

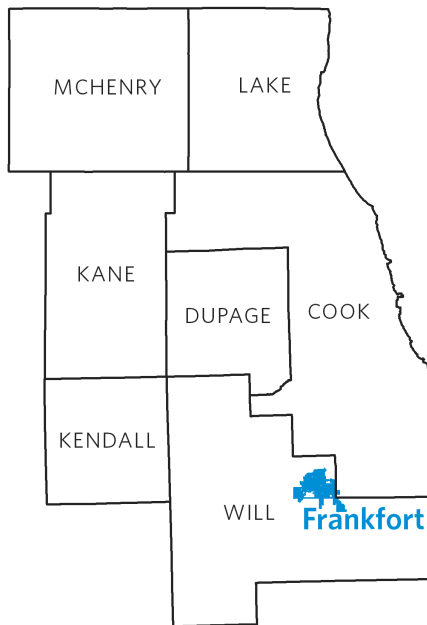


# Frankfort

Community Data Snapshot

Municipality Series

August 2024 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](http://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](mailto: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 Frankfort, 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](mailto: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 Frankfort.

### General Population Characteristics, 2022

	Frankfort	Will County	CMAP Region
<b>Total Population</b>	20,260	696,774	8,527,041
<b>Total Households</b>	6,579	239,064	3,250,640
<b>Average Household Size</b>	3.1	2.9	2.6
<b>Percent Population Change, 2000-10</b>	71.1	34.9	3.5
<b>Percent Population Change, 2010-22</b>	13.9	2.8	1.1
<b>Percent Population Change, 2000-22</b>	95.0	38.7	4.7

Source: 2000 and 2010 Census, 2018-2022 American Community Survey five-year estimates.

### Race and Ethnicity, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>White (Non-Hispanic)</b>	16,248	80.2	424,563	60.9	4,211,527	49.4
<b>Hispanic or Latino (of Any Race)</b>	1,143	5.6	129,687	18.6	2,023,572	23.7
<b>Black (Non-Hispanic)</b>	1,946	9.6	78,677	11.3	1,380,647	16.2
<b>Asian (Non-Hispanic)</b>	636	3.1	40,631	5.8	648,059	7.6
<b>Other/Multiple Races (Non-Hispanic)</b>	287	1.4	23,216	3.3	263,236	3.1

Source: 2018-2022 American Community Survey five-year estimates.

Universe: Total population

### Age Cohorts, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Under 5</b>	964	4.8	38,614	5.5	484,947	5.7
<b>5 to 19</b>	5,225	25.8	148,599	21.3	1,634,226	19.2
<b>20 to 34</b>	2,288	11.3	128,297	18.4	1,773,356	20.8
<b>35 to 49</b>	3,803	18.8	144,598	20.8	1,709,186	20.0
<b>50 to 64</b>	4,694	23.2	140,965	20.2	1,638,073	19.2
<b>65 to 74</b>	2,052	10.1	58,417	8.4	760,750	8.9
<b>75 to 84</b>	1,083	5.3	27,152	3.9	367,111	4.3
<b>85 and Over</b>	151	0.7	10,132	1.5	159,392	1.9
<b>Median Age</b>	42.6		38.7		38.1	

Source: 2018-2022 American Community Survey five-year estimates.

Universe: Total population

**Educational Attainment\*, 2018-2022**

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than High School Diploma</b>	267	2.0	38,972	8.4	618,095	10.6
<b>High School Diploma or Equivalent</b>	2,218	16.8	119,309	25.7	1,295,874	22.1
<b>Some College, No Degree</b>	1,841	14.0	98,136	21.2	1,073,120	18.3
<b>Associate's Degree</b>	954	7.2	40,121	8.6	420,974	7.2
<b>Bachelor's Degree</b>	4,484	34.0	105,392	22.7	1,451,809	24.8
<b>Graduate or Professional Degree</b>	3,431	26.0	61,973	13.4	997,294	17.0

Source: 2018-2022 American Community Survey five-year estimates.  
 \*Highest degree or level of school completed by an individual.

Universe: Population 25 years and older

**Nativity, 2018-2022**

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Native</b>	18,828	92.9	608,299	87.3	6,893,195	80.8
<b>Foreign Born</b>	1,432	7.1	88,475	12.7	1,633,846	19.2

Source: 2018-2022 American Community Survey five-year estimates.

Universe: Total population

**Language Spoken at Home and Ability to Speak English, 2018-2022**

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>English Only</b>	17,352	89.9	519,452	78.9	5,497,147	68.4
<b>Spanish</b>	696	3.6	83,516	12.7	1,487,384	18.5
<b>Slavic Languages</b>	131	0.7	11,681	1.8	286,442	3.6
<b>Chinese</b>	60	0.3	3,658	0.6	91,920	1.1
<b>Tagalog</b>	90	0.5	4,956	0.8	75,495	0.9
<b>Arabic</b>	111	0.6	3,439	0.5	61,840	0.8
<b>Korean</b>	0	0.0	939	0.1	36,659	0.5
<b>Other Asian Languages</b>	36	0.2	8,084	1.2	115,578	1.4
<b>Other Indo-European Languages</b>	603	3.1	19,033	2.9	332,322	4.1
<b>Other/Unspecified Languages</b>	217	1.1	3,402	0.5	57,307	0.7
<b>TOTAL NON-ENGLISH</b>	1,944	10.1	138,708	21.1	2,544,947	31.6
Speak English Less than "Very Well"*	286	1.5	49,846	7.6	943,698	11.7

Source: 2018-2022 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, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Number of People with a Disability</b>	1,292	6.4	65,648	9.4	854,027	10.0
One Type of Disability Only	735	3.6	36,337	5.2	455,218	5.3
Two or More Types of Disability	557	2.7	29,311	4.2	398,809	4.7

Source: 2018-2022 American Community Survey five-year estimates.

Universe: Total population

Disability by Type, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Hearing Difficulty</b>	260	1.3	16,794	2.4	206,018	2.4
<b>Vision Difficulty</b>	156	0.8	10,875	1.6	162,914	1.9
<b>Cognitive Difficulty</b>	601	3.0	23,708	3.4	309,494	3.6
<b>Ambulatory Difficulty</b>	559	2.8	30,818	4.4	430,263	5.0
<b>Self-Care Difficulty</b>	166	0.8	12,658	1.8	170,477	2.0
<b>Independent Living Difficulty<sup>†*</sup></b>	464	3.2	23,374	4.5	323,527	4.9

Source: 2018-2022 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

<sup>†</sup>Does not include residents of nursing homes or skilled nursing facilities that provide long-term, nonacute care.

Disability by Age Cohorts, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>0-17 with a Disability</b>	109	0.5	5,663	0.8	62,109	0.7
<b>18-64 with a Disability</b>	614	3.0	33,279	4.8	413,884	4.9
<b>65-74 with a Disability</b>	177	0.9	10,698	1.5	157,796	1.9
<b>75 and Over with a Disability</b>	392	1.9	16,008	2.3	220,238	2.6

Source: 2018-2022 American Community Survey five-year estimates.

Universe: Total population

### Household Size, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>1-Person Household</b>	961	14.6	49,442	20.7	966,470	29.7
<b>2-Person Household</b>	2,163	32.9	74,113	31.0	1,001,567	30.8
<b>3-Person Household</b>	954	14.5	43,792	18.3	504,680	15.5
<b>4-or-More-Person Household</b>	2,501	38.0	71,717	30.0	777,923	23.9

Source: 2018-2022 American Community Survey five-year estimates.

Universe: Occupied housing units

### Household Type, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Family</b>	5,556	84.5	178,878	74.8	2,069,033	63.7
Single Parent with Child	341	5.2	18,526	7.7	257,105	7.9
<b>Non-Family</b>	1,023	15.5	60,186	25.2	1,181,607	36.3

Source: 2018-2022 American Community Survey five-year estimates.

Universe: Occupied housing units

### Household Income, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than \$25,000</b>	278	4.2	20,716	8.7	453,945	14.0
<b>\$25,000 to \$49,999</b>	497	7.6	29,772	12.5	496,759	15.3
<b>\$50,000 to \$74,999</b>	572	8.7	33,686	14.1	466,365	14.3
<b>\$75,000 to \$99,999</b>	404	6.1	31,136	13.0	407,838	12.5
<b>\$100,000 to \$149,999</b>	1,348	20.5	53,089	22.2	591,558	18.2
<b>\$150,000 and Over</b>	3,480	52.9	70,665	29.6	834,175	25.7
<b>Median Income</b>	\$157,615		\$103,678		\$87,766	
<b>Per Capita Income*</b>	\$60,328		\$44,356		\$47,125	

Source: 2018-2022 American Community Survey five-year estimates.

Universe: Occupied housing units

\*Universe: Total population

### Household Computer and Internet Access, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>One or More Computing Devices</b>	6,430	97.7	229,361	95.9	3,073,119	94.5
Smartphone(s) Only	137	2.1	14,358	6.0	250,637	7.7
<b>No Computing Devices</b>	149	2.3	9,703	4.1	177,521	5.5
<b>Internet Access</b>	6,390	97.1	225,096	94.2	2,998,571	92.2
Broadband Subscription	6,119	93.0	220,682	92.3	2,915,974	89.7
<b>No Internet Access</b>	189	2.9	13,968	5.8	252,069	7.8

Source: 2018-2022 American Community Survey five-year estimates.

Universe: Occupied housing units

### Housing Occupancy and Tenure, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Occupied Housing Units</b>	6,579	95.4	239,064	95.2	3,250,640	92.8
Owner-Occupied*	6,189	94.1	196,571	82.2	2,097,657	64.5
Renter-Occupied*	390	5.9	42,493	17.8	1,152,983	35.5
<b>Vacant Housing Units</b>	314	4.6	11,965	4.8	250,388	7.2

Source: 2018-2022 American Community Survey five-year estimates.

Universe: Housing units  
\*Universe: Occupied housing units

### Housing Costs as a Percentage of Household Income\*, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than \$20,000</b>	134	2.1	12,062	5.1	291,062	9.2
Less than 20 Percent	0	0.0	188	0.1	6,388	0.2
20 to 29 Percent	0	0.0	554	0.2	18,975	0.6
30 Percent or More	134	2.1	11,320	4.8	265,699	8.4
<b>\$20,000 to \$49,999</b>	598	9.3	34,909	14.9	589,442	18.6
Less than 20 Percent	0	0.0	3,516	1.5	58,595	1.9
20 to 29 Percent	45	0.7	6,628	2.8	101,424	3.2
30 Percent or More	553	8.6	24,765	10.6	429,423	13.6
<b>\$50,000 to \$74,999</b>	572	8.9	33,508	14.3	460,764	14.6
Less than 20 Percent	106	1.7	9,812	4.2	119,205	3.8
20 to 29 Percent	157	2.4	10,196	4.3	156,453	4.9
30 Percent or More	309	4.8	13,500	5.8	185,106	5.8
<b>\$75,000 or More</b>	5,106	79.7	154,041	65.7	1,823,474	57.6
Less than 20 Percent	3,432	53.5	100,357	42.8	1,193,060	37.7
20 to 29 Percent	963	15.0	39,612	16.9	458,009	14.5
30 Percent or More	711	11.1	14,072	6.0	172,405	5.4

Source: 2018-2022 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\*, 2015-2019

	Median-Income Family**	Moderate-Income Family***
<b>Housing Costs</b>	43	53
<b>Transportation Costs</b>	23	27
<b>TOTAL H+T COSTS</b>	66	80

Source: Center for Neighborhood Technology (CNT), [H+T Affordability Index](#) (2015-2019).

\*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 Frankfort.

### Housing Type, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Single Family, Detached</b>	5,559	80.6	187,283	74.6	1,743,736	49.8
<b>Single Family, Attached</b>	1,072	15.6	29,107	11.6	264,078	7.5
<b>2 Units</b>	34	0.5	5,508	2.2	235,558	6.7
<b>3 or 4 Units</b>	95	1.4	5,896	2.3	273,909	7.8
<b>5 to 9 Units</b>	61	0.9	4,899	2.0	271,861	7.8
<b>10 to 19 Units</b>	28	0.4	6,150	2.4	156,360	4.5
<b>20 or More Units</b>	11	0.2	8,718	3.5	525,369	15.0
<b>Mobile Home/Other*</b>	33	0.5	3,468	1.4	30,157	0.9

Source: 2018-2022 American Community Survey five-year estimates.  
 \*\*Other\* includes boats, recreational vehicles (RVs), vans, etc.

Universe: Housing units

### Housing Size, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>0 or 1 Bedroom</b>	69	1.0	15,017	6.0	577,425	16.5
<b>2 Bedrooms</b>	605	8.8	48,442	19.3	971,590	27.8
<b>3 Bedrooms</b>	2,274	33.0	99,653	39.7	1,154,954	33.0
<b>4 Bedrooms</b>	2,704	39.2	72,483	28.9	614,790	17.6
<b>5 or More Bedrooms</b>	1,241	18.0	15,434	6.1	182,269	5.2
<b>Median Number of Rooms*</b>	8.2		6.5		6.0	

Source: 2018-2022 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, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Built 2010 or Later</b>	963	14.0	13,182	5.3	145,701	4.2
<b>Built 1990 to 2009</b>	3,411	49.5	120,526	48.0	767,059	21.9
<b>Built 1970 to 1989</b>	1,840	26.7	57,640	23.0	814,595	23.3
<b>Built 1940 to 1969</b>	412	6.0	41,976	16.7	1,039,675	29.7
<b>Built Before 1940</b>	267	3.9	17,705	7.1	733,998	21.0
<b>Median Year Built</b>	1999		1991		1969	

Source: 2018-2022 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 Frankfort.

### Vehicles Available per Household, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>No Vehicle Available</b>	188	2.9	8,408	3.5	415,672	12.8
<b>1 Vehicle Available</b>	1,075	16.3	59,916	25.1	1,172,596	36.1
<b>2 Vehicles Available</b>	3,317	50.4	103,927	43.5	1,118,798	34.4
<b>3 or More Vehicles Available</b>	1,999	30.4	66,813	27.9	543,574	16.7

Source: 2018-2022 American Community Survey five-year estimates.

Universe: Occupied housing units

### Mode of Travel to Work, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Work at Home*</b>	1,871	18.7	40,560	11.5	598,134	14.1
<b>Drive Alone</b>	7,123	71.3	268,553	76.2	2,684,337	63.4
<b>Carpool</b>	343	3.4	25,825	7.3	324,856	7.7
<b>Transit</b>	509	5.1	10,034	2.8	417,505	9.9
<b>Walk or Bike</b>	27	0.3	2,823	0.8	146,673	3.5
<b>Other</b>	120	1.2	4,637	1.3	63,354	1.5
<b>TOTAL COMMUTERS</b>	8,122	81.3	311,872	88.5	3,636,725	85.9
<b>Mean Commute Time (Minutes)</b>	34.9		32.1		31.4	

Source: 2018-2022 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\*, 2021

	Frankfort	Will County	CMAP Region
<b>Average Vehicle Miles Traveled per Year</b>	24,722	21,794	15,653

Source: Chicago Metropolitan Agency for Planning analysis of 2021 Illinois Environmental Protection Agency, HERE Technologies, and U.S. Census Bureau data.

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

## Employment

The employment tables include general workforce characteristics for Frankfort.

### Employment Status, 2018-2022

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>In Labor Force</b>	10,715	69.1	378,616	68.8	4,610,142	67.3
Employed <sup>†*</sup>	10,312	96.2	359,464	94.9	4,310,832	93.5
Unemployed*	403	3.8	18,958	5.0	286,166	6.2
<b>Not in Labor Force</b>	4,800	30.9	171,786	31.2	2,243,854	32.7

Source: 2018-2022 American Community Survey five-year estimates.

Universe: Population 16 years and older

<sup>†</sup>Does not include employed population in the Armed Forces.

\*Universe: In labor force

### Private Sector Employment\*, 2023

	Frankfort		Will County		6-County Region**	
	Count	Percent	Count	Percent	Count	Percent
<b>Private Sector Employment</b>	9,719	N/A	224,714	N/A	3,559,560	N/A
<b>Job Change, 2013-23</b>	2,489	34.4	53,361	31.1	245,298	7.4
<b>Job Change, 2003-23</b>	3,132	47.5	103,792	85.8	247,631	7.5
<b>Private Sector Jobs per Household***</b>	1.48		0.94		1.10	

Source: Illinois Department of Employment Security, Where Workers Work report (2023).

\*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 2018-2022 American Community Survey five-year estimates.

### Employment of Frankfort Residents\*, 2021

TOP INDUSTRY SECTORS	Count	Percent
<b>1. Health Care</b>	1,275	14.0
<b>2. Education</b>	1,061	11.7
<b>3. Retail Trade</b>	879	9.7
<b>4. Manufacturing</b>	794	8.7
<b>5. Professional</b>	742	8.2
TOP EMPLOYMENT LOCATIONS		
<b>1. Chicago</b>	1,484	16.3
<b>2. Frankfort</b>	633	7.0
<b>3. Mokena</b>	362	4.0
<b>4. Tinley Park</b>	348	3.8
<b>5. Orland Park</b>	332	3.7

### Employment in Frankfort\*, 2021

TOP INDUSTRY SECTORS	Count	Percent
<b>1. Retail Trade</b>	1,410	18.3
<b>2. Accommodation and Food Service</b>	885	11.5
<b>3. Construction</b>	828	10.7
<b>4. Administration</b>	798	10.3
<b>5. Education</b>	711	9.2
TOP RESIDENCE LOCATIONS		
<b>1. Frankfort</b>	633	8.2
<b>2. Chicago</b>	567	7.4
<b>3. Tinley Park</b>	384	5.0
<b>4. New Lenox</b>	362	4.7
<b>5. Mokena</b>	344	4.5

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2021).

\*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 Frankfort.

### General Land Use, 2020

	Acres	Percent
<b>Single-Family Residential</b>	3,062.3	30.3
<b>Multi-Family Residential</b>	28.5	0.3
<b>Commercial</b>	391.3	3.9
<b>Industrial</b>	366.0	3.6
<b>Institutional</b>	310.6	3.1
<b>Mixed Use</b>	2.8	0.0
<b>Transportation and Other</b>	1,718.5	17.0
<b>Agricultural</b>	2,371.9	23.5
<b>Open Space</b>	862.8	8.5
<b>Vacant</b>	989.8	9.8
<b>TOTAL</b>	10,104.5	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 Frankfort.

### General Merchandise Retail Sales, 2023

	Frankfort	Will County	CMAP Region
<b>General Merchandise</b>	\$572,485,410	\$12,894,932,073	\$141,284,781,583
<b>Total Retail Sales</b>	\$699,973,710	\$15,116,338,831	\$174,866,101,053
<b>Total Sales per Capita*</b>	\$34,550	\$21,695	\$20,507

Source: Illinois Department of Revenue, 2023.

\*Per capita calculations based on population from 2018-2022 American Community Survey five-year estimates.

### Equalized Assessed Value, 2022

<b>Residential</b>	\$944,615,027
<b>Commercial</b>	\$94,873,112
<b>Industrial</b>	\$41,662,139
<b>Railroad</b>	\$461,533
<b>Farm</b>	\$3,610,747
<b>Mineral</b>	\$0
<b>TOTAL</b>	\$1,085,222,558

Source: Illinois Department of Revenue, 2022.

## Change Over Time

The time series tables include comparisons of current 2018-2022 ACS estimates to historic year estimates from the 2000 Census and 2008-2012 ACS. Historic data may not be available for municipalities that were incorporated after 2000.

### Race and Ethnicity, Over Time

	2000 Percent	2008-2012 Percent	2018-2022 Percent
<b>White (Non-Hispanic)</b>	92.3	86.8	80.2
<b>Hispanic or Latino (of Any Race)</b>	2.3	3.2	5.6
<b>Black (Non-Hispanic)</b>	2.5	6.8	9.6
<b>Asian (Non-Hispanic)</b>	2.1	1.4	3.1
<b>Other/Multiple Races (Non-Hispanic)</b>	0.8	1.7	1.4

Source: 2000 Census; 2008-2012 and 2018-2022 American Community Survey five-year estimates.

Universe: Total population

### Age Cohorts, Over Time

	2000 Percent	2008-2012 Percent	2018-2022 Percent
<b>19 and Under</b>	31.0	33.9	30.5
<b>20 to 34</b>	11.4	10.2	11.3
<b>35 to 49</b>	26.5	25.4	18.8
<b>50 to 64</b>	20.8	18.9	23.2
<b>65 and Over</b>	10.2	11.6	16.2
<b>Median Age</b>	39.9	39.5	42.6

Source: 2000 Census; 2008-2012 and 2018-2022 American Community Survey five-year estimates.

Universe: Total population

### Educational Attainment\*, Over Time

	2000 Percent	2008-2012 Percent	2018-2022 Percent
<b>Less than High School Diploma</b>	5.1	2.3	2.0
<b>High School Diploma or Equivalent</b>	23.3	17.6	16.8
<b>Some College, No Degree</b>	25.2	18.8	14.0
<b>Associate's Degree</b>	5.7	5.5	7.2
<b>Bachelor's Degree</b>	24.5	32.6	34.0
<b>Graduate or Professional Degree</b>	16.2	23.2	26.0

Source: 2000 Census; 2008-2012 and 2018-2022 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**

	2008-2012 Percent	2018-2022 Percent
<b>Native</b>	96.2	92.9
<b>Foreign Born</b>	3.8	7.1

Source: 2008-2012 and 2018-2022 American Community Survey five-year estimates.

Universe: Total population

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

	2008-2012 Percent	2018-2022 Percent
<b>English Only</b>	94.6	89.9
<b>Spanish</b>	1.7	3.6
<b>Slavic Languages</b>	0.6	0.7
<b>Chinese</b>	0.2	0.3
<b>Tagalog</b>	0.0	0.5
<b>Arabic</b>	0.3	0.6
<b>Korean</b>	0.2	0.0
<b>Other Asian Languages</b>	0.0	0.2
<b>Other Indo-European Languages</b>	2.1	3.1
<b>Other/Unspecified Languages</b>	0.3	1.1
<b>TOTAL NON-ENGLISH</b>	5.4	10.1
Speak English Less than "Very Well"*	1.2	1.5

Source: 2008-2012 and 2018-2022 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

	2008-2012 Percent	2018-2022 Percent
<b>1-Person Household</b>	11.7	14.6
<b>2-Person Household</b>	31.0	32.9
<b>3-Person Household</b>	20.1	14.5
<b>4-or-More-Person Household</b>	37.2	38.0

Source: 2008-2012 and 2018-2022 American Community Survey five-year estimates.

Universe: Occupied housing units

### Household Type, Over Time

	2008-2012 Percent	2018-2022 Percent
<b>Family</b>	85.8	84.5
Single Parent with Child	5.0	5.2
<b>Non-Family</b>	14.2	15.5

Source: 2008-2012 and 2018-2022 American Community Survey five-year estimates.

Universe: Occupied housing units

### Household Income, Over Time

	2008-2012 (2022 Dollars)	2018-2022 (2022 Dollars)
<b>Median Income</b>	\$146,551	\$157,615

Source: 2008-2012 and 2018-2022 American Community Survey five-year estimates.

Universe: Occupied housing units

### Housing Occupancy and Tenure, Over Time

	2000 Percent	2008-2012 Percent	2018-2022 Percent
<b>Occupied Housing Units</b>	95.5	94.7	95.4
Owner-Occupied*	92.1	95.2	94.1
Renter-Occupied*	7.9	4.8	5.9
<b>Vacant Housing Units</b>	4.5	5.3	4.6

Source: 2000 Census; 2008-2012 and 2018-2022 American Community Survey five-year estimates.

Universe: Housing units

\*Universe: Occupied housing units

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

	2008-2012	2018-2022
	Percent	Percent
<b>Less than \$20,000</b>	4.6	2.1
Less than 20 Percent	0.2	0.0
20 to 29 Percent	0.0	0.0
30 Percent or More	4.4	2.1
<b>\$20,000 to \$49,999</b>	11.9	9.3
Less than 20 Percent	0.9	0.0
20 to 29 Percent	1.2	0.7
30 Percent or More	9.7	8.6
<b>\$50,000 to \$74,999</b>	10.9	8.9
Less than 20 Percent	2.9	1.7
20 to 29 Percent	3.5	2.4
30 Percent or More	4.6	4.8
<b>\$75,000 or More</b>	71.8	79.7
Less than 20 Percent	32.0	53.5
20 to 29 Percent	24.2	15.0
30 Percent or More	15.6	11.1

Source: 2008-2012 and 2018-2022 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

	2008-2012	2018-2022
	Percent	Percent
Single Family, Detached	84.0	80.6
Single Family, Attached	11.3	15.6
2 Units	0.6	0.5
3 or 4 Units	1.1	1.4
5 or More Units	3.0	1.5
Mobile Home/Other*	0.0	0.5

Source: 2008-2012 and 2018-2022 American Community Survey five-year estimates.

Universe: Housing units

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

Housing Size, Over Time

	2008-2012	2018-2022
	Percent	Percent
0 or 1 Bedroom	0.9	1.0
2 Bedrooms	11.2	8.8
3 Bedrooms	36.6	33.0
4 Bedrooms	40.7	39.2
5 or More Bedrooms	10.6	18.0
Median Number of Rooms*	7.9	8.2

Source: 2008-2012 and 2018-2022 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

	2008-2012 Percent	2018-2022 Percent
No Vehicle Available	1.9	2.9
1 Vehicle Available	14.8	16.3
2 Vehicles Available	55.1	50.4
3 or More Vehicles Available	28.3	30.4

Source: 2008-2012 and 2018-2022 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, Over Time

	2008-2012 Percent	2018-2022 Percent
Work at Home*	5.7	18.7
Drive Alone	78.9	71.3
Carpool	6.3	3.4
Transit	8.3	5.1
Walk or Bike	0.3	0.3
Other	0.5	1.2
<b>TOTAL COMMUTERS</b>	<b>94.3</b>	<b>81.3</b>
<b>Mean Commute Time (Minutes)</b>	<b>33.9</b>	<b>34.9</b>

Source: 2008-2012 and 2018-2022 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

	2008-2012 Percent	2018-2022 Percent
<b>In Labor Force</b>	<b>68.4</b>	<b>69.1</b>
Employed†*	94.7	96.2
Unemployed*	5.3	3.8
<b>Not in Labor Force</b>	<b>31.6</b>	<b>30.9</b>

Source: 2008-2012 and 2018-2022 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 Frankfort\*

**Water Source(s):** Lake Michigan (Shallow Groundwater)\*\*

	2008 MGD***	2018 MGD***	Percent Change
<b>Total Water Withdrawals</b>	2.70	8.55	216.6

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

	Frankfort			CMAP Region		
	2008	2018	Percent Change	2008	2018	Percent Change
<b>Gallons per Capita per Day*</b>	157.9	N/A	N/A	142.8	116.8	-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
	(2023 Dollars)	(2023 Dollars)		
<b>Drinking Water</b>	\$24.76	\$24.83	0.3	0.1
<b>Sewer</b>	\$18.47	\$50.29	172.2	18.2
<b>Combined***</b>	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: Frankfort

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