

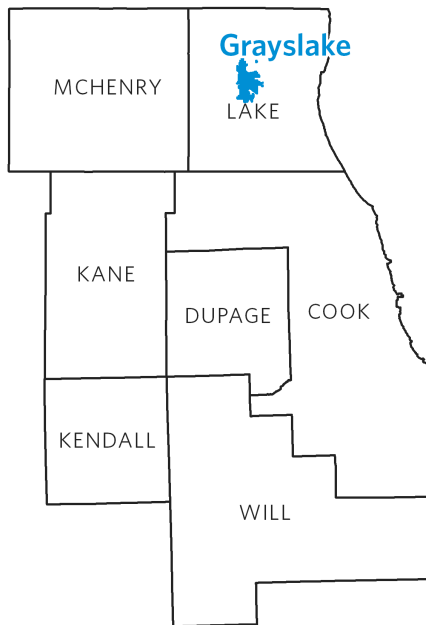


## Grayslake

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](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 Grayslake, 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 Grayslake.

### General Population Characteristics, 2024

	Grayslake	Lake County	CMAP Region
<b>Total Population</b>	20,929	714,223	8,495,320
<b>Total Households</b>	8,165	258,455	3,301,388
<b>Average Household Size</b>	2.5	2.7	2.5
<b>Percent Population Change, 2000-10</b>	13.2	9.2	3.5
<b>Percent Population Change, 2010-24</b>	-0.1	1.5	0.8
<b>Percent Population Change, 2000-24</b>	13.1	10.8	4.3

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

### Race and Ethnicity, 2020-2024

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>White (Non-Hispanic)</b>	14,878	71.1	401,332	56.2	4,070,419	47.9
<b>Hispanic or Latino (of Any Race)</b>	2,140	10.2	177,631	24.9	2,106,868	24.8
<b>Black (Non-Hispanic)</b>	1,784	8.5	45,196	6.3	1,341,618	15.8
<b>Asian (Non-Hispanic)</b>	1,063	5.1	61,505	8.6	668,971	7.9
<b>Other/Multiple Races (Non-Hispanic)</b>	1,064	5.1	28,559	4.0	307,444	3.6

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

Universe: Total population

### Age Cohorts, 2020-2024

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Under 5</b>	1,398	6.7	37,967	5.3	462,655	5.4
<b>5 to 19</b>	4,134	19.8	150,631	21.1	1,610,678	19.0
<b>20 to 34</b>	4,388	21.0	131,530	18.4	1,751,152	20.6
<b>35 to 49</b>	3,913	18.7	138,013	19.3	1,707,049	20.1
<b>50 to 64</b>	4,146	19.8	143,290	20.1	1,612,962	19.0
<b>65 to 74</b>	1,843	8.8	67,898	9.5	803,224	9.5
<b>75 to 84</b>	752	3.6	32,258	4.5	388,880	4.6
<b>85 and Over</b>	355	1.7	12,636	1.8	158,720	1.9
<b>Median Age</b>	37.2		39.1		38.5	

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

Universe: Total population

**Educational Attainment\*, 2020-2024**

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	420	3.0	44,725	9.4	608,225	10.3
High School Diploma or Equivalent	1,865	13.3	93,189	19.6	1,287,338	21.9
Some College, No Degree	2,254	16.1	79,209	16.7	1,039,489	17.7
Associate's Degree	1,293	9.2	31,437	6.6	417,149	7.1
Bachelor's Degree	4,877	34.7	130,975	27.6	1,493,459	25.4
Graduate or Professional Degree	3,332	23.7	95,774	20.1	1,042,387	17.7

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

Universe: Population 25 years and older

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

**Nativity, 2020-2024**

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	18,918	90.4	572,508	80.2	6,804,818	80.1
Foreign Born	2,011	9.6	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**

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	16,573	84.9	463,738	68.6	5,427,887	67.6
Spanish	1,295	6.6	128,317	19.0	1,526,595	19.0
Russian, Polish, or other Slavic Languages	263	1.3	20,709	3.1	288,316	3.6
Chinese (incl. Mandarin, Cantonese)	194	1.0	7,641	1.1	93,083	1.2
Tagalog (incl. Filipino)	176	0.9	7,288	1.1	76,863	1.0
Arabic	0	0.0	1,482	0.2	65,592	0.8
Korean	23	0.1	4,607	0.7	36,471	0.5
Other Asian Languages	391	2.0	13,618	2.0	119,487	1.5
Other Indo-European Languages	483	2.5	26,337	3.9	336,581	4.2
Other/Unspecified Languages	133	0.7	2,519	0.4	61,790	0.8
<b>TOTAL NON-ENGLISH</b>	<b>2,958</b>	<b>15.1</b>	<b>212,518</b>	<b>31.4</b>	<b>2,604,778</b>	<b>32.4</b>
Speak English Less than "Very Well"*	859	4.4	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

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Number of People with a Disability</b>	2,010	9.6	68,433	9.6	900,445	10.6
One Type of Disability Only	1,073	5.1	38,440	5.4	486,435	5.7
Two or More Types of Disability	937	4.5	29,993	4.2	414,010	4.9

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

Universe: Total population

Disability by Type, 2020-2024

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Hearing Difficulty</b>	679	3.2	19,254	2.7	214,075	2.5
<b>Vision Difficulty</b>	200	1.0	13,057	1.8	171,275	2.0
<b>Cognitive Difficulty</b>	883	4.2	26,187	3.7	334,479	3.9
<b>Ambulatory Difficulty</b>	948	4.5	29,875	4.2	437,316	5.1
<b>Self-Care Difficulty</b>	471	2.3	12,459	1.7	171,243	2.0
<b>Independent Living Difficulty<sup>†*</sup></b>	759	4.8	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

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

Disability by Age Cohorts, 2020-2024

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>0-17 with a Disability</b>	40	0.2	5,839	0.8	66,935	0.8
<b>18-64 with a Disability</b>	1,147	5.5	33,591	4.7	436,241	5.1
<b>65-74 with a Disability</b>	382	1.8	12,064	1.7	166,015	2.0
<b>75 and Over with a Disability</b>	441	2.1	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

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Uninsured</b>	622	3.0	48,085	6.7	646,573	7.6
Uninsured and disabled	99	0.5	3,399	0.5	43,842	0.5

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

Universe: Total population

Household Size, 2020-2024

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>1-Person Household</b>	2,039	25.0	60,715	23.5	1,004,516	30.4
<b>2-Person Household</b>	2,656	32.5	84,868	32.8	1,018,513	30.9
<b>3-Person Household</b>	1,481	18.1	42,594	16.5	501,858	15.2
<b>4-or-More-Person Household</b>	1,989	24.4	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

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Family</b>	5,661	69.3	184,528	71.4	2,073,094	62.8
Single Parent with Child	554	6.8	18,915	7.3	255,272	7.7
<b>Non-Family</b>	2,504	30.7	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

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than \$25,000</b>	596	7.3	25,034	9.7	437,334	13.2
<b>\$25,000 to \$49,999</b>	829	10.2	31,070	12.0	468,081	14.2
<b>\$50,000 to \$74,999</b>	1,110	13.6	31,403	12.2	451,436	13.7
<b>\$75,000 to \$99,999</b>	871	10.7	29,513	11.4	406,073	12.3
<b>\$100,000 to \$149,999</b>	1,745	21.4	48,606	18.8	604,303	18.3
<b>\$150,000 and Over</b>	3,014	36.9	92,829	35.9	934,161	28.3
<b>Median Income</b>	\$113,972		\$110,416		\$93,091	
<b>Per Capita Income*</b>	\$55,937		\$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

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>One or More Computing Devices</b>	8,006	98.1	251,175	97.2	3,168,942	96.0
Smartphone(s) Only	221	2.7	16,367	6.3	265,765	8.1
<b>No Computing Devices</b>	159	1.9	7,280	2.8	132,446	4.0
<b>Internet Access</b>	7,937	97.2	248,369	96.1	3,122,435	94.6
Broadband Subscription	7,813	95.7	243,715	94.3	3,037,636	92.0
<b>No Internet Access</b>	228	2.8	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**

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Occupied Housing Units</b>	8,165	96.2	258,455	95.5	3,301,388	93.6
Owner-Occupied*	6,383	78.2	193,403	74.8	2,140,282	64.8
Renter-Occupied*	1,782	21.8	65,052	25.2	1,161,106	35.2
<b>Vacant Housing Units</b>	320	3.8	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**

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than \$20,000</b>	403	5.0	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	95	1.2	626	0.2	16,165	0.5
30 Percent or More	308	3.8	14,791	5.9	263,270	8.2
<b>\$20,000 to \$49,999</b>	955	11.8	36,145	14.3	548,567	17.1
Less than 20 Percent	44	0.5	3,785	1.5	49,943	1.6
20 to 29 Percent	87	1.1	5,378	2.1	85,571	2.7
30 Percent or More	824	10.2	26,982	10.7	413,053	12.9
<b>\$50,000 to \$74,999</b>	1,102	13.6	31,015	12.3	445,688	13.9
Less than 20 Percent	221	2.7	7,635	3.0	104,246	3.2
20 to 29 Percent	315	3.9	9,488	3.8	144,885	4.5
30 Percent or More	566	7.0	13,892	5.5	196,557	6.1
<b>\$75,000 or More</b>	5,630	69.6	169,909	67.2	1,934,018	60.2
Less than 20 Percent	3,814	47.1	113,577	44.9	1,259,840	39.2
20 to 29 Percent	1,448	17.9	39,194	15.5	475,559	14.8
30 Percent or More	368	4.5	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***
<b>Housing Costs</b>	29	36
<b>Transportation Costs</b>	18	22
<b>TOTAL H+T COSTS</b>	47	57

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 Grayslake.

### Housing Type, 2020-2024

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Single Family, Detached</b>	4,922	58.0	180,263	66.6	1,744,963	49.5
<b>Single Family, Attached</b>	1,708	20.1	27,922	10.3	267,540	7.6
<b>2 Units</b>	36	0.4	6,761	2.5	225,323	6.4
<b>3 or 4 Units</b>	221	2.6	8,986	3.3	278,696	7.9
<b>5 to 9 Units</b>	372	4.4	10,160	3.8	272,436	7.7
<b>10 to 19 Units</b>	683	8.0	11,750	4.3	162,206	4.6
<b>20 or More Units</b>	510	6.0	20,292	7.5	545,750	15.5
<b>Mobile Home/Other*</b>	33	0.4	4,484	1.7	30,466	0.9

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

Universe: Housing units

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

### Housing Size, 2020-2024

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>0 or 1 Bedroom</b>	875	10.3	25,265	9.3	596,223	16.9
<b>2 Bedrooms</b>	1,935	22.8	61,893	22.9	970,902	27.5
<b>3 Bedrooms</b>	2,944	34.7	91,827	33.9	1,149,073	32.6
<b>4 Bedrooms</b>	2,500	29.5	71,692	26.5	621,544	17.6
<b>5 or More Bedrooms</b>	231	2.7	19,941	7.4	189,638	5.4
<b>Median Number of Rooms*</b>	6.3		6.3		6.0	

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

Universe: Housing units

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

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

### Housing Age, 2020-2024

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Built 2010 or Later</b>	414	4.9	15,025	5.6	198,138	5.6
<b>Built 1990 to 2009</b>	5,256	61.9	90,111	33.3	768,316	21.8
<b>Built 1970 to 1989</b>	1,321	15.6	81,672	30.2	812,639	23.0
<b>Built 1940 to 1969</b>	1,145	13.5	61,114	22.6	1,020,505	28.9
<b>Built Before 1940</b>	349	4.1	22,696	8.4	727,782	20.6
<b>Median Year Built</b>	1994		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 Grayslake.

### Vehicles Available per Household, 2020-2024

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>No Vehicle Available</b>	302	3.7	11,807	4.6	429,242	13.0
<b>1 Vehicle Available</b>	2,359	28.9	74,610	28.9	1,213,932	36.8
<b>2 Vehicles Available</b>	3,932	48.2	112,075	43.4	1,112,702	33.7
<b>3 or More Vehicles Available</b>	1,572	19.3	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

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Work at Home*</b>	2,269	19.9	70,334	19.5	783,713	18.5
<b>Drive Alone</b>	7,844	68.8	237,282	65.7	2,558,570	60.5
<b>Carpool</b>	846	7.4	30,514	8.5	328,727	7.8
<b>Transit</b>	231	2.0	9,748	2.7	344,109	8.1
<b>Walk or Bike</b>	107	0.9	7,894	2.2	151,058	3.6
<b>Other</b>	104	0.9	5,177	1.4	65,884	1.6
<b>TOTAL COMMUTERS</b>	9,132	80.1	290,615	80.5	3,448,348	81.5
<b>Mean Commute Time (Minutes)</b>	27.2		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

	Grayslake	Lake County	CMAP Region
<b>Average Vehicle Miles Traveled per Year</b>	17,633	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 Grayslake.

### Employment Status, 2020-2024

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>In Labor Force</b>	12,175	73.0	388,679	68.2	4,610,045	67.1
Employed†*	11,300	92.8	357,378	91.9	4,310,932	93.5
Unemployed*	649	5.3	19,545	5.0	284,304	6.2
<b>Not in Labor Force</b>	4,503	27.0	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

	Grayslake		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Private Sector Employment</b>	6,417	N/A	276,809	N/A	3,607,704	N/A
<b>Job Change, 2015-25</b>	969	17.8	-3,429	-1.2	141,870	4.1
<b>Job Change, 2005-25</b>	184	3.0	697	0.3	259,486	7.7
<b>Private Sector Jobs per Household**</b>	0.79		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 Grayslake Residents\*, 2023

TOP INDUSTRY SECTORS	Count	Percent
<b>1. Manufacturing</b>	1,454	14.5
<b>2. Education</b>	1,202	12.0
<b>3. Health Care</b>	1,102	11.0
<b>4. Retail Trade</b>	976	9.7
<b>5. Professional</b>	745	7.4
TOP EMPLOYMENT LOCATIONS		
<b>1. Chicago</b>	965	9.6
<b>2. Grayslake</b>	774	7.7
<b>3. Unincorporated Lake County</b>	683	6.8
<b>4. Libertyville</b>	458	4.6
<b>5. Gurnee</b>	415	4.1

### Employment in Grayslake\*, 2023

TOP INDUSTRY SECTORS	Count	Percent
<b>1. Education</b>	2,376	30.7
<b>2. Transportation</b>	1,212	15.6
<b>3. Manufacturing</b>	600	7.7
<b>4. Accommodation and Food Service</b>	570	7.4
<b>5. Health Care</b>	501	6.5
TOP RESIDENCE LOCATIONS		
<b>1. Unincorporated Lake County</b>	843	10.9
<b>2. Grayslake</b>	774	10.0
<b>3. Round Lake Beach</b>	384	5.0
<b>4. Waukegan</b>	373	4.8
<b>5. Chicago</b>	276	3.6

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 Grayslake.

### General Land Use, 2023

	Acres	Percent
<b>Single-Family Residential</b>	1,882.2	26.4
<b>Multi-Family Residential</b>	78.1	1.1
<b>Commercial</b>	445.3	6.2
<b>Industrial</b>	285.8	4.0
<b>Institutional</b>	567.3	8.0
<b>Mixed Use</b>	7.1	0.1
<b>Transportation and Other</b>	1,290.8	18.1
<b>Agricultural</b>	1,380.4	19.4
<b>Open Space</b>	486.4	6.8
<b>Vacant</b>	705.2	9.9
<b>TOTAL</b>	7,128.6	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 Grayslake.

### General Merchandise Retail Sales, 2025

	Grayslake	Lake County	CMAP Region
<b>General Merchandise</b>	\$302,920,898	\$16,488,085,087	\$169,979,000,000
<b>Total Retail Sales</b>	\$397,292,400	\$20,167,211,115	\$214,930,000,000
<b>Total Sales per Capita*</b>	\$18,983	\$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

<b>Residential</b>	\$622,492,815
<b>Commercial</b>	\$122,832,940
<b>Industrial</b>	\$53,561,947
<b>Railroad</b>	\$528,368
<b>Farm</b>	\$2,426,546
<b>Mineral</b>	\$0
<b>TOTAL</b>	\$801,842,616

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
<b>White (Non-Hispanic)</b>	88.0	76.1	71.1
<b>Hispanic or Latino (of Any Race)</b>	5.0	10.0	10.2
<b>Black (Non-Hispanic)</b>	1.6	3.1	8.5
<b>Asian (Non-Hispanic)</b>	4.2	8.1	5.1
<b>Other/Multiple Races (Non-Hispanic)</b>	1.2	2.7	5.1

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
<b>19 and Under</b>	34.9	30.9	26.4
<b>20 to 34</b>	21.5	14.7	21.0
<b>35 to 49</b>	29.7	27.0	18.7
<b>50 to 64</b>	9.3	19.4	19.8
<b>65 and Over</b>	4.5	8.0	14.1
<b>Median Age</b>	32.2	38.3	37.2

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
<b>Less than High School Diploma</b>	5.4	6.7	3.0
<b>High School Diploma or Equivalent</b>	15.4	16.1	13.3
<b>Some College, No Degree</b>	22.0	19.0	16.1
<b>Associate's Degree</b>	6.5	7.4	9.2
<b>Bachelor's Degree</b>	33.3	30.4	34.7
<b>Graduate or Professional Degree</b>	17.5	20.4	23.7

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
<b>Native</b>	87.3	90.4
<b>Foreign Born</b>	12.7	9.6

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
<b>English Only</b>	84.2	84.9
<b>Spanish</b>	7.4	6.6
<b>Russian, Polish, or other Slavic Languages</b>	1.1	1.3
<b>Chinese (incl. Mandarin, Cantonese)</b>	0.9	1.0
<b>Tagalog (incl. Filipino)</b>	0.8	0.9
<b>Arabic</b>	0.2	0.0
<b>Korean</b>	0.6	0.1
<b>Other Asian Languages</b>	1.1	2.0
<b>Other Indo-European Languages</b>	3.6	2.5
<b>Other/Unspecified Languages</b>	0.0	0.7
<b>TOTAL NON-ENGLISH</b>	15.8	15.1
Speak English Less than "Very Well"*	6.2	4.4

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
<b>With Health Insurance Coverage</b>	94.4	97.0
<b>No Health Insurance</b>	5.6	3.0

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
<b>1-Person Household</b>	22.0	25.0
<b>2-Person Household</b>	30.7	32.5
<b>3-Person Household</b>	17.0	18.1
<b>4-or-More-Person Household</b>	30.3	24.4

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
<b>Family</b>	73.8	69.3
Single Parent with Child	9.4	6.8
<b>Non-Family</b>	26.2	30.7

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)
<b>Median Income</b>	\$116,561	\$113,972

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
<b>Occupied Housing Units</b>	97.9	97.1	96.2
Owner-Occupied*	78.5	71.8	78.2
Renter-Occupied*	21.5	28.2	21.8
<b>Vacant Housing Units</b>	2.1	2.9	3.8

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
<b>Less than \$20,000</b>	7.3	5.0
Less than 20 Percent	0.9	0.0
20 to 29 Percent	0.8	1.2
30 Percent or More	5.6	3.8
<b>\$20,000 to \$49,999</b>	17.5	11.8
Less than 20 Percent	1.2	0.5
20 to 29 Percent	4.8	1.1
30 Percent or More	11.5	10.2
<b>\$50,000 to \$74,999</b>	16.7	13.6
Less than 20 Percent	5.0	2.7
20 to 29 Percent	4.5	3.9
30 Percent or More	7.2	7.0
<b>\$75,000 or More</b>	57.1	69.6
Less than 20 Percent	30.9	47.1
20 to 29 Percent	21.5	17.9
30 Percent or More	4.6	4.5

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
<b>Single Family, Detached</b>	57.2	58.0
<b>Single Family, Attached</b>	20.5	20.1
<b>2 Units</b>	0.9	0.4
<b>3 or 4 Units</b>	3.2	2.6
<b>5 or More Units</b>	17.8	18.4
<b>Mobile Home/Other*</b>	0.4	0.4

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
<b>0 or 1 Bedroom</b>	10.1	10.3
<b>2 Bedrooms</b>	26.6	22.8
<b>3 Bedrooms</b>	35.6	34.7
<b>4 Bedrooms</b>	26.0	29.5
<b>5 or More Bedrooms</b>	1.7	2.7
<b>Median Number of Rooms*</b>	6.2	6.3

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	3.6	3.7
1 Vehicle Available	32.3	28.9
2 Vehicles Available	46.5	48.2
3 or More Vehicles Available	17.6	19.3

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*	5.4	19.9
Drive Alone	81.2	68.8
Carpool	6.9	7.4
Transit	4.2	2.0
Walk or Bike	1.6	0.9
Other	0.7	0.9
<b>TOTAL COMMUTERS</b>	94.6	80.1
<b>Mean Commute Time (Minutes)</b>	31.2	27.2

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
<b>In Labor Force</b>	75.0	73.0
Employed†*	94.8	92.8
Unemployed*	5.0	5.3
<b>Not in Labor Force</b>	25.0	27.0

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

Universe: Population 16 years and older

†Does not include employed population in the Armed Forces.

\*Universe: In labor force

## Water Supply

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

### Water Source and Demand Trends of Grayslake\*

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

	2008 MGD***	2018 MGD***	Percent Change
<b>Total Water Withdrawals</b>	1.47	1.32	-10.2

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

	Grayslake			CMAP Region		
	2008	2018	Percent Change	2008	2018	Percent Change
<b>Gallons per Capita per Day*</b>	70.8	61.7	-12.9	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	2022	Percent Change	Annualized Percent Change
	(2024 Dollars)	(2024 Dollars)		
<b>Drinking Water</b>	\$43.46	\$41.11	-5.4	-0.9
<b>Sewer</b>	\$41.56	\$53.00	27.5	4.1
<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: Grayslake

	<b>2017</b>
<b>Nonrevenue Water (Millions of Gallons per Day)**</b>	0.12
<b>Annual Cost of Nonrevenue Water</b>	\$542,991
<b>Percent of Nonrevenue Water to Water Supplied***</b>	9.3

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.