



MEMORANDUM

TO: Trustee Brian LaVaque, Chairperson
Trustee Jessie Hammersmith, Co-Chairperson
Economic and Community Development Committee

FROM: Trevor Dick, FAICP, LEED AP
Director of Economic Development and Planning

DATE: September 25, 2025

SUBJECT: Recommendation for Expanding the Downtown Grant Program Boundary

PURPOSE

This memo recommends the boundary expansion of the Downtown Grant Program. No other changes to the Downtown Grant Program Policy are being recommended at this time.

BACKGROUND & RATIONALE

As stated in the policy, the purpose of the Downtown Grant Program Policy is to increase the economic viability of the identified area by improving the aesthetics of the building and properties, improving signage, accessibility, exterior site enhancements and increase the availability and ease of parking. It is also intended to provide a partial funding source for selected retail business establishments and sit-down restaurants.

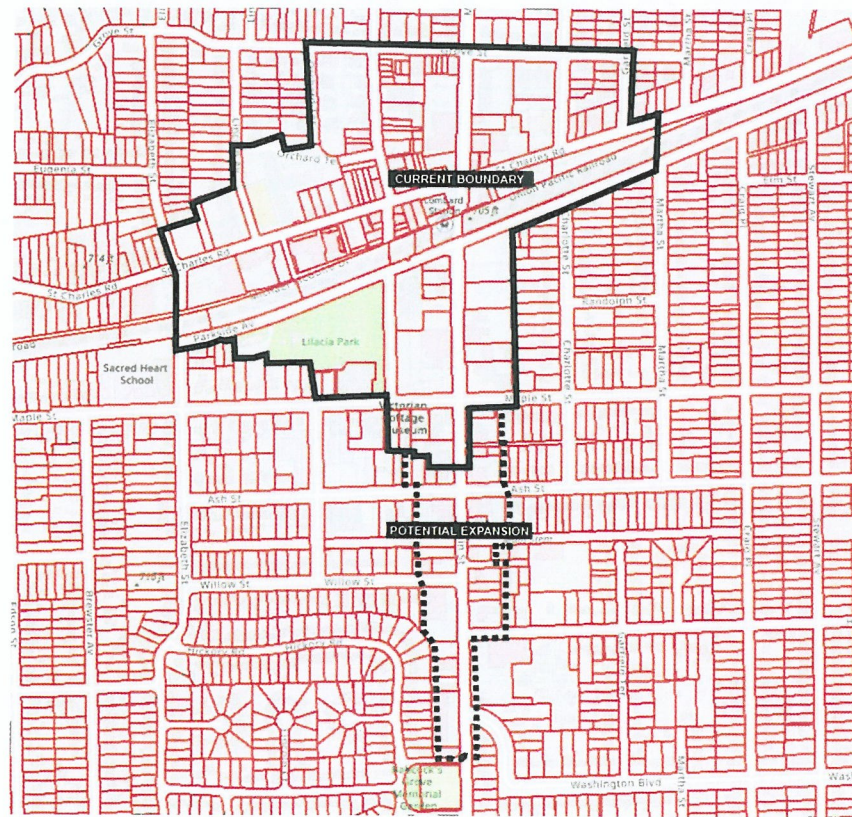
According to the Village's Downtown Grant Program Policy (2024) in order to Qualify for the Downtown Grant Program (DGP), the property must be located within the geographical area identified within the graphic (***See Attachments***). While the properties located within the geographical extent of the DGP are not located within the limits of the Lombard St. Charles Road TIF 1- West nor the St. Charles Road TIF 2 – East Districts. The eligibility criteria within the grant policies shall also be applicable to properties located within the DGP:

1. Renovation & Improvement Grant Program
2. Retail Business Grant Program
3. Restaurant Forgivable Loan Program
4. Business Relocation Grant Program
5. Art Grant Program

The Village has previously adopted a Business Retention Economic Incentive Policy and an Economic Development Fund (EDF). Subject to annual appropriations, the EDF would continue to be used as the funding source for any Village grants in the DGP.

Expanding the Downtown Grant Program Boundary south along Main Street would be a strategic move for a number of reasons:

1. Improve the **image and identify** of a key entrance into the Downtown.
2. Encourage **revitalization** of underutilized areas.
3. Strengthen the rest of **Downtown** by improving a key gateway.



COMMITTEE ACTION REQUESTED

This item is being placed on the October 13, 2025, ECDC agenda for consideration. Staff recommends that the ECDC recommend approval of the boundary expansion for the Downtown Grant Program.

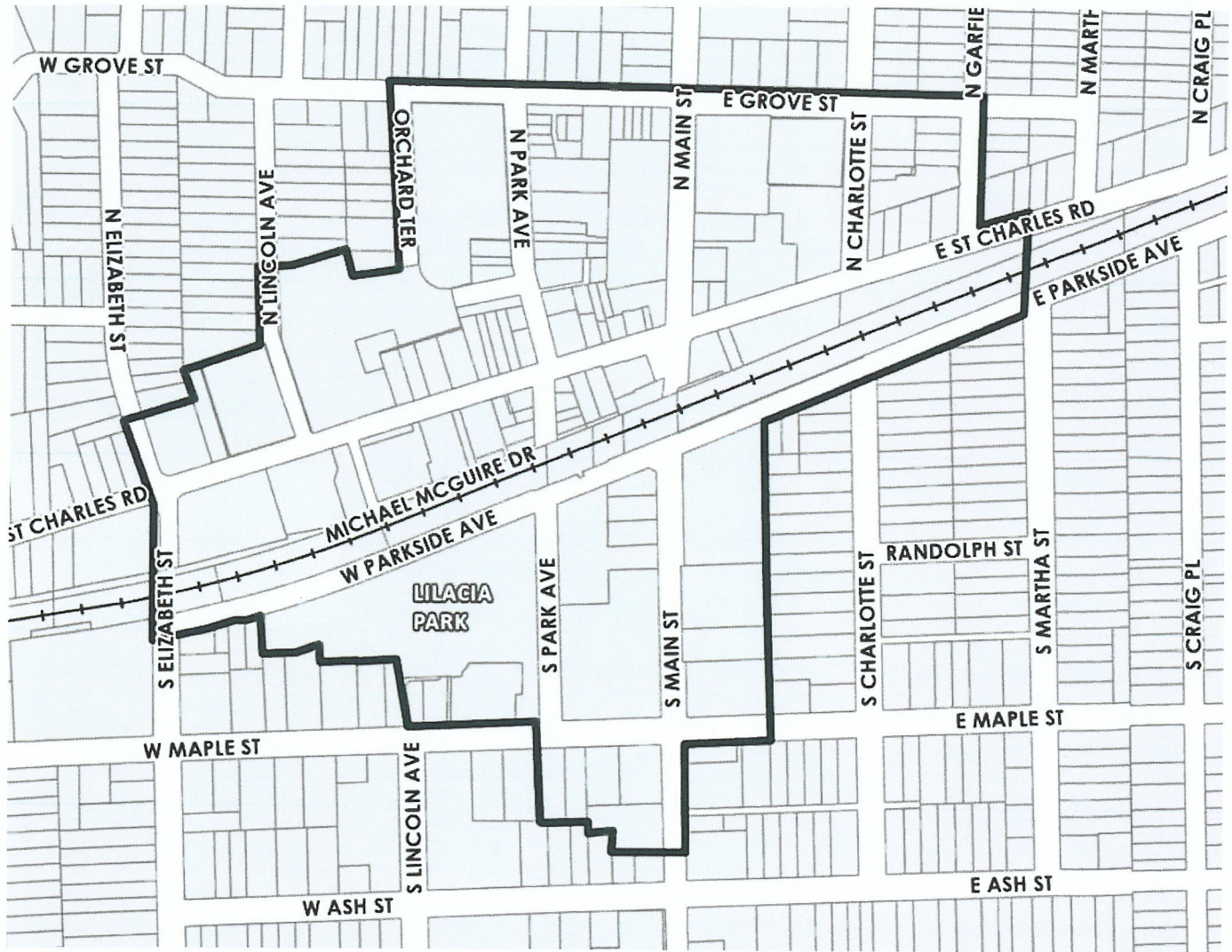
Attachments:

- Current Downtown Grant Program Boundary
- Potential Southern Expansion
- Existing Conditions in Potential Southern Expansion



VILLAGE OF LOMBARD
COMMUNITY DEVELOPMENT DEPARTMENT

CURRENT DOWNTOWN GRANT PROGRAM EXISTING BOUNDARY



According to the Village's **Downtown Grant Program Policy** (2024) in order to Qualify for the Downtown Grant Program, the property must be located within the geographical area identified within the graphic.

While the properties located within the geographical extent of the DGP are not located within the limits of the Lombard St. Charles Road TIF 1- West nor the St. Charles Road TIF 2 – East Districts. The eligibility criteria and provisions set forth within the following grant policies shall also be applicable to properties located within the DGP:

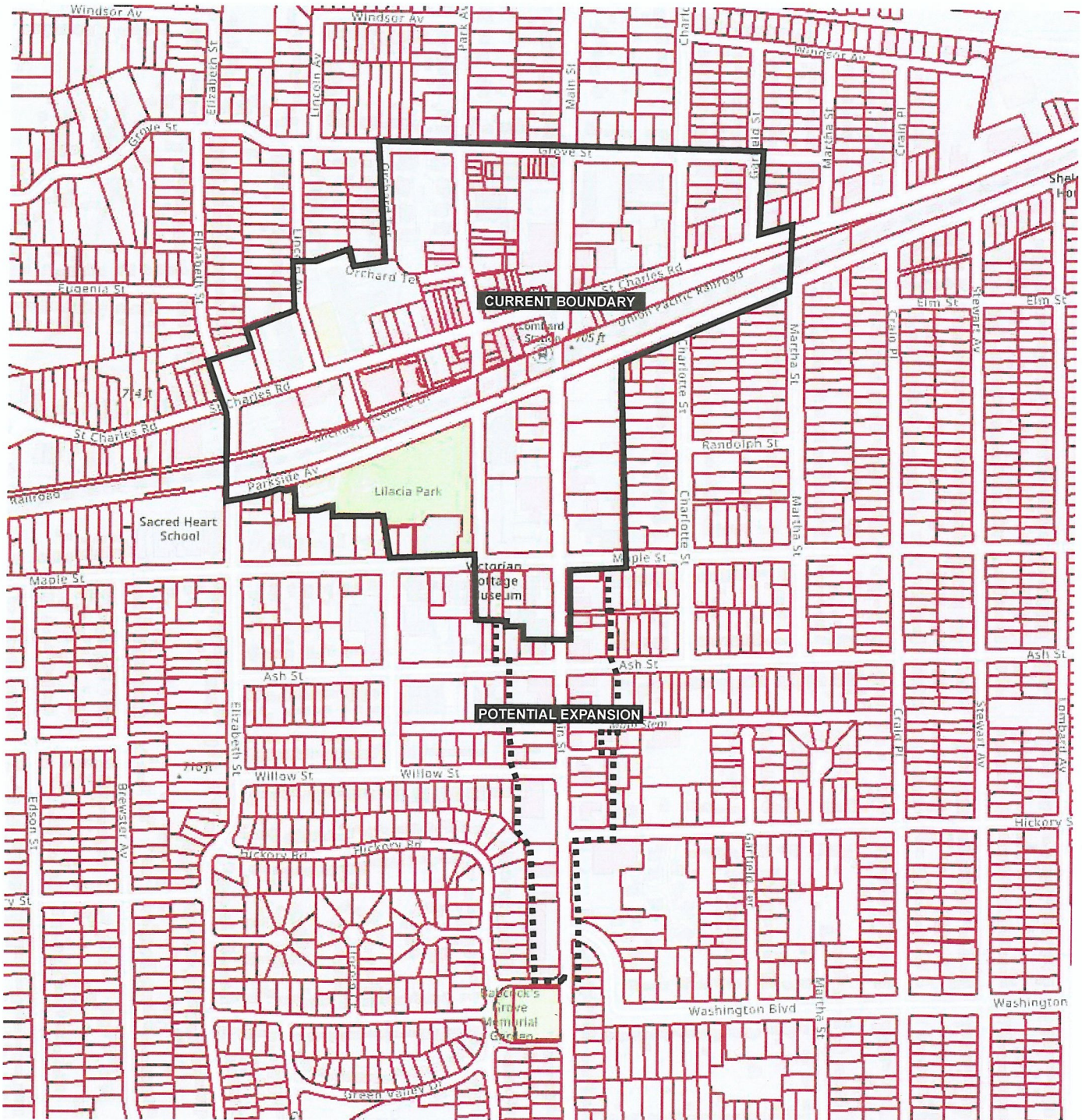
1. Renovation & Improvement Grant Program
2. Retail Business Grant Program
3. Restaurant Forgivable Loan Program
4. Business Relocation Grant Program
5. Art Grant Program

Capital Improvements made and expenses incurred prior to approval of the application by the ECDC or Village Board, whichever is applicable, are not eligible for an award, unless specifically authorized by the Village Board.

SEPTEMBER 25, 2025



VILLAGE OF LOMBARD
COMMUNITY DEVELOPMENT DEPARTMENT
**DOWNTOWN GRANT PROGRAM BOUNDARY
POTENTIAL EXPANSION**



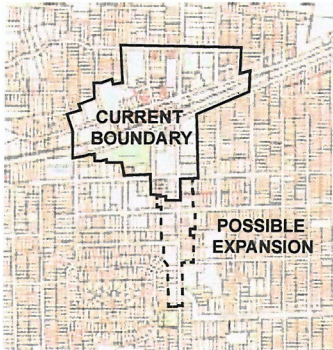
DRAFT FOR DISCUSSION PURPOSES ONLY

SEPTEMBER 25, 2025



VILLAGE OF LOMBARD
COMMUNITY DEVELOPMENT DEPARTMENT

DOWNTOWN GRANT PROGRAM BOUNDARY POTENTIAL EXPANSION



Expanding the Downtown Grant Program Boundary south along Main Street can be a strategic move for a number of reasons:

1. Improve the **image and identity** of a key entrance into the Downtown.
2. Encourage **revitalization** of underutilized areas.
3. Strengthen the rest of **Downtown** by improving the fringe.
4. Support **economic development** and small businesses.

