

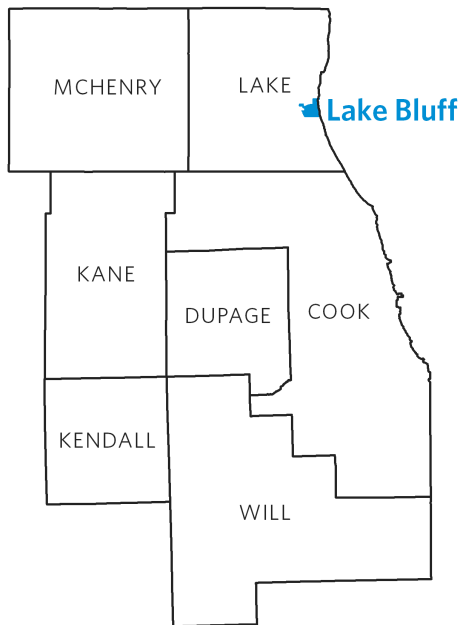


Lake Bluff

Community Data Snapshot

Municipality Series

June 2026 Release



About the Community Data Snapshots

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

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

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

User Notes

Definitions

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

Margins of Error

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

Regional Values

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

Median Values

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

Municipalities Located in Multiple Counties

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

Municipalities That Extend Beyond the CMAP Region

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

Comparing ACS Data Across Past Community Data Snapshots

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

Population and Households

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

General Population Characteristics, 2024

	Lake Bluff	Lake County	CMAP Region
Total Population	6,041	714,223	8,495,320
Total Households	2,212	258,455	3,301,388
Average Household Size	2.7	2.7	2.5
Percent Population Change, 2000-10	-5.5	9.2	3.5
Percent Population Change, 2010-24	5.6	1.5	0.8
Percent Population Change, 2000-24	-0.2	10.8	4.3

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

Race and Ethnicity, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	5,054	83.7	401,332	56.2	4,070,419	47.9
Hispanic or Latino (of Any Race)	372	6.2	177,631	24.9	2,106,868	24.8
Black (Non-Hispanic)	0	0.0	45,196	6.3	1,341,618	15.8
Asian (Non-Hispanic)	393	6.5	61,505	8.6	668,971	7.9
Other/Multiple Races (Non-Hispanic)	222	3.7	28,559	4.0	307,444	3.6

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

Universe: Total population

Age Cohorts, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	406	6.7	37,967	5.3	462,655	5.4
5 to 19	1,126	18.6	150,631	21.1	1,610,678	19.0
20 to 34	629	10.4	131,530	18.4	1,751,152	20.6
35 to 49	1,209	20.0	138,013	19.3	1,707,049	20.1
50 to 64	1,366	22.6	143,290	20.1	1,612,962	19.0
65 to 74	786	13.0	67,898	9.5	803,224	9.5
75 to 84	408	6.8	32,258	4.5	388,880	4.6
85 and Over	111	1.8	12,636	1.8	158,720	1.9
Median Age	46.3		39.1		38.5	

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

Universe: Total population

Educational Attainment*, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	18	0.4	44,725	9.4	608,225	10.3
High School Diploma or Equivalent	280	6.7	93,189	19.6	1,287,338	21.9
Some College, No Degree	243	5.8	79,209	16.7	1,039,489	17.7
Associate's Degree	227	5.5	31,437	6.6	417,149	7.1
Bachelor's Degree	1,639	39.4	130,975	27.6	1,493,459	25.4
Graduate or Professional Degree	1,758	42.2	95,774	20.1	1,042,387	17.7

Source: 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, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	5,188	85.9	572,508	80.2	6,804,818	80.1
Foreign Born	853	14.1	141,715	19.8	1,690,502	19.9

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

Universe: Total population

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

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	4,739	84.1	463,738	68.6	5,427,887	67.6
Spanish	223	4.0	128,317	19.0	1,526,595	19.0
Russian, Polish, or other Slavic Languages	44	0.8	20,709	3.1	288,316	3.6
Chinese (incl. Mandarin, Cantonese)	204	3.6	7,641	1.1	93,083	1.2
Tagalog (incl. Filipino)	25	0.4	7,288	1.1	76,863	1.0
Arabic	0	0.0	1,482	0.2	65,592	0.8
Korean	0	0.0	4,607	0.7	36,471	0.5
Other Asian Languages	44	0.8	13,618	2.0	119,487	1.5
Other Indo-European Languages	356	6.3	26,337	3.9	336,581	4.2
Other/Unspecified Languages	0	0.0	2,519	0.4	61,790	0.8
TOTAL NON-ENGLISH	896	15.9	212,518	31.4	2,604,778	32.4
Speak English Less than "Very Well"*	124	2.2	71,963	10.6	979,229	12.2

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

Universe: Population 5 years and older

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

Population with a Disability, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Number of People with a Disability	333	5.5	68,433	9.6	900,445	10.6
One Type of Disability Only	184	3.0	38,440	5.4	486,435	5.7
Two or More Types of Disability	149	2.5	29,993	4.2	414,010	4.9

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

Universe: Total population

Disability by Type, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Hearing Difficulty	97	1.6	19,254	2.7	214,075	2.5
Vision Difficulty	56	0.9	13,057	1.8	171,275	2.0
Cognitive Difficulty	155	2.6	26,187	3.7	334,479	3.9
Ambulatory Difficulty	140	2.3	29,875	4.2	437,316	5.1
Self-Care Difficulty	53	0.9	12,459	1.7	171,243	2.0
Independent Living Difficulty^{†*}	89	1.9	22,658	4.3	336,594	5.1

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

Universe: Total population

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

*Universe: Total population over 18

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

Disability by Age Cohorts, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0-17 with a Disability	94	1.6	5,839	0.8	66,935	0.8
18-64 with a Disability	58	1.0	33,591	4.7	436,241	5.1
65-74 with a Disability	51	0.8	12,064	1.7	166,015	2.0
75 and Over with a Disability	130	2.2	16,939	2.4	231,254	2.7

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

Universe: Total population

Health Insurance Coverage, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Uninsured	36	0.6	48,085	6.7	646,573	7.6
Uninsured and disabled	0	0.0	3,399	0.5	43,842	0.5

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

Universe: Total population

Household Size, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	308	13.9	60,715	23.5	1,004,516	30.4
2-Person Household	899	40.6	84,868	32.8	1,018,513	30.9
3-Person Household	344	15.6	42,594	16.5	501,858	15.2
4-or-More-Person Household	661	29.9	70,278	27.2	776,501	23.5

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

Universe: Occupied housing units

Household Type, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Family	1,868	84.4	184,528	71.4	2,073,094	62.8
Single Parent with Child	71	3.2	18,915	7.3	255,272	7.7
Non-Family	344	15.6	73,927	28.6	1,228,294	37.2

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

Universe: Occupied housing units

Household Income, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	90	4.1	25,034	9.7	437,334	13.2
\$25,000 to \$49,999	88	4.0	31,070	12.0	468,081	14.2
\$50,000 to \$74,999	114	5.2	31,403	12.2	451,436	13.7
\$75,000 to \$99,999	155	7.0	29,513	11.4	406,073	12.3
\$100,000 to \$149,999	381	17.2	48,606	18.8	604,303	18.3
\$150,000 and Over	1,384	62.6	92,829	35.9	934,161	28.3
Median Income	\$204,000		\$110,416		\$93,091	
Per Capita Income*	\$106,944		\$57,153		\$50,613	

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

Universe: Occupied housing units

*Universe: Total population

Household Computer and Internet Access, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
One or More Computing Devices	2,212	100.0	251,175	97.2	3,168,942	96.0
Smartphone(s) Only	19	0.9	16,367	6.3	265,765	8.1
No Computing Devices	0	0.0	7,280	2.8	132,446	4.0
Internet Access	2,177	98.4	248,369	96.1	3,122,435	94.6
Broadband Subscription	2,141	96.8	243,715	94.3	3,037,636	92.0
No Internet Access	35	1.6	10,086	3.9	178,953	5.4

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

Universe: Occupied housing units

Housing Occupancy and Tenure, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	2,212	92.7	258,455	95.5	3,301,388	93.6
Owner-Occupied*	2,037	92.1	193,403	74.8	2,140,282	64.8
Renter-Occupied*	175	7.9	65,052	25.2	1,161,106	35.2
Vacant Housing Units	174	7.3	12,163	4.5	225,992	6.4

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

Universe: Housing units
*Universe: Occupied housing units

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

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$20,000	69	3.1	15,702	6.2	284,351	8.9
Less than 20 Percent	0	0.0	285	0.1	4,916	0.2
20 to 29 Percent	0	0.0	626	0.2	16,165	0.5
30 Percent or More	69	3.1	14,791	5.9	263,270	8.2
\$20,000 to \$49,999	104	4.7	36,145	14.3	548,567	17.1
Less than 20 Percent	7	0.3	3,785	1.5	49,943	1.6
20 to 29 Percent	19	0.9	5,378	2.1	85,571	2.7
30 Percent or More	78	3.5	26,982	10.7	413,053	12.9
\$50,000 to \$74,999	114	5.2	31,015	12.3	445,688	13.9
Less than 20 Percent	0	0.0	7,635	3.0	104,246	3.2
20 to 29 Percent	24	1.1	9,488	3.8	144,885	4.5
30 Percent or More	90	4.1	13,892	5.5	196,557	6.1
\$75,000 or More	1,920	87.0	169,909	67.2	1,934,018	60.2
Less than 20 Percent	1,273	57.7	113,577	44.9	1,259,840	39.2
20 to 29 Percent	351	15.9	39,194	15.5	475,559	14.8
30 Percent or More	296	13.4	17,138	6.8	198,619	6.2

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

Universe: Occupied housing units

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

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

	Median-Income Family**	Moderate-Income Family***
Housing Costs	49	62
Transportation Costs	19	23
TOTAL H+T COSTS	68	84

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

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

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

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

Housing Characteristics

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

Housing Type, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	2,244	94.0	180,263	66.6	1,744,963	49.5
Single Family, Attached	55	2.3	27,922	10.3	267,540	7.6
2 Units	22	0.9	6,761	2.5	225,323	6.4
3 or 4 Units	33	1.4	8,986	3.3	278,696	7.9
5 to 9 Units	32	1.3	10,160	3.8	272,436	7.7
10 to 19 Units	0	0.0	11,750	4.3	162,206	4.6
20 or More Units	0	0.0	20,292	7.5	545,750	15.5
Mobile Home/Other*	0	0.0	4,484	1.7	30,466	0.9

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

Universe: Housing units

Housing Size, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedroom	76	3.2	25,265	9.3	596,223	16.9
2 Bedrooms	99	4.1	61,893	22.9	970,902	27.5
3 Bedrooms	786	32.9	91,827	33.9	1,149,073	32.6
4 Bedrooms	1,048	43.9	71,692	26.5	621,544	17.6
5 or More Bedrooms	377	15.8	19,941	7.4	189,638	5.4
Median Number of Rooms*	10.0		6.3		6.0	

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

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

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2010 or Later	217	9.1	15,025	5.6	198,138	5.6
Built 1990 to 2009	574	24.1	90,111	33.3	768,316	21.8
Built 1970 to 1989	655	27.5	81,672	30.2	812,639	23.0
Built 1940 to 1969	773	32.4	61,114	22.6	1,020,505	28.9
Built Before 1940	167	7.0	22,696	8.4	727,782	20.6
Median Year Built	1980		1983		1970	

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

Universe: Housing units

Transportation

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

Vehicles Available per Household, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	6	0.3	11,807	4.6	429,242	13.0
1 Vehicle Available	575	26.0	74,610	28.9	1,213,932	36.8
2 Vehicles Available	1,193	53.9	112,075	43.4	1,112,702	33.7
3 or More Vehicles Available	438	19.8	59,963	23.2	545,512	16.5

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

Universe: Occupied housing units

Mode of Travel to Work, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	984	33.8	70,334	19.5	783,713	18.5
Drive Alone	1,478	50.8	237,282	65.7	2,558,570	60.5
Carpool	187	6.4	30,514	8.5	328,727	7.8
Transit	177	6.1	9,748	2.7	344,109	8.1
Walk or Bike	34	1.2	7,894	2.2	151,058	3.6
Other	49	1.7	5,177	1.4	65,884	1.6
TOTAL COMMUTERS	1,925	66.2	290,615	80.5	3,448,348	81.5
Mean Commute Time (Minutes)	28.4		28.5		30.5	

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

Universe: Workers 16 years and older

*Not included in total commuters or mean commute time.

Annual Vehicle Miles Traveled per Household*, 2023

	Lake Bluff	Lake County	CMAP Region
Average Vehicle Miles Traveled per Year	16,822	17,473	13,828

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

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

Employment

The employment tables include general workforce characteristics for Lake Bluff.

Employment Status, 2020-2024

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	3,086	64.6	388,679	68.2	4,610,045	67.1
Employed†*	2,933	95.0	357,378	91.9	4,310,932	93.5
Unemployed*	134	4.3	19,545	5.0	284,304	6.2
Not in Labor Force	1,694	35.4	180,899	31.8	2,255,280	32.9

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

Universe: Population 16 years and older

†Does not include employed population in the Armed Forces.

*Universe: In labor force

Private Sector Employment*, 2025

	Lake Bluff		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Private Sector Employment	4,334	N/A	276,809	N/A	3,607,704	N/A
Job Change, 2015-25	-93	-2.1	-3,429	-1.2	141,870	4.1
Job Change, 2005-25	-790	-15.4	697	0.3	259,486	7.7
Private Sector Jobs per Household**	1.96		1.07		1.09	

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

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

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

Employment of Lake Bluff Residents*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Professional	302	12.5
2. Health Care	281	11.6
3. Education	272	11.2
4. Manufacturing	259	10.7
5. Finance	202	8.3
TOP EMPLOYMENT LOCATIONS		
1. Chicago	639	26.4
2. Lake Bluff	179	7.4
3. Lake Forest	163	6.7
4. Unincorporated Lake County	162	6.7
5. North Chicago	85	3.5

Employment in Lake Bluff*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Administration	784	24.6
2. Manufacturing	419	13.1
3. Health Care	414	13.0
4. Education	296	9.3
5. Wholesale Trade	272	8.5
TOP RESIDENCE LOCATIONS		
1. Waukegan	328	10.3
2. Unincorporated Lake County	238	7.5
3. Chicago	199	6.2
4. Lake Bluff	179	5.6
5. Lake Forest	120	3.8

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

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

Land Use

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

General Land Use, 2023

	Acres	Percent
Single-Family Residential	1,124.1	43.1
Multi-Family Residential	2.3	0.1
Commercial	120.4	4.6
Industrial	103.9	4.0
Institutional	59.9	2.3
Mixed Use	0.9	0.0
Transportation and Other	496.2	19.0
Agricultural	110.0	4.2
Open Space	432.8	16.6
Vacant	159.7	6.1
TOTAL	2,610.4	100.0

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

Tax Base

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

General Merchandise Retail Sales, 2025

	Lake Bluff	Lake County	CMAP Region
General Merchandise	\$412,419,008	\$16,488,085,087	\$169,979,000,000
Total Retail Sales	\$455,329,888	\$20,167,211,115	\$214,930,000,000
Total Sales per Capita*	\$75,373	\$28,237	\$25,300

Source: Illinois Department of Revenue, 2025.

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

Equalized Assessed Value, 2024

Residential	\$596,899,434
Commercial	\$44,602,646
Industrial	\$25,771,675
Railroad	\$1,763,851
Farm	\$4,031,646
Mineral	\$0
TOTAL	\$673,069,252

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)	94.3	88.5	83.7
Hispanic or Latino (of Any Race)	1.2	1.6	6.2
Black (Non-Hispanic)	0.5	0.9	0.0
Asian (Non-Hispanic)	3.3	6.1	6.5
Other/Multiple Races (Non-Hispanic)	0.7	2.9	3.7

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	34.1	28.7	25.4
20 to 34	8.5	10.6	10.4
35 to 49	27.1	18.7	20.0
50 to 64	18.3	24.4	22.6
65 and Over	12.0	17.5	21.6
Median Age	39.4	45.8	46.3

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	1.2	0.2	0.4
High School Diploma or Equivalent	7.0	7.2	6.7
Some College, No Degree	14.2	11.0	5.8
Associate's Degree	4.6	1.8	5.5
Bachelor's Degree	42.1	42.9	39.4
Graduate or Professional Degree	30.8	37.0	42.2

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

Universe: Population 25 years and older

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

Nativity, Over Time

	2010-2014 Percent	2020-2024 Percent
Native	91.1	85.9
Foreign Born	8.9	14.1

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	90.5	84.1
Spanish	1.9	4.0
Russian, Polish, or other Slavic Languages	0.8	0.8
Chinese (incl. Mandarin, Cantonese)	2.8	3.6
Tagalog (incl. Filipino)	0.0	0.4
Arabic	0.0	0.0
Korean	0.2	0.0
Other Asian Languages	0.7	0.8
Other Indo-European Languages	3.2	6.3
Other/Unspecified Languages	0.0	0.0
TOTAL NON-ENGLISH	9.5	15.9
Speak English Less than "Very Well"*	2.5	2.2

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

Universe: Population 5 years and older

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

Health Insurance Coverage, Over Time

	2010-2014 Percent	2020-2024 Percent
With Health Insurance Coverage	97.1	99.4
No Health Insurance	2.9	0.6

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	16.9	13.9
2-Person Household	37.3	40.6
3-Person Household	15.7	15.6
4-or-More-Person Household	30.1	29.9

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	82.4	84.4
Single Parent with Child	5.5	3.2
Non-Family	17.6	15.6

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	\$176,470	\$204,000

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	96.2	97.4	92.7
Owner-Occupied*	90.7	84.8	92.1
Renter-Occupied*	9.3	15.2	7.9
Vacant Housing Units	3.8	2.6	7.3

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	8.5	3.1
Less than 20 Percent	0.0	0.0
20 to 29 Percent	0.0	0.0
30 Percent or More	8.5	3.1
\$20,000 to \$49,999	8.8	4.7
Less than 20 Percent	0.0	0.3
20 to 29 Percent	0.7	0.9
30 Percent or More	8.1	3.5
\$50,000 to \$74,999	7.3	5.2
Less than 20 Percent	1.2	0.0
20 to 29 Percent	1.5	1.1
30 Percent or More	4.6	4.1
\$75,000 or More	73.2	87.0
Less than 20 Percent	41.0	57.7
20 to 29 Percent	15.7	15.9
30 Percent or More	16.4	13.4

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	88.7	94.0
Single Family, Attached	4.7	2.3
2 Units	0.0	0.9
3 or 4 Units	2.9	1.4
5 or More Units	3.5	1.3
Mobile Home/Other*	0.3	0.0

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	2.3	3.2
2 Bedrooms	11.2	4.1
3 Bedrooms	36.5	32.9
4 Bedrooms	38.4	43.9
5 or More Bedrooms	11.6	15.8
Median Number of Rooms*	7.8	10.0

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

Universe: Housing units

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

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

Vehicles Available per Household, Over Time

	2010-2014 Percent	2020-2024 Percent
No Vehicle Available	2.4	0.3
1 Vehicle Available	21.9	26.0
2 Vehicles Available	56.1	53.9
3 or More Vehicles Available	19.6	19.8

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*	12.8	33.8
Drive Alone	67.7	50.8
Carpool	3.4	6.4
Transit	11.7	6.1
Walk or Bike	2.0	1.2
Other	2.4	1.7
TOTAL COMMUTERS	87.2	66.2
Mean Commute Time (Minutes)	29.5	28.4

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	57.9	64.6
Employed ^{†*}	94.0	95.0
Unemployed*	5.7	4.3
Not in Labor Force	42.1	35.4

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

Universe: Population 16 years and older

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

*Universe: In labor force

Water Supply

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

Water Source and Demand Trends of Lake Bluff*

Water Source(s): Lake Michigan**

	2008 MGD***	2018 MGD***	Percent Change
Total Water Withdrawals	0.66	0.60	-10.0

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

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

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

***Millions of gallons per day.

Daily Water Demand per Capita

	Lake Bluff			CMAP Region		
	2008	2018	Percent Change	2008	2018	Percent Change
Gallons per Capita per Day*	113.5	105.4	-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	\$46.50	\$44.36	-4.6	-0.8
Sewer	\$7.19	\$5.90	-18.0	-3.3
Combined***	N/A	N/A	N/A	N/A

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

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

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

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

Water Loss*

Reporting utility: Lake Bluff

	2017
Nonrevenue Water (Millions of Gallons per Day)**	0.17
Annual Cost of Nonrevenue Water	\$246,360
Percent of Nonrevenue Water to Water Supplied***	27.0

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.