

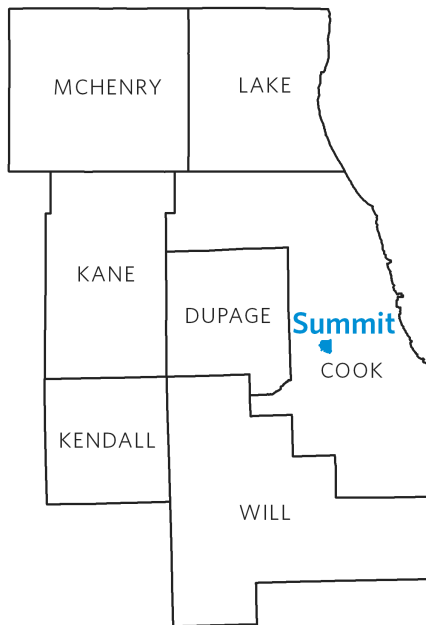


## Summit

Community Data Snapshot

Municipality Series

July 2025 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 Summit, 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 Summit.

### General Population Characteristics, 2023

	Summit	Cook County	CMAP Region
<b>Total Population</b>	10,896	5,185,812	8,485,926
<b>Total Households</b>	3,617	2,084,578	3,276,096
<b>Average Household Size</b>	3.0	2.4	2.5
<b>Percent Population Change, 2000-10</b>	3.9	-3.4	3.5
<b>Percent Population Change, 2010-23</b>	-1.4	-0.2	0.6
<b>Percent Population Change, 2000-23</b>	2.4	-3.6	4.2

Source: 2000 and 2010 Census, 2019-2023 American Community Survey five-year estimates.

### Race and Ethnicity, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>White (Non-Hispanic)</b>	1,345	12.3	2,102,352	40.5	4,119,620	48.5
<b>Hispanic or Latino (of Any Race)</b>	8,268	75.9	1,374,034	26.5	2,077,117	24.5
<b>Black (Non-Hispanic)</b>	732	6.7	1,148,288	22.1	1,359,554	16.0
<b>Asian (Non-Hispanic)</b>	346	3.2	397,936	7.7	649,017	7.6
<b>Other/Multiple Races (Non-Hispanic)</b>	205	1.9	163,202	3.1	280,618	3.3

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

### Age Cohorts, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Under 5</b>	661	6.1	290,804	5.6	475,109	5.6
<b>5 to 19</b>	2,154	19.8	942,302	18.2	1,624,391	19.1
<b>20 to 34</b>	2,214	20.3	1,143,289	22.0	1,742,314	20.5
<b>35 to 49</b>	2,028	18.6	1,043,420	20.1	1,704,607	20.1
<b>50 to 64</b>	2,018	18.5	959,690	18.5	1,627,982	19.2
<b>65 to 74</b>	1,216	11.2	477,139	9.2	784,080	9.2
<b>75 to 84</b>	409	3.8	227,541	4.4	371,447	4.4
<b>85 and Over</b>	196	1.8	101,627	2.0	155,996	1.8
<b>Median Age</b>	38.5		37.8		38.4	

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

### Educational Attainment\*, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than High School Diploma</b>	2,391	32.0	423,440	11.7	615,007	10.5
<b>High School Diploma or Equivalent</b>	2,583	34.6	805,456	22.2	1,290,688	22.0
<b>Some College, No Degree</b>	1,236	16.6	635,142	17.5	1,055,421	18.0
<b>Associate's Degree</b>	350	4.7	243,855	6.7	415,097	7.1
<b>Bachelor's Degree</b>	742	9.9	884,983	24.4	1,469,731	25.1
<b>Graduate or Professional Degree</b>	164	2.2	638,210	17.6	1,011,913	17.3

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Population 25 years and older

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

### Nativity, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Native</b>	6,293	57.8	4,076,064	78.6	6,827,326	80.5
<b>Foreign Born</b>	4,603	42.2	1,109,748	21.4	1,658,600	19.5

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

### Language Spoken at Home and Ability to Speak English, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>English Only</b>	2,830	27.7	3,156,280	64.5	5,434,701	67.8
<b>Spanish</b>	6,609	64.6	1,028,255	21.0	1,517,770	18.9
<b>Slavic Languages</b>	188	1.8	204,908	4.2	284,004	3.5
<b>Chinese</b>	0	0.0	67,828	1.4	92,694	1.2
<b>Tagalog</b>	86	0.8	48,429	1.0	75,308	0.9
<b>Arabic</b>	61	0.6	48,573	1.0	63,580	0.8
<b>Korean</b>	75	0.7	25,306	0.5	35,008	0.4
<b>Other Asian Languages</b>	35	0.3	67,207	1.4	116,634	1.5
<b>Other Indo-European Languages</b>	316	3.1	200,215	4.1	330,350	4.1
<b>Other/Unspecified Languages</b>	35	0.3	48,007	1.0	60,768	0.8
<b>TOTAL NON-ENGLISH</b>	7,405	72.3	1,738,728	35.5	2,576,116	32.2
Speak English Less than "Very Well"*	3,694	36.1	678,937	13.9	965,360	12.1

Source: 2019-2023 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, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Number of People with a Disability</b>	1,606	14.7	575,412	11.1	878,107	10.3
One Type of Disability Only	861	7.9	301,884	5.8	470,370	5.5
Two or More Types of Disability	745	6.8	273,528	5.3	407,737	4.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

### Disability by Type, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Hearing Difficulty</b>	318	2.9	127,647	2.5	209,497	2.5
<b>Vision Difficulty</b>	334	3.1	115,252	2.2	166,646	2.0
<b>Cognitive Difficulty</b>	495	4.5	212,434	4.1	321,997	3.8
<b>Ambulatory Difficulty</b>	824	7.6	296,562	5.7	435,950	5.1
<b>Self-Care Difficulty</b>	247	2.3	114,826	2.2	170,525	2.0
<b>Independent Living Difficulty<sup>1*</sup></b>	561	6.7	222,523	5.5	329,972	5.1

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

[Click here](#) to learn more about how disability is defined for this dataset.

\*Universe: Total population over 18

<sup>1</sup>Does not include residents of nursing homes or skilled nursing facilities that provide long-term, nonacute care.

### Disability by Age Cohorts, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>0-17 with a Disability</b>	189	1.7	39,631	0.8	65,487	0.8
<b>18-64 with a Disability</b>	830	7.6	284,613	5.5	428,242	5.0
<b>65-74 with a Disability</b>	266	2.4	106,388	2.1	161,968	1.9
<b>75 and Over with a Disability</b>	321	2.9	144,780	2.8	222,410	2.6

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

### Health Insurance Coverage, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Uninsured</b>	1,769	16.2	460,523	8.9	654,731	7.7
Uninsured and disabled	209	1.9	31,253	0.6	43,267	0.5

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

Household Size, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>1-Person Household</b>	892	24.7	714,789	34.3	985,617	30.1
<b>2-Person Household</b>	584	16.1	622,884	29.9	1,008,017	30.8
<b>3-Person Household</b>	790	21.8	301,503	14.5	504,018	15.4
<b>4-or-More-Person Household</b>	1,351	37.4	445,402	21.4	778,444	23.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Family</b>	2,636	72.9	1,211,099	58.1	2,070,874	63.2
Single Parent with Child	256	7.1	171,216	8.2	257,654	7.9
<b>Non-Family</b>	981	27.1	873,479	41.9	1,205,222	36.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than \$25,000</b>	641	17.7	335,740	16.1	439,439	13.4
<b>\$25,000 to \$49,999</b>	889	24.6	335,309	16.1	476,017	14.5
<b>\$50,000 to \$74,999</b>	607	16.8	297,564	14.3	458,143	14.0
<b>\$75,000 to \$99,999</b>	477	13.2	256,665	12.3	407,824	12.4
<b>\$100,000 to \$149,999</b>	604	16.7	356,146	17.1	601,803	18.4
<b>\$150,000 and Over</b>	399	11.0	503,154	24.1	892,870	27.3
<b>Median Income</b>	\$60,417		\$81,797		\$91,211	
<b>Per Capita Income*</b>	\$30,446		\$47,801		\$49,183	

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

\*Universe: Total population

Household Computer and Internet Access, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>One or More Computing Devices</b>	3,215	88.9	1,968,569	94.4	3,123,104	95.3
Smartphone(s) Only	680	18.8	193,343	9.3	260,365	7.9
<b>No Computing Devices</b>	402	11.1	116,009	5.6	152,992	4.7
<b>Internet Access</b>	3,057	84.5	1,924,069	92.3	3,062,137	93.5
Broadband Subscription	3,000	82.9	1,859,300	89.2	2,976,465	90.9
<b>No Internet Access</b>	560	15.5	160,509	7.7	213,959	6.5

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

**Housing Occupancy and Tenure, 2019-2023**

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Occupied Housing Units</b>	3,617	91.9	2,084,578	91.8	3,276,096	93.2
Owner-Occupied*	2,229	61.6	1,198,834	57.5	2,116,804	64.6
Renter-Occupied*	1,388	38.4	885,744	42.5	1,159,292	35.4
<b>Vacant Housing Units</b>	317	8.1	185,771	8.2	239,417	6.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Housing units  
\*Universe: Occupied housing units

**Housing Costs as a Percentage of Household Income\*, 2019-2023**

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than \$20,000</b>	417	11.6	218,263	10.8	282,533	8.9
Less than 20 Percent	0	0.0	4,250	0.2	5,512	0.2
20 to 29 Percent	8	0.2	14,382	0.7	17,248	0.5
30 Percent or More	409	11.4	199,631	9.9	259,773	8.1
<b>\$20,000 to \$49,999</b>	1,083	30.2	398,059	19.7	562,059	17.6
Less than 20 Percent	119	3.3	37,868	1.9	53,141	1.7
20 to 29 Percent	175	4.9	65,658	3.3	92,118	2.9
30 Percent or More	789	22.0	294,533	14.6	416,800	13.1
<b>\$50,000 to \$74,999</b>	607	16.9	293,131	14.5	452,299	14.2
Less than 20 Percent	211	5.9	73,044	3.6	110,823	3.5
20 to 29 Percent	233	6.5	100,276	5.0	150,697	4.7
30 Percent or More	163	4.5	119,811	5.9	190,779	6.0
<b>\$75,000 or More</b>	1,480	41.3	1,109,052	54.9	1,891,958	59.3
Less than 20 Percent	1,189	33.1	721,788	35.8	1,236,129	38.8
20 to 29 Percent	170	4.7	274,744	13.6	470,193	14.7
30 Percent or More	121	3.4	112,520	5.6	185,636	5.8

Source: 2019-2023 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>	18	23
<b>Transportation Costs</b>	16	19
<b>TOTAL H+T COSTS</b>	34	42

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 Summit.

### Housing Type, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Single Family, Detached</b>	2,112	53.7	903,365	39.8	1,743,869	49.6
<b>Single Family, Attached</b>	156	4.0	123,778	5.5	267,616	7.6
<b>2 Units</b>	572	14.5	210,311	9.3	233,187	6.6
<b>3 or 4 Units</b>	579	14.7	237,405	10.5	276,611	7.9
<b>5 to 9 Units</b>	216	5.5	221,216	9.7	272,171	7.7
<b>10 to 19 Units</b>	135	3.4	110,247	4.9	158,373	4.5
<b>20 or More Units</b>	145	3.7	445,051	19.6	533,018	15.2
<b>Mobile Home/Other*</b>	19	0.5	18,976	0.8	30,668	0.9

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Housing units

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

### Housing Size, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>0 or 1 Bedroom</b>	453	11.5	472,519	20.8	584,858	16.6
<b>2 Bedrooms</b>	1,565	39.8	694,164	30.6	974,700	27.7
<b>3 Bedrooms</b>	1,280	32.5	713,742	31.4	1,154,991	32.9
<b>4 Bedrooms</b>	527	13.4	288,265	12.7	616,835	17.5
<b>5 or More Bedrooms</b>	109	2.8	101,659	4.5	184,129	5.2
<b>Median Number of Rooms*</b>	5.1		5.1		6.0	

Source: 2019-2023 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, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Built 2010 or Later</b>	97	2.5	100,411	4.4	172,688	4.9
<b>Built 1990 to 2009</b>	360	9.2	318,777	14.0	764,770	21.8
<b>Built 1970 to 1989</b>	581	14.8	448,333	19.7	813,872	23.2
<b>Built 1940 to 1969</b>	2,067	52.5	768,365	33.8	1,032,806	29.4
<b>Built Before 1940</b>	829	21.1	634,463	27.9	731,377	20.8
<b>Median Year Built</b>	1958		1961		1970	

Source: 2019-2023 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 Summit.

### Vehicles Available per Household, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>No Vehicle Available</b>	267	7.4	374,197	18.0	423,777	12.9
<b>1 Vehicle Available</b>	1,156	32.0	860,388	41.3	1,196,026	36.5
<b>2 Vehicles Available</b>	1,153	31.9	597,381	28.7	1,112,204	33.9
<b>3 or More Vehicles Available</b>	1,041	28.8	252,612	12.1	544,089	16.6

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

### Mode of Travel to Work, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Work at Home*</b>	151	3.4	417,538	16.5	690,746	16.4
<b>Drive Alone</b>	2,947	66.2	1,426,145	56.2	2,616,122	62.0
<b>Carpool</b>	805	18.1	196,983	7.8	326,525	7.7
<b>Transit</b>	402	9.0	329,280	13.0	376,771	8.9
<b>Walk or Bike</b>	122	2.7	123,111	4.9	147,732	3.5
<b>Other</b>	25	0.6	42,804	1.7	64,598	1.5
<b>TOTAL COMMUTERS</b>	4,301	96.6	2,118,323	83.5	3,531,748	83.6
<b>Mean Commute Time (Minutes)</b>	30.9		31.9		30.9	

Source: 2019-2023 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

	Summit	Cook County	CMAP Region
<b>Average Vehicle Miles Traveled per Year</b>	16,438	11,618	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 Summit.

### Employment Status, 2019-2023

	Summit		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>In Labor Force</b>	4,906	56.2	2,783,460	66.2	4,590,752	67.2
Employed <sup>†*</sup>	4,565	93.0	2,590,618	93.1	4,298,652	93.6
Unemployed*	341	7.0	191,304	6.9	278,175	6.1
<b>Not in Labor Force</b>	3,825	43.8	1,421,130	33.8	2,235,861	32.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Population 16 years and older

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

\*Universe: In labor force

### Private Sector Employment\*, 2024

	Summit		Cook County		6-County Region**	
	Count	Percent	Count	Percent	Count	Percent
<b>Private Sector Employment</b>	4,589	N/A	2,232,926	N/A	3,560,776	N/A
<b>Job Change, 2014-24</b>	741	19.3	101,069	4.7	179,601	5.3
<b>Job Change, 2004-24</b>	-168	-3.5	83,524	3.9	252,854	7.6
<b>Private Sector Jobs per Household***</b>	1.27		1.07		1.09	

Source: Illinois Department of Employment Security, Where Workers Work report (2024).

\*Figures exclude employees not covered by unemployment insurance. Data not available for all communities in the CMAP region.

\*\*Data is not available for Kendall County.

\*\*\*Based on households from 2019-2023 American Community Survey five-year estimates.

### Employment of Summit Residents\*, 2022

TOP INDUSTRY SECTORS	Count	Percent
<b>1. Manufacturing</b>	644	15.8
<b>2. Health Care</b>	483	11.8
<b>3. Retail Trade</b>	456	11.2
<b>4. Administration</b>	392	9.6
<b>5. Accommodation and Food Service</b>	361	8.8
TOP EMPLOYMENT LOCATIONS		
<b>1. Chicago</b>	1,140	27.9
<b>2. Summit</b>	261	6.4
<b>3. Bedford Park</b>	109	2.7
<b>4. Bridgeview</b>	86	2.1
<b>5. Hodgkins</b>	67	1.6

### Employment in Summit\*, 2022

TOP INDUSTRY SECTORS	Count	Percent
<b>1. Transportation</b>	784	22.0
<b>2. Manufacturing</b>	657	18.5
<b>3. Education</b>	498	14.0
<b>4. Administration</b>	445	12.5
<b>5. Wholesale Trade</b>	359	10.1
TOP RESIDENCE LOCATIONS		
<b>1. Chicago</b>	934	26.3
<b>2. Summit</b>	261	7.3
<b>3. Oak Lawn</b>	80	2.2
<b>4. Burbank</b>	74	2.1
<b>5. Bridgeview</b>	70	2.0

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2022).

\*Excludes residents working outside of, and workers living outside of, the seven-county CMAP region.

## Land Use

The land use tables include general land use composition for Summit.

### General Land Use, 2020

	Acres	Percent
<b>Single-Family Residential</b>	171.2	11.9
<b>Multi-Family Residential</b>	64.2	4.4
<b>Commercial</b>	41.6	2.9
<b>Industrial</b>	257.0	17.8
<b>Institutional</b>	52.5	3.6
<b>Mixed Use</b>	7.9	0.5
<b>Transportation and Other</b>	736.7	51.0
<b>Agricultural</b>	0.0	0.0
<b>Open Space</b>	72.4	5.0
<b>Vacant</b>	40.9	2.8
<b>TOTAL</b>	1,444.5	100.0

Source: Chicago Metropolitan Agency for Planning analysis of the 2020 [Land Use Inventory](#).

## Tax Base

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

### General Merchandise Retail Sales, 2024

	Summit	Cook County	CMAP Region
<b>General Merchandise</b>	\$145,208,510	\$79,505,334,385	\$145,067,000,000
<b>Total Retail Sales</b>	\$151,737,147	\$103,073,000,000	\$183,977,000,000
<b>Total Sales per Capita*</b>	\$13,926	\$19,876	\$21,680

Source: Illinois Department of Revenue, 2024.

\*Per capita calculations based on population from 2019-2023 American Community Survey five-year estimates.

### Equalized Assessed Value, 2023

<b>Residential</b>	\$138,755,311
<b>Commercial</b>	\$33,325,671
<b>Industrial</b>	\$50,620,053
<b>Railroad</b>	\$3,399,780
<b>Farm</b>	\$0
<b>Mineral</b>	\$0
<b>TOTAL</b>	\$226,100,815

Source: Illinois Department of Revenue, 2023.

## Change Over Time

The time series tables include comparisons of current 2019-2023 ACS estimates to historic year estimates from the 2000 Census and 2009-2013 ACS. Historic data may not be available for municipalities that were incorporated after 2000.

### Race and Ethnicity, Over Time

	2000 Percent	2009-2013 Percent	2019-2023 Percent
<b>White (Non-Hispanic)</b>	36.8	20.0	12.3
<b>Hispanic or Latino (of Any Race)</b>	48.5	66.9	75.9
<b>Black (Non-Hispanic)</b>	11.9	9.3	6.7
<b>Asian (Non-Hispanic)</b>	1.4	3.2	3.2
<b>Other/Multiple Races (Non-Hispanic)</b>	1.5	0.4	1.9

Source: 2000 Census; 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Total population

### Age Cohorts, Over Time

	2000 Percent	2009-2013 Percent	2019-2023 Percent
<b>19 and Under</b>	32.7	31.6	25.8
<b>20 to 34</b>	24.5	27.2	20.3
<b>35 to 49</b>	20.6	18.9	18.6
<b>50 to 64</b>	11.9	14.5	18.5
<b>65 and Over</b>	10.4	7.8	16.7
<b>Median Age</b>	30.0	29.7	38.5

Source: 2000 Census; 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Total population

### Educational Attainment\*, Over Time

	2000 Percent	2009-2013 Percent	2019-2023 Percent
<b>Less than High School Diploma</b>	40.8	30.7	32.0
<b>High School Diploma or Equivalent</b>	34.1	34.5	34.6
<b>Some College, No Degree</b>	15.1	17.7	16.6
<b>Associate's Degree</b>	2.8	4.3	4.7
<b>Bachelor's Degree</b>	5.6	9.5	9.9
<b>Graduate or Professional Degree</b>	1.8	3.3	2.2

Source: 2000 Census; 2009-2013 and 2019-2023 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**

	2009-2013 Percent	2019-2023 Percent
<b>Native</b>	65.0	57.8
<b>Foreign Born</b>	35.0	42.2

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Total population

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

	2009-2013 Percent	2019-2023 Percent
<b>English Only</b>	31.4	27.7
<b>Spanish</b>	61.4	64.6
<b>Slavic Languages</b>	3.0	1.8
<b>Chinese</b>	0.0	0.0
<b>Tagalog</b>	0.0	0.8
<b>Arabic</b>	0.7	0.6
<b>Korean</b>	0.0	0.7
<b>Other Asian Languages</b>	0.4	0.3
<b>Other Indo-European Languages</b>	3.1	3.1
<b>Other/Unspecified Languages</b>	0.0	0.3
<b>TOTAL NON-ENGLISH</b>	68.6	72.3
Speak English Less than "Very Well"*	27.2	36.1

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Population 5 years and older

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

### Household Size, Over Time

	2009-2013 Percent	2019-2023 Percent
<b>1-Person Household</b>	14.3	24.7
<b>2-Person Household</b>	24.0	16.1
<b>3-Person Household</b>	16.7	21.8
<b>4-or-More-Person Household</b>	45.0	37.4

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

### Household Type, Over Time

	2009-2013 Percent	2019-2023 Percent
<b>Family</b>	78.8	72.9
Single Parent with Child	17.5	7.1
<b>Non-Family</b>	21.2	27.1

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

### Household Income, Over Time

	2009-2013 (2023 Dollars)	2019-2023 (2023 Dollars)
<b>Median Income</b>	\$62,649	\$60,417

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

### Housing Occupancy and Tenure, Over Time

	2000 Percent	2009-2013 Percent	2019-2023 Percent
<b>Occupied Housing Units</b>	94.5	89.1	91.9
Owner-Occupied*	52.7	55.4	61.6
Renter-Occupied*	47.3	44.6	38.4
<b>Vacant Housing Units</b>	5.5	10.9	8.1

Source: 2000 Census; 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Housing units

\*Universe: Occupied housing units

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

	2009-2013	2019-2023
	Percent	Percent
<b>Less than \$20,000</b>	10.5	11.6
Less than 20 Percent	0.0	0.0
20 to 29 Percent	0.6	0.2
30 Percent or More	9.8	11.4
<b>\$20,000 to \$49,999</b>	40.3	30.2
Less than 20 Percent	5.1	3.3
20 to 29 Percent	11.0	4.9
30 Percent or More	24.3	22.0
<b>\$50,000 to \$74,999</b>	20.6	16.9
Less than 20 Percent	7.8	5.9
20 to 29 Percent	4.3	6.5
30 Percent or More	8.6	4.5
<b>\$75,000 or More</b>	25.7	41.3
Less than 20 Percent	13.6	33.1
20 to 29 Percent	7.0	4.7
30 Percent or More	5.2	3.4

Source: 2009-2013 and 2019-2023 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**

	2009-2013	2019-2023
	Percent	Percent
<b>Single Family, Detached</b>	42.9	53.7
<b>Single Family, Attached</b>	3.2	4.0
<b>2 Units</b>	23.8	14.5
<b>3 or 4 Units</b>	21.9	14.7
<b>5 or More Units</b>	8.2	12.6
<b>Mobile Home/Other*</b>	0.0	0.5

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Housing units

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

**Housing Size, Over Time**

	2009-2013	2019-2023
	Percent	Percent
<b>0 or 1 Bedroom</b>	11.9	11.5
<b>2 Bedrooms</b>	31.9	39.8
<b>3 Bedrooms</b>	40.2	32.5
<b>4 Bedrooms</b>	12.2	13.4
<b>5 or More Bedrooms</b>	3.8	2.8
<b>Median Number of Rooms*</b>	5.0	5.1

Source: 2009-2013 and 2019-2023 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

	2009-2013 Percent	2019-2023 Percent
<b>No Vehicle Available</b>	8.4	7.4
<b>1 Vehicle Available</b>	35.3	32.0
<b>2 Vehicles Available</b>	35.3	31.9
<b>3 or More Vehicles Available</b>	21.0	28.8

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

### Mode of Travel to Work, Over Time

	2009-2013 Percent	2019-2023 Percent
<b>Work at Home*</b>	1.7	3.4
<b>Drive Alone</b>	68.2	66.2
<b>Carpool</b>	14.5	18.1
<b>Transit</b>	6.1	9.0
<b>Walk or Bike</b>	9.4	2.7
<b>Other</b>	0.0	0.6
<b>TOTAL COMMUTERS</b>	98.3	96.6
<b>Mean Commute Time (Minutes)</b>	28.4	30.9

Source: 2009-2013 and 2019-2023 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

	2009-2013 Percent	2019-2023 Percent
<b>In Labor Force</b>	65.6	56.2
Employed <sup>†*</sup>	87.2	93.0
Unemployed*	12.8	7.0
<b>Not in Labor Force</b>	34.4	43.8

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Population 16 years and older

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

\*Universe: In labor force

## 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 Summit\*

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

	2008 MGD***	2018 MGD***	Percent Change
<b>Total Water Withdrawals</b>	1.18	1.18	0.1

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

	Summit			CMAP Region		
	2008	2018	Percent Change	2008	2018	Percent Change
<b>Gallons per Capita per Day*</b>	108.9	105.5	-3.1	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
	(2023 Dollars)	(2023 Dollars)		
<b>Drinking Water</b>	N/A	\$55.70	N/A	N/A
<b>Sewer</b>	N/A	\$4.44	N/A	N/A
<b>Combined***</b>	\$48.09	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: Summit

	<b>2017</b>
<b>Nonrevenue Water (Millions of Gallons per Day)**</b>	0.28
<b>Annual Cost of Nonrevenue Water</b>	\$528,045
<b>Percent of Nonrevenue Water to Water Supplied***</b>	26.4

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.