

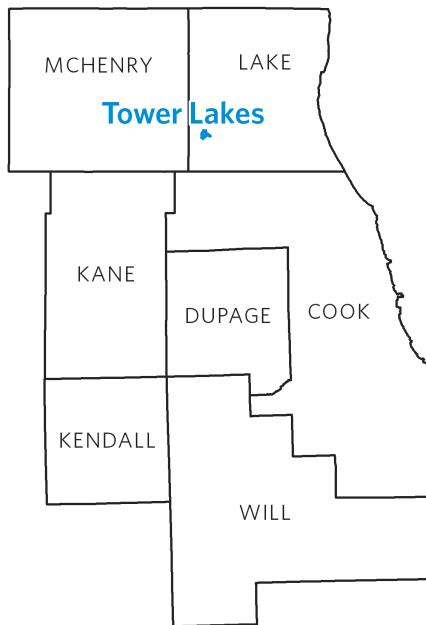


Tower Lakes

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 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, 2024

	Tower Lakes	Lake County	CMAP Region
Total Population	1,106	714,223	8,495,320
Total Households	418	258,455	3,301,388
Average Household Size	2.6	2.7	2.5
Percent Population Change, 2000-10	-2.1	9.2	3.5
Percent Population Change, 2010-24	-13.8	1.5	0.8
Percent Population Change, 2000-24	-15.6	10.8	4.3

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

Race and Ethnicity, 2020-2024

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	947	85.6	401,332	56.2	4,070,419	47.9
Hispanic or Latino (of Any Race)	73	6.6	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)	26	2.4	61,505	8.6	668,971	7.9
Other/Multiple Races (Non-Hispanic)	60	5.4	28,559	4.0	307,444	3.6

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

Universe: Total population

Age Cohorts, 2020-2024

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	50	4.5	37,967	5.3	462,655	5.4
5 to 19	240	21.7	150,631	21.1	1,610,678	19.0
20 to 34	110	9.9	131,530	18.4	1,751,152	20.6
35 to 49	166	15.0	138,013	19.3	1,707,049	20.1
50 to 64	292	26.4	143,290	20.1	1,612,962	19.0
65 to 74	148	13.4	67,898	9.5	803,224	9.5
75 to 84	92	8.3	32,258	4.5	388,880	4.6
85 and Over	8	0.7	12,636	1.8	158,720	1.9
Median Age	48.8		39.1		38.5	

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

Universe: Total population

Educational Attainment*, 2020-2024

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	0	0.0	44,725	9.4	608,225	10.3
High School Diploma or Equivalent	57	7.4	93,189	19.6	1,287,338	21.9
Some College, No Degree	101	13.0	79,209	16.7	1,039,489	17.7
Associate's Degree	25	3.2	31,437	6.6	417,149	7.1
Bachelor's Degree	331	42.7	130,975	27.6	1,493,459	25.4
Graduate or Professional Degree	261	33.7	95,774	20.1	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

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	1,001	90.5	572,508	80.2	6,804,818	80.1
Foreign Born	105	9.5	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

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	947	89.7	463,738	68.6	5,427,887	67.6
Spanish	39	3.7	128,317	19.0	1,526,595	19.0
Russian, Polish, or other Slavic Languages	8	0.8	20,709	3.1	288,316	3.6
Chinese (incl. Mandarin, Cantonese)	9	0.9	7,641	1.1	93,083	1.2
Tagalog (incl. Filipino)	0	0.0	7,288	1.1	76,863	1.0
Arabic	0	0.0	1,482	0.2	65,592	0.8
Korean	3	0.3	4,607	0.7	36,471	0.5
Other Asian Languages	7	0.7	13,618	2.0	119,487	1.5
Other Indo-European Languages	43	4.1	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	109	10.3	212,518	31.4	2,604,778	32.4
Speak English Less than "Very Well"*	22	2.1	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

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Number of People with a Disability	80	7.2	68,433	9.6	900,445	10.6
One Type of Disability Only	65	5.9	38,440	5.4	486,435	5.7
Two or More Types of Disability	15	1.4	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

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Hearing Difficulty	31	2.8	19,254	2.7	214,075	2.5
Vision Difficulty	18	1.6	13,057	1.8	171,275	2.0
Cognitive Difficulty	34	3.1	26,187	3.7	334,479	3.9
Ambulatory Difficulty	12	1.1	29,875	4.2	437,316	5.1
Self-Care Difficulty	3	0.3	12,459	1.7	171,243	2.0
Independent Living Difficulty^{†*}	3	0.4	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

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0-17 with a Disability	11	1.0	5,839	0.8	66,935	0.8
18-64 with a Disability	36	3.3	33,591	4.7	436,241	5.1
65-74 with a Disability	16	1.4	12,064	1.7	166,015	2.0
75 and Over with a Disability	17	1.5	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

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Uninsured	11	1.0	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

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	53	12.7	60,715	23.5	1,004,516	30.4
2-Person Household	208	49.8	84,868	32.8	1,018,513	30.9
3-Person Household	59	14.1	42,594	16.5	501,858	15.2
4-or-More-Person Household	98	23.4	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

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Family	339	81.1	184,528	71.4	2,073,094	62.8
Single Parent with Child	23	5.5	18,915	7.3	255,272	7.7
Non-Family	79	18.9	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

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	12	2.9	25,034	9.7	437,334	13.2
\$25,000 to \$49,999	9	2.2	31,070	12.0	468,081	14.2
\$50,000 to \$74,999	66	15.8	31,403	12.2	451,436	13.7
\$75,000 to \$99,999	45	10.8	29,513	11.4	406,073	12.3
\$100,000 to \$149,999	71	17.0	48,606	18.8	604,303	18.3
\$150,000 and Over	215	51.4	92,829	35.9	934,161	28.3
Median Income	\$154,167		\$110,416		\$93,091	
Per Capita Income*	\$75,857		\$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

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
One or More Computing Devices	413	98.8	251,175	97.2	3,168,942	96.0
Smartphone(s) Only	0	0.0	16,367	6.3	265,765	8.1
No Computing Devices	5	1.2	7,280	2.8	132,446	4.0
Internet Access	413	98.8	248,369	96.1	3,122,435	94.6
Broadband Subscription	404	96.7	243,715	94.3	3,037,636	92.0
No Internet Access	5	1.2	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

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	418	97.7	258,455	95.5	3,301,388	93.6
Owner-Occupied*	405	96.9	193,403	74.8	2,140,282	64.8
Renter-Occupied*	13	3.1	65,052	25.2	1,161,106	35.2
Vacant Housing Units	10	2.3	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

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$20,000	6	1.4	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	6	1.4	14,791	5.9	263,270	8.2
\$20,000 to \$49,999	12	2.9	36,145	14.3	548,567	17.1
Less than 20 Percent	0	0.0	3,785	1.5	49,943	1.6
20 to 29 Percent	3	0.7	5,378	2.1	85,571	2.7
30 Percent or More	9	2.2	26,982	10.7	413,053	12.9
\$50,000 to \$74,999	66	15.9	31,015	12.3	445,688	13.9
Less than 20 Percent	2	0.5	7,635	3.0	104,246	3.2
20 to 29 Percent	25	6.0	9,488	3.8	144,885	4.5
30 Percent or More	39	9.4	13,892	5.5	196,557	6.1
\$75,000 or More	331	79.8	169,909	67.2	1,934,018	60.2
Less than 20 Percent	196	47.2	113,577	44.9	1,259,840	39.2
20 to 29 Percent	81	19.5	39,194	15.5	475,559	14.8
30 Percent or More	54	13.0	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	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, 2020-2024

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	428	100.0	180,263	66.6	1,744,963	49.5
Single Family, Attached	0	0.0	27,922	10.3	267,540	7.6
2 Units	0	0.0	6,761	2.5	225,323	6.4
3 or 4 Units	0	0.0	8,986	3.3	278,696	7.9
5 to 9 Units	0	0.0	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

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedroom	0	0.0	25,265	9.3	596,223	16.9
2 Bedrooms	25	5.8	61,893	22.9	970,902	27.5
3 Bedrooms	150	35.0	91,827	33.9	1,149,073	32.6
4 Bedrooms	194	45.3	71,692	26.5	621,544	17.6
5 or More Bedrooms	59	13.8	19,941	7.4	189,638	5.4
Median Number of Rooms*	8.0		6.3		6.0	

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

Universe: Housing units

Housing Age, 2020-2024

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2010 or Later	0	0.0	15,025	5.6	198,138	5.6
Built 1990 to 2009	19	4.4	90,111	33.3	768,316	21.8
Built 1970 to 1989	161	37.6	81,672	30.2	812,639	23.0
Built 1940 to 1969	161	37.6	61,114	22.6	1,020,505	28.9
Built Before 1940	87	20.3	22,696	8.4	727,782	20.6
Median Year Built	1965		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 Tower Lakes.

Vehicles Available per Household, 2020-2024

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	0	0.0	11,807	4.6	429,242	13.0
1 Vehicle Available	80	19.1	74,610	28.9	1,213,932	36.8
2 Vehicles Available	221	52.9	112,075	43.4	1,112,702	33.7
3 or More Vehicles Available	117	28.0	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

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	138	26.6	70,334	19.5	783,713	18.5
Drive Alone	320	61.8	237,282	65.7	2,558,570	60.5
Carpool	8	1.5	30,514	8.5	328,727	7.8
Transit	24	4.6	9,748	2.7	344,109	8.1
Walk or Bike	0	0.0	7,894	2.2	151,058	3.6
Other	28	5.4	5,177	1.4	65,884	1.6
TOTAL COMMUTERS	380	73.4	290,615	80.5	3,448,348	81.5
Mean Commute Time (Minutes)	35.0		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

	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, 2020-2024

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	538	62.2	388,679	68.2	4,610,045	67.1
Employed ^{†*}	518	96.3	357,378	91.9	4,310,932	93.5
Unemployed*	15	2.8	19,545	5.0	284,304	6.2
Not in Labor Force	327	37.8	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

	Tower Lakes		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Private Sector Employment	N/A	N/A	276,809	N/A	3,607,704	N/A
Job Change, 2015-25	N/A	N/A	-3,429	-1.2	141,870	4.1
Job Change, 2005-25	N/A	N/A	697	0.3	259,486	7.7
Private Sector Jobs per Household**	N/A		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 Tower Lakes Residents*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Education	61	11.4
2. Manufacturing	60	11.2
3. Retail Trade	53	9.9
4. Health Care	52	9.7
5. Professional	51	9.5
TOP EMPLOYMENT LOCATIONS		
1. Chicago	86	16.0
2. Barrington	28	5.2
3. Schaumburg	24	4.5
4. Cary	14	2.6
5. Unincorporated Lake County	13	2.4

Employment in Tower Lakes*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Arts and Entertainment	82	58.6
2. Professional	18	12.9
3. Construction	16	11.4
4. Finance	12	8.6
5. Retail Trade	5	3.6
TOP RESIDENCE LOCATIONS		
1. Barrington	12	8.6
2. Chicago	8	5.7
3. Carpentersville	6	4.3
4. Unincorporated Lake County	6	4.3
5. Unincorporated McHenry County	6	4.3

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 Tower Lakes.

General Land Use, 2023

	Acres	Percent
Single-Family Residential	465.3	69.7
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	109.1	16.3
Agricultural	0.0	0.0
Open Space	72.2	10.8
Vacant	20.4	3.1
TOTAL	667.8	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 Tower Lakes.

General Merchandise Retail Sales, 2025

	Tower Lakes	Lake County	CMAP Region
General Merchandise	\$5,555,403	\$16,488,085,087	\$169,979,000,000
Total Retail Sales	\$6,180,684	\$20,167,211,115	\$214,930,000,000
Total Sales per Capita*	\$5,588	\$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	\$74,173,104
Commercial	\$0
Industrial	\$0
Railroad	\$0
Farm	\$0
Mineral	\$0
TOTAL	\$74,173,104

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)	96.6	93.2	85.6
Hispanic or Latino (of Any Race)	1.4	4.0	6.6
Black (Non-Hispanic)	0.3	0.0	0.0
Asian (Non-Hispanic)	0.8	1.3	2.4
Other/Multiple Races (Non-Hispanic)	0.9	1.5	5.4

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	31.3	30.1	26.2
20 to 34	9.7	10.1	9.9
35 to 49	26.7	19.1	15.0
50 to 64	24.7	27.8	26.4
65 and Over	7.6	12.9	22.4
Median Age	41.5	44.5	48.8

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	1.3	0.5	0.0
High School Diploma or Equivalent	8.0	8.3	7.4
Some College, No Degree	20.2	13.5	13.0
Associate's Degree	6.1	6.4	3.2
Bachelor's Degree	36.4	41.2	42.7
Graduate or Professional Degree	28.1	30.1	33.7

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	94.4	90.5
Foreign Born	5.6	9.5

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	94.3	89.7
Spanish	2.2	3.7
Russian, Polish, or other Slavic Languages	0.0	0.8
Chinese (incl. Mandarin, Cantonese)	0.0	0.9
Tagalog (incl. Filipino)	0.6	0.0
Arabic	0.0	0.0
Korean	0.0	0.3
Other Asian Languages	0.0	0.7
Other Indo-European Languages	2.7	4.1
Other/Unspecified Languages	0.2	0.0
TOTAL NON-ENGLISH	5.7	10.3
Speak English Less than "Very Well"*	0.2	2.1

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	95.1	99.0
No Health Insurance	4.9	1.0

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	11.6	12.7
2-Person Household	34.7	49.8
3-Person Household	13.5	14.1
4-or-More-Person Household	40.1	23.4

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	88.4	81.1
Single Parent with Child	3.8	5.5
Non-Family	11.6	18.9

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	\$204,201	\$154,167

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	98.0	89.6	97.7
Owner-Occupied*	98.7	95.2	96.9
Renter-Occupied*	1.3	4.8	3.1
Vacant Housing Units	2.0	10.4	2.3

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	1.2	1.4
Less than 20 Percent	0.0	0.0
20 to 29 Percent	0.0	0.0
30 Percent or More	1.2	1.4
\$20,000 to \$49,999	12.1	2.9
Less than 20 Percent	1.4	0.0
20 to 29 Percent	2.1	0.7
30 Percent or More	8.6	2.2
\$50,000 to \$74,999	7.4	15.9
Less than 20 Percent	0.7	0.5
20 to 29 Percent	1.4	6.0
30 Percent or More	5.2	9.4
\$75,000 or More	78.1	79.8
Less than 20 Percent	44.2	47.2
20 to 29 Percent	22.3	19.5
30 Percent or More	11.6	13.0

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	100.0	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*	0.0	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	0.9	0.0
2 Bedrooms	8.1	5.8
3 Bedrooms	27.0	35.0
4 Bedrooms	49.4	45.3
5 or More Bedrooms	14.7	13.8
Median Number of Rooms*	8.4	8.0

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	1.0	0.0
1 Vehicle Available	10.2	19.1
2 Vehicles Available	53.7	52.9
3 or More Vehicles Available	35.2	28.0

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*	12.2	26.6
Drive Alone	69.6	61.8
Carpool	4.8	1.5
Transit	12.6	4.6
Walk or Bike	0.8	0.0
Other	0.0	5.4
TOTAL COMMUTERS	87.8	73.4
Mean Commute Time (Minutes)	40.5	35.0

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	67.9	62.2
Employed†*	95.1	96.3
Unemployed*	4.9	2.8
Not in Labor Force	32.1	37.8

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

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 (2024 Dollars)	2022 (2024 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***	\$36.05	\$66.94	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.