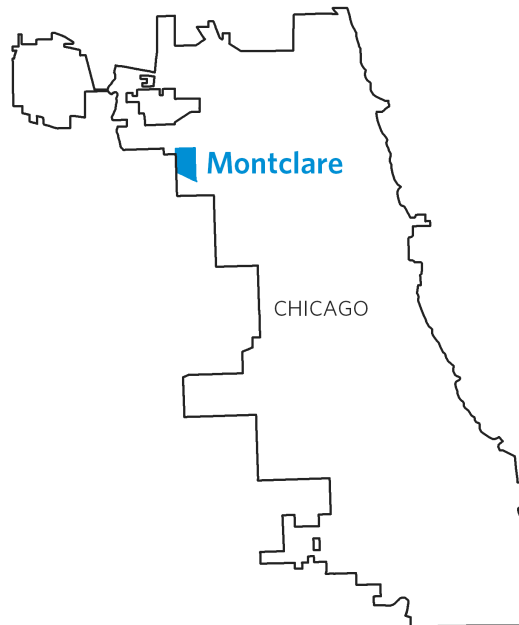




Montclare

Community Data Snapshot
Chicago Community Area Series
June 2021 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 at cmap.illinois.gov/data/community-snapshots. The underlying data can be downloaded from 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.

Population and Households

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

General Population Characteristics, 2015-2019

	Montclare	City of Chicago	CMAP Region
Total Population	14,318	2,709,534	8,483,267
Total Households	4,587	1,066,829	3,123,330
Average Household Size	3.1	2.5	2.7
Percent Population Change, 2010-19	6.6	0.5	0.6
Percent Population Change, 2000-19	13.2	-6.4	4.1

Source: 2000 and 2010 Census, 2015-2019 American Community Survey five-year estimates.

Race and Ethnicity, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	4,506	31.5	901,769	33.3	4,331,282	51.1
Hispanic or Latino (of Any Race)	8,581	59.9	780,167	28.8	1,952,500	23.0
Black (Non-Hispanic)	388	2.7	790,893	29.2	1,406,500	16.6
Asian (Non-Hispanic)	460	3.2	177,195	6.5	610,365	7.2
Other/Multiple Races (Non-Hispanic)	383	2.7	59,510	2.2	182,620	2.2

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	1,050	7.3	171,323	6.3	518,065	6.1
5 to 19	2,526	17.6	462,093	17.1	1,644,152	19.4
20 to 34	3,093	21.6	739,281	27.3	1,794,152	21.1
35 to 49	2,836	19.8	546,045	20.2	1,701,494	20.1
50 to 64	2,388	16.7	453,823	16.7	1,635,766	19.3
65 to 74	1,555	10.9	195,049	7.2	691,947	8.2
75 to 84	562	3.9	100,949	3.7	346,833	4.1
85 and Over	308	2.1	40,971	1.5	150,858	1.8
Median Age	37.9		34.6		37.5	

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	1,867	19.3	278,926	14.9	663,242	11.5
High School Diploma or Equivalent	3,036	31.3	422,420	22.5	1,314,011	22.8
Some College, No Degree	2,168	22.4	324,789	17.3	1,100,596	19.1
Associate's Degree	935	9.6	108,645	5.8	404,417	7.0
Bachelor's Degree	1,035	10.7	435,959	23.3	1,377,160	23.9
Graduate or Professional Degree	648	6.7	304,281	16.2	906,665	15.7

Source: 2015-2019 American Community Survey five-year estimates.
 *Highest degree or level of school completed by an individual.

Universe: Population 25 years and older

Nativity, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	9,782	68.3	2,150,295	79.4	6,857,014	80.8
Foreign Born	4,538	31.7	559,239	20.6	1,626,253	19.2

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Total population

Language Spoken at Home and Ability to Speak English, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	4,529	34.1	1,623,906	64.0	5,462,068	68.6
Spanish	6,529	49.2	612,318	24.1	1,469,511	18.4
Slavic Languages	1,659	12.5	74,198	2.9	275,630	3.5
Chinese	27	0.2	47,994	1.9	90,487	1.1
Tagalog	104	0.8	20,637	0.8	73,562	0.9
Arabic	57	0.4	18,142	0.7	61,851	0.8
Korean	49	0.4	8,147	0.3	36,522	0.5
Other Asian Languages	62	0.5	26,878	1.1	109,161	1.4
Other Indo-European Languages	246	1.9	80,513	3.2	329,735	4.1
Other/Unspecified Languages	8	0.1	25,478	1.0	56,675	0.7
TOTAL NON-ENGLISH	8,743	65.9	914,305	36.0	2,503,134	31.4
Speak English Less than "Very Well"*	3,820	28.8	371,929	14.7	946,875	11.9

Source: 2015-2019 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, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	1,176	25.6	396,359	37.2	907,247	29.0
2-Person Household	1,236	26.9	317,167	29.7	962,910	30.8
3-Person Household	824	18.0	147,469	13.8	487,229	15.6
4-or-More-Person Household	1,352	29.5	205,834	19.3	765,944	24.5

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Family	3,283	71.6	566,804	53.1	2,020,927	64.7
Single Parent with Child	381	8.3	97,357	9.1	255,505	8.2
Non-Family	1,305	28.4	500,025	46.9	1,102,403	35.3

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	1,145	25.0	259,714	24.3	529,858	17.0
\$25,000 to \$49,999	1,047	22.8	212,433	19.9	567,834	18.2
\$50,000 to \$74,999	647	14.1	160,900	15.1	490,586	15.7
\$75,000 to \$99,999	514	11.2	119,199	11.2	395,676	12.7
\$100,000 to \$149,999	697	15.2	146,765	13.8	533,771	17.1
\$150,000 and Over	538	11.7	167,818	15.7	605,605	19.4
Median Income	\$53,285		\$58,247		\$73,572	
Per Capita Income*	\$29,316		\$37,103		\$39,058	

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

*Universe: Total population

Household Computer and Internet Access, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
One or More Computing Devices	3,749	81.7	938,271	87.9	2,844,477	91.1
Smartphone(s) Only	158	3.4	86,702	8.1	189,503	6.1
No Computing Devices	838	18.3	128,558	12.1	278,853	8.9
Internet Access	3,509	76.5	891,212	83.5	2,741,960	87.8
Broadband Subscription	3,286	71.6	840,676	78.8	2,640,864	84.6
No Internet Access	1,078	23.5	175,617	16.5	381,370	12.2

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	4,587	90.6	1,066,829	87.8	3,123,330	91.6
Owner-Occupied*	3,029	66.0	480,001	45.0	1,996,297	63.9
Renter-Occupied*	1,557	33.9	586,828	55.0	1,127,033	36.1
Vacant Housing Units	478	9.4	147,621	12.2	286,760	8.4

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Housing units
*Universe: Occupied housing units

Housing Costs as a Percentage of Household Income*, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$20,000	646	14.4	174,171	16.9	346,898	11.4
Less than 20 Percent	14	0.3	5,287	0.5	8,867	0.3
20 to 29 Percent	14	0.3	15,140	1.5	25,618	0.8
30 Percent or More	618	13.8	153,744	15.0	312,413	10.3
\$20,000 to \$49,999	1,445	32.3	264,323	25.7	684,002	22.5
Less than 20 Percent	87	1.9	29,670	2.9	77,326	2.5
20 to 29 Percent	254	5.7	57,150	5.6	145,913	4.8
30 Percent or More	1,104	24.7	177,503	17.3	460,763	15.1
\$50,000 to \$74,999	632	14.1	159,009	15.5	485,439	15.9
Less than 20 Percent	150	3.4	48,662	4.7	151,167	5.0
20 to 29 Percent	219	4.9	58,869	5.7	173,246	5.7
30 Percent or More	262	5.9	51,478	5.0	161,026	5.3
\$75,000 or More	1,750	39.1	430,779	41.9	1,527,241	50.2
Less than 20 Percent	1,136	25.4	289,651	28.2	1,022,835	33.6
20 to 29 Percent	494	11.0	107,968	10.5	382,768	12.6
30 Percent or More	121	2.7	33,160	3.2	121,638	4.0

Source: 2015-2019 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, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	2,890	57.1	314,710	25.9	1,710,011	50.1
Single Family, Attached	152	3.0	42,675	3.5	254,103	7.5
2 Units	604	11.9	174,799	14.4	237,977	7.0
3 or 4 Units	321	6.3	181,073	14.9	268,945	7.9
5 to 9 Units	364	7.2	142,713	11.8	270,643	7.9
10 to 19 Units	182	3.6	51,221	4.2	151,076	4.4
20 or More Units	551	10.9	304,535	25.1	490,331	14.4
Mobile Home/Other*	0	0.0	2,724	0.2	27,004	0.8

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Housing units

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

Housing Size, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedroom	689	13.6	321,097	26.4	548,002	16.1
2 Bedrooms	1,855	36.6	419,689	34.6	965,749	28.3
3 Bedrooms	1,277	25.2	325,679	26.8	1,133,210	33.2
4 Bedrooms	759	15.0	104,976	8.6	597,921	17.5
5 or More Bedrooms	485	9.6	43,009	3.5	165,208	4.8
Median Number of Rooms*	5.8		4.8		6.0	

Source: 2015-2019 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, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 or Later	586	11.6	128,973	10.6	463,304	13.6
Built 1970 to 1999	885	17.5	201,958	16.6	1,161,616	34.1
Built 1940 to 1969	1,796	35.5	376,000	31.0	1,044,859	30.6
Built Before 1940	1,798	35.5	507,519	41.8	740,311	21.7
Median Year Built	1948		1949		1968	

Source: 2015-2019 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, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	703	15.3	287,072	26.9	399,783	12.8
1 Vehicle Available	1,475	32.1	472,057	44.2	1,111,243	35.6
2 Vehicles Available	1,534	33.4	232,613	21.8	1,098,207	35.2
3 or More Vehicles Available	877	19.1	75,087	7.0	514,097	16.5

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	118	1.7	68,671	5.2	226,183	5.4
Drive Alone	5,075	74.6	648,851	48.8	2,865,893	68.4
Carpool	602	8.8	101,703	7.7	323,457	7.7
Transit	730	10.7	374,906	28.2	557,002	13.3
Walk or Bike	134	2.0	109,443	8.2	164,065	3.9
Other	148	2.2	24,865	1.9	53,525	1.3
TOTAL COMMUTERS	6,689	98.3	1,259,768	94.8	3,963,942	94.6
Mean Commute Time (Minutes)	37.5		35.1		32.5	

Source: 2015-2019 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*, 2017

	Montclare	City of Chicago	CMAP Region
Average Vehicle Miles Traveled per Year	14,282	10,908	17,165

Source: Chicago Metropolitan Agency for Planning analysis of 2017 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, 2015-2019

	Montclare		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	7,330	63.0	1,474,402	66.9	4,546,758	67.3
Employed†*	6,915	94.3	1,354,831	91.9	4,260,595	93.7
Unemployed*	390	5.3	118,802	8.1	274,246	6.0
Not in Labor Force	4,297	37.0	728,329	33.1	2,213,132	32.7

Source: 2015-2019 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*, 2018

TOP INDUSTRY SECTORS	Count	Percent
1. Health Care	661	12.6
2. Retail Trade	582	11.1
3. Manufacturing	559	10.6
4. Accommodation and Food Service	528	10.0
5. Administration	415	7.9
TOP EMPLOYMENT LOCATIONS		
1. Outside of Chicago	2,658	50.5
2. The Loop	808	15.3
3. Near North Side	269	5.1
4. Near West Side	179	3.4
5. O'Hare	114	2.2

Employment in Montclare*, 2018

TOP INDUSTRY SECTORS	Count	Percent
1. Health Care	640	29.8
2. Retail Trade	615	28.6
3. Manufacturing	334	15.5
4. Accommodation and Food Service	133	6.2
5. Other Service	81	3.8
TOP RESIDENCE LOCATIONS		
1. Outside of Chicago	1,198	55.7
2. Montclare	113	5.3
3. Belmont Cragin	106	4.9
4. Austin	98	4.6
5. Dunning	70	3.3

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2018).

*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, 2015

	Acres	Percent
Single-Family Residential	249.3	39.4
Multi-Family Residential	68.1	10.8
Commercial	55.2	8.7
Industrial	16.8	2.7
Institutional	27.6	4.4
Mixed Use	5.8	0.9
Transportation and Other	193.2	30.5
Agricultural	0.0	0.0
Open Space	10.5	1.7
Vacant	6.6	1.0
TOTAL	633.1	100.0

Source: Chicago Metropolitan Agency for Planning analysis of the 2015 [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*, 2015

	Montclare	City of Chicago	CMAP Region
High Walkability	100.0%	94.6%	40.5%
Moderate Walkability	0.0%	3.5%	23.8%
Low Walkability	0.0%	1.9%	35.8%

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

*The CMAP Walkability Layer is based on several factors: the number of amenities within walking distance; population/employment density; bicycle/pedestrian crashes and fatalities; and physical characteristics (e.g., tree cover, block length). It does not currently account for the presence or absence of sidewalks. 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 2015-2019 ACS estimates to historic year estimates from the 2000 Census and 2006-2010 ACS.

Race and Ethnicity, Over Time

	2000 Percent	2006-2010 Percent	2015-2019 Percent
White (Non-Hispanic)	54.5	43.5	31.5
Hispanic or Latino (of Any Race)	38.5	49.0	59.9
Black (Non-Hispanic)	2.1	4.0	2.7
Asian (Non-Hispanic)	2.7	2.8	3.2
Other/Multiple Races (Non-Hispanic)	2.3	0.8	2.7

Source: 2000 Census; 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, Over Time

	2006-2010 Percent	2015-2019 Percent
19 and Under	24.8	25.0
20 to 34	26.2	21.6
35 to 49	15.9	19.8
50 to 64	20.3	16.7
65 and Over	12.8	16.9
Median Age	34.4	37.9

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, Over Time

	2006-2010 Percent	2015-2019 Percent
Less than High School Diploma	28.4	19.3
High School Diploma or Equivalent	30.9	31.3
Some College, No Degree	18.4	22.4
Associate's Degree	7.3	9.6
Bachelor's Degree	11.9	10.7
Graduate or Professional Degree	3.0	6.7

Source: 2006-2010 and 2015-2019 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

	2006-2010*	2015-2019
	Percent	Percent
Native	64.2	68.3
Foreign Born	35.8	31.7

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Total population
*Universe: Population 5 years and older

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

	2006-2010	2015-2019
	Percent	Percent
English Only	39.8	34.1
Spanish	42.4	49.2
Slavic Languages	10.8	12.5
Chinese	0.1	0.2
Tagalog	1.7	0.8
Arabic	0.3	0.4
Korean	0.0	0.4
Other Asian Languages	0.0	0.5
Other Indo-European Languages	4.2	1.9
Other/Unspecified Languages	0.6	0.1
TOTAL NON-ENGLISH	60.2	65.9
Speak English Less than "Very Well"*	26.9	28.8

Source: 2006-2010 and 2015-2019 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

	2006-2010 Percent	2015-2019 Percent
1-Person Household	26.8	25.6
2-Person Household	24.1	26.9
3-Person Household	19.0	18.0
4-or-More-Person Household	30.1	29.5

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, Over Time

	2006-2010 Percent	2015-2019 Percent
Family	69.2	71.6
Single Parent with Child	10.8	8.3
Non-Family	30.8	28.4

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, Over Time

	2006-2010 (2019 Dollars)	2015-2019 (2019 Dollars)
Median Income	\$55,860	\$53,285

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, Over Time

	2006-2010 Percent	2015-2019 Percent
Occupied Housing Units	92.1	90.6
Owner-Occupied*	62.4	66.0
Renter-Occupied*	37.5	33.9
Vacant Housing Units	8.0	9.4

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Housing units

*Universe: Occupied housing units

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

	2006-2010 Percent	2015-2019 Percent
Less than \$20,000	19.2	14.4
Less than 20 Percent	0.0	0.3
20 to 29 Percent	0.5	0.3
30 Percent or More	18.7	13.8
\$20,000 to \$49,999	29.6	32.3
Less than 20 Percent	5.2	1.9
20 to 29 Percent	8.2	5.7
30 Percent or More	16.2	24.7
\$50,000 to \$74,999	17.9	14.1
Less than 20 Percent	4.0	3.4
20 to 29 Percent	3.6	4.9
30 Percent or More	10.4	5.9
\$75,000 or More	29.5	39.1
Less than 20 Percent	14.6	25.4
20 to 29 Percent	7.4	11.0
30 Percent or More	7.5	2.7

Source: 2006-2010 and 2015-2019 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

	2006-2010 Percent	2015-2019 Percent
Single Family, Detached	51.7	57.1
Single Family, Attached	2.3	3.0
2 Units	14.6	11.9
3 or 4 Units	7.4	6.3
5 or More Units	23.4	21.7
Mobile Home/Other*	0.6	0.0

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.
 *"Other" includes boats, recreational vehicles (RVs), vans, etc.

Universe: Housing units

Housing Size, Over Time

	2006-2010 Percent	2015-2019 Percent
0 or 1 Bedroom	23.5	13.6
2 Bedrooms	29.3	36.6
3 Bedrooms	29.1	25.2
4 Bedrooms	13.1	15.0
5 or More Bedrooms	5.0	9.6
Median Number of Rooms*	5.7	5.8

Source: 2006-2010 and 2015-2019 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

	2006-2010 Percent	2015-2019 Percent
Built 2000 or Later	14.4	11.6
Built 1970 to 1999	8.3	17.5
Built 1940 to 1969	36.8	35.5
Built Before 1940	40.5	35.5
Median Year Built	N/A	1948

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Housing units

Vehicles Available per Household, Over Time

	2006-2010 Percent	2015-2019 Percent
No Vehicle Available	14.1	15.3
1 Vehicle Available	31.3	32.1
2 Vehicles Available	34.1	33.4
3 or More Vehicles Available	20.5	19.1

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, Over Time

	2006-2010 Percent	2015-2019 Percent
Work at Home*	2.6	1.7
Drive Alone	69.5	74.6
Carpool	12.7	8.8
Transit	10.2	10.7
Walk or Bike	1.2	2.0
Other	3.8	2.2
TOTAL COMMUTERS	97.4	98.3
Mean Commute Time (Minutes)	N/A	37.5

Source: 2006-2010 and 2015-2019 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

	2006-2010 Percent	2015-2019 Percent
In Labor Force	65.6	63.0
Employed ^{†*}	89.2	94.3
Unemployed*	10.8	5.3
Not in Labor Force	34.4	37.0

Source: 2006-2010 and 2015-2019 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. 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%	41.5%	45.2%	CMAP, 2015
	Jobs located in highly walkable areas	100.0%	38.2%	45.2%	CMAP, 2015
Prosperity	Population aged 25+ with an associate’s degree or higher	27.0%	46.6%	64.9%	ACS, 2015-2019
	Workforce participation rate among population aged 20-64	79.0%	80.8%	83.4%	ACS, 2015-2019
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	0.18	0.15	USGS NLCD, 2016
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	23.3%	30.3%	37.3%	ACS, 2015-2019