

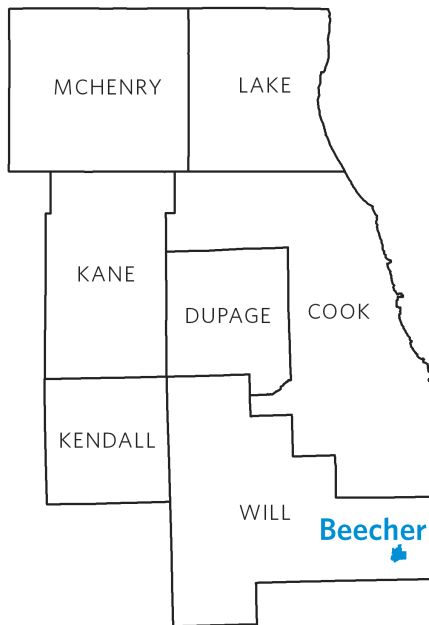


Beecher

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 Beecher, 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 Beecher.

General Population Characteristics, 2024

	Beecher	Will County	CMAP Region
Total Population	4,728	701,462	8,495,320
Total Households	1,739	244,273	3,301,388
Average Household Size	2.7	2.8	2.5
Percent Population Change, 2000-10	114.4	34.9	3.5
Percent Population Change, 2010-24	8.5	3.5	0.8
Percent Population Change, 2000-24	132.6	39.7	4.3

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

Race and Ethnicity, 2020-2024

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	3,776	79.9	411,061	58.6	4,070,419	47.9
Hispanic or Latino (of Any Race)	555	11.7	138,703	19.8	2,106,868	24.8
Black (Non-Hispanic)	39	0.8	81,162	11.6	1,341,618	15.8
Asian (Non-Hispanic)	174	3.7	43,981	6.3	668,971	7.9
Other/Multiple Races (Non-Hispanic)	184	3.9	26,555	3.8	307,444	3.6

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

Universe: Total population

Age Cohorts, 2020-2024

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	152	3.2	38,073	5.4	462,655	5.4
5 to 19	999	21.1	146,026	20.8	1,610,678	19.0
20 to 34	987	20.9	129,503	18.5	1,751,152	20.6
35 to 49	946	20.0	143,708	20.5	1,707,049	20.1
50 to 64	902	19.1	141,885	20.2	1,612,962	19.0
65 to 74	348	7.4	62,342	8.9	803,224	9.5
75 to 84	271	5.7	29,671	4.2	388,880	4.6
85 and Over	123	2.6	10,254	1.5	158,720	1.9
Median Age	38.5		39.1		38.5	

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

Universe: Total population

Educational Attainment*, 2020-2024

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	124	3.8	38,704	8.2	608,225	10.3
High School Diploma or Equivalent	1,325	40.8	118,960	25.2	1,287,338	21.9
Some College, No Degree	674	20.7	97,152	20.6	1,039,489	17.7
Associate's Degree	376	11.6	40,503	8.6	417,149	7.1
Bachelor's Degree	500	15.4	106,720	22.6	1,493,459	25.4
Graduate or Professional Degree	252	7.8	70,402	14.9	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

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	4,574	96.7	606,506	86.5	6,804,818	80.1
Foreign Born	154	3.3	94,956	13.5	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

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	4,077	89.1	514,631	77.6	5,427,887	67.6
Spanish	213	4.7	87,076	13.1	1,526,595	19.0
Russian, Polish, or other Slavic Languages	23	0.5	13,228	2.0	288,316	3.6
Chinese (incl. Mandarin, Cantonese)	58	1.3	4,171	0.6	93,083	1.2
Tagalog (incl. Filipino)	0	0.0	4,960	0.7	76,863	1.0
Arabic	0	0.0	3,574	0.5	65,592	0.8
Korean	0	0.0	903	0.1	36,471	0.5
Other Asian Languages	156	3.4	8,253	1.2	119,487	1.5
Other Indo-European Languages	49	1.1	22,782	3.4	336,581	4.2
Other/Unspecified Languages	0	0.0	3,811	0.6	61,790	0.8
TOTAL NON-ENGLISH	499	10.9	148,758	22.4	2,604,778	32.4
Speak English Less than "Very Well"*	83	1.8	50,737	7.6	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

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Number of People with a Disability	618	13.1	69,307	9.9	900,445	10.6
One Type of Disability Only	402	8.5	37,799	5.4	486,435	5.7
Two or More Types of Disability	216	4.6	31,508	4.5	414,010	4.9

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

Universe: Total population

Disability by Type, 2020-2024

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Hearing Difficulty	361	7.6	17,635	2.5	214,075	2.5
Vision Difficulty	62	1.3	11,394	1.6	171,275	2.0
Cognitive Difficulty	161	3.4	26,483	3.8	334,479	3.9
Ambulatory Difficulty	202	4.3	31,815	4.5	437,316	5.1
Self-Care Difficulty	160	3.4	12,902	1.8	171,243	2.0
Independent Living Difficulty^{†*}	282	7.9	24,982	4.7	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

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0-17 with a Disability	23	0.5	6,124	0.9	66,935	0.8
18-64 with a Disability	312	6.6	34,804	5.0	436,241	5.1
65-74 with a Disability	134	2.8	11,803	1.7	166,015	2.0
75 and Over with a Disability	149	3.2	16,576	2.4	231,254	2.7

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

Universe: Total population

Health Insurance Coverage, 2020-2024

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Uninsured	223	4.7	36,416	5.2	646,573	7.6
Uninsured and disabled	0	0.0	2,169	0.3	43,842	0.5

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

Universe: Total population

Household Size, 2020-2024

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	417	24.0	51,545	21.1	1,004,516	30.4
2-Person Household	495	28.5	74,854	30.6	1,018,513	30.9
3-Person Household	448	25.8	44,501	18.2	501,858	15.2
4-or-More-Person Household	379	21.8	73,373	30.0	776,501	23.5

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

Universe: Occupied housing units

Household Type, 2020-2024

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Family	1,237	71.1	182,022	74.5	2,073,094	62.8
Single Parent with Child	59	3.4	19,260	7.9	255,272	7.7
Non-Family	502	28.9	62,251	25.5	1,228,294	37.2

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

Universe: Occupied housing units

Household Income, 2020-2024

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	130	7.5	20,897	8.6	437,334	13.2
\$25,000 to \$49,999	193	11.1	27,535	11.3	468,081	14.2
\$50,000 to \$74,999	299	17.2	32,394	13.3	451,436	13.7
\$75,000 to \$99,999	202	11.6	30,751	12.6	406,073	12.3
\$100,000 to \$149,999	322	18.5	51,939	21.3	604,303	18.3
\$150,000 and Over	593	34.1	80,757	33.1	934,161	28.3
Median Income	\$103,415		\$109,984		\$93,091	
Per Capita Income*	\$55,189		\$47,516		\$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

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
One or More Computing Devices	1,657	95.3	236,978	97.0	3,168,942	96.0
Smartphone(s) Only	111	6.4	15,156	6.2	265,765	8.1
No Computing Devices	82	4.7	7,295	3.0	132,446	4.0
Internet Access	1,472	84.6	234,036	95.8	3,122,435	94.6
Broadband Subscription	1,459	83.9	229,973	94.1	3,037,636	92.0
No Internet Access	267	15.4	10,237	4.2	178,953	5.4

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

Universe: Occupied housing units

Housing Occupancy and Tenure, 2020-2024

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	1,739	96.5	244,273	96.1	3,301,388	93.6
Owner-Occupied*	1,415	81.4	202,150	82.8	2,140,282	64.8
Renter-Occupied*	324	18.6	42,123	17.2	1,161,106	35.2
Vacant Housing Units	64	3.5	10,005	3.9	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

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$20,000	111	6.5	12,733	5.3	284,351	8.9
Less than 20 Percent	0	0.0	137	0.1	4,916	0.2
20 to 29 Percent	35	2.0	549	0.2	16,165	0.5
30 Percent or More	76	4.4	12,047	5.0	263,270	8.2
\$20,000 to \$49,999	193	11.2	31,700	13.2	548,567	17.1
Less than 20 Percent	0	0.0	2,950	1.2	49,943	1.6
20 to 29 Percent	21	1.2	5,514	2.3	85,571	2.7
30 Percent or More	172	10.0	23,236	9.7	413,053	12.9
\$50,000 to \$74,999	299	17.4	32,337	13.5	445,688	13.9
Less than 20 Percent	38	2.2	8,155	3.4	104,246	3.2
20 to 29 Percent	152	8.8	9,498	4.0	144,885	4.5
30 Percent or More	109	6.3	14,684	6.1	196,557	6.1
\$75,000 or More	1,117	64.9	162,648	67.9	1,934,018	60.2
Less than 20 Percent	895	52.0	106,601	44.5	1,259,840	39.2
20 to 29 Percent	178	10.3	40,552	16.9	475,559	14.8
30 Percent or More	44	2.6	15,495	6.5	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	24	30
Transportation Costs	21	24
TOTAL H+T COSTS	45	54

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 Beecher.

Housing Type, 2020-2024

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	1,402	77.8	189,298	74.4	1,744,963	49.5
Single Family, Attached	135	7.5	28,912	11.4	267,540	7.6
2 Units	20	1.1	5,216	2.1	225,323	6.4
3 or 4 Units	149	8.3	6,744	2.7	278,696	7.9
5 to 9 Units	0	0.0	5,262	2.1	272,436	7.7
10 to 19 Units	0	0.0	7,077	2.8	162,206	4.6
20 or More Units	56	3.1	8,460	3.3	545,750	15.5
Mobile Home/Other*	41	2.3	3,309	1.3	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

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedroom	149	8.3	15,663	6.2	596,223	16.9
2 Bedrooms	391	21.7	48,571	19.1	970,902	27.5
3 Bedrooms	815	45.2	100,631	39.6	1,149,073	32.6
4 Bedrooms	404	22.4	72,750	28.6	621,544	17.6
5 or More Bedrooms	44	2.4	16,663	6.6	189,638	5.4
Median Number of Rooms*	6.0		6.5		6.0	

Source: 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.

Housing Age, 2020-2024

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2010 or Later	96	5.3	19,007	7.5	198,138	5.6
Built 1990 to 2009	935	51.9	118,387	46.6	768,316	21.8
Built 1970 to 1989	344	19.1	57,193	22.5	812,639	23.0
Built 1940 to 1969	267	14.8	42,156	16.6	1,020,505	28.9
Built Before 1940	161	8.9	17,535	6.9	727,782	20.6
Median Year Built	1998		1992		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 Beecher.

Vehicles Available per Household, 2020-2024

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	77	4.4	9,521	3.9	429,242	13.0
1 Vehicle Available	526	30.2	61,918	25.3	1,213,932	36.8
2 Vehicles Available	658	37.8	103,138	42.2	1,112,702	33.7
3 or More Vehicles Available	478	27.5	69,696	28.5	545,512	16.5

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

Universe: Occupied housing units

Mode of Travel to Work, 2020-2024

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	215	8.5	52,068	14.7	783,713	18.5
Drive Alone	1,966	77.8	258,587	72.9	2,558,570	60.5
Carpool	268	10.6	28,431	8.0	328,727	7.8
Transit	0	0.0	7,253	2.0	344,109	8.1
Walk or Bike	45	1.8	3,032	0.9	151,058	3.6
Other	33	1.3	5,115	1.4	65,884	1.6
TOTAL COMMUTERS	2,312	91.5	302,418	85.3	3,448,348	81.5
Mean Commute Time (Minutes)	29.1		31.4		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

	Beecher	Will County	CMAP Region
Average Vehicle Miles Traveled per Year	N/A	19,442	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 Beecher.

Employment Status, 2020-2024

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	2,579	68.0	380,899	68.3	4,610,045	67.1
Employed†*	2,546	98.7	361,706	95.0	4,310,932	93.5
Unemployed*	33	1.3	18,747	4.9	284,304	6.2
Not in Labor Force	1,216	32.0	176,775	31.7	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

	Beecher		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Private Sector Employment	N/A	N/A	227,213	N/A	3,607,704	N/A
Job Change, 2015-25	N/A	N/A	43,616	23.8	141,870	4.1
Job Change, 2005-25	N/A	N/A	93,781	70.3	259,486	7.7
Private Sector Jobs per Household**	N/A		0.93		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 Beecher Residents*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Manufacturing	263	12.2
2. Health Care	262	12.2
3. Education	204	9.5
4. Retail Trade	187	8.7
5. Construction	177	8.2
TOP EMPLOYMENT LOCATIONS		
1. Chicago	240	11.2
2. Beecher	231	10.7
3. Kankakee County, Illinois	120	5.6
4. Unincorporated Will County	102	4.7
5. Lake County, Indiana	81	3.8

Employment in Beecher*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Manufacturing	202	18.6
2. Wholesale Trade	163	15.0
3. Education	153	14.1
4. Accommodation and Food Service	133	12.2
5. Health Care	104	9.6
TOP RESIDENCE LOCATIONS		
1. Beecher	231	21.3
2. Unincorporated Will County	179	16.5
3. Lake County, Indiana	147	13.5
4. Kankakee County, Illinois	121	11.1
5. Crete	38	3.5

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 Beecher.

General Land Use, 2023

	Acres	Percent
Single-Family Residential	489.5	27.9
Multi-Family Residential	6.3	0.4
Commercial	67.6	3.9
Industrial	17.1	1.0
Institutional	61.9	3.5
Mixed Use	1.2	0.1
Transportation and Other	274.4	15.7
Agricultural	414.0	23.6
Open Space	228.4	13.0
Vacant	192.3	11.0
TOTAL	1,752.7	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 Beecher.

General Merchandise Retail Sales, 2025

	Beecher	Will County	CMAP Region
General Merchandise	\$61,027,059	\$15,433,009,533	\$169,979,000,000
Total Retail Sales	\$84,112,641	\$18,469,068,493	\$214,930,000,000
Total Sales per Capita*	\$17,790	\$26,329	\$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	\$126,259,176
Commercial	\$12,872,467
Industrial	\$2,681,320
Railroad	\$267,545
Farm	\$954,282
Mineral	\$0
TOTAL	\$143,034,790

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)	96.9	88.3	79.9
Hispanic or Latino (of Any Race)	1.8	6.4	11.7
Black (Non-Hispanic)	0.0	3.1	0.8
Asian (Non-Hispanic)	0.4	1.4	3.7
Other/Multiple Races (Non-Hispanic)	0.9	0.7	3.9

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	25.0	28.5	24.3
20 to 34	13.5	12.0	20.9
35 to 49	25.2	25.6	20.0
50 to 64	18.1	18.0	19.1
65 and Over	18.2	15.8	15.7
Median Age	42.2	43.5	38.5

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	13.3	7.4	3.8
High School Diploma or Equivalent	43.7	39.5	40.8
Some College, No Degree	23.1	26.1	20.7
Associate's Degree	3.6	11.4	11.6
Bachelor's Degree	10.7	11.9	15.4
Graduate or Professional Degree	5.7	3.6	7.8

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	95.4	96.7
Foreign Born	4.6	3.3

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	91.9	89.1
Spanish	5.3	4.7
Russian, Polish, or other Slavic Languages	0.5	0.5
Chinese (incl. Mandarin, Cantonese)	0.0	1.3
Tagalog (incl. Filipino)	0.7	0.0
Arabic	0.0	0.0
Korean	0.0	0.0
Other Asian Languages	0.0	3.4
Other Indo-European Languages	1.6	1.1
Other/Unspecified Languages	0.0	0.0
TOTAL NON-ENGLISH	8.1	10.9
Speak English Less than "Very Well"*	3.9	1.8

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	89.9	95.2
No Health Insurance	10.1	4.8

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	25.3	24.0
2-Person Household	30.8	28.5
3-Person Household	15.8	25.8
4-or-More-Person Household	28.1	21.8

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	73.4	71.1
Single Parent with Child	10.3	3.4
Non-Family	26.6	28.9

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	\$82,587	\$103,415

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	94.7	95.7	96.5
Owner-Occupied*	78.4	73.9	81.4
Renter-Occupied*	21.6	26.1	18.6
Vacant Housing Units	5.3	4.3	3.5

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	12.5	6.5
Less than 20 Percent	1.5	0.0
20 to 29 Percent	0.0	2.0
30 Percent or More	11.0	4.4
\$20,000 to \$49,999	22.0	11.2
Less than 20 Percent	1.6	0.0
20 to 29 Percent	9.6	1.2
30 Percent or More	10.9	10.0
\$50,000 to \$74,999	23.9	17.4
Less than 20 Percent	8.4	2.2
20 to 29 Percent	5.5	8.8
30 Percent or More	10.0	6.3
\$75,000 or More	40.8	64.9
Less than 20 Percent	19.7	52.0
20 to 29 Percent	17.6	10.3
30 Percent or More	3.5	2.6

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	69.1	77.8
Single Family, Attached	12.7	7.5
2 Units	7.5	1.1
3 or 4 Units	6.5	8.3
5 or More Units	4.2	3.1
Mobile Home/Other*	0.0	2.3

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	8.3	8.3
2 Bedrooms	19.9	21.7
3 Bedrooms	48.5	45.2
4 Bedrooms	21.9	22.4
5 or More Bedrooms	1.4	2.4
Median Number of Rooms*	6.1	6.0

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	0.7	4.4
1 Vehicle Available	36.5	30.2
2 Vehicles Available	45.6	37.8
3 or More Vehicles Available	17.2	27.5

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*	1.4	8.5
Drive Alone	91.7	77.8
Carpool	3.7	10.6
Transit	1.5	0.0
Walk or Bike	0.0	1.8
Other	1.7	1.3
TOTAL COMMUTERS	98.6	91.5
Mean Commute Time (Minutes)	31.4	29.1

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	60.6	68.0
Employed†*	88.9	98.7
Unemployed*	11.1	1.3
Not in Labor Force	39.4	32.0

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 Beecher*

Water Source(s): Shallow Groundwater**

	2008 MGD***	2018 MGD***	Percent Change
Total Water Withdrawals	0.39	0.47	20.9

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

	Beecher			CMAP Region		
	2008	2018	Percent Change	2008	2018	Percent Change
Gallons per Capita per Day*	94.3	101.1	7.1	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	\$21.89	\$41.27	88.5	11.1
Sewer	\$18.17	\$25.19	38.7	5.6
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: N/A

	2017
Nonrevenue Water (Millions of Gallons per Day)**	N/A
Annual Cost of Nonrevenue Water	N/A
Percent of Nonrevenue Water to Water Supplied***	N/A

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.