



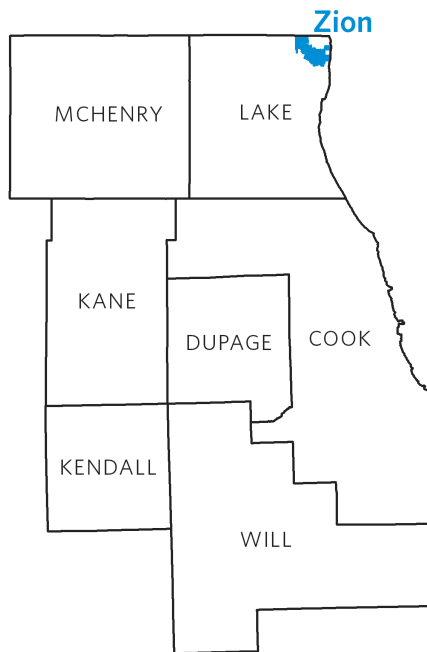
Chicago Metropolitan
Agency for Planning

Zion

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. 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 Zion, 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 Zion.

General Population Characteristics, 2023

	Zion	Lake County	CMAP Region
Total Population	24,466	711,885	8,485,926
Total Households	8,971	256,660	3,276,096
Average Household Size	2.7	2.7	2.5
Percent Population Change, 2000-10	6.8	9.2	3.5
Percent Population Change, 2010-23	0.2	1.2	0.6
Percent Population Change, 2000-23	7.0	10.5	4.2

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

Race and Ethnicity, 2019-2023

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	6,085	24.9	406,806	57.1	4,119,620	48.5
Hispanic or Latino (of Any Race)	10,209	41.7	173,796	24.4	2,077,117	24.5
Black (Non-Hispanic)	6,188	25.3	45,108	6.3	1,359,554	16.0
Asian (Non-Hispanic)	545	2.2	59,534	8.4	649,017	7.6
Other/Multiple Races (Non-Hispanic)	1,439	5.9	26,641	3.7	280,618	3.3

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

Universe: Total population

Age Cohorts, 2019-2023

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	1,682	6.9	38,458	5.4	475,109	5.6
5 to 19	5,528	22.6	152,082	21.4	1,624,391	19.1
20 to 34	5,413	22.1	130,113	18.3	1,742,314	20.5
35 to 49	4,499	18.4	137,593	19.3	1,704,607	20.1
50 to 64	4,158	17.0	144,815	20.3	1,627,982	19.2
65 to 74	2,021	8.3	65,908	9.3	784,080	9.2
75 to 84	825	3.4	30,448	4.3	371,447	4.4
85 and Over	340	1.4	12,468	1.8	155,996	1.8
Median Age	34.0		38.9		38.4	

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

Universe: Total population

Educational Attainment*, 2019-2023

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	2,258	14.7	44,377	9.4	615,007	10.5
High School Diploma or Equivalent	5,330	34.7	92,684	19.7	1,290,688	22.0
Some College, No Degree	4,089	26.6	82,933	17.6	1,055,421	18.0
Associate's Degree	1,208	7.9	30,097	6.4	415,097	7.1
Bachelor's Degree	1,717	11.2	129,372	27.4	1,469,731	25.1
Graduate or Professional Degree	764	5.0	91,997	19.5	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

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	19,992	81.7	573,171	80.5	6,827,326	80.5
Foreign Born	4,474	18.3	138,714	19.5	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

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	14,615	64.1	464,511	69.0	5,434,701	67.8
Spanish	7,184	31.5	128,642	19.1	1,517,770	18.9
Slavic Languages	73	0.3	19,818	2.9	284,004	3.5
Chinese	0	0.0	7,611	1.1	92,694	1.2
Tagalog	397	1.7	6,383	0.9	75,308	0.9
Arabic	0	0.0	1,223	0.2	63,580	0.8
Korean	0	0.0	4,475	0.7	35,008	0.4
Other Asian Languages	53	0.2	12,688	1.9	116,634	1.5
Other Indo-European Languages	141	0.6	25,681	3.8	330,350	4.1
Other/Unspecified Languages	321	1.4	2,395	0.4	60,768	0.8
TOTAL NON-ENGLISH	8,169	35.9	208,916	31.0	2,576,116	32.2
Speak English Less than "Very Well"*	3,076	13.5	72,067	10.7	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

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Number of People with a Disability	4,165	17.0	68,733	9.7	878,107	10.3
One Type of Disability Only	2,166	8.9	38,792	5.4	470,370	5.5
Two or More Types of Disability	1,999	8.2	29,941	4.2	407,737	4.8

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

Universe: Total population

Disability by Type, 2019-2023

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Hearing Difficulty	1,187	4.9	19,137	2.7	209,497	2.5
Vision Difficulty	973	4.0	12,468	1.8	166,646	2.0
Cognitive Difficulty	1,665	6.8	26,332	3.7	321,997	3.8
Ambulatory Difficulty	1,919	7.8	29,986	4.2	435,950	5.1
Self-Care Difficulty	615	2.5	12,185	1.7	170,525	2.0
Independent Living Difficulty[†]	1,359	7.8	22,586	4.3	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

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

Disability by Age Cohorts, 2019-2023

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0-17 with a Disability	591	2.4	6,313	0.9	65,487	0.8
18-64 with a Disability	2,397	9.8	34,108	4.8	428,242	5.0
65-74 with a Disability	676	2.8	11,974	1.7	161,968	1.9
75 and Over with a Disability	501	2.0	16,338	2.3	222,410	2.6

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

Universe: Total population

Health Insurance Coverage, 2019-2023

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Uninsured	2,765	11.3	47,962	6.7	654,731	7.7
Uninsured and disabled	221	0.9	3,456	0.5	43,267	0.5

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

Universe: Total population

Household Size, 2019-2023

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	2,944	32.8	60,020	23.4	985,617	30.1
2-Person Household	2,108	23.5	83,847	32.7	1,008,017	30.8
3-Person Household	1,688	18.8	42,586	16.6	504,018	15.4
4-or-More-Person Household	2,231	24.9	70,207	27.4	778,444	23.8

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

Universe: Occupied housing units

Household Type, 2019-2023

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Family	5,632	62.8	183,939	71.7	2,070,874	63.2
Single Parent with Child	1,267	14.1	18,774	7.3	257,654	7.9
Non-Family	3,339	37.2	72,721	28.3	1,205,222	36.8

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

Universe: Occupied housing units

Household Income, 2019-2023

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	1,847	20.6	25,344	9.9	439,439	13.4
\$25,000 to \$49,999	1,687	18.8	30,820	12.0	476,017	14.5
\$50,000 to \$74,999	1,745	19.5	32,059	12.5	458,143	14.0
\$75,000 to \$99,999	1,138	12.7	29,945	11.7	407,824	12.4
\$100,000 to \$149,999	1,274	14.2	48,521	18.9	601,803	18.4
\$150,000 and Over	1,280	14.3	89,971	35.1	892,870	27.3
Median Income	\$62,574		\$108,917		\$91,211	
Per Capita Income*	\$32,342		\$55,756		\$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

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
One or More Computing Devices	8,617	96.1	248,221	96.7	3,123,104	95.3
Smartphone(s) Only	1,260	14.0	16,901	6.6	260,365	7.9
No Computing Devices	354	3.9	8,439	3.3	152,992	4.7
Internet Access	8,281	92.3	244,649	95.3	3,062,137	93.5
Broadband Subscription	7,985	89.0	240,027	93.5	2,976,465	90.9
No Internet Access	690	7.7	12,011	4.7	213,959	6.5

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

Universe: Occupied housing units

Housing Occupancy and Tenure, 2019-2023

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	8,971	92.6	256,660	95.0	3,276,096	93.2
Owner-Occupied*	5,023	56.0	190,963	74.4	2,116,804	64.6
Renter-Occupied*	3,948	44.0	65,697	25.6	1,159,292	35.4
Vacant Housing Units	718	7.4	13,423	5.0	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

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$20,000	1,385	15.8	15,588	6.2	282,533	8.9
Less than 20 Percent	43	0.5	467	0.2	5,512	0.2
20 to 29 Percent	155	1.8	875	0.3	17,248	0.5
30 Percent or More	1,187	13.5	14,246	5.7	259,773	8.1
\$20,000 to \$49,999	1,973	22.5	36,589	14.5	562,059	17.6
Less than 20 Percent	80	0.9	3,879	1.5	53,141	1.7
20 to 29 Percent	307	3.5	5,386	2.1	92,118	2.9
30 Percent or More	1,586	18.1	27,324	10.9	416,800	13.1
\$50,000 to \$74,999	1,745	19.9	31,808	12.6	452,299	14.2
Less than 20 Percent	385	4.4	8,202	3.3	110,823	3.5
20 to 29 Percent	931	10.6	10,118	4.0	150,697	4.7
30 Percent or More	429	4.9	13,488	5.4	190,779	6.0
\$75,000 or More	3,680	41.9	167,513	66.6	1,891,958	59.3
Less than 20 Percent	2,864	32.6	112,824	44.9	1,236,129	38.8
20 to 29 Percent	647	7.4	38,687	15.4	470,193	14.7
30 Percent or More	169	1.9	16,002	6.4	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***
Housing Costs	20	25
Transportation Costs	18	21
TOTAL H+T COSTS	38	46

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 Zion.

Housing Type, 2019-2023

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	6,019	62.1	179,407	66.4	1,743,869	49.6
Single Family, Attached	541	5.6	27,962	10.4	267,616	7.6
2 Units	505	5.2	6,937	2.6	233,187	6.6
3 or 4 Units	724	7.5	8,751	3.2	276,611	7.9
5 to 9 Units	774	8.0	10,000	3.7	272,171	7.7
10 to 19 Units	514	5.3	11,817	4.4	158,373	4.5
20 or More Units	515	5.3	20,687	7.7	533,018	15.2
Mobile Home/Other*	97	1.0	4,522	1.7	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

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedroom	1,689	17.4	24,353	9.0	584,858	16.6
2 Bedrooms	2,189	22.6	63,885	23.7	974,700	27.7
3 Bedrooms	3,781	39.0	91,396	33.8	1,154,991	32.9
4 Bedrooms	1,564	16.1	70,360	26.1	616,835	17.5
5 or More Bedrooms	466	4.8	20,089	7.4	184,129	5.2
Median Number of Rooms*	5.3		6.3		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

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2010 or Later	100	1.0	13,524	5.0	172,688	4.9
Built 1990 to 2009	2,603	26.9	90,233	33.4	764,770	21.8
Built 1970 to 1989	2,376	24.5	81,837	30.3	813,872	23.2
Built 1940 to 1969	2,742	28.3	61,151	22.6	1,032,806	29.4
Built Before 1940	1,868	19.3	23,338	8.6	731,377	20.8
Median Year Built	1972		1982		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 Zion.

Vehicles Available per Household, 2019-2023

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	862	9.6	12,254	4.8	423,777	12.9
1 Vehicle Available	3,158	35.2	72,781	28.4	1,196,026	36.5
2 Vehicles Available	3,005	33.5	112,285	43.7	1,112,204	33.9
3 or More Vehicles Available	1,946	21.7	59,340	23.1	544,089	16.6

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

Universe: Occupied housing units

Mode of Travel to Work, 2019-2023

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	798	6.7	62,393	17.3	690,746	16.4
Drive Alone	8,802	73.5	245,071	68.0	2,616,122	62.0
Carpool	1,541	12.9	30,265	8.4	326,525	7.7
Transit	182	1.5	9,949	2.8	376,771	8.9
Walk or Bike	233	1.9	7,803	2.2	147,732	3.5
Other	412	3.4	5,014	1.4	64,598	1.5
TOTAL COMMUTERS	11,170	93.3	298,102	82.7	3,531,748	83.6
Mean Commute Time (Minutes)	29.1		28.8		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

	Zion	Lake County	CMAP Region
Average Vehicle Miles Traveled per Year	17,473	17,473	13,828

Source: Chicago Metropolitan Agency for Planning analysis of 2023 Illinois Environmental Protection Agency, HERE Technologies, and Census Bureau data. In 2023, the methodology for an adjustment of VMT for new cars (<4 years old) was discontinued. Estimates are not fully comparable to previous years.

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

Employment

The employment tables include general workforce characteristics for Zion.

Employment Status, 2019-2023

	Zion		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	12,962	70.0	387,586	68.5	4,590,752	67.2
Employed ^{†*}	11,992	92.5	357,339	92.2	4,298,652	93.6
Unemployed*	861	6.6	19,095	4.9	278,175	6.1
Not in Labor Force	5,568	30.0	178,161	31.5	2,235,861	32.8

Source: 2019-2023 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*, 2024

	Zion		Lake County		6-County Region**	
	Count	Percent	Count	Percent	Count	Percent
Private Sector Employment	3,816	N/A	280,950	N/A	3,560,776	N/A
Job Change, 2014-24	-1,740	-31.3	824	0.3	179,601	5.3
Job Change, 2004-24	-505	-11.7	9,254	3.4	252,854	7.6
Private Sector Jobs per Household***	0.43		1.09		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 Zion Residents*, 2022

TOP INDUSTRY SECTORS	Count	Percent
1. Manufacturing	1,420	14.0
2. Health Care	1,390	13.7
3. Administration	1,166	11.5
4. Retail Trade	1,148	11.3
5. Accommodation and Food Service	834	8.2
TOP EMPLOYMENT LOCATIONS		
1. Waukegan	1,151	11.4
2. Chicago	758	7.5
3. Zion	623	6.2
4. Gurnee	537	5.3
5. North Chicago	401	4.0

Employment in Zion*, 2022

TOP INDUSTRY SECTORS	Count	Percent
1. Health Care	1,161	27.0
2. Education	850	19.8
3. Retail Trade	600	14.0
4. Accommodation and Food Service	321	7.5
5. Manufacturing	302	7.0
TOP RESIDENCE LOCATIONS		
1. Zion	623	14.5
2. Waukegan	423	9.8
3. Beach Park	207	4.8
4. Winthrop Harbor	203	4.7
5. Chicago	139	3.2

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 Zion.

General Land Use, 2020

	Acres	Percent
Single-Family Residential	1,592.3	25.1
Multi-Family Residential	154.1	2.4
Commercial	183.5	2.9
Industrial	226.5	3.6
Institutional	283.2	4.5
Mixed Use	2.5	0.0
Transportation and Other	2,253.5	35.6
Agricultural	358.0	5.6
Open Space	907.7	14.3
Vacant	377.6	6.0
TOTAL	6,338.7	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 Zion.

General Merchandise Retail Sales, 2024

	Zion	Lake County	CMAP Region
General Merchandise	\$189,390,934	\$13,762,721,059	\$145,067,000,000
Total Retail Sales	\$267,505,671	\$17,004,869,681	\$183,977,000,000
Total Sales per Capita*	\$10,934	\$23,887	\$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

Residential	\$295,126,798
Commercial	\$94,520,153
Industrial	\$37,300,800
Railroad	\$1,055,534
Farm	\$468,192
Mineral	\$0
TOTAL	\$428,471,477

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
White (Non-Hispanic)	53.0	36.6	24.9
Hispanic or Latino (of Any Race)	15.2	22.1	41.7
Black (Non-Hispanic)	26.5	34.0	25.3
Asian (Non-Hispanic)	1.8	2.1	2.2
Other/Multiple Races (Non-Hispanic)	3.5	5.2	5.9

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
19 and Under	36.0	34.7	29.5
20 to 34	21.8	19.3	22.1
35 to 49	22.7	21.0	18.4
50 to 64	11.1	15.7	17.0
65 and Over	8.4	9.3	13.0
Median Age	30.1	31.5	34.0

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
Less than High School Diploma	22.2	17.4	14.7
High School Diploma or Equivalent	30.3	31.9	34.7
Some College, No Degree	26.1	28.6	26.6
Associate's Degree	5.8	7.4	7.9
Bachelor's Degree	10.1	9.7	11.2
Graduate or Professional Degree	5.6	5.1	5.0

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	2019-2023
	Percent	Percent
Native	88.1	81.7
Foreign Born	11.9	18.3

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	2019-2023
	Percent	Percent
English Only	78.3	64.1
Spanish	18.7	31.5
Slavic Languages	0.1	0.3
Chinese	0.3	0.0
Tagalog	1.1	1.7
Arabic	0.1	0.0
Korean	0.0	0.0
Other Asian Languages	0.4	0.2
Other Indo-European Languages	0.7	0.6
Other/Unspecified Languages	0.2	1.4
TOTAL NON-ENGLISH	21.7	35.9
Speak English Less than "Very Well"*	7.2	13.5

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	2019-2023
	Percent	Percent
1-Person Household	27.0	32.8
2-Person Household	22.6	23.5
3-Person Household	17.9	18.8
4-or-More-Person Household	32.6	24.9

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

Universe: Occupied housing units

Household Type, Over Time

	2009-2013	2019-2023
	Percent	Percent
Family	68.0	62.8
Single Parent with Child	16.3	14.1
Non-Family	32.0	37.2

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

Universe: Occupied housing units

Household Income, Over Time

	2009-2013	2019-2023
	(2023 Dollars)	(2023 Dollars)
Median Income	\$67,299	\$62,574

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

Universe: Occupied housing units

Housing Occupancy and Tenure, Over Time

	2000	2009-2013	2019-2023
	Percent	Percent	Percent
Occupied Housing Units	94.0	86.2	92.6
Owner-Occupied*	59.2	57.5	56.0
Renter-Occupied*	40.8	42.5	44.0
Vacant Housing Units	6.0	13.8	7.4

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
Less than \$20,000	18.9	15.8
Less than 20 Percent	0.2	0.5
20 to 29 Percent	1.2	1.8
30 Percent or More	17.6	13.5
\$20,000 to \$49,999	26.7	22.5
Less than 20 Percent	3.3	0.9
20 to 29 Percent	6.4	3.5
30 Percent or More	17.0	18.1
\$50,000 to \$74,999	20.4	19.9
Less than 20 Percent	5.5	4.4
20 to 29 Percent	6.7	10.6
30 Percent or More	8.2	4.9
\$75,000 or More	31.1	41.9
Less than 20 Percent	15.9	32.6
20 to 29 Percent	11.7	7.4
30 Percent or More	3.5	1.9

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
Single Family, Detached	62.1	62.1
Single Family, Attached	7.5	5.6
2 Units	5.6	5.2
3 or 4 Units	4.2	7.5
5 or More Units	20.2	18.6
Mobile Home/Other*	0.4	1.0

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
0 or 1 Bedroom	17.2	17.4
2 Bedrooms	23.2	22.6
3 Bedrooms	40.7	39.0
4 Bedrooms	15.9	16.1
5 or More Bedrooms	2.9	4.8
Median Number of Rooms*	5.3	5.3

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	2019-2023
	Percent	Percent
No Vehicle Available	13.0	9.6
1 Vehicle Available	34.1	35.2
2 Vehicles Available	26.3	33.5
3 or More Vehicles Available	26.6	21.7

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	2019-2023
	Percent	Percent
Work at Home*	3.2	6.7
Drive Alone	82.9	73.5
Carpool	9.5	12.9
Transit	2.3	1.5
Walk or Bike	1.2	1.9
Other	0.9	3.4
TOTAL COMMUTERS	96.8	93.3
Mean Commute Time (Minutes)	28.8	29.1

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	2019-2023
	Percent	Percent
In Labor Force	69.0	70.0
Employed†*	82.7	92.5
Unemployed*	16.5	6.6
Not in Labor Force	31.0	30.0

Source: 2009-2013 and 2019-2023 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 Zion*

Water Source(s): Lake Michigan**

	2008 MGD***	2018 MGD***	Percent Change
Total Water Withdrawals	2.16	1.86	-13.9

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

	Zion			CMAQ Region		
	2008	2018	Percent Change	2008	2018	Percent Change
Gallons per Capita per Day*	88.4	75.3	-14.9	142.9	116.9	-18.2

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

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

Residential Water and Wastewater Price Trends*

MONTHLY COST PER 5,000 GALLONS**	2016 (2023 Dollars)	2022 (2023 Dollars)	Percent Change	Annualized Percent Change
Drinking Water	\$29.24	\$50.50	72.7	9.5
Sewer	\$21.71	\$10.15	-53.2	-11.9
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: $\text{monthly base charge} + ((5,000 \text{ gallons} - \text{water provision included in base charge}) \times \$1,000 \text{ gallons})$. 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: Zion

	2017
Nonrevenue Water (Millions of Gallons per Day)**	0.21
Annual Cost of Nonrevenue Water	\$244,071
Percent of Nonrevenue Water to Water Supplied***	11.8

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.