

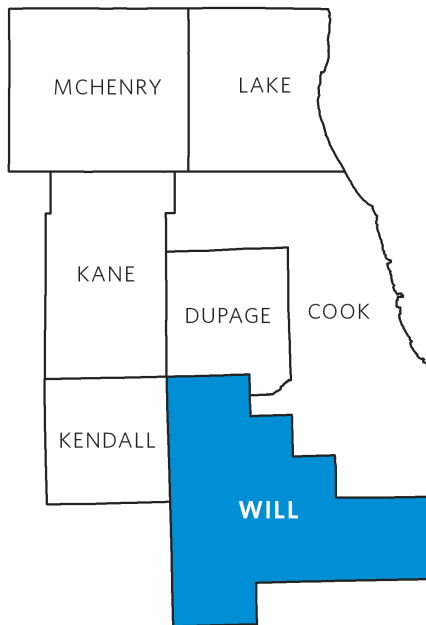


## Will County

Community Data Snapshot

County 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.

#### 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 Will County.

### General Population Characteristics, 2024

|   | Will County | CMAP Region |
|---|-------------|-------------|
| <b>Total Population</b>                   | 701,462     | 8,495,320   |
| <b>Total Households</b>                   | 244,273     | 3,301,388   |
| <b>Average Household Size</b>             | 2.8         | 2.5         |
| <b>Percent Population Change, 2000-10</b> | 34.9        | 3.5         |
| <b>Percent Population Change, 2010-24</b> | 3.5         | 0.8         |
| <b>Percent Population Change, 2000-24</b> | 39.7        | 4.3         |

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

### Race and Ethnicity, 2020-2024

|  | Will County |         | CMAP Region |         |
|--|-------------|---------|-------------|---------|
|  | Count       | Percent | Count       | Percent |
| <b>White (Non-Hispanic)</b>                | 411,061     | 58.6    | 4,070,419   | 47.9    |
| <b>Hispanic or Latino (of Any Race)</b>    | 138,703     | 19.8    | 2,106,868   | 24.8    |
| <b>Black (Non-Hispanic)</b>                | 81,162      | 11.6    | 1,341,618   | 15.8    |
| <b>Asian (Non-Hispanic)</b>                | 43,981      | 6.3     | 668,971     | 7.9     |
| <b>Other/Multiple Races (Non-Hispanic)</b> | 26,555      | 3.8     | 307,444     | 3.6     |

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

Universe: Total population

### Age Cohorts, 2020-2024

|                    | Will County |         | CMAP Region |         |
|--------------------|-------------|---------|-------------|---------|
|                    | Count       | Percent | Count       | Percent |
| <b>Under 5</b>     | 38,073      | 5.4     | 462,655     | 5.4     |
| <b>5 to 19</b>     | 146,026     | 20.8    | 1,610,678   | 19.0    |
| <b>20 to 34</b>    | 129,503     | 18.5    | 1,751,152   | 20.6    |
| <b>35 to 49</b>    | 143,708     | 20.5    | 1,707,049   | 20.1    |
| <b>50 to 64</b>    | 141,885     | 20.2    | 1,612,962   | 19.0    |
| <b>65 to 74</b>    | 62,342      | 8.9     | 803,224     | 9.5     |
| <b>75 to 84</b>    | 29,671      | 4.2     | 388,880     | 4.6     |
| <b>85 and Over</b> | 10,254      | 1.5     | 158,720     | 1.9     |
| <b>Median Age</b>  | 39.1        |         | 38.5        |         |

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

Universe: Total population

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

|                                   | Will County |         | CMAP Region |         |
|-----------------------------------|-------------|---------|-------------|---------|
|                                   | Count       | Percent | Count       | Percent |
| Less than High School Diploma     | 38,704      | 8.2     | 608,225     | 10.3    |
| High School Diploma or Equivalent | 118,960     | 25.2    | 1,287,338   | 21.9    |
| Some College, No Degree           | 97,152      | 20.6    | 1,039,489   | 17.7    |
| Associate's Degree                | 40,503      | 8.6     | 417,149     | 7.1     |
| Bachelor's Degree                 | 106,720     | 22.6    | 1,493,459   | 25.4    |
| Graduate or Professional Degree   | 70,402      | 14.9    | 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**

|              | Will County |         | CMAP Region |         |
|--------------|-------------|---------|-------------|---------|
|              | Count       | Percent | Count       | Percent |
| Native       | 606,506     | 86.5    | 6,804,818   | 80.1    |
| Foreign Born | 94,956      | 13.5    | 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**

|                                      | Will County    |             | CMAP Region      |             |
|--------------------------------------|----------------|-------------|------------------|-------------|
|                                      | Count          | Percent     | Count            | Percent     |
| English Only                         | 514,631        | 77.6        | 5,427,887        | 67.6        |
| Spanish                              | 87,076         | 13.1        | 1,526,595        | 19.0        |
| Slavic Languages                     | 13,228         | 2.0         | 288,316          | 3.6         |
| Chinese                              | 4,171          | 0.6         | 93,083           | 1.2         |
| Tagalog                              | 4,960          | 0.7         | 76,863           | 1.0         |
| Arabic                               | 3,574          | 0.5         | 65,592           | 0.8         |
| Korean                               | 903            | 0.1         | 36,471           | 0.5         |
| Other Asian Languages                | 8,253          | 1.2         | 119,487          | 1.5         |
| Other Indo-European Languages        | 22,782         | 3.4         | 336,581          | 4.2         |
| Other/Unspecified Languages          | 3,811          | 0.6         | 61,790           | 0.8         |
| <b>TOTAL NON-ENGLISH</b>             | <b>148,758</b> | <b>22.4</b> | <b>2,604,778</b> | <b>32.4</b> |
| Speak English Less than "Very Well"* | 50,737         | 7.6         | 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

|   | Will County |         | CMAP Region |         |
|---|-------------|---------|-------------|---------|
|   | Count       | Percent | Count       | Percent |
| <b>Number of People with a Disability</b> | 69,307      | 9.9     | 900,445     | 10.6    |
| One Type of Disability Only               | 37,799      | 5.4     | 486,435     | 5.7     |
| Two or More Types of Disability           | 31,508      | 4.5     | 414,010     | 4.9     |

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

Universe: Total population

Disability by Type, 2020-2024

|   | Will County |         | CMAP Region |         |
|---|-------------|---------|-------------|---------|
|   | Count       | Percent | Count       | Percent |
| <b>Hearing Difficulty</b>                         | 17,635      | 2.5     | 214,075     | 2.5     |
| <b>Vision Difficulty</b>                          | 11,394      | 1.6     | 171,275     | 2.0     |
| <b>Cognitive Difficulty</b>                       | 26,483      | 3.8     | 334,479     | 3.9     |
| <b>Ambulatory Difficulty</b>                      | 31,815      | 4.5     | 437,316     | 5.1     |
| <b>Self-Care Difficulty</b>                       | 12,902      | 1.8     | 171,243     | 2.0     |
| <b>Independent Living Difficulty<sup>†*</sup></b> | 24,982      | 4.7     | 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

|                                      | Will County |         | CMAP Region |         |
|--------------------------------------|-------------|---------|-------------|---------|
|                                      | Count       | Percent | Count       | Percent |
| <b>0-17 with a Disability</b>        | 6,124       | 0.9     | 66,935      | 0.8     |
| <b>18-64 with a Disability</b>       | 34,804      | 5.0     | 436,241     | 5.1     |
| <b>65-74 with a Disability</b>       | 11,803      | 1.7     | 166,015     | 2.0     |
| <b>75 and Over with a Disability</b> | 16,576      | 2.4     | 231,254     | 2.7     |

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

Universe: Total population

Health Insurance Coverage, 2020-2024

|                        | Will County |         | CMAP Region |         |
|------------------------|-------------|---------|-------------|---------|
|                        | Count       | Percent | Count       | Percent |
| <b>Uninsured</b>       | 36,416      | 5.2     | 646,573     | 7.6     |
| Uninsured and disabled | 2,169       | 0.3     | 43,842      | 0.5     |

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

Universe: Total population

Household Size, 2020-2024

|                                   | Will County |         | CMAP Region |         |
|-----------------------------------|-------------|---------|-------------|---------|
|                                   | Count       | Percent | Count       | Percent |
| <b>1-Person Household</b>         | 51,545      | 21.1    | 1,004,516   | 30.4    |
| <b>2-Person Household</b>         | 74,854      | 30.6    | 1,018,513   | 30.9    |
| <b>3-Person Household</b>         | 44,501      | 18.2    | 501,858     | 15.2    |
| <b>4-or-More-Person Household</b> | 73,373      | 30.0    | 776,501     | 23.5    |

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

Universe: Occupied housing units

Household Type, 2020-2024

|                          | Will County |         | CMAP Region |         |
|--------------------------|-------------|---------|-------------|---------|
|                          | Count       | Percent | Count       | Percent |
| <b>Family</b>            | 182,022     | 74.5    | 2,073,094   | 62.8    |
| Single Parent with Child | 19,260      | 7.9     | 255,272     | 7.7     |
| <b>Non-Family</b>        | 62,251      | 25.5    | 1,228,294   | 37.2    |

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

Universe: Occupied housing units

Household Income, 2020-2024

|                               | Will County |         | CMAP Region |         |
|-------------------------------|-------------|---------|-------------|---------|
|                               | Count       | Percent | Count       | Percent |
| <b>Less than \$25,000</b>     | 20,897      | 8.6     | 437,334     | 13.2    |
| <b>\$25,000 to \$49,999</b>   | 27,535      | 11.3    | 468,081     | 14.2    |
| <b>\$50,000 to \$74,999</b>   | 32,394      | 13.3    | 451,436     | 13.7    |
| <b>\$75,000 to \$99,999</b>   | 30,751      | 12.6    | 406,073     | 12.3    |
| <b>\$100,000 to \$149,999</b> | 51,939      | 21.3    | 604,303     | 18.3    |
| <b>\$150,000 and Over</b>     | 80,757      | 33.1    | 934,161     | 28.3    |
| <b>Median Income</b>          | \$109,984   |         | \$93,091    |         |
| <b>Per Capita Income*</b>     | \$47,516    |         | \$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

|                                      | Will County |         | CMAP Region |         |
|--------------------------------------|-------------|---------|-------------|---------|
|                                      | Count       | Percent | Count       | Percent |
| <b>One or More Computing Devices</b> | 236,978     | 97.0    | 3,168,942   | 96.0    |
| Smartphone(s) Only                   | 15,156      | 6.2     | 265,765     | 8.1     |
| <b>No Computing Devices</b>          | 7,295       | 3.0     | 132,446     | 4.0     |
| <b>Internet Access</b>               | 234,036     | 95.8    | 3,122,435   | 94.6    |
| Broadband Subscription               | 229,973     | 94.1    | 3,037,636   | 92.0    |
| <b>No Internet Access</b>            | 10,237      | 4.2     | 178,953     | 5.4     |

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

Universe: Occupied housing units

**Housing Occupancy and Tenure, 2020-2024**

|                               | Will County |         | CMAP Region |         |
|-------------------------------|-------------|---------|-------------|---------|
|                               | Count       | Percent | Count       | Percent |
| <b>Occupied Housing Units</b> | 244,273     | 96.1    | 3,301,388   | 93.6    |
| Owner-Occupied*               | 202,150     | 82.8    | 2,140,282   | 64.8    |
| Renter-Occupied*              | 42,123      | 17.2    | 1,161,106   | 35.2    |
| <b>Vacant Housing Units</b>   | 10,005      | 3.9     | 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**

|                             | Will County |         | CMAP Region |         |
|-----------------------------|-------------|---------|-------------|---------|
|                             | Count       | Percent | Count       | Percent |
| <b>Less than \$20,000</b>   | 12,733      | 5.3     | 284,351     | 8.9     |
| Less than 20 Percent        | 137         | 0.1     | 4,916       | 0.2     |
| 20 to 29 Percent            | 549         | 0.2     | 16,165      | 0.5     |
| 30 Percent or More          | 12,047      | 5.0     | 263,270     | 8.2     |
| <b>\$20,000 to \$49,999</b> | 31,700      | 13.2    | 548,567     | 17.1    |
| Less than 20 Percent        | 2,950       | 1.2     | 49,943      | 1.6     |
| 20 to 29 Percent            | 5,514       | 2.3     | 85,571      | 2.7     |
| 30 Percent or More          | 23,236      | 9.7     | 413,053     | 12.9    |
| <b>\$50,000 to \$74,999</b> | 32,337      | 13.5    | 445,688     | 13.9    |
| Less than 20 Percent        | 8,155       | 3.4     | 104,246     | 3.2     |
| 20 to 29 Percent            | 9,498       | 4.0     | 144,885     | 4.5     |
| 30 Percent or More          | 14,684      | 6.1     | 196,557     | 6.1     |
| <b>\$75,000 or More</b>     | 162,648     | 67.9    | 1,934,018   | 60.2    |
| Less than 20 Percent        | 106,601     | 44.5    | 1,259,840   | 39.2    |
| 20 to 29 Percent            | 40,552      | 16.9    | 475,559     | 14.8    |
| 30 Percent or More          | 15,495      | 6.5     | 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> | 19                     | 23                        |
| <b>TOTAL H+T COSTS</b>      | 48                     | 59                        |

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 Will County.

### Housing Type, 2020-2024

|                                | Will County |         | CMAP Region |         |
|--------------------------------|-------------|---------|-------------|---------|
|                                | Count       | Percent | Count       | Percent |
| <b>Single Family, Detached</b> | 189,298     | 74.4    | 1,744,963   | 49.5    |
| <b>Single Family, Attached</b> | 28,912      | 11.4    | 267,540     | 7.6     |
| <b>2 Units</b>                 | 5,216       | 2.1     | 225,323     | 6.4     |
| <b>3 or 4 Units</b>            | 6,744       | 2.7     | 278,696     | 7.9     |
| <b>5 to 9 Units</b>            | 5,262       | 2.1     | 272,436     | 7.7     |
| <b>10 to 19 Units</b>          | 7,077       | 2.8     | 162,206     | 4.6     |
| <b>20 or More Units</b>        | 8,460       | 3.3     | 545,750     | 15.5    |
| <b>Mobile Home/Other*</b>      | 3,309       | 1.3     | 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

|                                | Will County |         | CMAP Region |         |
|--------------------------------|-------------|---------|-------------|---------|
|                                | Count       | Percent | Count       | Percent |
| <b>0 or 1 Bedroom</b>          | 15,663      | 6.2     | 596,223     | 16.9    |
| <b>2 Bedrooms</b>              | 48,571      | 19.1    | 970,902     | 27.5    |
| <b>3 Bedrooms</b>              | 100,631     | 39.6    | 1,149,073   | 32.6    |
| <b>4 Bedrooms</b>              | 72,750      | 28.6    | 621,544     | 17.6    |
| <b>5 or More Bedrooms</b>      | 16,663      | 6.6     | 189,638     | 5.4     |
| <b>Median Number of Rooms*</b> | 6.5         |         | 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

|                            | Will County |         | CMAP Region |         |
|----------------------------|-------------|---------|-------------|---------|
|                            | Count       | Percent | Count       | Percent |
| <b>Built 2010 or Later</b> | 19,007      | 7.5     | 198,138     | 5.6     |
| <b>Built 1990 to 2009</b>  | 118,387     | 46.6    | 768,316     | 21.8    |
| <b>Built 1970 to 1989</b>  | 57,193      | 22.5    | 812,639     | 23.0    |
| <b>Built 1940 to 1969</b>  | 42,156      | 16.6    | 1,020,505   | 28.9    |
| <b>Built Before 1940</b>   | 17,535      | 6.9     | 727,782     | 20.6    |
| <b>Median Year Built</b>   | 1992        |         | 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 Will County.

### Vehicles Available per Household, 2020-2024

|                                     | Will County |         | CMAP Region |         |
|-------------------------------------|-------------|---------|-------------|---------|
|                                     | Count       | Percent | Count       | Percent |
| <b>No Vehicle Available</b>         | 9,521       | 3.9     | 429,242     | 13.0    |
| <b>1 Vehicle Available</b>          | 61,918      | 25.3    | 1,213,932   | 36.8    |
| <b>2 Vehicles Available</b>         | 103,138     | 42.2    | 1,112,702   | 33.7    |
| <b>3 or More Vehicles Available</b> | 69,696      | 28.5    | 545,512     | 16.5    |

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

Universe: Occupied housing units

### Mode of Travel to Work, 2020-2024

|                                    | Will County |         | CMAP Region |         |
|------------------------------------|-------------|---------|-------------|---------|
|                                    | Count       | Percent | Count       | Percent |
| <b>Work at Home*</b>               | 52,068      | 14.7    | 783,713     | 18.5    |
| <b>Drive Alone</b>                 | 258,587     | 72.9    | 2,558,570   | 60.5    |
| <b>Carpool</b>                     | 28,431      | 8.0     | 328,727     | 7.8     |
| <b>Transit</b>                     | 7,253       | 2.0     | 344,109     | 8.1     |
| <b>Walk or Bike</b>                | 3,032       | 0.9     | 151,058     | 3.6     |
| <b>Other</b>                       | 5,115       | 1.4     | 65,884      | 1.6     |
| <b>TOTAL COMMUTERS</b>             | 302,418     | 85.3    | 3,448,348   | 81.5    |
| <b>Mean Commute Time (Minutes)</b> | 31.4        |         | 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

|  | Will County | CMAP Region |
|--|-------------|-------------|
| <b>Average Vehicle Miles Traveled per Year</b> | 19,442      | 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 Will County.

### Employment Status, 2020-2024

|                           | Will County |         | CMAP Region |         |
|---------------------------|-------------|---------|-------------|---------|
|                           | Count       | Percent | Count       | Percent |
| <b>In Labor Force</b>     | 380,899     | 68.3    | 4,610,045   | 67.1    |
| Employed†*                | 361,706     | 95.0    | 4,310,932   | 93.5    |
| Unemployed*               | 18,747      | 4.9     | 284,304     | 6.2     |
| <b>Not in Labor Force</b> | 176,775     | 31.7    | 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

|  | Will County |         | CMAP Region |         |
|--|-------------|---------|-------------|---------|
|  | Count       | Percent | Count       | Percent |
| <b>Private Sector Employment</b>           | 227,213     | N/A     | 3,607,704   | N/A     |
| <b>Job Change, 2015-25</b>                 | 43,616      | 23.8    | 141,870     | 4.1     |
| <b>Job Change, 2005-25</b>                 | 93,781      | 70.3    | 259,486     | 7.7     |
| <b>Private Sector Jobs per Household**</b> | 0.93        |         | 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 Will County Residents\*, 2023

| TOP INDUSTRY SECTORS     | Count   | Percent |
|--------------------------|---------|---------|
| <b>1. Health Care</b>    | 42,253  | 12.7    |
| <b>2. Retail Trade</b>   | 34,039  | 10.2    |
| <b>3. Education</b>      | 31,027  | 9.3     |
| <b>4. Manufacturing</b>  | 28,991  | 8.7     |
| <b>5. Transportation</b> | 27,404  | 8.2     |
| TOP EMPLOYMENT LOCATIONS |         |         |
| <b>1. Cook County</b>    | 113,021 | 33.9    |
| <b>2. Will County</b>    | 106,963 | 32.1    |
| <b>3. DuPage County</b>  | 62,613  | 18.8    |
| <b>4. Kane County</b>    | 10,202  | 3.1     |
| <b>5. Lake County</b>    | 6,083   | 1.8     |

### Employment in Will County\*, 2023

| TOP INDUSTRY SECTORS     | Count   | Percent |
|--------------------------|---------|---------|
| <b>1. Transportation</b> | 36,697  | 14.6    |
| <b>2. Retail Trade</b>   | 29,083  | 11.5    |
| <b>3. Health Care</b>    | 24,628  | 9.8     |
| <b>4. Manufacturing</b>  | 24,301  | 9.6     |
| <b>5. Education</b>      | 23,582  | 9.4     |
| TOP RESIDENCE LOCATIONS  |         |         |
| <b>1. Will County</b>    | 106,963 | 42.4    |
| <b>2. Cook County</b>    | 60,964  | 24.2    |
| <b>3. DuPage County</b>  | 19,478  | 7.7     |
| <b>4. Kendall County</b> | 8,880   | 3.5     |
| <b>5. Kane County</b>    | 8,358   | 3.3     |

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 Will County.

### General Land Use, 2023

|                                  | Acres     | Percent |
|----------------------------------|-----------|---------|
| <b>Single-Family Residential</b> | 88,587.0  | 16.3    |
| <b>Multi-Family Residential</b>  | 1,300.6   | 0.2     |
| <b>Commercial</b>                | 10,475.3  | 1.9     |
| <b>Industrial</b>                | 105,769.8 | 4.7     |
| <b>Institutional</b>             | 12,927.9  | 2.4     |
| <b>Mixed Use</b>                 | 3,055.7   | 0.0     |
| <b>Transportation and Other</b>  | 69,777.2  | 12.8    |
| <b>Agricultural</b>              | 830,342.0 | 45.1    |
| <b>Open Space</b>                | 63,264.6  | 11.6    |
| <b>Vacant</b>                    | 26,134.3  | 4.8     |
| <b>TOTAL</b>                     | 543,447.1 | 100.0   |

Source: Chicago Metropolitan Agency for Planning analysis of the 2023 [Land Use Inventory](#).

### Ongoing and Completed Development Activity\*, 2021-2025

|                                       | Will County |
|---------------------------------------|-------------|
| <b>Developments</b>                   | 109         |
| <b>Residential Units</b>              | 5,054       |
| <b>Non-Residential Square Footage</b> | 22,942,372  |

Chicago Metropolitan Agency for Planning analysis of the the [Northeastern Illinois Development Database \(NDD\)](#), 2021-2025

\*Includes developments that were newly constructed, under construction, expanded, or rehabilitated for new use. Developments must meet one or more of the following criteria: occupy at least 1 acre of land; contain at least 10 housing units; contain at least 10,000 square feet of non-residential space; or result in a change in land use.

## Tax Base

The tax base tables include retail sales and equalized assessed values for Will County.

### General Merchandise Retail Sales, 2025

|                                | Will County      | CMAP Region       |
|--------------------------------|------------------|-------------------|
| <b>General Merchandise</b>     | \$15,433,009,533 | \$169,979,000,000 |
| <b>Total Retail Sales</b>      | \$18,469,068,493 | \$214,930,000,000 |
| <b>Total Sales per Capita*</b> | \$26,329         | \$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> | \$23,464,708,556 |
| <b>Commercial</b>  | \$2,374,663,585  |
| <b>Industrial</b>  | \$4,086,306,458  |
| <b>Railroad</b>    | \$181,927,277    |
| <b>Farm</b>        | \$421,296,203    |
| <b>Mineral</b>     | \$0              |
| <b>TOTAL</b>       | \$30,528,902,079 |

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.

### Race and Ethnicity, Over Time

|  | 2000<br>Percent | 2010-2014<br>Percent | 2020-2024<br>Percent |
|--|-----------------|----------------------|----------------------|
| <b>White (Non-Hispanic)</b>                | 77.4            | 66.2                 | 58.6                 |
| <b>Hispanic or Latino (of Any Race)</b>    | 8.7             | 16.1                 | 19.8                 |
| <b>Black (Non-Hispanic)</b>                | 10.3            | 10.8                 | 11.6                 |
| <b>Asian (Non-Hispanic)</b>                | 2.2             | 4.8                  | 6.3                  |
| <b>Other/Multiple Races (Non-Hispanic)</b> | 1.4             | 2.1                  | 3.8                  |

Source: 2000 Census; 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Total population

### Age Cohorts, Over Time

|                     | 2000<br>Percent | 2010-2014<br>Percent | 2020-2024<br>Percent |
|---------------------|-----------------|----------------------|----------------------|
| <b>19 and Under</b> | 32.6            | 30.5                 | 26.2                 |
| <b>20 to 34</b>     | 20.3            | 17.7                 | 18.5                 |
| <b>35 to 49</b>     | 25.3            | 23.2                 | 20.5                 |
| <b>50 to 64</b>     | 13.5            | 18.3                 | 20.2                 |
| <b>65 and Over</b>  | 8.3             | 10.2                 | 14.6                 |
| <b>Median Age</b>   | 33.3            | 36.2                 | 39.1                 |

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

Universe: Total population

### Educational Attainment\*, Over Time

|  | 2000<br>Percent | 2010-2014<br>Percent | 2020-2024<br>Percent |
|--|-----------------|----------------------|----------------------|
| <b>Less than High School Diploma</b>     | 13.1            | 9.5                  | 8.2                  |
| <b>High School Diploma or Equivalent</b> | 29.1            | 27.0                 | 25.2                 |
| <b>Some College, No Degree</b>           | 25.1            | 22.6                 | 20.6                 |
| <b>Associate's Degree</b>                | 7.2             | 8.3                  | 8.6                  |
| <b>Bachelor's Degree</b>                 | 17.8            | 20.8                 | 22.6                 |
| <b>Graduate or Professional Degree</b>   | 7.7             | 11.8                 | 14.9                 |

Source: 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<br>Percent | 2020-2024<br>Percent |
|---------------------|----------------------|----------------------|
| <b>Native</b>       | 88.2                 | 86.5                 |
| <b>Foreign Born</b> | 11.8                 | 13.5                 |

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<br>Percent | 2020-2024<br>Percent |
|--------------------------------------|----------------------|----------------------|
| <b>English Only</b>                  | 80.0                 | 77.6                 |
| <b>Spanish</b>                       | 11.9                 | 13.1                 |
| <b>Slavic Languages</b>              | 1.6                  | 2.0                  |
| <b>Chinese</b>                       | 0.6                  | 0.6                  |
| <b>Tagalog</b>                       | 0.8                  | 0.7                  |
| <b>Arabic</b>                        | 0.5                  | 0.5                  |
| <b>Korean</b>                        | 0.2                  | 0.1                  |
| <b>Other Asian Languages</b>         | 0.8                  | 1.2                  |
| <b>Other Indo-European Languages</b> | 3.2                  | 3.4                  |
| <b>Other/Unspecified Languages</b>   | 0.4                  | 0.6                  |
| <b>TOTAL NON-ENGLISH</b>             | 20.0                 | 22.4                 |
| Speak English Less than "Very Well"* | 7.4                  | 7.6                  |

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<br>Percent | 2020-2024<br>Percent |
|---------------------------------------|----------------------|----------------------|
| <b>With Health Insurance Coverage</b> | 90.8                 | 94.8                 |
| <b>No Health Insurance</b>            | 9.2                  | 5.2                  |

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

Universe: Civilian non-institutional population

### Household Size, Over Time

|                                   | 2010-2014<br>Percent | 2020-2024<br>Percent |
|-----------------------------------|----------------------|----------------------|
| <b>1-Person Household</b>         | 19.7                 | 21.1                 |
| <b>2-Person Household</b>         | 28.8                 | 30.6                 |
| <b>3-Person Household</b>         | 17.5                 | 18.2                 |
| <b>4-or-More-Person Household</b> | 34.0                 | 30.0                 |

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

Universe: Occupied housing units

### Household Type, Over Time

|                          | 2010-2014<br>Percent | 2020-2024<br>Percent |
|--------------------------|----------------------|----------------------|
| <b>Family</b>            | 76.6                 | 74.5                 |
| Single Parent with Child | 8.7                  | 7.9                  |
| <b>Non-Family</b>        | 23.4                 | 25.5                 |

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

Universe: Occupied housing units

### Household Income, Over Time

|                      | 2010-2014<br>(2024 Dollars) | 2020-2024<br>(2024 Dollars) |
|----------------------|-----------------------------|-----------------------------|
| <b>Median Income</b> | \$100,892                   | \$109,984                   |

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

Universe: Occupied housing units

### Housing Occupancy and Tenure, Over Time

|                               | 2000<br>Percent | 2010-2014<br>Percent | 2020-2024<br>Percent |
|-------------------------------|-----------------|----------------------|----------------------|
| <b>Occupied Housing Units</b> | 95.5            | 93.7                 | 96.1                 |
| Owner-Occupied*               | 83.1            | 81.9                 | 82.8                 |
| Renter-Occupied*              | 16.9            | 18.1                 | 17.2                 |
| <b>Vacant Housing Units</b>   | 4.5             | 6.3                  | 3.9                  |

Source: 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>   | 8.6       | 5.3       |
| Less than 20 Percent        | 0.3       | 0.1       |
| 20 to 29 Percent            | 0.5       | 0.2       |
| 30 Percent or More          | 7.8       | 5.0       |
| <b>\$20,000 to \$49,999</b> | 21.6      | 13.2      |
| Less than 20 Percent        | 3.0       | 1.2       |
| 20 to 29 Percent            | 4.5       | 2.3       |
| 30 Percent or More          | 14.1      | 9.7       |
| <b>\$50,000 to \$74,999</b> | 18.3      | 13.5      |
| Less than 20 Percent        | 5.3       | 3.4       |
| 20 to 29 Percent            | 5.1       | 4.0       |
| 30 Percent or More          | 8.0       | 6.1       |
| <b>\$75,000 or More</b>     | 51.5      | 67.9      |
| Less than 20 Percent        | 28.1      | 44.5      |
| 20 to 29 Percent            | 16.6      | 16.9      |
| 30 Percent or More          | 6.8       | 6.5       |

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   |
| Single Family, Detached | 74.2      | 74.4      |
| Single Family, Attached | 12.1      | 11.4      |
| 2 Units                 | 2.1       | 2.1       |
| 3 or 4 Units            | 2.4       | 2.7       |
| 5 or More Units         | 7.9       | 8.2       |
| Mobile Home/Other*      | 1.5       | 1.3       |

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          | 5.9       | 6.2       |
| 2 Bedrooms              | 20.0      | 19.1      |
| 3 Bedrooms              | 41.3      | 39.6      |
| 4 Bedrooms              | 27.5      | 28.6      |
| 5 or More Bedrooms      | 5.2       | 6.6       |
| Median Number of Rooms* | 6.5       | 6.5       |

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<br>Percent | 2020-2024<br>Percent |
|------------------------------|----------------------|----------------------|
| No Vehicle Available         | 3.9                  | 3.9                  |
| 1 Vehicle Available          | 25.5                 | 25.3                 |
| 2 Vehicles Available         | 45.6                 | 42.2                 |
| 3 or More Vehicles Available | 25.0                 | 28.5                 |

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<br>Percent | 2020-2024<br>Percent |
|------------------------------------|----------------------|----------------------|
| Work at Home*                      | 3.9                  | 14.7                 |
| Drive Alone                        | 83.3                 | 72.9                 |
| Carpool                            | 6.7                  | 8.0                  |
| Transit                            | 4.1                  | 2.0                  |
| Walk or Bike                       | 0.8                  | 0.9                  |
| Other                              | 1.2                  | 1.4                  |
| <b>TOTAL COMMUTERS</b>             | <b>96.1</b>          | <b>85.3</b>          |
| <b>Mean Commute Time (Minutes)</b> | <b>32.9</b>          | <b>31.4</b>          |

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<br>Percent | 2020-2024<br>Percent |
|---------------------------|----------------------|----------------------|
| <b>In Labor Force</b>     | <b>69.7</b>          | <b>68.3</b>          |
| Employed†*                | 91.0                 | 95.0                 |
| Unemployed*               | 8.9                  | 4.9                  |
| <b>Not in Labor Force</b> | <b>30.3</b>          | <b>31.7</b>          |

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. CMAP's ON TO 2050 plan contains [more information](#) about how communities can coordinate and conserve our shared water supply resources.

### Water Source Mix, 2018

|                                  | Will County |              | CMAP Region |              |
|----------------------------------|-------------|--------------|-------------|--------------|
|                                  | 2018 MGD*   | 2018 Percent | 2018 MGD*   | 2018 Percent |
| <b>Total Water Withdrawals**</b> | 79.69       | 100.0        | 1,026.67    | 100.0        |
| Lake Michigan                    | 20.65       | 25.9         | 806.82      | 78.6         |
| Deep Groundwater***              | 24.18       | 30.3         | 73.22       | 7.1          |
| Shallow Groundwater****          | 23.90       | 30.0         | 71.03       | 6.9          |
| Riverine                         | 10.96       | 13.8         | 75.60       | 7.4          |

Source: Analysis of Illinois Water Inventory Program water withdrawal data (2018), Illinois Department of Natural Resources, Lake Michigan Allocation Program (2018).

\*Millions of gallons per day.

\*\*Total withdrawals include all community water suppliers, and industrial and commercial wells/intakes; private residential wells are not included.

\*\*\*Deep Groundwater sources refers to sandstone aquifers more than 500 feet below land surface.

\*\*\*\*Shallow Groundwater aquifers are water sources where water is held in soil or in the crevices of rock within 500 feet of the land surface.