



# Volo

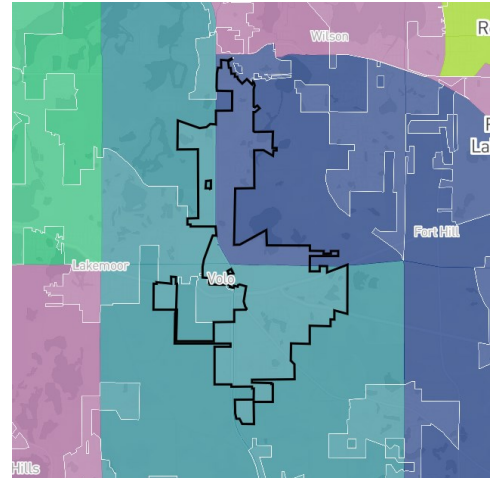
<https://www.regionalhousingsolutions.org/municipality/volo>

## Submarkets (What is a submarket?)

- **68% of Volo is in Submarket 8.**  
Suburban 1980-99 housing stock, high/middle income, suburban, aging
- **32% of Volo is in Submarket 7.**  
High population growth, newest housing stock

Areas with a similar combination of these submarkets:

- |                 |                   |                 |
|-----------------|-------------------|-----------------|
| Aurora          | Homer Glen        | Romeoville      |
| Bartlett        | Joliet            | Round Lake Park |
| Bolingbrook     | Lake in the Hills | Shorewood       |
| Carpentersville | Manhattan         | South Elgin     |
| Crest Hill      | Minooka           | Wayne           |
| Frankfort       | New Lenox         |                 |
| Geneva          | Oswego            |                 |



Want to find housing data for your community? Download [U.S. Census housing data](#) and use the [Homes for a Changing Region data guide](#) to analyze it.

## Issues + strategies

Most communities have multiple submarkets within their boundaries. The issues facing each submarket as well as strategies tailored to address them are outlined below.

Issue	Submarkets with primary focus	
	7	8
Accessibility and visitability	✓	✓

	Submarkets with primary focus	
Issue	7	8
<p data-bbox="250 317 472 352"><b>Submarket 7</b></p> <p data-bbox="250 369 1344 646"><u>Improving accessibility and visitability can prepare communities for a growing senior population.</u> A growing senior population raises concerns about whether submarket 7 communities are prepared as accessible and visitable places to live. As new housing is built or current housing is rehabilitated, attention should be given to make sure that housing will address the present and future needs of this population. Some submarket 7 exurban neighborhoods were built without important pedestrian infrastructure, like sidewalks and crosswalks. Figuring out how to retrofit such infrastructure into existing neighborhoods would also improve accessibility, as well as position communities to remain attractive as market preferences change.</p> <p data-bbox="250 684 375 716"><b>Strategies</b></p> <p data-bbox="250 743 597 774"><b>Age-friendly neighborhoods</b></p> <p data-bbox="250 779 1268 804">Communities should create local amenities that will appeal to people of all ages, from young families to seniors.</p> <p data-bbox="250 812 1370 1335"><u>Communities should create local amenities that will appeal to people of all ages, from young families to seniors.</u> A community can best meet its social and economic demands by having a healthy balance of people from all age groups. Nevertheless, municipalities need to plan for amenities that can attract and retain residents. Neighborhood parks, public spaces and community art spaces such as <a href="#">Karcher Artspace Lofts</a> in Waukegan and those created by <a href="#">Batavia</a>, are only a few of the central elements of an age-friendly community. For seniors that want to live independently in the community, having access to services is vital. Municipalities should think about the development of senior housing/services complexes strategically, and ideally should locate them near transit stations and commercial areas. Such developments can be helped by specific transit oriented development ordinances like <a href="#">Chicago's</a>, which allow increased residential density and reduced parking requirements. <a href="#">Sunset Woods</a> in Highland Park and <a href="#">Thomas Place</a> in Glenview are great examples of developments that came to fruition because of strong collaboration between developers and municipalities. The Northwest Suburban Housing Collaborative's Handyman Program is an innovative senior service program that connects seniors to low-cost maintenance services and helps them to live independently in their homes. <a href="#">Read more about age-friendly policies.</a></p> <p data-bbox="250 1383 574 1415"><b>Value of housing planning</b></p> <p data-bbox="250 1419 1317 1467">Municipalities should invest in long-term planning to identify policies and tools that prepare its housing stock for the future.</p> <p data-bbox="250 1476 1364 1648"><u>Municipalities should invest in long-term planning to identify policies and tools that prepare its housing stock for the future.</u> Via planning tools like the <a href="#">Homes for a Changing Region Toolkit</a>, municipalities can better understand current and future housing needs in their communities and develop strategies to move toward a more “balanced” housing stock. Around the region, communities have been drawing on the principles of accessibility and sustainability to create healthier and safer housing.</p> <p data-bbox="250 1696 472 1732"><b>Submarket 8</b></p> <p data-bbox="250 1749 1344 1877"><u>Improving accessibility and visitability can prepare communities for a growing senior population.</u> A growing senior population raises concerns about whether submarket 8 communities are prepared as accessible and visitable places to live. As new housing is built or current housing is rehabilitated, attention should be given to make sure that housing will address the present and future needs of this</p>		

	Submarkets with primary focus	
Issue	7	8
<p>population. Some submarket 8 neighborhoods were built without important pedestrian infrastructure, like sidewalks and crosswalks. Figuring out how to retrofit such infrastructure into existing neighborhoods would also improve accessibility, as well as position communities to remain attractive as market preferences change.</p> <p><b>Strategies</b></p> <p><b>Age-friendly neighborhoods</b></p> <p>Communities should create local amenities that will appeal to people of all ages, from young families to seniors. <i>Communities should create local amenities that will appeal to people of all ages, from young families to seniors.</i> A community can best meet its social and economic demands by having a healthy balance of people from all age groups. Nevertheless, municipalities need to plan for amenities that can attract and retain residents. Neighborhood parks, public spaces and community art spaces such as <a href="#">Karcher Artspace Lofts</a> in Waukegan and those created by <a href="#">Batavia</a>, are only a few of the central elements of an age-friendly community. For seniors that want to live independently in the community, having access to services is vital. Municipalities should think about the development of senior housing/services complexes strategically, and ideally should locate them near transit stations and commercial areas. Such developments can be helped by specific transit oriented development ordinances like <a href="#">Chicago's</a>, which allow increased residential density and reduced parking requirements. <a href="#">Sunset Woods</a> in Highland Park and <a href="#">Thomas Place</a> in Glenview are great examples of developments that came to fruition because of strong collaboration between developers and municipalities. The Northwest Suburban Housing Collaborative's Handyman Program is an innovative senior service program that connects seniors to low-cost maintenance services and helps them to live independently in their homes. <a href="#">Read more about age-friendly policies.</a></p> <p><b>Value of housing planning</b></p> <p>Municipalities should invest in long-term planning to identify policies and tools that prepare its housing stock for the future. <i>Municipalities should invest in long-term planning to identify policies and tools that prepare its housing stock for the future.</i> Via planning tools like the <a href="#">Homes for a Changing Region Toolkit</a>, municipalities can better understand current and future housing needs in their communities and develop strategies to move toward a more "balanced" housing stock. Around the region, communities have been drawing on the principles of accessibility and sustainability to create healthier and safer housing. Plainfield's experience in housing development is instructive as well as its <a href="#">density bonus program</a>, which provides an increase in residential density above a base level if a given development meets one or more of 15 village objectives. Community "buy in" regarding balanced housing is more likely to occur if a community creates a housing committee similar to those created by <a href="#">Highland Park</a> and <a href="#">Lake Forest</a>. Municipalities that are interested in incorporating greater accessibility/visitability standards into new development or rehab of existing single-family homes should review Bolingbrook's <a href="#">accessibility/visitability requirements.</a></p>		
Attracting younger families	✓	✓
Submarket 7		

	Submarkets with primary focus	
Issue	7	8
	<p data-bbox="250 317 1373 489"><u>Exurban communities have an opportunity to attract younger families by striking the right balance between affordable homes and amenities.</u> Younger families generally need affordable starter home price points in order to become new homebuyers. Additionally, providing amenities such as walkable neighborhoods, parks, and open spaces can help to meet the preferences of younger generations, such as increased interest in biking and walking and more compact home environments.</p> <p data-bbox="250 527 378 554"><b>Strategies</b></p> <p data-bbox="250 590 599 617"><b>Age-friendly neighborhoods</b></p> <p data-bbox="250 621 1268 644">Communities should create local amenities that will appeal to people of all ages, from young families to seniors.</p> <p data-bbox="250 653 1373 861"><u>Communities should create local amenities that will appeal to people of all ages, from young families to seniors.</u> A community can best meet its social and economic demands by having a healthy balance of people from all age groups. Nevertheless, municipalities need to plan for amenities that can attract and retain residents. Neighborhood parks, public spaces and community art spaces such as <a href="#">Karcher Artspace Lofts</a> in Waukegan and those created by <a href="#">Batavia</a>, are only a few of the central elements of an age-friendly community. <a href="#">Read more about age-friendly policies.</a></p> <p data-bbox="250 911 493 938"><b>Inclusionary zoning</b></p> <p data-bbox="250 942 862 966">Communities can use strong markets to create affordable housing.</p> <p data-bbox="250 974 1346 1110"><u>Communities can use strong markets to create affordable housing.</u> Inclusionary zoning efforts naturally work well in strong markets, leveraging the construction of new market rate units to add affordable units. Many communities in the region have adopted inclusionary zoning ordinances, including <a href="#">Chicago (ARO)</a>, <a href="#">Evanston</a>, <a href="#">Highland Park</a>, and <a href="#">Lake Forest</a>.</p> <p data-bbox="250 1152 1369 1289"><b>Affordable requirements ordinance (ARO):</b> Chicago adopted a <a href="#">new inclusionary housing ordinance</a> in 2015. A number of stakeholders identified potential positives and negatives in the ARO. Yet, because the ordinance is so new, it remains to be seen how market rate developers will comply. Monitoring its implementation will help other communities understand whether it will serve as a model.</p> <p data-bbox="250 1339 394 1367"><b>Land trusts</b></p> <p data-bbox="250 1371 1369 1419">Land trusts can provide affordable housing in perpetuity by owning land and leasing it to those who live in houses built on that land.</p> <p data-bbox="250 1430 1362 1635"><u>Land trusts can provide affordable housing in perpetuity by owning land and leasing it to those who live in houses built on that land.</u> Land trusts, like those operating in <a href="#">Chicago</a> and the <a href="#">North Shore</a>, are often an effective tool in helping preserve currently affordable units due to a land trust's unique ownership structure. When a land trust sells a unit to an owner, they only sell the improvements (i.e. the home), but not the land underneath. As a result, a household can purchase a home for substantially less than what it would ordinarily cost.</p> <p data-bbox="250 1686 685 1713"><b>Repurpose and redevelop property</b></p> <p data-bbox="250 1717 1318 1766">Communities should evaluate existing zoning and take stock of existing infrastructure when making decisions about redevelopment.</p> <p data-bbox="250 1776 1369 1877"><u>Communities should evaluate existing zoning and take stock of existing infrastructure when making decisions about redevelopment.</u> Overdeveloped and vacant retail areas can be rezoned for mixed-use developments or housing. When adding multi-family units near transit, municipalities should consider</p>	

	Submarkets with primary focus	
Issue	7	8
<p>lower parking requirements to relieve congestion and encourage walkability. Mundelein’s <a href="#">Downtown Design Guidelines</a>, Glenview’s <a href="#">Downtown Development Code</a>, and Libertyville’s <a href="#">payment in lieu of required parking policy</a> are all great examples of how to create a more efficient built environment.</p> <p><b>Rethink unfinished planned unit developments</b>  The time is right to explore the future of stalled developments.  <i>The time is right to explore the future of stalled developments.</i> As stalled planned unit developments come back online, more diverse housing options should be included. Now that the market is recovering in many exurban areas of this submarket, municipalities should put some thought into planned unit developments that were never completed due to the housing downturn. Municipalities should consider supporting more diverse housing types to be built in these developments, including small-lot single family housing as well as multi-generational housing. <a href="#">HomeTown Aurora</a> and <a href="#">Georgetown</a> in Batavia are examples of developments that offer varied housing options.</p> <p><b>Submarket 8</b>  <i>Communities have an opportunity to attract younger families by striking the right balance between affordable homes and amenities.</i> Younger families generally need affordable starter home price points in order to become new homebuyers. Additionally, providing amenities such as walkable neighborhoods, parks, and open spaces can help meet the preferences of younger generations, such as increased interest in biking and walking and more compact home environments.</p> <p><b>Strategies</b></p> <p><b>Age-friendly neighborhoods</b>  Communities should create local amenities that will appeal to people of all ages, from young families to seniors.  <i>Communities should create local amenities that will appeal to people of all ages, from young families to seniors.</i> A community can best meet its social and economic demands by having a healthy balance of people from all age groups. Nevertheless, municipalities need to plan for amenities that can attract and retain residents. Neighborhood parks, public spaces and community art spaces such as <a href="#">Karcher Artspace Lofts</a> in Waukegan and those created by <a href="#">Batavia</a>, are only a few of the central elements of an age-friendly community. <a href="#">Learn more about age-friendly neighborhood strategies.</a></p> <p><b>Placemaking and marketing strategies</b>  Communities should develop strategies to create greater neighborhood identity in order to encourage additional private sector investment.  <i>Communities should develop strategies to create greater neighborhood identity in order to encourage additional private sector investment.</i> Municipalities can make a concerted effort to enhance neighborhood character in Submarket 8 through strategic public investments such as neighborhood branding/signage, streetlights, sidewalks, etc. As noted before, adding pedestrian infrastructure to these existing neighborhoods will be particularly valuable. Public sector investment will likely signal to the private market a commitment to an area and make it more attractive for additional resources. <a href="#">Learn more about placemaking strategies.</a></p> <p><b>Repurpose and redevelop property</b>  Communities should evaluate existing zoning and take stock of existing infrastructure when making decisions about</p>		

	Submarkets with primary focus	
Issue	7	8
<p>redevelopment.</p> <p><u>Communities should evaluate existing zoning and take stock of existing infrastructure when making decisions about redevelopment.</u> Overdeveloped and vacant retail areas can be rezoned for mixed-use developments or housing. When adding multi-family units near transit, municipalities should consider lower parking requirements to relieve congestion and encourage walkability. Mundelein’s <a href="#">Downtown Design Guidelines</a>, Glenview’s <a href="#">Downtown Development Code</a>, and Libertyville’s <a href="#">payment in lieu of required parking policy</a> are all great examples of how to create a more efficient built environment.</p>		
<p>Growth creates opportunities</p>	<p>✓</p>	
<p><b>Submarket 7</b></p> <p><u>Growth creates an opportunity to create a more “balanced” housing stock, which can better accommodate households of various sizes and income levels.</u> Whether in the core of the region or at the edges, submarket 7 is growing. That growth creates opportunities. In newly developed communities, new construction creates the chance to create complete communities from the start, with a balanced housing supply that will be resilient to changing housing demand. At the core, this means understanding whether the housing that is being added creates opportunities from across the income spectrum. A more “balanced” housing stock can better accommodate households of various sizes and income levels. While most of the housing stock in the exurban areas of this submarket consists of newer single-family homes, communities can take a new approach that encourages a greater mix of housing types. In Chicago’s downtown core, the City can evaluate the opportunities that new development has created for households across the income spectrum in order to forge a path forward that increases housing equity.</p> <p><b>Strategies</b></p> <p><b>Community education</b></p> <p>Targeted efforts to build support for diversity of housing stock and people can help address community resistance.</p> <p><u>Targeted efforts to build support for diversity of housing stock and people can help address community resistance.</u> Many groups, including elected officials, government staff, non-profits, and citizens, have explored ways to build community support for new housing types and greater local diversity. Utilizing these models in submarket 7 can help address community resistance issues. <a href="#">Read more about the many different best practices.</a></p> <p><b>Inclusionary zoning</b></p> <p>Communities can use strong markets to create affordable housing.</p> <p><u>Communities can use strong markets to create affordable housing.</u> Inclusionary zoning efforts naturally work well in strong markets, leveraging the construction of new market rate units to add affordable units. Many communities in the region have adopted inclusionary zoning ordinances, including <a href="#">Chicago (ARO)</a>, <a href="#">Evanston</a>, <a href="#">Highland Park</a>, and <a href="#">Lake Forest</a>.</p> <p><b>Affordable requirements ordinance (ARO):</b> Chicago adopted a <a href="#">new inclusionary housing ordinance</a> in 2015. A number of stakeholders identified potential positives and negatives in the ARO. Yet, because the</p>		

	Submarkets with primary focus	
Issue	7	8
<p>ordinance is so new, it remains to be seen how market rate developers will comply. Monitoring its implementation will help other communities understand whether it will serve as a model.</p> <p><b>Land trusts</b> Land trusts can provide affordable housing in perpetuity by owning land and leasing it to those who live in houses built on that land. <u>Land trusts can provide affordable housing in perpetuity by owning land and leasing it to those who live in houses built on that land.</u> Land trusts, like those operating in <a href="#">Chicago</a> and the <a href="#">North Shore</a>, are often an effective tool in helping preserve currently affordable units due to a land trust’s unique ownership structure. When a land trust sells a unit to an owner, they only sell the improvements (i.e. the home), but not the land underneath. As a result, a household can purchase a home for substantially less than what it would ordinarily cost.</p> <p><b>Repurpose and redevelop property</b> Communities should evaluate existing zoning and take stock of existing infrastructure when making decisions about redevelopment. <u>Communities should evaluate existing zoning and take stock of existing infrastructure when making decisions about redevelopment.</u> Overdeveloped and vacant retail areas can be rezoned for mixed-use developments or housing. When adding multi-family units near transit, municipalities should consider lower parking requirements to relieve congestion and encourage walkability. Mundelein’s <a href="#">Downtown Design Guidelines</a>, Glenview’s <a href="#">Downtown Development Code</a>, and Libertyville’s <a href="#">payment in lieu of required parking policy</a> are all great examples of how to create a more efficient built environment.</p> <p><b>Rethink unfinished planned unit developments</b> The time is right to explore the future of stalled developments. <u>The time is right to explore the future of stalled developments.</u> As stalled planned unit developments come back online, more diverse housing options should be included. Now that the market is recovering in many exurban areas of this submarket, municipalities should put some thought into planned unit developments that were never completed due to the housing downturn. Municipalities should consider supporting more diverse housing types to be built in these developments, including small-lot single family housing as well as multi-generational housing. <a href="#">HomeTown Aurora</a> and <a href="#">Georgetown</a> in Batavia are examples of developments that offer varied housing options.</p> <p><b>Value of housing planning</b> Municipalities should invest in long-term planning to identify policies and tools that prepare its housing stock for the future. <u>Municipalities should invest in long-term planning to identify policies and tools that prepare its housing stock for the future.</u> Via planning tools like the <a href="#">Homes for a Changing Region Toolkit</a>, municipalities can better understand current and future housing needs in their communities and develop strategies to move toward a more “balanced” housing stock. Around the region, communities have been drawing on the principles of accessibility and sustainability to create healthier and safer housing.</p>		
Need for more diverse housing options		✔

	Submarkets with primary focus	
Issue	7	8
<p><b>Submarket 8</b></p> <p><u>The housing stock of communities should accommodate households of various sizes and income levels.</u>  Housing stock that is uniform in both its size and type can result in missed opportunities for communities to attract new residents and jobs. While most of the submarket’s housing stock consists of newer single-family homes, communities have an opportunity to increase the diversification of their housing stock through new development or retrofitting existing stock. An increase in the mix of housing types can appeal to a wider buyer pool and allow submarket 8 communities to remain competitive as market conditions change.</p> <p><b>Strategies</b></p> <p><b>Value of housing planning</b>  Municipalities should invest in long-term planning to identify policies and tools that prepare its housing stock for the future.</p> <p><u>Municipalities should invest in long-term planning to identify policies and tools that prepare its housing stock for the future.</u> Via planning tools like the <a href="#">Homes for a Changing Region Toolkit</a>, municipalities can better understand current and future housing needs in their communities and develop strategies to move toward a more “balanced” housing stock. Around the region, communities have been drawing on the principles of accessibility and sustainability to create healthier and safer housing. Plainfield’s experience in housing development is instructive as well as its <a href="#">density bonus program</a>, which provides an increase in residential density above a base level if a given development meets one or more of 15 village objectives. Community “buy in” regarding balanced housing is more likely to occur if a community creates a housing committee similar to those created by <a href="#">Highland Park</a> and <a href="#">Lake Forest</a>. Municipalities that are interested in incorporating greater accessibility/visitability standards into new development or rehab of existing single-family homes should review Bolingbrook’s <a href="#">accessibility/visitability requirements</a>.</p>		

A collaboration between



With program support from





