

Community Data Snapshot: Westmont – Page Two

HOUSING OCCUPANCY AND TENURE, 2011

	Community		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	10,720	90.5	335,651	94.2	3,046,836	90.5
Owner-Occupied	5,720	53.4	254,592	75.9	2,037,240	66.9
Renter-Occupied	5,000	46.6	81,059	24.1	1,009,596	33.1
Vacant Housing Units	1,125	9.5	20,524	5.8	318,183	9.5

Source: 2011 American Community Survey, five-year estimates. Universe: Total housing units.

HOUSING TYPE, 2011

	Community		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	4,466	37.7	213,613	60.0	1,702,779	50.6
Single Family, Attached	1,164	9.8	43,638	12.3	256,653	7.6
2 Units	56	0.5	3,196	0.9	247,792	7.4
3 or 4 Units	981	8.3	10,593	3.0	284,250	8.4
5 or More Units	5,178	43.7	85,135	23.9	873,545	26.0

Source: 2011 American Community Survey, five-year estimates. Universe: Total housing units.

HOUSING SIZE, 2011

	Community		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedrooms	2,927	24.7	42,953	12.1	542,817	16.1
2 Bedrooms	4,010	33.9	89,341	25.1	963,101	28.6
3 Bedrooms	2,895	24.4	117,950	33.1	1,137,031	33.8
4 Bedrooms	1,722	14.5	87,637	24.6	570,664	17.0
5 Bedrooms	291	2.5	18,294	5.1	151,406	4.5
Median Number of Rooms*	4.9		6.1		N/A	

Source: 2011 American Community Survey, five-year estimates. Universe: Total housing units. *Includes all rooms.

HOUSING VALUE, 2011

	Community		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$150,000	559	9.8	21,868	8.6	319,876	15.7
\$150,000 to \$299,999	2,303	40.3	99,486	39.1	897,694	44.1
\$300,000 to \$499,999	1,798	31.4	91,527	36.0	551,052	27.0
\$500,000 and Above	1,060	18.5	41,711	16.4	268,618	13.2
Median Value	\$299,900		\$309,800		N/A	

Source: 2011 American Community Survey, five-year estimates. Universe: Owner-occupied housing units.

HOUSING AGE, 2011

	Community		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 or Later	1,212	10.2	30,920	8.7	374,959	11.1
Built 1970 to 1999	7,195	60.7	205,807	57.8	1,115,984	33.2
Built 1940 to 1969	2,644	22.3	97,686	27.4	1,088,800	32.4
Built Before 1940	794	6.7	21,762	6.1	785,276	23.3
Median Year Built	1977		1977		N/A	

Source: 2011 American Community Survey, five-year estimates. Universe: Total housing units.

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EMPLOYMENT STATUS, 2011

	Community		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	14,019	68.7	509,785	71.4	4,450,154	68.2
Employed	12,915	92.1	470,591	92.3	4,013,381	90.2
Unemployed	1,104	7.9	39,194	7.7	436,773	9.8
Not In Labor Force	6,394	31.3	204,113	28.6	2,065,077	31.6

Source: 2011 American Community Survey, five-year estimates. Universe: Population aged 16 and over.

PRIVATE SECTOR EMPLOYMENT, 2012

	Community		DuPage County		Six-County Region*	
	Count	Percent	Count	Percent	Count	Percent
Private Employment	11,488	N/A	509,888	N/A	3,358,360	N/A
Job Change (2001-11)	-2,022	-15.0	147	0.03	-97,107	-2.9
Private Sector Jobs per HH	1.07		1.52		1.08	

Source: Illinois Department of Employment Security (IDES). *Kendall County is not included in IDES data.

EMPLOYMENT OF COMMUNITY RESIDENTS, 2010

	Count	Percent
<i>By Industry Sector</i>		
Health Care	1,489	13.9
Retail Trade	1,195	11.1
Professional	1,066	9.9
Education	1,040	9.7
Manufacturing	798	7.4

EMPLOYMENT IN THE COMMUNITY, 2010

	Count	Percent
<i>By Industry Sector</i>		
Retail Trade	1,548	13.0
Health Care	1,466	12.3
Administration	1,429	12.0
Education	948	8.0
Professional	927	7.8

By Employment Location

	Count	Percent
Chicago	2,305	21.5
Downers Grove	663	6.2
Westmont	590	5.5
Oak Brook	340	3.2
Hinsdale	324	3.0

By Residence Location

	Count	Percent
Chicago	1,374	11.5
Westmont	590	5.0
Downers Grove	548	4.6
Naperville	460	3.9
Bolingbrook	321	2.7

Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program.

MODE OF TRAVEL TO WORK, 2011

	Community		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	672	N/A	21,317	4.6	91,265	N/A
Drive Alone	8,984	75.8	359,499	82.1	2,276,912	72.5
Carpool	1,219	10.3	33,985	7.8	351,031	9.3
Transit	1,239	10.4	30,394	6.9	492,729	13.1
Walk or Bike	294	2.5	10,077	2.3	150,015	4.0
Other	121	1.0	3,732	0.9	42,708	1.1
TOTAL COMMUTERS	11,857	100	437,637	100	3,763,395	100

Source: 2011 American Community Survey, five-year estimates. *Not included in "total commuters."

ANNUAL VEHICLE MILES TRAVELED (VMT) PER HOUSEHOLD, 2011

	Community	DuPage County	CMAP Region
Average Vehicle Miles Traveled	16,828	20,534	17,571

Source: CMAP calculations of U.S. Census Bureau and Illinois Secretary of State data.

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HOUSING AND TRANSPORTATION (H + T)* COSTS AS A PERCENT OF INCOME PER HOUSEHOLD, 2010

	Community	DuPage County	CMAP Region
Housing Costs as Percent of Income	26.6	32.5	29.3
Transportation Costs as Percent of Income	23.2	23.7	21.5
H + T Costs as Percent of Income	49.8	56.2	50.8

Source: CMAP calculations of Center for Neighborhood Technology data.

*The purpose of the H+T Index is to isolate the effect of location on housing and transportation costs. The values above represent the percent of household income an average household in the region would spend on housing and transportation if they lived in this municipality. The standard threshold of affordability is equal to 30 percent for housing costs and 45 percent for housing and transportation costs combined.

GENERAL MERCHANDISE RETAIL SALES, 2012

	Community	DuPage County	CMAP Region
Total Retail Sales*	\$602,851,008	\$14,729,493,925	\$88,734,178,389
Retail Sales per Capita	\$24,245	\$16,111	\$10,563

Source: Illinois Department of Revenue. *Does not include qualifying food, drugs, and medical appliances.

EQUALIZED ASSESSED VALUE (EAV), 2011

	Community	DuPage County	CMAP Region
Residential	\$638,785,001		
Commercial	\$212,716,641		
Industrial	\$24,060,130		
Railroad	\$256,795		
Farm	\$0		
Mineral	\$0		
TOTAL	\$875,818,567		

Source: Illinois Department of Revenue.

PARK ACCESS AND WALK SCORE

	Community	DuPage County	CMAP Region
			<i>Park Acreage per 1,000 Residents</i>
			21.7
			46.5
			41.6
			56

Source: CMAP calculations; walkscore.com.

*Walk Score is a number between 0 and 100 that measures the average walkability of a municipality.

GENERAL LAND USE, 2005

	Acres	Percent
Single-Family Residential	1,748.9	54.4
Multi-Family Residential	299.0	9.3
Commercial	291.4	9.1
Industrial	52.6	1.6
Institutional	117.1	3.6
Mixed Use	268.7	8.4
Transportation and Other	31.7	1.0
Agricultural	0.0	0.0
Open Space*	315.0	9.8
Vacant	89.6	2.8
TOTAL	3,214.2	100

Source: Chicago Metropolitan Agency for Planning Land Use Inventory.

*Does not include school parks or other open spaces classified as "residential" by CMAP data.

FOR MORE INFORMATION

Please direct inquiries to Elizabeth Panella, 312-386-8839 or epanella@cmaphillinois.gov. To access other Community Data Snapshots for municipalities and counties in the Chicago Metropolitan Agency for Planning's seven-county northeastern Illinois region, visit www.metropulsechicago.org.



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