

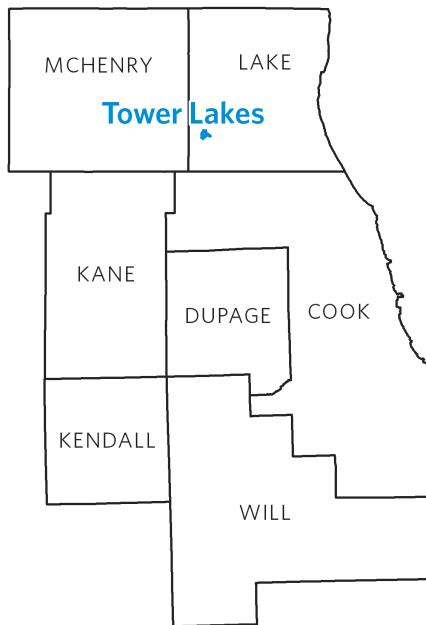


Tower Lakes

Community Data Snapshot

Municipality Series

July 2025 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 Tower Lakes, 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 Tower Lakes.

General Population Characteristics, 2023

	Tower Lakes	Lake County	CMAP Region
Total Population	1,148	711,885	8,485,926
Total Households	435	256,660	3,276,096
Average Household Size	2.6	2.7	2.5
Percent Population Change, 2000-10	-2.1	9.2	3.5
Percent Population Change, 2010-23	-10.5	1.2	0.6
Percent Population Change, 2000-23	-12.4	10.5	4.2

Source: 2000 and 2010 Census, 2019-2023 American Community Survey five-year estimates.

Race and Ethnicity, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	1,013	88.2	406,806	57.1	4,119,620	48.5
Hispanic or Latino (of Any Race)	44	3.8	173,796	24.4	2,077,117	24.5
Black (Non-Hispanic)	11	1.0	45,108	6.3	1,359,554	16.0
Asian (Non-Hispanic)	27	2.4	59,534	8.4	649,017	7.6
Other/Multiple Races (Non-Hispanic)	53	4.6	26,641	3.7	280,618	3.3

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	43	3.7	38,458	5.4	475,109	5.6
5 to 19	249	21.7	152,082	21.4	1,624,391	19.1
20 to 34	124	10.8	130,113	18.3	1,742,314	20.5
35 to 49	178	15.5	137,593	19.3	1,704,607	20.1
50 to 64	287	25.0	144,815	20.3	1,627,982	19.2
65 to 74	180	15.7	65,908	9.3	784,080	9.2
75 to 84	84	7.3	30,448	4.3	371,447	4.4
85 and Over	3	0.3	12,468	1.8	155,996	1.8
Median Age	48.8		38.9		38.4	

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	0	0.0	44,377	9.4	615,007	10.5
High School Diploma or Equivalent	47	5.8	92,684	19.7	1,290,688	22.0
Some College, No Degree	109	13.5	82,933	17.6	1,055,421	18.0
Associate's Degree	24	3.0	30,097	6.4	415,097	7.1
Bachelor's Degree	364	44.9	129,372	27.4	1,469,731	25.1
Graduate or Professional Degree	266	32.8	91,997	19.5	1,011,913	17.3

Source: 2019-2023 American Community Survey five-year estimates.
 *Highest degree or level of school completed by an individual.

Universe: Population 25 years and older

Nativity, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	1,054	91.8	573,171	80.5	6,827,326	80.5
Foreign Born	94	8.2	138,714	19.5	1,658,600	19.5

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

Language Spoken at Home and Ability to Speak English, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	1,025	92.8	464,511	69.0	5,434,701	67.8
Spanish	6	0.5	128,642	19.1	1,517,770	18.9
Slavic Languages	6	0.5	19,818	2.9	284,004	3.5
Chinese	9	0.8	7,611	1.1	92,694	1.2
Tagalog	0	0.0	6,383	0.9	75,308	0.9
Arabic	0	0.0	1,223	0.2	63,580	0.8
Korean	2	0.2	4,475	0.7	35,008	0.4
Other Asian Languages	7	0.6	12,688	1.9	116,634	1.5
Other Indo-European Languages	50	4.5	25,681	3.8	330,350	4.1
Other/Unspecified Languages	0	0.0	2,395	0.4	60,768	0.8
TOTAL NON-ENGLISH	80	7.2	208,916	31.0	2,576,116	32.2
Speak English Less than "Very Well"*	10	0.9	72,067	10.7	965,360	12.1

Source: 2019-2023 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, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Number of People with a Disability	96	8.4	68,733	9.7	878,107	10.3
One Type of Disability Only	69	6.0	38,792	5.4	470,370	5.5
Two or More Types of Disability	27	2.4	29,941	4.2	407,737	4.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

Disability by Type, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Hearing Difficulty	33	2.9	19,137	2.7	209,497	2.5
Vision Difficulty	6	0.5	12,468	1.8	166,646	2.0
Cognitive Difficulty	36	3.1	26,332	3.7	321,997	3.8
Ambulatory Difficulty	28	2.4	29,986	4.2	435,950	5.1
Self-Care Difficulty	8	0.7	12,185	1.7	170,525	2.0
Independent Living Difficulty^{†*}	20	2.3	22,586	4.3	329,972	5.1

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

[Click here](#) to 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, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0-17 with a Disability	17	1.5	6,313	0.9	65,487	0.8
18-64 with a Disability	38	3.3	34,108	4.8	428,242	5.0
65-74 with a Disability	20	1.7	11,974	1.7	161,968	1.9
75 and Over with a Disability	21	1.8	16,338	2.3	222,410	2.6

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

Health Insurance Coverage, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Uninsured	14	1.2	47,962	6.7	654,731	7.7
Uninsured and disabled	0	0.0	3,456	0.5	43,267	0.5

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

Household Size, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	60	13.8	60,020	23.4	985,617	30.1
2-Person Household	207	47.6	83,847	32.7	1,008,017	30.8
3-Person Household	62	14.3	42,586	16.6	504,018	15.4
4-or-More-Person Household	106	24.4	70,207	27.4	778,444	23.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Family	364	83.7	183,939	71.7	2,070,874	63.2
Single Parent with Child	28	6.4	18,774	7.3	257,654	7.9
Non-Family	71	16.3	72,721	28.3	1,205,222	36.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	19	4.4	25,344	9.9	439,439	13.4
\$25,000 to \$49,999	21	4.8	30,820	12.0	476,017	14.5
\$50,000 to \$74,999	58	13.3	32,059	12.5	458,143	14.0
\$75,000 to \$99,999	39	9.0	29,945	11.7	407,824	12.4
\$100,000 to \$149,999	73	16.8	48,521	18.9	601,803	18.4
\$150,000 and Over	225	51.7	89,971	35.1	892,870	27.3
Median Income	\$172,656		\$108,917		\$91,211	
Per Capita Income*	\$74,172		\$55,756		\$49,183	

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

*Universe: Total population

Household Computer and Internet Access, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
One or More Computing Devices	432	99.3	248,221	96.7	3,123,104	95.3
Smartphone(s) Only	0	0.0	16,901	6.6	260,365	7.9
No Computing Devices	3	0.7	8,439	3.3	152,992	4.7
Internet Access	432	99.3	244,649	95.3	3,062,137	93.5
Broadband Subscription	422	97.0	240,027	93.5	2,976,465	90.9
No Internet Access	3	0.7	12,011	4.7	213,959	6.5

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	435	94.8	256,660	95.0	3,276,096	93.2
Owner-Occupied*	423	97.2	190,963	74.4	2,116,804	64.6
Renter-Occupied*	12	2.8	65,697	25.6	1,159,292	35.4
Vacant Housing Units	24	5.2	13,423	5.0	239,417	6.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Housing units
*Universe: Occupied housing units

Housing Costs as a Percentage of Household Income*, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$20,000	16	3.7	15,588	6.2	282,533	8.9
Less than 20 Percent	0	0.0	467	0.2	5,512	0.2
20 to 29 Percent	0	0.0	875	0.3	17,248	0.5
30 Percent or More	16	3.7	14,246	5.7	259,773	8.1
\$20,000 to \$49,999	21	4.9	36,589	14.5	562,059	17.6
Less than 20 Percent	0	0.0	3,879	1.5	53,141	1.7
20 to 29 Percent	2	0.5	5,386	2.1	92,118	2.9
30 Percent or More	19	4.4	27,324	10.9	416,800	13.1
\$50,000 to \$74,999	58	13.4	31,808	12.6	452,299	14.2
Less than 20 Percent	3	0.7	8,202	3.3	110,823	3.5
20 to 29 Percent	24	5.6	10,118	4.0	150,697	4.7
30 Percent or More	31	7.2	13,488	5.4	190,779	6.0
\$75,000 or More	337	78.0	167,513	66.6	1,891,958	59.3
Less than 20 Percent	212	49.1	112,824	44.9	1,236,129	38.8
20 to 29 Percent	84	19.4	38,687	15.4	470,193	14.7
30 Percent or More	41	9.5	16,002	6.4	185,636	5.8

Source: 2019-2023 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	46	58
Transportation Costs	21	24
TOTAL H+T COSTS	67	82

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 Tower Lakes.

Housing Type, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	459	100.0	179,407	66.4	1,743,869	49.6
Single Family, Attached	0	0.0	27,962	10.4	267,616	7.6
2 Units	0	0.0	6,937	2.6	233,187	6.6
3 or 4 Units	0	0.0	8,751	3.2	276,611	7.9
5 to 9 Units	0	0.0	10,000	3.7	272,171	7.7
10 to 19 Units	0	0.0	11,817	4.4	158,373	4.5
20 or More Units	0	0.0	20,687	7.7	533,018	15.2
Mobile Home/Other*	0	0.0	4,522	1.7	30,668	0.9

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Housing units

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

Housing Size, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedroom	0	0.0	24,353	9.0	584,858	16.6
2 Bedrooms	34	7.4	63,885	23.7	974,700	27.7
3 Bedrooms	154	33.6	91,396	33.8	1,154,991	32.9
4 Bedrooms	200	43.6	70,360	26.1	616,835	17.5
5 or More Bedrooms	71	15.5	20,089	7.4	184,129	5.2
Median Number of Rooms*	8.2		6.3		6.0	

Source: 2019-2023 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, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2010 or Later	0	0.0	13,524	5.0	172,688	4.9
Built 1990 to 2009	23	5.0	90,233	33.4	764,770	21.8
Built 1970 to 1989	165	35.9	81,837	30.3	813,872	23.2
Built 1940 to 1969	166	36.2	61,151	22.6	1,032,806	29.4
Built Before 1940	105	22.9	23,338	8.6	731,377	20.8
Median Year Built	1964		1982		1970	

Source: 2019-2023 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 Tower Lakes.

Vehicles Available per Household, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	0	0.0	12,254	4.8	423,777	12.9
1 Vehicle Available	89	20.5	72,781	28.4	1,196,026	36.5
2 Vehicles Available	217	49.9	112,285	43.7	1,112,204	33.9
3 or More Vehicles Available	129	29.7	59,340	23.1	544,089	16.6

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	111	20.2	62,393	17.3	690,746	16.4
Drive Alone	399	72.5	245,071	68.0	2,616,122	62.0
Carpool	9	1.6	30,265	8.4	326,525	7.7
Transit	19	3.5	9,949	2.8	376,771	8.9
Walk or Bike	0	0.0	7,803	2.2	147,732	3.5
Other	12	2.2	5,014	1.4	64,598	1.5
TOTAL COMMUTERS	439	79.8	298,102	82.7	3,531,748	83.6
Mean Commute Time (Minutes)	37.7		28.8		30.9	

Source: 2019-2023 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

	Tower Lakes	Lake County	CMAP Region
Average Vehicle Miles Traveled per Year	21,494	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 Tower Lakes.

Employment Status, 2019-2023

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	577	63.6	387,586	68.5	4,590,752	67.2
Employed ^{†*}	553	95.8	357,339	92.2	4,298,652	93.6
Unemployed*	19	3.3	19,095	4.9	278,175	6.1
Not in Labor Force	330	36.4	178,161	31.5	2,235,861	32.8

Source: 2019-2023 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*, 2024

	Tower Lakes		Lake County		6-County Region**	
	Count	Percent	Count	Percent	Count	Percent
Private Sector Employment	N/A	N/A	280,950	N/A	3,560,776	N/A
Job Change, 2014-24	N/A	N/A	824	0.3	179,601	5.3
Job Change, 2004-24	N/A	N/A	9,254	3.4	252,854	7.6
Private Sector Jobs per Household***	N/A		1.09		1.09	

Source: Illinois Department of Employment Security, Where Workers Work report (2024).

*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 2019-2023 American Community Survey five-year estimates.

Employment of Tower Lakes Residents*, 2022

TOP INDUSTRY SECTORS	Count	Percent
1. Professional	69	12.8
2. Health Care	68	12.6
3. Education	48	8.9
4. Retail Trade	41	7.6
5. Manufacturing	39	7.2
TOP EMPLOYMENT LOCATIONS		
1. Chicago	77	14.3
2. Schaumburg	32	5.9
3. Barrington	26	4.8
4. Crystal Lake	17	3.2
5. Hoffman Estates	13	2.4

Employment in Tower Lakes*, 2022

TOP INDUSTRY SECTORS	Count	Percent
1. Construction	16	40.0
2. Finance	6	15.0
3. Professional	5	12.5
4. Wholesale Trade	4	10.0
5. Retail Trade	4	10.0
TOP RESIDENCE LOCATIONS		
1. Chicago	4	10.0
2. Lake Barrington	3	7.5
3. Fox River Grove	1	2.5
4. Glendale Heights	1	2.5
5. Tower Lakes	1	2.5

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2022).

*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 for Tower Lakes.

General Land Use, 2020

	Acres	Percent
Single-Family Residential	463.5	69.4
Multi-Family Residential	0.0	0.0
Commercial	0.0	0.0
Industrial	0.0	0.0
Institutional	0.9	0.1
Mixed Use	0.0	0.0
Transportation and Other	110.7	16.6
Agricultural	0.0	0.0
Open Space	72.2	10.8
Vacant	20.3	3.0
TOTAL	667.6	100.0

Source: Chicago Metropolitan Agency for Planning analysis of the 2020 [Land Use Inventory](#).

Tax Base

The tax base tables include retail sales and equalized assessed values for Tower Lakes.

General Merchandise Retail Sales, 2024

	Tower Lakes	Lake County	CMAP Region
General Merchandise	\$3,409,919	\$13,762,721,059	\$145,067,000,000
Total Retail Sales	\$3,622,009	\$17,004,869,681	\$183,977,000,000
Total Sales per Capita*	\$3,155	\$23,887	\$21,680

Source: Illinois Department of Revenue, 2024.

*Per capita calculations based on population from 2019-2023 American Community Survey five-year estimates.

Equalized Assessed Value, 2023

Residential	\$67,345,778
Commercial	\$0
Industrial	\$0
Railroad	\$0
Farm	\$0
Mineral	\$0
TOTAL	\$67,345,778

Source: Illinois Department of Revenue, 2023.

Change Over Time

The time series tables include comparisons of current 2019-2023 ACS estimates to historic year estimates from the 2000 Census and 2009-2013 ACS. Historic data may not be available for municipalities that were incorporated after 2000.

Race and Ethnicity, Over Time

	2000 Percent	2009-2013 Percent	2019-2023 Percent
White (Non-Hispanic)	96.6	92.2	88.2
Hispanic or Latino (of Any Race)	1.4	4.3	3.8
Black (Non-Hispanic)	0.3	0.0	1.0
Asian (Non-Hispanic)	0.8	2.1	2.4
Other/Multiple Races (Non-Hispanic)	0.9	1.4	4.6

Source: 2000 Census; 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, Over Time

	2000 Percent	2009-2013 Percent	2019-2023 Percent
19 and Under	31.3	30.4	25.4
20 to 34	9.7	9.2	10.8
35 to 49	26.7	19.2	15.5
50 to 64	24.7	27.8	25.0
65 and Over	7.6	13.4	23.3
Median Age	41.5	44.7	48.8

Source: 2000 Census; 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, Over Time

	2000 Percent	2009-2013 Percent	2019-2023 Percent
Less than High School Diploma	1.3	0.0	0.0
High School Diploma or Equivalent	8.0	10.3	5.8
Some College, No Degree	20.2	14.2	13.5
Associate's Degree	6.1	8.1	3.0
Bachelor's Degree	36.4	37.5	44.9
Graduate or Professional Degree	28.1	29.9	32.8

Source: 2000 Census; 2009-2013 and 2019-2023 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

	2009-2013 Percent	2019-2023 Percent
Native	92.7	91.8
Foreign Born	7.3	8.2

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Total population

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

	2009-2013 Percent	2019-2023 Percent
English Only	93.5	92.8
Spanish	2.6	0.5
Slavic Languages	0.2	0.5
Chinese	0.0	0.8
Tagalog	0.6	0.0
Arabic	0.0	0.0
Korean	0.0	0.2
Other Asian Languages	0.0	0.6
Other Indo-European Languages	2.9	4.5
Other/Unspecified Languages	0.3	0.0
TOTAL NON-ENGLISH	6.5	7.2
Speak English Less than "Very Well"*	0.6	0.9

Source: 2009-2013 and 2019-2023 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

	2009-2013 Percent	2019-2023 Percent
1-Person Household	9.7	13.8
2-Person Household	38.2	47.6
3-Person Household	13.0	14.3
4-or-More-Person Household	39.1	24.4

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, Over Time

	2009-2013 Percent	2019-2023 Percent
Family	90.3	83.7
Single Parent with Child	5.2	6.4
Non-Family	9.7	16.3

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, Over Time

	2009-2013 (2023 Dollars)	2019-2023 (2023 Dollars)
Median Income	\$197,285	\$172,656

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, Over Time

	2000 Percent	2009-2013 Percent	2019-2023 Percent
Occupied Housing Units	98.0	94.2	94.8
Owner-Occupied*	98.7	95.5	97.2
Renter-Occupied*	1.3	4.5	2.8
Vacant Housing Units	2.0	5.8	5.2

Source: 2000 Census; 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Housing units

*Universe: Occupied housing units

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

	2009-2013	2019-2023
	Percent	Percent
Less than \$20,000	2.6	3.7
Less than 20 Percent	0.0	0.0
20 to 29 Percent	0.9	0.0
30 Percent or More	1.7	3.7
\$20,000 to \$49,999	9.2	4.9
Less than 20 Percent	1.7	0.0
20 to 29 Percent	1.9	0.5
30 Percent or More	5.7	4.4
\$50,000 to \$74,999	5.5	13.4
Less than 20 Percent	0.0	0.7
20 to 29 Percent	2.4	5.6
30 Percent or More	3.1	7.2
\$75,000 or More	81.5	78.0
Less than 20 Percent	46.4	49.1
20 to 29 Percent	15.6	19.4
30 Percent or More	19.4	9.5

Source: 2009-2013 and 2019-2023 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

	2009-2013	2019-2023
	Percent	Percent
Single Family, Detached	99.1	100.0
Single Family, Attached	0.0	0.0
2 Units	0.0	0.0
3 or 4 Units	0.0	0.0
5 or More Units	0.0	0.0
Mobile Home/Other*	0.9	0.0

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Housing units

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

Housing Size, Over Time

	2009-2013	2019-2023
	Percent	Percent
0 or 1 Bedroom	0.7	0.0
2 Bedrooms	4.2	7.4
3 Bedrooms	30.4	33.6
4 Bedrooms	51.6	43.6
5 or More Bedrooms	13.2	15.5
Median Number of Rooms*	8.5	8.2

Source: 2009-2013 and 2019-2023 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

	2009-2013 Percent	2019-2023 Percent
No Vehicle Available	0.9	0.0
1 Vehicle Available	10.2	20.5
2 Vehicles Available	53.8	49.9
3 or More Vehicles Available	35.1	29.7

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, Over Time

	2009-2013 Percent	2019-2023 Percent
Work at Home*	12.4	20.2
Drive Alone	72.8	72.5
Carpool	3.6	1.6
Transit	10.5	3.5
Walk or Bike	0.6	0.0
Other	0.0	2.2
TOTAL COMMUTERS	87.6	79.8
Mean Commute Time (Minutes)	38.1	37.7

Source: 2009-2013 and 2019-2023 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

	2009-2013 Percent	2019-2023 Percent
In Labor Force	67.5	63.6
Employed†*	94.7	95.8
Unemployed*	5.3	3.3
Not in Labor Force	32.5	36.4

Source: 2009-2013 and 2019-2023 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

CMAA 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. CMAA’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 Tower Lakes*

Water Source(s): Shallow Groundwater**

	2008 MGD***	2018 MGD***	Percent Change
Total Water Withdrawals	0.13	0.13	-0.5

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

	Tower Lakes			CMAA Region		
	2008	2018	Percent Change	2008	2018	Percent Change
Gallons per Capita per Day*	102.9	107.0	3.9	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 (2023 Dollars)	2022 (2023 Dollars)	Percent Change	Annualized Percent Change
Drinking Water	N/A	N/A	N/A	N/A
Sewer	N/A	N/A	N/A	N/A
Combined***	\$35.01	\$65.02	85.7	10.9

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.