.29	8,990	3.34	8,272	3.36	7,943	3.37	-4%
Markham	3,821	3.44	3,842	3.28	3,739	3.25	3,675	3.22	-2%
Phoenix	718	3.09	789	2.73	687	2.94	674	2.95	-2%
Riverdale	5,345	2.56	4,987	3.02	4,621	3.12	4,477	3.17	-3%
Robbins	2,148	3.49	2,138	3.10	1,775	3.38	1,686	3.39	-5%
South Holland	7,437	2.96	7,663	2.89	7,405	2.91	7,273	2.91	-2%

Source: U.S. Census

### South Cook Median Household Income 2000-2015



## South Cook Median Income

Community	2000	2010	2015	2010-15
Burnham	40,247	43,772	44,827	2%
Calumet City	39,365	44,426	46,078	4%
Calumet Park	45,667	52,310	54,933	5%
Dixmoor	27,321	30,442	30,991	2%
Dolton	48,068	53,190	54,943	3%
Harvey	32,020	35,782	37,078	4%
Markham	42,415	46,544	48,122	3%
Phoenix	29,220	39,013	41,193	6%
Riverdale	37,862	41,156	42,127	2%
Robbins	24,150	30,825	32,351	5%
South Holland	60,021	66,916	69,209	3%

Source: U.S. Census

### **Institutional Uses**

Several hospitals including St. Margaret's in Hammond (essentially at the state line in Indiana), Ingalls Memorial Hospital in Harvey, serve the area with numerous other facilities within a short drive throughout the region. South Suburban Community College, located in South Holland, provides post-high school education opportunities for a number of area residents.

### **Recreation**

There are several golf courses in the area including River Oaks and Burnham Woods with a number of facilities within a short drive.

There are numerous neighborhood parks scattered through the market. In addition, extensive forest preserves provide ample open space for the communities.

### **Transportation**

The dominant transportation features for the South Suburban Cook County Market Area are the interstates of I-80, I-94 and I-57 providing excellent access throughout the region and United States. The Tri-State Tollway (294) runs along the west side of the market. The Metra Electric line, with stops at Riverdale, Ivanhoe (Riverdale), 147<sup>th</sup>/Sibley (Harvey) and Harvey provides excellent access to downtown Chicago.

## **Conclusions**

The South Suburban Cook County Market Area was essentially fully developed after WWII as bedroom communities providing housing to residents working in the steel mills on Chicago's south side and Northwest Indiana. The transformation of this business has left the area without a major employment base and most area residents now commute outside the local market for employment opportunities.

Because the area was primarily developed years ago, little new construction has taken place. Population in many communities are on the rise as older residents are being replaced with households with families. The long-term outlook for the South Suburban Cook County Market Area remains stable.

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