

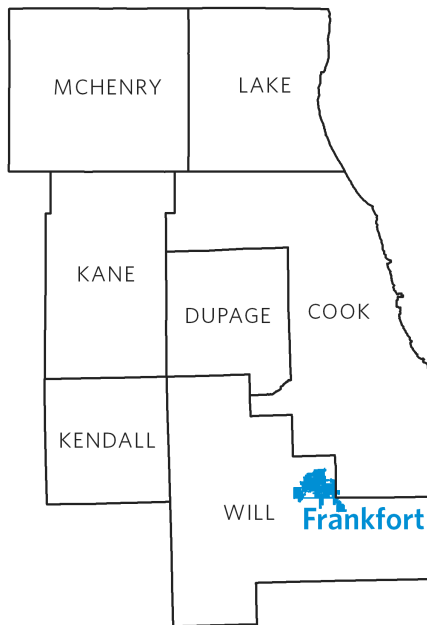


Frankfort

Community Data Snapshot

Municipality Series

June 2026 Release



About the Community Data Snapshots

The Community Data Snapshots is a series of data profiles for every county, municipality, and Chicago Community Area (CCA) within the [Chicago Metropolitan Agency for Planning \(CMAP\)](#) seven-county northeastern Illinois region. The snapshots primarily feature data from the [American Community Survey \(ACS\) five-year estimates](#). All data sources are noted beneath each table.

CMAP publishes updated Community Data Snapshots annually, usually in July. The latest version can always be found on the CMAP website at cmap.illinois.gov/data/community-snapshots. Current and historical snapshot data is available in table format at the [CMAP Data Hub](#). Please direct any questions to info@cmap.illinois.gov.

To improve the Community Data Snapshots in the future, CMAP wants to hear from you! **Please take a quick survey** to describe how you use this data and what you would like to see in next year's snapshots.

User Notes

Definitions

For data derived from the ACS, the Community Data Snapshots uses terminology based on the [ACS subject definitions](#).

Margins of Error

The ACS is a sample-based data product. Exercise caution when using data from low-population communities, as the margins of error are often large compared to the estimates. For more details, please refer to the [ACS sample size and data quality methodology](#).

Regional Values

Regional values are estimated by aggregating ACS data for the seven counties that compose the CMAP region. These counties are Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will.

Median Values

The Census Bureau encourages users to aggregate small levels of geographies into larger areas to estimate median values for those areas. Median values for the aggregated geographies (CCAs and the CMAP region) are estimated from the [grouped frequency distributions](#) reported in the ACS.

Municipalities Located in Multiple Counties

County data is presented for the CMAP county containing the largest portion of the municipality's population, as of the 2020 decennial census.

Municipalities That Extend Beyond the CMAP Region

Values derived from CMAP analyses are generally restricted to geographies that fall within the CMAP regional boundaries. Specifically, values in the General Land Use, Equalized Assessed Value, and Water Supply tables only represent the portion of each municipality that falls within the seven-county CMAP region. This snapshot is for 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 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, 2024

	Frankfort	Will County	CMAP Region
Total Population	20,651	701,462	8,495,320
Total Households	6,789	244,273	3,301,388
Average Household Size	3.0	2.8	2.5
Percent Population Change, 2000-10	71.1	34.9	3.5
Percent Population Change, 2010-24	16.1	3.5	0.8
Percent Population Change, 2000-24	98.7	39.7	4.3

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

Race and Ethnicity, 2020-2024

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	15,512	75.1	411,061	58.6	4,070,419	47.9
Hispanic or Latino (of Any Race)	1,453	7.0	138,703	19.8	2,106,868	24.8
Black (Non-Hispanic)	2,098	10.2	81,162	11.6	1,341,618	15.8
Asian (Non-Hispanic)	537	2.6	43,981	6.3	668,971	7.9
Other/Multiple Races (Non-Hispanic)	1,051	5.1	26,555	3.8	307,444	3.6

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

Universe: Total population

Age Cohorts, 2020-2024

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	1,213	5.9	38,073	5.4	462,655	5.4
5 to 19	5,129	24.8	146,026	20.8	1,610,678	19.0
20 to 34	2,183	10.6	129,503	18.5	1,751,152	20.6
35 to 49	3,630	17.6	143,708	20.5	1,707,049	20.1
50 to 64	5,043	24.4	141,885	20.2	1,612,962	19.0
65 to 74	1,994	9.7	62,342	8.9	803,224	9.5
75 to 84	1,243	6.0	29,671	4.2	388,880	4.6
85 and Over	216	1.0	10,254	1.5	158,720	1.9
Median Age	42.2		39.1		38.5	

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

Universe: Total population

Educational Attainment*, 2020-2024

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	280	2.1	38,704	8.2	608,225	10.3
High School Diploma or Equivalent	2,071	15.6	118,960	25.2	1,287,338	21.9
Some College, No Degree	2,214	16.7	97,152	20.6	1,039,489	17.7
Associate's Degree	841	6.3	40,503	8.6	417,149	7.1
Bachelor's Degree	4,127	31.1	106,720	22.6	1,493,459	25.4
Graduate or Professional Degree	3,758	28.3	70,402	14.9	1,042,387	17.7

Source: 2020-2024 American Community Survey five-year estimates.
 *Highest degree or level of school completed by an individual.

Universe: Population 25 years and older

Nativity, 2020-2024

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	19,366	93.8	606,506	86.5	6,804,818	80.1
Foreign Born	1,285	6.2	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

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	17,384	89.4	514,631	77.6	5,427,887	67.6
Spanish	750	3.9	87,076	13.1	1,526,595	19.0
Russian, Polish, or other Slavic Languages	266	1.4	13,228	2.0	288,316	3.6
Chinese (incl. Mandarin, Cantonese)	76	0.4	4,171	0.6	93,083	1.2
Tagalog (incl. Filipino)	49	0.3	4,960	0.7	76,863	1.0
Arabic	116	0.6	3,574	0.5	65,592	0.8
Korean	0	0.0	903	0.1	36,471	0.5
Other Asian Languages	35	0.2	8,253	1.2	119,487	1.5
Other Indo-European Languages	721	3.7	22,782	3.4	336,581	4.2
Other/Unspecified Languages	41	0.2	3,811	0.6	61,790	0.8
TOTAL NON-ENGLISH	2,054	10.6	148,758	22.4	2,604,778	32.4
Speak English Less than "Very Well"*	374	1.9	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

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Number of People with a Disability	1,304	6.3	69,307	9.9	900,445	10.6
One Type of Disability Only	684	3.3	37,799	5.4	486,435	5.7
Two or More Types of Disability	620	3.0	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

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Hearing Difficulty	405	2.0	17,635	2.5	214,075	2.5
Vision Difficulty	348	1.7	11,394	1.6	171,275	2.0
Cognitive Difficulty	499	2.4	26,483	3.8	334,479	3.9
Ambulatory Difficulty	519	2.5	31,815	4.5	437,316	5.1
Self-Care Difficulty	271	1.3	12,902	1.8	171,243	2.0
Independent Living Difficulty^{†*}	469	3.2	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

[†]Does not include residents of nursing homes or skilled nursing facilities that provide long-term, nonacute care.

Disability by Age Cohorts, 2020-2024

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0-17 with a Disability	109	0.5	6,124	0.9	66,935	0.8
18-64 with a Disability	494	2.4	34,804	5.0	436,241	5.1
65-74 with a Disability	169	0.8	11,803	1.7	166,015	2.0
75 and Over with a Disability	532	2.6	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

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Uninsured	320	1.5	36,416	5.2	646,573	7.6
Uninsured and disabled	0	0.0	2,169	0.3	43,842	0.5

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

Universe: Total population

Household Size, 2020-2024

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	979	14.4	51,545	21.1	1,004,516	30.4
2-Person Household	2,333	34.4	74,854	30.6	1,018,513	30.9
3-Person Household	942	13.9	44,501	18.2	501,858	15.2
4-or-More-Person Household	2,535	37.3	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

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Family	5,638	83.0	182,022	74.5	2,073,094	62.8
Single Parent with Child	363	5.3	19,260	7.9	255,272	7.7
Non-Family	1,151	17.0	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

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	201	3.0	20,897	8.6	437,334	13.2
\$25,000 to \$49,999	496	7.3	27,535	11.3	468,081	14.2
\$50,000 to \$74,999	616	9.1	32,394	13.3	451,436	13.7
\$75,000 to \$99,999	743	10.9	30,751	12.6	406,073	12.3
\$100,000 to \$149,999	1,235	18.2	51,939	21.3	604,303	18.3
\$150,000 and Over	3,498	51.5	80,757	33.1	934,161	28.3
Median Income	\$154,375		\$109,984		\$93,091	
Per Capita Income*	\$62,793		\$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

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
One or More Computing Devices	6,652	98.0	236,978	97.0	3,168,942	96.0
Smartphone(s) Only	98	1.4	15,156	6.2	265,765	8.1
No Computing Devices	137	2.0	7,295	3.0	132,446	4.0
Internet Access	6,645	97.9	234,036	95.8	3,122,435	94.6
Broadband Subscription	6,418	94.5	229,973	94.1	3,037,636	92.0
No Internet Access	144	2.1	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

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	6,789	96.4	244,273	96.1	3,301,388	93.6
Owner-Occupied*	6,433	94.8	202,150	82.8	2,140,282	64.8
Renter-Occupied*	356	5.2	42,123	17.2	1,161,106	35.2
Vacant Housing Units	254	3.6	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

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$20,000	152	2.3	12,733	5.3	284,351	8.9
Less than 20 Percent	0	0.0	137	0.1	4,916	0.2
20 to 29 Percent	0	0.0	549	0.2	16,165	0.5
30 Percent or More	152	2.3	12,047	5.0	263,270	8.2
\$20,000 to \$49,999	511	7.7	31,700	13.2	548,567	17.1
Less than 20 Percent	14	0.2	2,950	1.2	49,943	1.6
20 to 29 Percent	41	0.6	5,514	2.3	85,571	2.7
30 Percent or More	456	6.8	23,236	9.7	413,053	12.9
\$50,000 to \$74,999	616	9.3	32,337	13.5	445,688	13.9
Less than 20 Percent	82	1.2	8,155	3.4	104,246	3.2
20 to 29 Percent	240	3.6	9,498	4.0	144,885	4.5
30 Percent or More	294	4.4	14,684	6.1	196,557	6.1
\$75,000 or More	5,379	80.8	162,648	67.9	1,934,018	60.2
Less than 20 Percent	3,411	51.2	106,601	44.5	1,259,840	39.2
20 to 29 Percent	919	13.8	40,552	16.9	475,559	14.8
30 Percent or More	1,049	15.8	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***
Housing Costs	38	48
Transportation Costs	20	24
TOTAL H+T COSTS	59	72

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 Frankfort.

Housing Type, 2020-2024

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	5,692	80.8	189,298	74.4	1,744,963	49.5
Single Family, Attached	949	13.5	28,912	11.4	267,540	7.6
2 Units	58	0.8	5,216	2.1	225,323	6.4
3 or 4 Units	207	2.9	6,744	2.7	278,696	7.9
5 to 9 Units	24	0.3	5,262	2.1	272,436	7.7
10 to 19 Units	94	1.3	7,077	2.8	162,206	4.6
20 or More Units	11	0.2	8,460	3.3	545,750	15.5
Mobile Home/Other*	8	0.1	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

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedroom	55	0.8	15,663	6.2	596,223	16.9
2 Bedrooms	588	8.3	48,571	19.1	970,902	27.5
3 Bedrooms	2,480	35.2	100,631	39.6	1,149,073	32.6
4 Bedrooms	2,549	36.2	72,750	28.6	621,544	17.6
5 or More Bedrooms	1,371	19.5	16,663	6.6	189,638	5.4
Median Number of Rooms*	8.2		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

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2010 or Later	931	13.2	19,007	7.5	198,138	5.6
Built 1990 to 2009	3,680	52.3	118,387	46.6	768,316	21.8
Built 1970 to 1989	1,719	24.4	57,193	22.5	812,639	23.0
Built 1940 to 1969	463	6.6	42,156	16.6	1,020,505	28.9
Built Before 1940	250	3.5	17,535	6.9	727,782	20.6
Median Year Built	1999		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 Frankfort.

Vehicles Available per Household, 2020-2024

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	246	3.6	9,521	3.9	429,242	13.0
1 Vehicle Available	1,019	15.0	61,918	25.3	1,213,932	36.8
2 Vehicles Available	3,462	51.0	103,138	42.2	1,112,702	33.7
3 or More Vehicles Available	2,062	30.4	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

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	2,189	23.6	52,068	14.7	783,713	18.5
Drive Alone	6,415	69.1	258,587	72.9	2,558,570	60.5
Carpool	281	3.0	28,431	8.0	328,727	7.8
Transit	339	3.6	7,253	2.0	344,109	8.1
Walk or Bike	4	0.0	3,032	0.9	151,058	3.6
Other	62	0.7	5,115	1.4	65,884	1.6
TOTAL COMMUTERS	7,101	76.4	302,418	85.3	3,448,348	81.5
Mean Commute Time (Minutes)	35.2		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

	Frankfort	Will County	CMAP Region
Average Vehicle Miles Traveled per Year	21,338	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 Frankfort.

Employment Status, 2020-2024

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	10,037	64.3	380,899	68.3	4,610,045	67.1
Employed†*	9,628	95.9	361,706	95.0	4,310,932	93.5
Unemployed*	409	4.1	18,747	4.9	284,304	6.2
Not in Labor Force	5,580	35.7	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

	Frankfort		Will County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Private Sector Employment	8,724	N/A	227,213	N/A	3,607,704	N/A
Job Change, 2015-25	589	7.2	43,616	23.8	141,870	4.1
Job Change, 2005-25	1,431	19.6	93,781	70.3	259,486	7.7
Private Sector Jobs per Household**	1.29		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 Frankfort Residents*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Health Care	1,256	13.2
2. Education	1,033	10.9
3. Retail Trade	878	9.2
4. Professional	785	8.3
5. Manufacturing	783	8.2
TOP EMPLOYMENT LOCATIONS		
1. Chicago	1,595	16.8
2. Frankfort	707	7.4
3. Mokena	408	4.3
4. Tinley Park	405	4.3
5. Orland Park	327	3.4

Employment in Frankfort*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Retail Trade	1,286	15.0
2. Accommodation and Food Service	1,051	12.2
3. Administration	929	10.8
4. Construction	823	9.6
5. Education	749	8.7
TOP RESIDENCE LOCATIONS		
1. Unincorporated Will County	789	9.2
2. Chicago	709	8.2
3. Frankfort	707	8.2
4. Mokena	424	4.9
5. New Lenox	424	4.9

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 Frankfort.

General Land Use, 2023

	Acres	Percent
Single-Family Residential	3,192.0	31.9
Multi-Family Residential	28.3	0.3
Commercial	380.3	3.8
Industrial	385.0	3.9
Institutional	351.2	3.5
Mixed Use	2.9	0.0
Transportation and Other	1,728.4	17.3
Agricultural	2,344.4	23.5
Open Space	819.4	8.2
Vacant	761.9	7.6
TOTAL	9,993.8	100.0

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

Tax Base

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

General Merchandise Retail Sales, 2025

	Frankfort	Will County	CMAP Region
General Merchandise	\$695,564,698	\$15,433,009,533	\$169,979,000,000
Total Retail Sales	\$851,330,717	\$18,469,068,493	\$214,930,000,000
Total Sales per Capita*	\$41,225	\$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

Residential	\$1,169,914,120
Commercial	\$95,217,136
Industrial	\$42,352,597
Railroad	\$553,628
Farm	\$4,445,922
Mineral	\$0
TOTAL	\$1,312,483,403

Source: Illinois Department of Revenue, 2024.

Change Over Time

The time series tables include comparisons of current 2020-2024 ACS estimates to historic year estimates from the 2000 Census and 2010-2014 ACS. Historic data may not be available for municipalities that were incorporated after 2000.

Race and Ethnicity, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
White (Non-Hispanic)	92.3	86.8	75.1
Hispanic or Latino (of Any Race)	2.3	2.2	7.0
Black (Non-Hispanic)	2.5	7.0	10.2
Asian (Non-Hispanic)	2.1	2.5	2.6
Other/Multiple Races (Non-Hispanic)	0.8	1.5	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
19 and Under	31.0	31.5	30.7
20 to 34	11.4	11.4	10.6
35 to 49	26.5	23.3	17.6
50 to 64	20.8	21.3	24.4
65 and Over	10.2	12.6	16.7
Median Age	39.9	40.8	42.2

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
Less than High School Diploma	5.1	3.3	2.1
High School Diploma or Equivalent	23.3	18.5	15.6
Some College, No Degree	25.2	17.0	16.7
Associate's Degree	5.7	7.2	6.3
Bachelor's Degree	24.5	32.5	31.1
Graduate or Professional Degree	16.2	21.4	28.3

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

Universe: Population 25 years and older

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

Nativity, Over Time

	2010-2014 Percent	2020-2024 Percent
Native	95.5	93.8
Foreign Born	4.5	6.2

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

Universe: Total population

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

	2010-2014 Percent	2020-2024 Percent
English Only	95.0	89.4
Spanish	0.8	3.9
Russian, Polish, or other Slavic Languages	0.4	1.4
Chinese (incl. Mandarin, Cantonese)	0.7	0.4
Tagalog (incl. Filipino)	0.3	0.3
Arabic	0.2	0.6
Korean	0.0	0.0
Other Asian Languages	0.2	0.2
Other Indo-European Languages	2.3	3.7
Other/Unspecified Languages	0.1	0.2
TOTAL NON-ENGLISH	5.0	10.6
Speak English Less than "Very Well"*	1.5	1.9

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

Universe: Population 5 years and older

*For people who speak a language other than English at home, the ACS asks whether they speak English "very well," "well," "not well," or "not at all."

Health Insurance Coverage, Over Time

	2010-2014 Percent	2020-2024 Percent
With Health Insurance Coverage	97.4	98.4
No Health Insurance	2.6	1.6

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

Universe: Civilian non-institutional population

Household Size, Over Time

	2010-2014 Percent	2020-2024 Percent
1-Person Household	14.0	14.4
2-Person Household	30.0	34.4
3-Person Household	19.1	13.9
4-or-More-Person Household	36.9	37.3

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

Universe: Occupied housing units

Household Type, Over Time

	2010-2014 Percent	2020-2024 Percent
Family	83.6	83.0
Single Parent with Child	5.7	5.3
Non-Family	16.4	17.0

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

Universe: Occupied housing units

Household Income, Over Time

	2010-2014 (2024 Dollars)	2020-2024 (2024 Dollars)
Median Income	\$146,855	\$154,375

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

Universe: Occupied housing units

Housing Occupancy and Tenure, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
Occupied Housing Units	95.5	94.5	96.4
Owner-Occupied*	92.1	93.8	94.8
Renter-Occupied*	7.9	6.2	5.2
Vacant Housing Units	4.5	5.5	3.6

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

Universe: Housing units

*Universe: Occupied housing units

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

	2010-2014	2020-2024
	Percent	Percent
Less than \$20,000	4.0	2.3
Less than 20 Percent	0.4	0.0
20 to 29 Percent	0.0	0.0
30 Percent or More	3.6	2.3
\$20,000 to \$49,999	11.2	7.7
Less than 20 Percent	0.5	0.2
20 to 29 Percent	1.2	0.6
30 Percent or More	9.5	6.8
\$50,000 to \$74,999	12.7	9.3
Less than 20 Percent	4.0	1.2
20 to 29 Percent	3.1	3.6
30 Percent or More	5.5	4.4
\$75,000 or More	70.1	80.8
Less than 20 Percent	34.4	51.2
20 to 29 Percent	21.0	13.8
30 Percent or More	14.8	15.8

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	79.1	80.8
Single Family, Attached	16.3	13.5
2 Units	0.5	0.8
3 or 4 Units	1.7	2.9
5 or More Units	2.4	1.8
Mobile Home/Other*	0.0	0.1

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

Universe: Housing units

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

Housing Size, Over Time

	2010-2014	2020-2024
	Percent	Percent
0 or 1 Bedroom	0.9	0.8
2 Bedrooms	16.2	8.3
3 Bedrooms	34.8	35.2
4 Bedrooms	38.9	36.2
5 or More Bedrooms	9.3	19.5
Median Number of Rooms*	7.8	8.2

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

Universe: Housing units

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

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

Vehicles Available per Household, Over Time

	2010-2014 Percent	2020-2024 Percent
No Vehicle Available	1.8	3.6
1 Vehicle Available	15.7	15.0
2 Vehicles Available	55.2	51.0
3 or More Vehicles Available	27.3	30.4

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*	5.5	23.6
Drive Alone	82.5	69.1
Carpool	5.3	3.0
Transit	5.9	3.6
Walk or Bike	0.3	0.0
Other	0.5	0.7
TOTAL COMMUTERS	94.5	76.4
Mean Commute Time (Minutes)	32.9	35.2

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
In Labor Force	66.8	64.3
Employed†*	93.0	95.9
Unemployed*	7.0	4.1
Not in Labor Force	33.2	35.7

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

CMAQ 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. CMAQ’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
Total Water Withdrawals	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			CMAQ Region		
	2008	2018	Percent Change	2008	2018	Percent Change
Gallons per Capita per Day*	157.9	N/A	N/A	142.9	116.9	-18.2

Source: Analysis of Illinois Water Inventory Program water withdrawal data (2008-2018), Illinois Department of Natural Resources, Lake Michigan Allocation Program, 2018.

*Gallons of water per capita per day (GPCD) is calculated by dividing the water usage by the population (and then again by 365). Population values come from the U.S. Census. The prevalence of private residential wells or community water suppliers that provide water outside of the municipal boundary could lead to artificially lower or higher GPCD values respectively.

Residential Water and Wastewater Price Trends*

MONTHLY COST PER 5,000 GALLONS**	2016 (2024 Dollars)	2022 (2024 Dollars)	Percent Change	Annualized Percent Change
Drinking Water	\$25.49	\$25.56	0.3	0.1
Sewer	\$19.02	\$51.77	172.2	18.2
Combined***	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

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

Source: Illinois Department of Natural Resources, Lake Michigan Allocation Program, 2017.

*Data is only regionally available for Lake Michigan permittees; water losses from other communities and industrial and commercial businesses are not reported to the state.

**Nonrevenue water is the difference between net annual pumpage (water supplied) and billed, authorized consumption. Non-revenue water includes water that is lost from the system due to underregistration of meters, systematic data handling errors, leakage anywhere within the distribution system, unauthorized consumption, or unbilled authorized consumption.

***The threshold for permit compliance is no more than 10%. Permittees that exceed the threshold are required to submit a water system improvement plan.