



COMMUNITY DATA SNAPSHOT
BEVERLY, CHICAGO COMMUNITY AREA
JUNE 2020 RELEASE

About The Community Data Snapshot

The Community Data Snapshots are a series of county, municipal, and Chicago Community Area data profiles that primarily feature data from the 2014-2018 American Community Survey (ACS) 5-Year Estimates. As noted in each profile, the data comes from multiple sources in addition to the ACS, which include U.S. Census Bureau, Illinois Environmental Protection Agency (EPA), Illinois Department of Employment Security (IDES), Illinois Department of Revenue (IDR), and the Chicago Metropolitan Agency for Planning (CMAP).

User Notes

Margin of error

ACS is a sample-based data product. Exercise caution when using data from low-population municipalities, as the margins of error are often large compared to the estimate. For more details please refer to the [ACS Sample Size and Data Quality Methodology](#).

Regional values

Regional values are estimated by aggregating 2014-2018 ACS county level data of the seven counties that make up the CMAP region. These counties are Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will.

Chicago Community Area (CCA) values

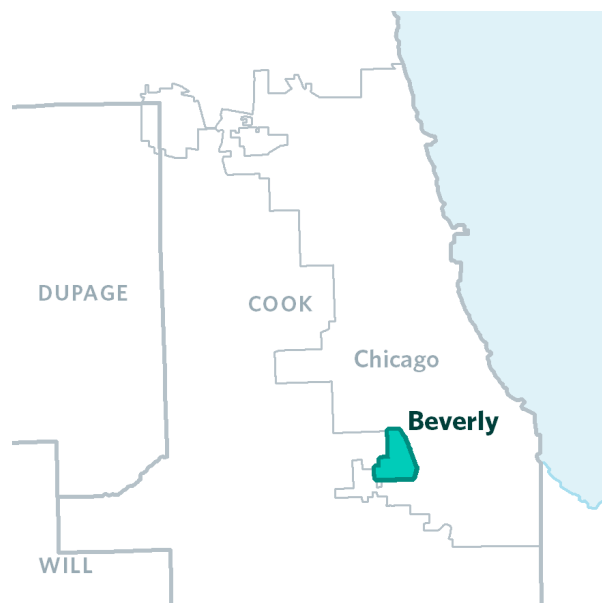
CCA values are estimated by aggregating 2014-2018 ACS census tract and blockgroup level data.

Median values

The Census Bureau encourages users to aggregate small levels of geographies into larger areas and recalculate median values for those aggregated areas. Median values are recalculated using grouped frequency distributions for aggregated areas such as the CMAP region and CCAs.

Employment values

The Private Sector Employment table features data from the IDES Where Workers Work report. This report includes private sector employment totals for six counties within the seven-county CMAP region, excluding Kendall County.





CMAP Community Data Snapshot | Beverly

POPULATION AND HOUSEHOLD

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

GENERAL POPULATION CHARACTERISTICS, 2014-2018

	Beverly	City of Chicago	CMAP Region
Total Population	20,437	2,718,555	8,511,032
Total Households	7,557	1,056,118	3,107,682
Average Household Size	2.7	2.6	2.7
% Population Change, 2000-10	-8.9	-6.9	3.5
% Population Change, 2010-18	2.0	0.9	0.9
% Population Change, 2000-18	-7.1	-6.1	4.5

Source: 2000 and 2010 Census, 2014-2018 American Community Survey five-year estimates.

RACE AND ETHNICITY, 2014-2018

	Beverly		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White non-Hispanic	11,595	56.7	892,323	32.8	4,367,579	51.3
Hispanic or Latino	1,096	5.4	788,140	29.0	1,944,675	22.8
Black non-Hispanic	7,136	34.9	808,165	29.7	1,419,547	16.7
Asian non-Hispanic	190	0.9	172,991	6.4	603,513	7.1
All other categories	420	2.1	56,936	2.1	175,718	2.1

Source: 2014-2018 American Community Survey five-year estimates.

Universe: Total population.

AGE COHORTS, 2014-2018

	Beverly		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
19 and Under	5,158	25.2	644,967	23.7	2,191,110	25.7
20 to 34	2,830	13.8	745,153	27.4	1,807,984	21.2
35 to 49	4,144	20.3	545,576	20.1	1,713,974	20.1
50 to 64	4,992	24.4	455,877	16.8	1,641,420	19.3
65 to 74	2,102	10.3	189,225	7.0	669,758	7.9
75 to 84	862	4.2	98,507	3.6	337,105	4.0
85 and Older	349	1.7	39,250	1.4	149,681	1.8
Median Age*	43.2		34.3		37.2	

Source: 2014-2018 American Community Survey five-year estimates.

Universe: Total population.

Community Data Snapshot: Beverly

EDUCATIONAL ATTAINMENT, 2014-2018

	Beverly		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Graduate	529	3.7	288,461	15.5	684,093	11.9
High School Graduate or Equivalency	1,896	13.3	427,009	22.9	1,319,895	22.9
Some College, No Degree	2,600	18.3	327,872	17.6	1,110,944	19.3
Associate's Degree	1,233	8.7	105,792	5.7	400,050	7.0
Bachelor's Degree	4,000	28.1	424,212	22.7	1,352,126	23.5
Graduate or Professional Degree	3,986	28.0	291,906	15.6	888,642	15.4

Source: 2014-2018 American Community Survey five-year estimates.

Universe: Population 25 years and older.

LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH, 2014-2018

	Beverly		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	17,651	93.5	1,626,184	64.0	5,489,328	68.7
Language other than English	1,218	6.5	916,409	36.0	2,495,708	31.3
Speak English less than "very well"	237	1.3	374,592	14.7	960,908	12.0

Source: 2014-2018 American Community Survey five-year estimates.

Universe: Population 5 years and older.

LANGUAGE SPOKEN AT HOME, 2014-2018

	Beverly		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English	17,651	93.5	1,626,184	64.0	5,489,328	68.7
Spanish	616	3.3	619,129	24.4	1,466,849	18.4
Slavic Languages	47	0.2	74,116	2.9	275,150	3.4
Chinese	96	0.5	47,415	1.9	90,366	1.1
Tagalog	41	0.2	20,957	0.8	74,092	0.9
Arabic	67	0.4	16,961	0.7	61,835	0.8
Korean	17	0.1	7,616	0.3	36,409	0.5
Other Asian Languages	29	0.2	24,898	1.0	104,636	1.3
Other Indo-European Languages	283	1.5	80,702	3.2	331,350	4.1
Other / Unspecified Languages	22	0.1	24,615	1.0	55,021	0.7

Source: 2014-2018 American Community Survey five-year estimates.

Universe: Population 5 years and older.

Community Data Snapshot: Beverly

HOUSEHOLD SIZE, 2014-2018

	Beverly		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1 Person Household	2,018	26.7	388,701	36.8	894,230	28.8
2 People Household	2,510	33.2	311,495	29.5	952,267	30.6
3 People Household	1,300	17.2	147,178	13.9	486,146	15.6
4 or More People Household	1,729	22.9	208,744	19.8	775,039	24.9

Source: 2014-2018 American Community Survey five-year estimates.

Universe: Occupied housing units.

HOUSEHOLD TYPE, 2014-2018

	Beverly		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Family	5,254	69.5		53.6		65.1
Single Parent with Child	312	4.1		9.5		8.3
Non-Family	2,303	30.5		46.4		34.9

Source: 2014-2018 American Community Survey five-year estimates.

Universe: Occupied housing units.

HOUSEHOLD INCOME, 2014-2018

	Beverly		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	611	8.1	268,473	25.4	551,715	17.8
\$25,000 to \$49,999	1,087	14.4	216,679	20.5	585,464	18.8
\$50,000 to \$74,999	994	13.2	164,412	15.6	504,014	16.2
\$75,000 to \$99,999	1,160	15.4	115,913	11.0	390,392	12.6
\$100,000 to \$149,999	1,298	17.2	139,715	13.2	516,533	16.6
\$150,000 and Over	2,407	31.9	150,926	14.3	559,564	18.0
Median Income	\$98,416		\$55,198		\$70,444	

Source: 2014-2018 American Community Survey five-year estimates.

Universe: Occupied housing units.

HOUSING AND TENURE, 2014-2018

	Beverly		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	7,557	94.0	1,056,118	87.4	3,107,682	91.4
Owner-Occupied*	6,242	77.6	474,852	39.3	1,984,033	58.4
Renter-Occupied*	1,315	16.3	581,266	48.1	1,123,649	33.0
Vacant Housing Units	486	6.0	152,721	12.6	292,513	8.6

Source: 2014-2018 American Community Survey five-year estimates.

Universe: *Occupied housing units; Housing units.

Community Data Snapshot: Beverly

HOUSING CHARACTERISTICS

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

HOUSING TYPE, 2014-2018*

	Beverly		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	6,248	77.7	314,057	26.0	1,707,038	50.2
Single Family, Attached	107	1.3	42,194	3.5	252,166	7.4
2 Units	353	4.4	174,968	14.5	238,040	7.0
3 or 4 Units	287	3.6	180,279	14.9	269,766	7.9
5 or more Units	1,027	12.8	494,763	40.9	906,352	26.7

Source: 2014-2018 American Community Survey five-year estimates.
*Excludes mobile, boat, RV, van, etc.

Universe: Housing units.

HOUSING SIZE, 2014-2018

	Beverly		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 to 1 Bedrooms	758	9.4	319,698	26.4	544,680	16.0
2 Bedrooms	1,428	17.8	417,870	34.6	967,257	28.4
3 Bedrooms	3,250	40.4	326,366	27.0	1,132,665	33.3
4 Bedrooms	1,881	23.4	102,398	8.5	593,229	17.4
5+ Bedrooms	726	9.0	42,507	3.5	162,364	4.8
Median Number of Rooms*	7.2		4.8		6.0	

Source: 2014-2018 American Community Survey five-year estimates.
*Includes all rooms.

Universe: Housing units.

HOUSING AGE, 2014-2018

	Beverly		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 or Later	154	1.9	122,373	10.1	448,760	13.2
Built 1970 to 1999	495	6.2	194,506	16.1	1,151,670	33.9
Built 1940 to 1969	3,608	44.9	376,029	31.1	1,049,052	30.9
Built Before 1940	3,786	47.1	515,931	42.7	750,713	22.1
Median Year Built	N/A		1948		1968	

Source: 2014-2018 American Community Survey five-year estimates.

Universe: Housing units.

Community Data Snapshot: Beverly

TRANSPORTATION

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

VEHICLES AVAILABLE, 2014-2018

	Beverly		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	294	3.9	282,815	26.8	394,626	12.7
1 Vehicle Available	2,826	37.4	466,255	44.1	1,104,851	35.6
2 Vehicles Available	3,170	41.9	234,533	22.2	1,103,712	35.5
3 or More Vehicles Available	1,267	16.8	72,515	6.9	504,493	16.2

Source: 2014-2018 American Community Survey five-year estimates.

Universe: Occupied housing units.

MODE OF TRAVEL TO WORK, 2014-2018

	Beverly		City of Chicago		6-County Region*	
	Count	Percent	Count	Percent	Count	Percent
Work at Home**	460	N/A	62,765	N/A	214,903	N/A
Drive Alone	6,666	70.2	641,747	51.4	2,856,015	72.4
Carpool	578	6.1	102,185	8.2	323,107	8.2
Transit	1,978	20.8	371,521	29.8	551,089	14.0
Walk or Bike	188	2.0	108,245	8.7	163,932	4.2
Other	86	0.9	23,664	1.9	51,124	1.3
TOTAL COMMUTERS	9,496	100.0	1,247,362	100.0	3,945,267	100.0

Source: 2014-2018 American Community Survey five-year estimates.

Universe: Workers 16 years and older.

* Commuter estimates not available for Kendall County.

** Not included in "total commuters."

ANNUAL VEHICLE MILES TRAVELED PER HOUSEHOLD, 2014-2018

	Beverly	City of Chicago	CMAP Region
Average Vehicle Miles Traveled	14,380	10,908	17,165

Source: Chicago Metropolitan Agency for Planning analysis of U.S. Census Bureau, HERE, and Illinois Environmental Protection Agency (2017) data.

Community Data Snapshot: Beverly

EMPLOYMENT

The employment tables include general workforce characteristics for Beverly.

EMPLOYMENT STATUS, 2014-2018

	Beverly		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	10,691	66.5	1,467,838	66.7	4,547,626	67.2
Employed†*	10,227	95.7	1,336,278	91.0	4,231,812	93.1
Unemployed*	464	4.3	130,949	8.9	304,075	6.7
Not In Labor Force	5,396	33.5	733,849	33.3	2,215,759	32.8

Source: 2014-2018 American Community Survey five-year estimates.
†Does not include employed population in the Armed Forces.

Universe: *In Labor Force; Population 16 years and older.

EMPLOYMENT OF BEVERLY RESIDENTS, 2017*

By Industry Sector	Count	Percent
Education	1,887	19.1
Health Care	1,293	13.1
Public Administration	1,202	12.1
Professional	762	7.7
Retail Trade	674	6.8
By Employment Location		
Outside of Chicago	3,619	36.5
The Loop	3,256	32.9
Near North Side	494	5.0
Near West Side	453	4.6
Beverly	322	3.3

EMPLOYMENT IN BEVERLY, 2017*

By Industry Sector	Count	Percent
Professional	543	16.3
Accommodation and Food Service	523	15.7
Retail Trade	468	14.1
Health Care	393	11.8
Administration	320	9.6
By Residence Location		
Outside of Chicago	1,583	47.6
Beverly	322	9.7
Morgan Park	84	2.5
South Shore	78	2.3
Washington Heights	75	2.3

Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program (2017).
*Excludes locations outside of the CMAP region.

Community Data Snapshot: Beverly

LAND USE

The land use tables include general land use composition and park access for Beverly. The general land use and park access table estimates were derived from the [CMAP Parcel-Based Land Use Inventory](#).

GENERAL LAND USE, 2013

	Acres	Percent
Single-Family Residential	1,043.6	51.2
Multi-Family Residential	58.8	2.9
Commercial	66.1	3.2
Industrial	N/A	N/A
Institutional	42.7	2.1
Mixed Use	9.9	0.5
Transportation and Other	548.9	26.9
Agricultural	N/A	N/A
Open Space	257.6	12.6
Vacant	10.6	0.5
TOTAL	2,038.1	100.0

Source: Chicago Metropolitan Agency for Planning Parcel-Based Land Use Inventory 2013.

PARK ACCESS, 2013

	Beverly	City of Chicago	CMAP Region
Accessible Park Acreage per 1,000 Residents*	2.0	2.4	5.6

Source: Chicago Metropolitan Agency for Planning calculations of 2013 Land Use Inventory.

*Neighborhood parks (under 35 acres) are considered accessible by residents living within 0.5 miles; community parks (35 or more acres) are considered accessible by residents living within 1 mile.

Community Data Snapshot Time Series: Beverly

CHANGE OVER TIME

The time series tables include comparisons of current 2014-2018 ACS estimates to historic year estimates from the 2000 Census and 2006-2010 ACS.

RACE AND ETHNICITY, 2000-2018

	2000	2010	2018
	Percent	Percent	Percent
White non-Hispanic	62.8	60.9	56.7
Hispanic or Latino	2.9	4.1	5.4
Black non-Hispanic	31.9	33.1	34.9
Asian non-Hispanic	0.6	0.4	0.9
All other categories	1.9	1.5	2.1

Source: 2000 Census, 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Total population.

AGE COHORTS, 2010-2018

	2010	2018
	Percent	Percent
19 and Under	27.8	25.2
20 to 34	12.7	13.8
35 to 49	24.7	20.3
50 to 64	22.2	24.4
65 to 74	6.8	10.3
75 to 84	4.1	4.2
85 and Older	1.7	1.7
Median Age*	41.3	43.2

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Total population.

Community Data Snapshot Time Series: Beverly

EDUCATIONAL ATTAINMENT, 2010-2018

	2010	2018
	Percent	Percent
Less than High School Graduate	5.1	3.7
High School Graduate or Equivalency	14.6	13.3
Some College, No Degree	20.1	18.3
Associate's Degree	6.4	8.7
Bachelor's Degree	29.5	28.1
Graduate or Professional Degree	24.4	28.0

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Population 25 years and older.

LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH, 2010-2018

	2010	2018
	Percent	Percent
English Only	94.0	93.5
Language other than English	6.0	6.5
Speak English less than "very well"	1.3	1.3

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Population 5 years and older.

LANGUAGE SPOKEN AT HOME, 2010-2018

	2010	2018
	Percent	Percent
English	94.0	93.5
Spanish	3.4	3.3
Slavic Languages	0.3	0.2
Chinese	0.0	0.5
Tagalog	0.0	0.2
Arabic	0.0	0.4
Korean	0.0	0.1
Other Asian Languages	0.0	0.2
Other Indo-European Languages	1.7	1.5
Other / Unspecified Languages	0.5	0.1

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Population 5 years and older.

Community Data Snapshot Time Series: Beverly

HOUSEHOLD SIZE, 2010-2018

	2010	2018
	Percent	Percent
1 Person Household	27.5	26.7
2 People Household	30.1	33.2
3 People Household	17.5	17.2
4 or More People Household	24.9	22.9

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Occupied housing units.

HOUSEHOLD TYPE, 2010-2018

	2010	2018
	Percent	Percent
Family	70.9	69.5
Single Parent with Child	5.0	4.1
Non-Family	29.1	30.5

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Occupied housing units.

HOUSEHOLD INCOME, 2010-2018

	2010	2018
	(2018 Dollars)	(2018 Dollars)
Median Income	\$ 97,722	\$ 98,416

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Occupied housing units.

Community Data Snapshot Time Series: Beverly

HOUSING AND TENURE, 2010-2018

	2010	2018
	Percent	Percent
Occupied Housing Units	94.4	94.0
Owner-Occupied*	77.6	77.6
Renter-Occupied*	16.8	16.3
Vacant Housing Units	5.6	6.0

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: *Occupied housing units; Housing units.

HOUSING TYPE, 2010-2018*

	2010	2018
	Percent	Percent
Single Family, Detached	77.7	77.7
Single Family, Attached	1.6	1.3
2 Units	4.2	4.4
3 or 4 Units	2.3	3.6
5 or more Units	13.9	12.8

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Housing units.

*Excludes mobile, boat, RV, van, etc.

HOUSING SIZE, 2010-2018

	2010	2018
	Percent	Percent
0 to 1 Bedrooms	9.2	9.4
2 Bedrooms	18.9	17.8
3 Bedrooms	39.3	40.4
4 Bedrooms	22.6	23.4
5+ Bedrooms	10.0	9.0
Median Number of Rooms*	7.1	7.2

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Housing units.

*Includes all rooms.

HOUSING AGE, 2010-2018

	2010	2018
	Percent	Percent
Built 2000 or Later	0.9	1.9
Built 1970 to 1999	3.7	6.2
Built 1940 to 1969	45.9	44.9
Built Before 1940	49.5	47.1
Median Year Built	N/A	N/A

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Housing units.

Community Data Snapshot Time Series: Beverly

VEHICLES AVAILABLE, 2010-2018

	2010	2018
	Percent	Percent
No Vehicle Available	6.3	3.9
1 Vehicle Available	34.4	37.4
2 Vehicles Available	43.3	41.9
3 or More Vehicles Available	15.9	16.8

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Occupied housing units.

MODE OF TRAVEL TO WORK, 2010-2018

	2010	2018
	Percent	Percent
Work at Home*	N/A	N/A
Drive Alone	69.8	70.2
Carpool	8.4	6.1
Transit	18.9	20.8
Walk or Bike	2.3	2.0
Other	0.7	0.9
TOTAL COMMUTERS	100.0	100.0

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Workers 16 years and over.

* Not included in "total commuters."

EMPLOYMENT STATUS, 2010-2018

	2010	2018
	Percent	Percent
In Labor Force	70.5	66.5
Employed†*	92.2	95.7
Unemployed*	7.8	4.3
Not In Labor Force	29.5	33.5

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: *In Labor Force; Population 16 years and older.

†Does not include employed population in the Armed Forces.

Community Data Snapshot ON TO 2050 Indicators: Beverly

ON TO 2050 INDICATORS

ON TO 2050 is the region's long-range comprehensive plan, adopted by CMAP in 2018. The plan includes a set of indicators for quantifying its goals and measuring implementation progress. While many of these indicators can only be measured at a regional level, several can also be tracked at a local level. These have been laid out in the table below, with comparisons to the region's current measure as well as the targets that the plan is aiming to reach by 2050. Visit cmap.illinois.gov/2050/indicators to learn more.

Plan Chapter	Indicator	Beverly (Current)	CMAP Region (Current)	CMAP Region (2050 Target)	Source
COMMUNITY	Population located in highly walkable areas	95.9%	41.5%	45.2%	CMAP, 2015
	Jobs located in highly walkable areas	98.6%	38.2%	45.2%	CMAP, 2015
PROSPERITY	Population aged 25+ with an associate's degree or higher	64.7%	45.9%	64.9%	2014-2018 ACS 5-Year
	Workforce participation rate among population aged 20-64	81.7%	80.6%	83.4%	2014-2018 ACS 5-Year
ENVIRONMENT	Population with park access of 4+ acres per 1,000 residents	0.0%	41.5%	65.0%	CMAP, 2013
	Population with park access of 10+ acres per 1,000 residents	0.0%	16.0%	40.0%	CMAP, 2013
	Impervious acres per household	0.11	0.18	0.15	USGS National Land Cover Dataset, 2016
MOBILITY	Population with at least moderately high transit availability	100.0%	53.2%	65.0%	CMAP, 2017
	Jobs with at least moderately high transit availability	100.0%	55.2%	58.0%	CMAP, 2017
	Percent of trips to work via non-SOV modes	32.2%	30.1%	37.3%	2014-2018 ACS 5-Year

For more information

Last updated June 2020

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'd like to see in next year's snapshots.

Please direct inquiries to info@cmap.illinois.gov. To access other Community Data Snapshots for municipalities and counties in the Chicago Metropolitan Agency for Planning's seven-county northeastern Illinois region, visit <http://www.cmap.illinois.gov/data/community-snapshots>.