

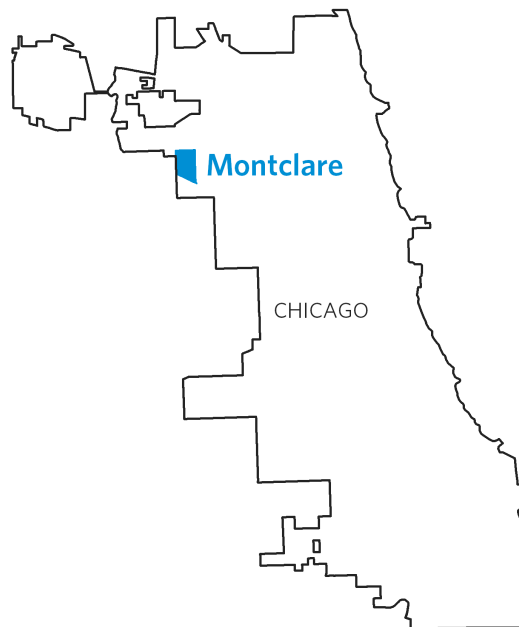


Montclare

Community Data Snapshot

Chicago Community Area Series

July 2023 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](#), although other data sources include the U.S. Census Bureau, Illinois Environmental Protection Agency (IEPA), Illinois Department of Employment Security (IDES), Illinois Department of Revenue (IDR), HERE Technologies, and CMAP itself.

CMAP publishes updated Community Data Snapshots annually to reflect the most recent data available. The latest version can always be found on the CMAP website at cmap.illinois.gov/data/community-snapshots. The data is also available in table format at the [CMAP Data Hub](#). Please direct any inquiries 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.

Chicago Community Area (CCA) Values

CCA values are estimated by aggregating ACS data for census tracts and block groups. Data from tracts and block groups located in multiple CCAs is allocated proportionally based on the block-level distribution of population, households or housing units (as appropriate) from the most recent Decennial Census.

Median Values

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

Comparing ACS Data Across Past Community Data Snapshots

When using multiple releases of the CDS, please take care not to compare overlapping ACS 5-year estimates. The Census Bureau provides [specific guidance](#) for when it is appropriate to compare ACS data across time. Please contact CMAP staff at info@cmap.illinois.gov if you have additional questions.

Population and Households

The population and household tables include general demographic, social, and economic characteristics summarized for Montclare.

General Population Characteristics, 2020

	Montclare	City of Chicago	CMAP Region
Total Population	14,401	2,746,388	8,577,735
Total Households	5,010	1,142,725	3,266,741
Average Household Size	2.9	2.4	2.6
Percent Population Change, 2010-20	7.3	1.9	1.7
Percent Population Change, 2000-20	13.9	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

Race and Ethnicity, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	4,775	34.7	907,499	33.1	4,289,683	50.1
Hispanic or Latino (of Any Race)	7,568	54.9	787,795	28.7	2,005,239	23.4
Black (Non-Hispanic)	876	6.4	788,673	28.8	1,402,691	16.4
Asian (Non-Hispanic)	384	2.8	185,202	6.8	636,825	7.4
Other/Multiple Races (Non-Hispanic)	173	1.3	72,950	2.7	236,095	2.8

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	848	6.2	163,123	5.9	502,928	5.9
5 to 19	2,378	17.3	461,695	16.8	1,662,052	19.4
20 to 34	2,638	19.1	741,032	27.0	1,774,853	20.7
35 to 49	2,718	19.7	556,412	20.3	1,724,098	20.1
50 to 64	2,618	19.0	469,414	17.1	1,659,323	19.4
65 to 74	1,776	12.9	208,056	7.6	746,030	8.7
75 to 84	509	3.7	99,230	3.6	347,665	4.1
85 and Over	291	2.1	43,157	1.6	153,584	1.8
Median Age	40.9		35.1		37.9	

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	2,021	20.7	263,057	13.7	630,588	10.8
High School Diploma or Equivalent	3,114	31.9	419,545	21.9	1,303,071	22.2
Some College, No Degree	2,176	22.3	326,785	17.0	1,090,002	18.6
Associate's Degree	983	10.1	110,376	5.7	418,936	7.1
Bachelor's Degree	1,002	10.3	462,522	24.1	1,443,539	24.6
Graduate or Professional Degree	455	4.7	337,486	17.6	978,676	16.7

Source: 2017-2021 American Community Survey five-year estimates.
 *Highest degree or level of school completed by an individual.

Universe: Population 25 years and older

Nativity, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	9,197	66.8	2,188,765	79.8	6,938,399	81.0
Foreign Born	4,579	33.2	553,354	20.2	1,632,134	19.0

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Language Spoken at Home and Ability to Speak English, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	4,811	37.2	1,671,467	64.8	5,533,398	68.6
Spanish	5,596	43.3	606,594	23.5	1,479,334	18.3
Slavic Languages	1,837	14.2	75,676	2.9	289,350	3.6
Chinese	17	0.1	49,631	1.9	90,587	1.1
Tagalog	130	1.0	20,258	0.8	73,710	0.9
Arabic	111	0.9	14,932	0.6	63,720	0.8
Korean	22	0.2	8,055	0.3	37,671	0.5
Other Asian Languages	80	0.6	29,153	1.1	113,684	1.4
Other Indo-European Languages	207	1.6	77,526	3.0	328,784	4.1
Other/Unspecified Languages	117	0.9	25,704	1.0	57,367	0.7
TOTAL NON-ENGLISH	8,117	62.8	907,529	35.2	2,534,207	31.4
Speak English Less than "Very Well"*	3,530	27.3	371,513	14.4	940,619	11.7

Source: 2017-2021 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, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	1,369	28.8	425,352	38.2	948,087	29.4
2-Person Household	1,098	23.1	328,536	29.5	993,509	30.8
3-Person Household	930	19.6	150,999	13.6	503,236	15.6
4-or-More-Person Household	1,353	28.5	207,694	18.7	775,919	24.1

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Family	3,267	68.8	574,825	51.7	2,062,968	64.1
Single Parent with Child	523	11.0	97,029	8.7	257,853	8.0
Non-Family	1,483	31.2	537,756	48.3	1,157,783	35.9

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	1,306	27.5	242,342	21.8	486,172	15.1
\$25,000 to \$49,999	854	18.0	204,520	18.4	532,670	16.5
\$50,000 to \$74,999	706	14.9	166,043	14.9	491,960	15.3
\$75,000 to \$99,999	530	11.2	129,883	11.7	407,959	12.7
\$100,000 to \$149,999	576	12.1	163,331	14.7	575,992	17.9
\$150,000 and Over	778	16.4	206,462	18.6	725,998	22.5
Median Income	\$57,491		\$65,781		\$81,102	
Per Capita Income*	\$29,730		\$41,821		\$43,128	

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

*Universe: Total population

Household Computer and Internet Access, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
One or More Computing Devices	4,025	84.7	1,021,348	91.8	3,019,317	93.7
Smartphone(s) Only	298	6.3	112,128	10.1	240,075	7.5
No Computing Devices	725	15.3	91,233	8.2	201,434	6.3
Internet Access	3,865	81.4	979,268	88.0	2,935,545	91.1
Broadband Subscription	3,708	78.1	939,349	84.4	2,855,152	88.6
No Internet Access	885	18.6	133,313	12.0	285,206	8.9

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	4,750	93.2	1,112,581	88.8	3,220,751	92.3
Owner-Occupied*	2,815	59.3	507,809	45.6	2,075,416	64.4
Renter-Occupied*	1,935	40.7	604,772	54.4	1,145,335	35.6
Vacant Housing Units	345	6.8	139,897	11.2	267,011	7.7

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Housing units
*Universe: Occupied housing units

Housing Costs as a Percentage of Household Income*, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$20,000	863	18.3	161,490	15.1	315,268	10.1
Less than 20 Percent	0	0.0	4,233	0.4	7,772	0.2
20 to 29 Percent	12	0.3	13,939	1.3	22,358	0.7
30 Percent or More	851	18.1	143,318	13.4	285,138	9.1
\$20,000 to \$49,999	1,253	26.6	249,790	23.3	632,790	20.2
Less than 20 Percent	169	3.6	26,989	2.5	69,735	2.2
20 to 29 Percent	170	3.6	48,867	4.6	123,043	3.9
30 Percent or More	914	19.4	173,934	16.2	440,012	14.0
\$50,000 to \$74,999	706	15.0	163,939	15.3	486,707	15.5
Less than 20 Percent	128	2.7	45,130	4.2	139,609	4.5
20 to 29 Percent	179	3.8	59,362	5.5	171,702	5.5
30 Percent or More	399	8.5	59,447	5.5	175,396	5.6
\$75,000 or More	1,884	40.0	496,257	46.3	1,701,200	54.2
Less than 20 Percent	1,335	28.4	328,097	30.6	1,134,826	36.2
20 to 29 Percent	439	9.3	126,224	11.8	422,329	13.5
30 Percent or More	110	2.3	41,936	3.9	144,045	4.6

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

*Excludes households with zero/negative income, and renting households paying no cash rent.

Housing Characteristics

The housing characteristics tables include housing unit estimates by housing type, size, and age summarized for Montclare.

Housing Type, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	2,980	58.5	326,305	26.1	1,745,022	50.0
Single Family, Attached	45	0.9	43,303	3.5	259,184	7.4
2 Units	364	7.1	176,711	14.1	239,727	6.9
3 or 4 Units	304	6.0	184,313	14.7	274,341	7.9
5 to 9 Units	439	8.6	142,818	11.4	270,594	7.8
10 to 19 Units	278	5.5	54,675	4.4	155,969	4.5
20 or More Units	685	13.4	320,992	25.6	513,327	14.7
Mobile Home/Other*	0	0.0	3,361	0.3	29,598	0.8

Source: 2017-2021 American Community Survey five-year estimates.
 *"Other" includes boats, recreational vehicles (RVs), vans, etc.

Universe: Housing units

Housing Size, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedroom	825	16.2	333,786	26.7	566,228	16.2
2 Bedrooms	1,818	35.7	424,005	33.9	973,190	27.9
3 Bedrooms	1,362	26.7	336,226	26.8	1,156,700	33.2
4 Bedrooms	710	13.9	110,325	8.8	612,171	17.6
5 or More Bedrooms	380	7.5	48,136	3.8	179,473	5.1
Median Number of Rooms*	5.7		4.8		6.0	

Source: 2017-2021 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, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 or Later	718	14.1	148,271	11.8	509,505	14.6
Built 1970 to 1999	772	15.2	220,148	17.6	1,189,334	34.1
Built 1940 to 1969	1,935	38.0	378,892	30.3	1,048,502	30.1
Built Before 1940	1,670	32.8	505,167	40.3	740,421	21.2
Median Year Built	1949		1951		1969	

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Housing units

Transportation

The transportation tables include vehicle availability by household, mode of travel to work, annual vehicle miles traveled, and transit availability for Montclare.

Vehicles Available per Household, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	618	13.0	293,840	26.4	405,467	12.6
1 Vehicle Available	1,860	39.2	495,478	44.5	1,152,274	35.8
2 Vehicles Available	1,253	26.4	241,868	21.7	1,119,802	34.8
3 or More Vehicles Available	1,019	21.5	81,395	7.3	543,208	16.9

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	461	6.8	166,771	12.3	486,188	11.5
Drive Alone	4,882	72.1	641,412	47.4	2,743,345	64.9
Carpool	631	9.3	101,838	7.5	321,231	7.6
Transit	410	6.1	316,453	23.4	465,784	11.0
Walk or Bike	95	1.4	99,182	7.3	151,257	3.6
Other	293	4.3	27,118	2.0	62,008	1.5
TOTAL COMMUTERS	6,311	93.2	1,186,003	87.7	3,743,625	88.5
Mean Commute Time (Minutes)	37.6		34.4		31.7	

Source: 2017-2021 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*, 2021

	Montclare	City of Chicago	CMAP Region
Average Vehicle Miles Traveled per Year	13,836	10,316	15,653

Source: Chicago Metropolitan Agency for Planning analysis of 2021 Illinois Environmental Protection Agency, HERE Technologies, and U.S. Census Bureau data.

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

Transit Availability of Resident and Job Locations*, 2017

	Montclare	City of Chicago	CMAP Region
High Transit Availability	100.0%	99.3%	53.9%
Moderate Transit Availability	0.0%	0.5%	20.6%
Low Transit Availability	0.0%	0.2%	25.5%

Source: Chicago Metropolitan Agency for Planning analysis of the 2017 [Transit Availability Index](#).

*The CMAP Transit Availability Index is based on four factors: frequency of transit service, proximity to transit stops, activities reachable without a transfer, and pedestrian friendliness. This table reports the share of residents plus jobs whose home and workplace locations, respectively, are within each Transit Availability Index category.

Employment

The employment tables include general workforce characteristics for Montclare.

Employment Status, 2017-2021

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	7,233	64.4	1,509,191	67.3	4,614,158	67.3
Employed†*	6,827	94.4	1,381,372	91.5	4,306,443	93.3
Unemployed*	372	5.1	127,044	8.4	295,199	6.4
Not in Labor Force	3,996	35.6	733,062	32.7	2,237,246	32.7

Source: 2017-2021 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

Employment of Montclare Residents*, 2019

TOP INDUSTRY SECTORS	Count	Percent
1. Health Care	719	13.0
2. Retail Trade	631	11.4
3. Manufacturing	598	10.8
4. Accommodation and Food Service	543	9.8
5. Education	448	8.1
TOP EMPLOYMENT LOCATIONS		
1. Outside of Chicago	2,775	50.0
2. The Loop	800	14.4
3. Near North Side	286	5.2
4. Near West Side	254	4.6
5. O'Hare	130	2.3

Employment in Montclare*, 2019

TOP INDUSTRY SECTORS	Count	Percent
1. Health Care	664	31.6
2. Retail Trade	610	29.0
3. Manufacturing	322	15.3
4. Accommodation and Food Service	116	5.5
5. Other Service	61	2.9
TOP RESIDENCE LOCATIONS		
1. Outside of Chicago	1,130	53.7
2. Belmont Cragin	105	5.0
3. Montclare	102	4.8
4. Austin	98	4.7
5. Dunning	65	3.1

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2019).

*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, park access, and walkability for Montclare.

General Land Use, 2018

	Acres	Percent
Single-Family Residential	247.9	39.2
Multi-Family Residential	70.5	11.1
Commercial	52.9	8.4
Industrial	16.8	2.7
Institutional	28.5	4.5
Mixed Use	5.9	0.9
Transportation and Other	193.2	30.5
Agricultural	0.0	0.0
Open Space	10.5	1.7
Vacant	6.9	1.1
TOTAL	633.1	100.0

Source: Chicago Metropolitan Agency for Planning analysis of the 2018 [Land Use Inventory](#).

Park Access, 2015

	Montclare	City of Chicago	CMAP Region
Accessible Park Acreage per 1,000 Residents*	1.27	2.42	5.78

Source: Chicago Metropolitan Agency for Planning analysis of the 2015 [Park Access Layer](#).

*Neighborhood parks (smaller than 35 acres) are considered accessible for residents living within 0.5 miles; community parks (35 acres or larger) are considered accessible for residents living within 1 mile.

Walkability of Resident and Job Locations*, 2018

	Montclare	City of Chicago	CMAP Region
High Walkability	100.0%	96.4%	44.7%
Moderate Walkability	0.0%	1.8%	24.8%
Low Walkability	0.0%	1.8%	30.5%

Source: Chicago Metropolitan Agency for Planning analysis of the 2018 [Walkability Layer](#).

*The CMAP Walkability Layer is based on several factors: the presence/absence of sidewalks; the number of amenities within walking distance; population/employment density; bicycle/pedestrian crashes and fatalities; and physical characteristics (e.g., tree cover, block length). This table reports the share of residents plus jobs whose home and workplace locations, respectively, are within each Walkability Layer category.

Change Over Time

The time series tables include comparisons of current 2017-2021 ACS estimates to historic year estimates from the 2000 Census and 2007-2011 ACS.

Race and Ethnicity, Over Time

	2000 Percent	2007-2011 Percent	2017-2021 Percent
White (Non-Hispanic)	54.5	36.6	34.7
Hispanic or Latino (of Any Race)	38.5	56.0	54.9
Black (Non-Hispanic)	2.1	3.2	6.4
Asian (Non-Hispanic)	2.7	3.4	2.8
Other/Multiple Races (Non-Hispanic)	2.3	0.8	1.3

Source: 2000 Census; 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, Over Time

	2007-2011 Percent	2017-2021 Percent
19 and Under	26.2	23.4
20 to 34	25.5	19.1
35 to 49	15.2	19.7
50 to 64	20.1	19.0
65 and Over	13.0	18.7
Median Age	33.9	40.9

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, Over Time

	2007-2011 Percent	2017-2021 Percent
Less than High School Diploma	28.1	20.7
High School Diploma or Equivalent	30.4	31.9
Some College, No Degree	19.5	22.3
Associate's Degree	7.0	10.1
Bachelor's Degree	10.9	10.3
Graduate or Professional Degree	4.1	4.7

Source: 2007-2011 and 2017-2021 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

	2007-2011 Percent	2017-2021 Percent
Native	63.7	66.8
Foreign Born	36.3	33.2

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Total population

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

	2007-2011 Percent	2017-2021 Percent
English Only	34.2	37.2
Spanish	49.0	43.3
Slavic Languages	10.8	14.2
Chinese	0.1	0.1
Tagalog	1.8	1.0
Arabic	0.3	0.9
Korean	0.0	0.2
Other Asian Languages	0.4	0.6
Other Indo-European Languages	3.0	1.6
Other/Unspecified Languages	0.2	0.9
TOTAL NON-ENGLISH	65.8	62.8
Speak English Less than "Very Well"*	29.0	27.3

Source: 2007-2011 and 2017-2021 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

	2007-2011 Percent	2017-2021 Percent
1-Person Household	27.9	28.8
2-Person Household	23.1	23.1
3-Person Household	18.5	19.6
4-or-More-Person Household	30.5	28.5

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, Over Time

	2007-2011 Percent	2017-2021 Percent
Family	69.5	68.8
Single Parent with Child	9.4	11.0
Non-Family	30.5	31.2

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, Over Time

	2007-2011 (2021 Dollars)	2017-2021 (2021 Dollars)
Median Income	\$54,684	\$57,491

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, Over Time

	2007-2011 Percent	2017-2021 Percent
Occupied Housing Units	92.3	93.2
Owner-Occupied*	60.2	59.3
Renter-Occupied*	39.8	40.7
Vacant Housing Units	7.7	6.8

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Housing units

*Universe: Occupied housing units

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

	2007-2011 Percent	2017-2021 Percent
Less than \$20,000	21.9	18.3
Less than 20 Percent	0.0	0.0
20 to 29 Percent	1.0	0.3
30 Percent or More	20.9	18.1
\$20,000 to \$49,999	28.5	26.6
Less than 20 Percent	4.6	3.6
20 to 29 Percent	9.2	3.6
30 Percent or More	14.7	19.4
\$50,000 to \$74,999	17.9	15.0
Less than 20 Percent	3.1	2.7
20 to 29 Percent	4.1	3.8
30 Percent or More	10.7	8.5
\$75,000 or More	27.9	40.0
Less than 20 Percent	14.5	28.4
20 to 29 Percent	7.1	9.3
30 Percent or More	6.3	2.3

Source: 2007-2011 and 2017-2021 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

	2007-2011 Percent	2017-2021 Percent
Single Family, Detached	48.7	58.5
Single Family, Attached	2.0	0.9
2 Units	17.5	7.1
3 or 4 Units	8.0	6.0
5 or More Units	23.1	27.5
Mobile Home/Other*	0.7	0.0

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.
*“Other” includes boats, recreational vehicles (RVs), vans, etc.

Universe: Housing units

Housing Size, Over Time

	2007-2011 Percent	2017-2021 Percent
0 or 1 Bedroom	23.0	16.2
2 Bedrooms	30.8	35.7
3 Bedrooms	28.2	26.7
4 Bedrooms	12.6	13.9
5 or More Bedrooms	5.4	7.5
Median Number of Rooms*	5.7	5.7

Source: 2007-2011 and 2017-2021 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, Over Time

	2007-2011 Percent	2017-2021 Percent
Built 2000 or Later	14.1	14.1
Built 1970 to 1999	8.6	15.2
Built 1940 to 1969	39.2	38.0
Built Before 1940	38.1	32.8
Median Year Built	1949	1949

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Housing units

Vehicles Available per Household, Over Time

	2007-2011 Percent	2017-2021 Percent
No Vehicle Available	15.9	13.0
1 Vehicle Available	32.1	39.2
2 Vehicles Available	32.3	26.4
3 or More Vehicles Available	19.7	21.5

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, Over Time

	2007-2011 Percent	2017-2021 Percent
Work at Home*	2.1	6.8
Drive Alone	67.1	72.1
Carpool	15.4	9.3
Transit	10.4	6.1
Walk or Bike	0.8	1.4
Other	4.2	4.3
TOTAL COMMUTERS	97.9	93.2
Mean Commute Time (Minutes)	35.6	37.6

Source: 2007-2011 and 2017-2021 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

	2007-2011 Percent	2017-2021 Percent
In Labor Force	67.4	64.4
Employed ^{†*}	88.0	94.4
Unemployed*	12.0	5.1
Not in Labor Force	32.6	35.6

Source: 2007-2011 and 2017-2021 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

ON TO 2050 Indicators

ON TO 2050 is the region’s long-range comprehensive plan, adopted by CMAP in 2018 and updated in 2022. The plan includes a set of indicators for quantifying its goals and measuring implementation progress. While many of these indicators can only be measured at a regional level, several can also be tracked at a local level. These have been laid out in the table below, with comparisons to the region’s current measure as well as the targets that the plan is aiming to reach by 2050. Visit cmap.illinois.gov/2050/indicators to learn more.

Plan Chapter	Indicator	Montclare	CMAP Region		Source
		Current	Current	2050 Target	
Community	Population located in highly walkable areas	100.0%	46.1%	53.6%	CMAP, 2018
	Jobs located in highly walkable areas	100.0%	41.9%	46.0%	CMAP, 2018
Prosperity	Population aged 25+ with an associate’s degree or higher	25.0%	48.4%	64.9%	ACS, 2017-2021
	Workforce participation rate among population aged 20-64	82.3%	81.2%	83.4%	ACS, 2017-2021
Environment	Population with park access of 4+ acres per 1,000 residents	0.0%	41.8%	65.0%	CMAP, 2015
	Population with park access of 10+ acres per 1,000 residents	0.0%	16.3%	40.0%	CMAP, 2015
	Impervious acres per household	0.09	0.19	0.17	USGS NLCD, 2019
Mobility	Population with at least moderately high transit availability	100.0%	53.2%	65.0%	CMAP, 2017
	Jobs with at least moderately high transit availability	100.0%	55.2%	58.0%	CMAP, 2017
	Percent of trips to work via non-single occupancy vehicle modes	23.6%	33.7%	37.3%	ACS, 2017-2021