



MEMORANDUM  
TO THE  
BOARD OF TRUSTEES

<b>ITEM:</b> Business Enhancement Program	<b>DEPARTMENT:</b> Administration
<b>AGENDA SECTION:</b> Administration	<b>AMOUNT:</b> \$200,000 1 <sup>st</sup> year
<b>ATTACHMENTS:</b> ( ) ORDINANCE (X) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> July 15, 2025

**INTRODUCTION:**

The façade grant program was created by the Village of Mahomet in May 2017 and revised on July 27, 2021 and again June 28, 2022. The purpose of the Downtown Façade Grant Program ("DFGP") was is to provide financial assistance to encourage exterior site and facility improvements that enhance the character, safety and aesthetics of the Downtown. It has been very successful since 2017. We have identified an expansion of this type program in our CIP for several years.

**BACKGROUND:**

The creation of the Business District now gives us a better funding source for grant programs for local businesses as well as new businesses locating in Mahomet. Once of the goals of the Business District is to use those funds to attract new business but also help existing businesses grow or improve their properties.

The program guidelines cover four types of available grants: Downtown Commercial Core Façade, Backer, Booster, and Partner grant awards. The program guidelines also identify purpose of each grant, funding, required submittals, the review and approval process, reimbursement details, standards by which the applications will be evaluated, eligible and ineligible projects for each grant type, and of course an overview of each grant.

The Business Enhancement Program intends (i) to support retention or enable expansion of existing businesses; (ii) to enhance the Village's stock of properties that contain commercial businesses; and (iii) to entice new businesses to form or locate Mahomet.

- "DOWNTOWN COMMERCIAL CORE FAÇADE" which have a \$10,000 maximum award and can be approved by the Village Administrator and Village President; and
- "BACKER," which have a \$10,000 maximum award and can be approved by the Village Administrator and Village President; and
- "BOOSTER," which have a \$25,000 maximum award and can be approved by the Village Administrator and Village President; and

- “PARTNER,” which exceed \$25,000 and dependent on available funding and have no maximum. These must be approved by the Village Board of Trustees upon review and evaluation by staff.

In general applicants will have to provide a minimum of 50% of the total project costs of the improvements, but the Backer grant encourages a 50% match but only a 10% is required. We think the most popular grant program will be the Booster grant which is up to \$25,000 match but likely will be awarded similar to the façade grants in the past.

Applications will be on our new economic development portal which is nearly ready for release.

#### **DISCUSSION OF ALTERNATIVES:**

1. It is recommended the board approve the Business Enhancement Program.
2. Board can choose not to approve this new expanded program and direct staff to make changes.

#### **PRIOR BOARD ACTION:**

Approved this program in 2017. The board last approved changes (mostly increasing match from \$5,000 to \$10,000) by resolution on July 27, 2021. Finally, we had changes approved on June 28, 2022, when we expanded the grant from just Main Street to include the entire Commercial Core TIF area.

#### **COMMUNITY INPUT:**

We have all positive comments and feedback from local businesses. We currently have about half dozen businesses ready to apply because of a project.

#### **BUDGET IMPACT:**

We typically budget approximately \$30,000 a year for funding the façade grants. We budgeted \$200,000 for all four grants combined in the FY2026 approved budget. Most of that funding now comes from the Business District Fund which those fund sources have specific legal rules what the money can be spent on, so the project will use those funds if it qualifies. We also budgeted money out of the Economic Development Fund which will allow us to fund some additional project for the “Backer” grant that otherwise would not meet the criteria for using BD funds. We also have the ability to use TIF funds for some projects if that qualifies, Examples of TIF funds qualifications would be demolition and site work. When we award a grant we will identify the funding source.

#### **STAFF IMPACT:**

Limited time spent by Administrator to review and approve projects (with Village President).

#### **SUMMARY:**

In summary we wish to expand the Downtown façade grant program to now include a total of four grant opportunity categories for Village of Mahomet new and existing businesses.

We certainly believe in this program and if not for our assistance and incentives, many of these projects would not have been done.

**RECOMMENDED ACTION:**

Approve the RESOLUTION ESTABLISHING A BUSINESS ENHANCEMENT PROGRAM

**DEPARTMENT HEAD APPROVAL:**

**VILLAGE ADMINISTRATOR:**

A handwritten signature in black ink, appearing to read "Patrick J. Brown", is written over the signature line.



# BUSINESS ENHANCEMENT PROGRAM

# GRANTS



The Village of Mahomet encourages and supports business expansion, efforts to enhance properties, and attracting new commercial development to our community.

[MAHOMETIL.CIVICSERVE.COM](http://MAHOMETIL.CIVICSERVE.COM)



**Adopted July 22, 2025**

# Program Guidelines

## Purpose

The Business Enhancement Program intends (i) to support retention or enable expansion of existing businesses; (ii) to enhance the Village's stock of properties that contain commercial businesses; and (iii) to entice new businesses to form or locate in Mahomet. To fulfill these goals, there are four types of grants:

- **“DOWNTOWN COMMERCIAL CORE FAÇADE”** which have a \$10,000 maximum award and can be approved by the Village Administrator and Village President; and
- **“BACKER,”** which have a \$10,000 maximum award and can be approved by the Village Administrator and Village President; and
- **“BOOSTER,”** which have a \$25,000 maximum award and can be approved by the Village Administrator and Village President; and
- **“PARTNER,”** which exceed \$25,000 and dependent on available funding and have no maximum. These must be approved by the Village Board of Trustees upon review and evaluation by staff.

## Funding

The Business Enhancement Program is funded annually by the Village Board of Trustees using the Business District, Tax Increment Financing Districts, and the Economic Development Funds. The "programming year" will be the same as the Village's fiscal year, which runs from May 1 through April 30<sup>th</sup>. The Village reserves the right, with its discretion, to partially fund a grant request in any amount not to exceed the grant maximum.

## Required Submittals

All submittals can be submitted through the Economic Development Portal

## Review & Approval Process

- The Village President and Administrator are responsible for processing grant requests, including the review, approval, and allocation amount for each grant.
- Applicants must obtain all applicable village approvals and permits prior to beginning any work.
- The initial priority application period for the Program will be between May 1<sup>st</sup> to May 31<sup>st</sup> each year. All applications will be evaluated at the end of the initial application period. Subsequently, applications will be reviewed on a "first-come"



basis throughout the remainder of the grant cycle depending on available funding.

- Applicants who are receiving other forms of incentives or rebates through an approved agreement with the Village of Mahomet are ineligible to participate in this Business Enhancement Program for a period of five years from the date of receipt of the initial first payment of incentives from the Village.
- Work for which the grant is awarded must be completed within nine months of the application being approved and no later than six months following the building permit being issued. Any extension must be approved by the Village Administrator. No grant shall be awarded for improvements completed in a previous program year.
- Applicants will be notified by the Village President or Administrator of grant approval or if the application was not approved for funding.

## **Reimbursement**

- Completed IRS W-9 form
- Final inspection on approval sheets (if required)
- Completed Certificate of Occupancy (if required)
- Notarized lien waiver from each contractor (if required)
  - Waivers serve as proof that contractors have been paid and are required for payment.

## **Standards By Which An Application Will Be Evaluated**

- Is the use a sales tax generating business or restaurant.
- Is the property located in a non-residential zoning district.
- Are the proposed improvements eligible per the Program's guidelines or compliant with applicable state laws.
- Has the applicant secured the funding/capital to complete the project.
- Jobs anticipated to be created or retained as a result of the new business or expansion.
- The amount that the project demonstrates a significant improvement over the existing situation, including the reoccupation of vacant buildings or spaces within commercial buildings.
- The extent to which the project will improve the aesthetics of the property.
- That the project will enhance Mahomet's appeal to new businesses and visitors and add value to the Village.

**The Village of Mahomet supports local businesses and contractors and encourages applicants to purchase materials and services locally. Consideration will be given to the extent to which materials are purchased, and local contractors are engaged in the project or provided with an opportunity to compete for participation in the project.**

## Pre-Application Meeting

You are welcome to schedule a pre-application meeting with staff to discuss concept, scope of work, and requirements. For Partner grants, a pre-application meeting is required.

## Application

- Completed grant application on the portal
- Contractor work proposal
- Contractor estimates and a corresponding project budget are required preapproval
- Photos of existing property/area(s) subject of the proposed work (“before” pictures)
- A letter of consent from the Property Owner (if applicable)
- Proof of pending lease or sales contract (if applicable)
- For exterior façade, sign, or lighting improvements: A color architectural drawing, or photo/photo-adapted rendering, listing the proposed for materials and type of work

	Downtown Commercial Core Façade	Backer	Booster	Partner
Maximum Grant	\$10,000	\$10,000	\$25,000	No cap
Matching Required	50%	10% , but priority given to projects with 50% matching	50%	Case by case; up to 50% may be required
Minimum Eligible Improvements Cost	\$1,000	\$1,000	\$5,000	\$25,000
Eligible Applicants	Any business located in the Downtown or Commercial Core Area	Any business located within the Village	Any sales tax producing use in the Business District	Any business within a TIF District or any sales tax producing use in the Business District
Approval	Mayor and Administrator	Mayor and Administrator	Mayor and Administrator	Board of Trustees

**Apply Online**



<https://mahometil.civicserve.com/>



# DOWNTOWN COMMERCIAL CORE

## FAÇADE GRANT (\$10,000 or less)

### Overview

The Village of Mahomet is a motivated partner in helping to preserve our existing downtown building stock, fill vacancies, and attract new businesses to the area. To assist with these efforts, the Downtown Façade Grant Program ("DFGP") was created to provide grants up to \$10,000 in financial assistance to encourage exterior site and facility improvements that enhance the character, safety, and aesthetics of the Downtown and Commercial Core area. This program is designed to help both new businesses locating to Mahomet and existing businesses interested in expansion or relocation.

### Funding

Applicants receiving funds will be required to provide a minimum of 50% of the total project costs of the improvements. DFGP Grants are limited to a maximum of \$10,000 per location per "program year" and will be paid by way of reimbursement after eligible expenses are incurred. The Village reserves the right, in its discretion, to partially fund a grant request in any amount not to exceed the maximum of \$10,000.

The DFGP grants are intended as a public/private partnership designed to encourage building owners and business operators to create an enhanced, safe, and more aesthetically pleasing environment. Improvements must be visible from the right-of-way and enhance the appearance of the building. All applications must meet this overall objective.





Building owners or lessees (who produce written consent from the building owner for all proposed improvements) are eligible to apply. The program applies to eligible properties within the Downtown Commercial Core. A minimum of \$1,000 in eligible improvements must be included for the application to be considered. The amount of funding granted shall not exceed \$10,000, based on the lowest cost estimate provided. Each application will be reviewed on a case-by-case basis. All improvements must conform to the Village's regulations including, but not limited to, the Zoning Ordinance and Building Codes. Please note that the Village of Mahomet's municipal code is available online at <https://codelibrary.amlegal.com/codes/mahomet/latest/overview>.

## Downtown Commercial Core Defined

"Downtown" shall mean those properties zoned Commercial under the Village of Mahomet Zoning Ordinance and located within the following described area:

- The same boundaries and parcels identified in the Commercial Core Tax Increment Finance (TIF) District.



## Eligible Improvements

Eligible Projects	Ineligible Projects
<ul style="list-style-type: none"> <li>• Façade Renovations (as defined in the Downtown Commercial Core Façade Grant program)</li> <li>• Repair and replacement of building exteriors, including tuck-pointing and roofing</li> <li>• Doors and windows (must be street-facing and easily accessible from the sidewalk, as determined or recommended by the Village Administrator; must comply with Village Code and Ordinances)</li> <li>• Replacement of private sidewalks, hardscaping, retaining walls, outside patios that improves the area's general appearance</li> <li>• Exterior lighting</li> <li>• Awnings</li> <li>• Canopies</li> <li>• Porches</li> <li>• Other façade components that enhance the aesthetic character of the site or the structure.</li> <li>• Landscape lighting and/ or other decorative lighting</li> <li>• Work intended to address exterior structural deficiencies.</li> <li>• Removal of inappropriate exterior finishes, materials, or features</li> <li>• Comprehensive exterior painting that significantly adds to the value of the property and enhances neighboring properties</li> <li>• Exterior murals approved by the Village</li> <li>• Replacement of private sidewalks, hardscaping, outside patios</li> <li>• Fencing, barriers/enclosures other than chain-link (<i>must comply with the Zoning Ordinance and provide required screening</i>)</li> <li>• Exterior masonry: install new or refurbish</li> <li>• Commercial Signs: Monument and wall</li> </ul>	<ul style="list-style-type: none"> <li>• Projects completed prior to receiving approval for this grant program</li> <li>• New construction or development not directly related to improving a façade.</li> <li>• Projects not visible from the public right-of-way</li> <li>• Replacement of driveways or parking lots.</li> <li>• Landscaping maintenance (annual)</li> <li>• Parking lot repaving and construction including sealcoating and striping</li> <li>• Outdoor dining</li> <li>• Interior improvements of any kind</li> <li>• Working Capital</li> <li>• Property acquisition</li> <li>• Inventory Acquisition</li> <li>• Routine maintenance of existing assets</li> <li>• Security or fire suppression systems</li> <li>• Life safety equipment</li> <li>• Refinancing of existing debt or private funding</li> <li>• Permit fees, legal fees, architectural fees or other consultant fees</li> <li>• Structural elements (e.g., load-bearing walls, roof beams)</li> </ul>

# BACKER GRANT (\$10,000 or less)

## Overview

The Village of Mahomet encourages and supports business expansion with grants up to \$10,000, depending on the scope of the business project. The purpose of the program is to encourage businesses and property owners to invest in their properties and promote revitalization of the Village's commercial development. Funds for this program are allocated on a first-come, first-served basis each fiscal year until funds are depleted or the program is terminated. Priority will be given to business projects that enhance the Village's overall business climate per specific criteria outlined below.

## Funding

Applicants receiving Backer Award funds will be required to provide a minimum of 10% of the total project costs of the improvements. Priority will be given to applicants who provide a minimum of 50%. Backer Grants are limited to a maximum of \$10,000 per location per "program year" and will be paid by way of reimbursement after eligible expenses are incurred. The Village reserves the right, in its discretion, to partially fund a grant request in any amount not to exceed the maximum of \$10,000. This business



Enhancement program is for any business located within the Village of Mahomet Corporate limits located in a non-residential zoning district. Grants will be distributed on a reimbursement basis once projects are substantially completed.

Building owners or lessees (who produce written consent from the building owner for all proposed improvements) are eligible to apply. The program applies to eligible properties within the Village of Mahomet corporate limits. Home based businesses are not eligible.

A minimum of \$1,000 in eligible improvements must be included for the application to be considered. The amount of funding granted shall not exceed \$10,000, based on the lowest cost estimate provided. Each application will be reviewed on a case-by-case basis.

All improvements must conform to the Village's regulations including, but not limited to, the Zoning Ordinance and Building Codes. Please note that the Village of Mahomet's municipal code is available online at

<https://codelibrary.amlegal.com/codes/mahomet/latest/overview>.





## Targeted Businesses

Backer Grant eligibility is for any business located within the Village of Mahomet Corporate limits in a non-residential zoning district. Examples of eligible businesses include, but are not limited to, service businesses, retail stores, restaurants, and groceries, or specialty food stores.

Priority will be given to projects that will create new job opportunities as a result of the project.

Only businesses located in non-residential zone areas are eligible to participate in this program. New businesses or existing businesses wishing to expand and/or upgrade are encouraged to participate.



## Eligible Improvements

Eligible Projects	Ineligible Projects
<ul style="list-style-type: none"> <li>• Façade Renovations (as defined in the Downtown Commercial Core Façade Grant program)</li> <li>• Replacement of private sidewalks, hardscaping, retaining walls, outside patios that improves the area's general appearance</li> <li>• Interior renovations that become part of the real estate and remain with the property</li> <li>• Furniture and equipment (affixed or non-affixed)</li> <li>• Commercial kitchen ventilation (i.e., hood and duct system)</li> <li>• Doors and windows (<i>must be street-facing and easily accessible from the sidewalk, as determined or recommended by the Village Administrator; must comply with Village Code and Ordinances</i>)</li> <li>• Mechanical, electrical, plumbing or refrigeration system improvements</li> <li>• Exterior lighting</li> <li>• Fencing, barriers/enclosures other than chain-link (must comply with the Zoning Ordinance and provide required screening)</li> <li>• Interior lighting (permanent, not removable fixtures or bulbs)</li> <li>• Masonry: install new or refurbish</li> <li>• Outdoor dining               <ul style="list-style-type: none"> <li>o Tables, chairs, umbrellas</li> <li>o Barriers/enclosures</li> </ul> </li> <li>• Permanent sanitation improvements (<i>e.g. dumpster enclosures that comply with the Zoning Ordinance</i>)</li> <li>• Commercial Signs: Monument and wall</li> <li>• Awnings</li> <li>• Utility service line, extension, and equipment replacement</li> <li>• Non-fixed moveable equipment, AV, and technology equipment (limited to one grant award every five years)</li> </ul>	<ul style="list-style-type: none"> <li>• Landscaping (annual)</li> <li>• General interior maintenance/repair (i.e. painting, decorating, carpeting)</li> <li>• Parking lot repaving and construction including sealcoating and striping</li> <li>• Working Capital</li> <li>• Property acquisition</li> <li>• Inventory Acquisition</li> <li>• Routine maintenance of existing assets</li> <li>• Security systems</li> <li>• Life safety equipment</li> <li>• Refinancing of existing debt or private funding</li> <li>• Permit fees, legal fees, architectural fees or other consultant fees</li> <li>• Structural elements (e.g., load-bearing walls, roof beams)</li> </ul>



# Booster Grant

## (\$25,000 or less)

### Overview

The Village of Mahomet encourages and supports business expansion with grants up to \$25,000 depending on the scope of the business project. The purpose of the program is to encourage businesses and property owners to invest in their properties and promote revitalization of the Village's commercial development. Funds for this program are allocated on a first-come, first-served basis each fiscal year until funds are depleted or the program is terminated. Priority will be given to business projects that enhance the Village's overall business climate per specific criteria outlined below.

### Funding

Applicants receiving funds will be required to provide a minimum of 50% of the total project costs of the improvements. Booster Grants are limited to a maximum of \$25,000 per location per "program year" and will be paid by way of reimbursement after eligible expenses are incurred. The Village reserves the right, in its discretion, to partially fund a grant request in any amount not to exceed the maximum of \$25,000. This business Enhancement program is for sales tax producing uses, including retail establishments and restaurants, located in non-residential zoning districts within the Village's Business District. Grants will be distributed on a reimbursement basis once projects are substantially completed.



Building owners or lessees (who produce written consent from the building owner for all proposed improvements) are eligible to apply. The program applies to eligible properties within the Village of Mahomet corporate limits. Home based businesses are not eligible.

A minimum of \$5,000 in eligible improvements must be included for the application to be considered. The amount of funding granted shall not exceed 50% of the estimated cost, based on the lowest cost estimate provided. Each application will be reviewed on a case-by-case basis. All improvements must conform to the Village's regulations

including, but not limited to, the Zoning Ordinance and Building Codes. Please note that the Village of Mahomet's municipal code is available online at <https://codelibrary.amlegal.com/codes/mahomet/latest/overview>.

## Targeted Businesses

Booster Grant eligibility is for retail businesses generating business district sales tax for the Village as defined by those offering a service, merchandise, or food and beverage services to the public, the sale or providing of which is subject to the business district sales tax ("Business District Retailers' Occupation Tax" or "Business District Service Occupation Tax"), and from which the revenue derived constitutes the majority of the revenue of the business. Examples of eligible businesses include, but are not limited to,



retail stores, restaurants, groceries, or specialty food stores located within the boundaries of the designated Business District as outlined in the Business District Redevelopment Plan and Project.

Priority will additionally be given to projects that will create new job opportunities as a result of the project.

Only businesses located in non-residential zone areas within the designated Business District are

eligible to participate in this program. New businesses or existing businesses wishing to expand and/or upgrade are encouraged to participate.

## Eligible Improvements

Eligible Projects	Ineligible Projects
<ul style="list-style-type: none"> <li>• Façade Renovations (as defined in the Downtown Commercial Core Façade Grant program)</li> <li>• Replacement of private sidewalks, hardscaping, retaining walls, outside patios that improves the area's general appearance</li> <li>• Interior renovations that become part of the real estate and remain with the property</li> <li>• Affixed furniture and equipment</li> <li>• Commercial kitchen ventilation (i.e., hood and duct system)</li> </ul>	<ul style="list-style-type: none"> <li>• Landscaping (annual)</li> <li>• General interior maintenance/repair (i.e. painting, decorating, carpeting)</li> <li>• Parking lot sealcoating and striping</li> <li>• Outdoor dining</li> <li>• Removeable furniture</li> <li>• Non-fixed moveable equipment, AV, and technology equipment (hard wiring/electrical service upgrades are eligible)</li> <li>• Working Capital</li> </ul>



<ul style="list-style-type: none"><li>• Doors and windows (<i>must be street-facing and easily accessible from the sidewalk, as determined or recommended by the Village Administrator; must comply with Village Code and Ordinances</i>)</li><li>• Mechanical, electrical, plumbing, or refrigeration system improvements</li><li>• Exterior lighting (<i>only for properties with retail business district tax generating businesses</i>)</li><li>• Fire Suppression systems</li><li>• Fencing, barriers/enclosures other than chain-link (<i>must comply with the Zoning Ordinance and provide required screening; only for properties with retail business district tax generating businesses</i>)</li><li>• Interior lighting (permanent, not removable fixtures or bulbs)</li><li>• Masonry: install new or refurbish</li><li>• Outdoor dining<ul style="list-style-type: none"><li>◦ Patio surfaces and connecting walkways</li><li>◦ Barriers/enclosures</li><li>◦ Permanent decorative structures and coverings</li><li>◦ Utility service line extension</li></ul></li><li>• Parking lot repaving and reconstruction only; does not cover sealcoat and striping-only projects</li><li>• Permanent sanitation improvements (e.g. <i>dumpster enclosures that comply with the Zoning Ordinance, only for properties with retail business district tax generating businesses</i>)</li><li>• Commercial Signs: Monument and wall (<i>only for properties with retail business district tax generating businesses</i>)</li><li>• Awnings</li><li>• Structural elements (e.g., load-bearing walls, roof beams)</li><li>• Utility service line, extension, and equipment replacement</li></ul>	<ul style="list-style-type: none"><li>• Property acquisition</li><li>• Equipment/Inventory Acquisition</li><li>• Routine maintenance of existing assets</li><li>• Security systems</li><li>• Life safety equipment</li><li>• Refinancing of existing debt or private funding</li><li>• Permit fees, legal fees, architectural fees or other consultant fees</li></ul>
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# Partner Grant Program (more than \$25,000)

## Overview

The Village of Mahomet encourages and supports business expansion with grants exceeding \$25,000 depending on the scope of the business project and available funding. The purpose of the program is to encourage businesses and property owners to invest in their properties and promote revitalization of the Village's commercial development. Funds for this program are allocated and budgeted based on pre-planning with staff so that priorities can be set during the fiscal year budget planning process. These must be formally approved by the Village Board of Trustees upon review and evaluation by staff. Priority will be given to business projects that enhance the Village's overall business climate per specific criteria outlined below.

## Funding

Applicants receiving funds will be required to provide a minimum of 50% of the total project costs of the improvements. Partner Grants will be paid by way of reimbursement after eligible expenses are incurred. The Village Board reserves the right, in its discretion, to partially fund a grant request in any amount. The Village Board also has the discretion, by agreement, to adjust the funding requirements of this grant. This business enhancement program is any business located within a TIF District or for sales tax producing uses, including retail establishments and restaurants, located in non-residential zoning districts within the Village's Business District. Grants will be distributed on a reimbursement basis once projects are substantially completed.



Building owners or lessees (who produce written consent from the building owner for all proposed improvements) are eligible to apply. The program applies to eligible properties within the Village of Mahomet corporate limits. Home based businesses are not eligible.

A minimum of \$25,000 in eligible improvements must be included for the application to be considered. The amount of funding granted shall not exceed 50% of the estimated cost, based on the lowest cost estimate provided. Each application will be reviewed on a case-by-case basis. All improvements must conform to the Village's regulations



including, but not limited to, the Zoning Ordinance and Building Codes. Please note that the Village of Mahomet's municipal code is available online at <https://codelibrary.amlegal.com/codes/mahomet/latest/overview>.

## Targeted Businesses

Partner Grant eligibility is for businesses located within a TIF District or retail businesses generating business district sales tax for the Village as defined by those offering a service, merchandise, or food and beverage services to the public, the sale or providing of which is subject to the business district sales tax ("Business District Retailers' Occupation Tax" or "Business District Service Occupation Tax"), and from which the revenue derived constitutes the majority of the revenue of the business. Examples of eligible businesses include, but are not limited to, retail stores, restaurants, groceries, or specialty food stores located within the boundaries of the designated Business District as outlined in the Business District Redevelopment Plan and Project.

Priority will additionally be given to projects that will create new job opportunities as a result of the project.

Only businesses located in non-residential zone areas within the designated TIF District or Business District are eligible to participate in this program. Any exception to eligibility requirements must be approved by the Village Board of Trustees. New businesses or existing businesses wishing to expand and/or upgrade are encouraged to participate.





## Eligible Improvements

Eligible Projects	Ineligible Projects
<ul style="list-style-type: none"> <li>• Building or site demolition</li> <li>• Property acquisition or assembly costs</li> <li>• Site preparation</li> <li>• Building rehabilitation costs (Business District)</li> <li>• Limited cost of installation or construction of buildings or structures (Business District by agreement)</li> <li>• Costs for public infrastructure</li> <li>• Professional fees including legal, engineering, planning, architecture and others, as required</li> <li>• Façade Renovations</li> <li>• Replacement of private sidewalks, hardscaping, retaining walls, outside patios that improves the area's general appearance</li> <li>• Interior renovations that become part of the real estate and remain with the property</li> <li>• Affixed furniture and equipment</li> <li>• Commercial kitchen ventilation (i.e., hood and duct system)</li> <li>• Doors and windows (<i>must be street-facing and easily accessible from the sidewalk, as determined or recommended by the Village Administrator; must comply with Village Code and Ordinances</i>)</li> <li>• Mechanical, electrical, plumbing, or refrigeration system improvements</li> <li>• Exterior lighting (<i>only for properties with retail business district tax generating businesses</i>)</li> <li>• Fire Suppression systems</li> <li>• Fencing, barriers/enclosures other than chain-link (<i>must comply with the Zoning Ordinance and provide required screening; only for properties with retail business district tax generating businesses</i>)</li> <li>• Interior lighting (permanent, not removable fixtures or bulbs)</li> <li>• Masonry: install new or refurbish</li> </ul>	<ul style="list-style-type: none"> <li>• Landscaping (annual)</li> <li>• General interior maintenance/repair (i.e. painting, decorating, carpeting)</li> <li>• Parking lot sealcoating and striping</li> <li>• Removeable furniture</li> <li>• Outdoor dining</li> <li>• Non-fixed moveable equipment, AV, and technology equipment (hard wiring/electrical service upgrades are eligible)</li> <li>• Working Capital</li> <li>• Equipment/Inventory Acquisition</li> <li>• Routine maintenance of existing assets</li> <li>• Security systems</li> <li>• Life safety equipment</li> <li>• Refinancing of existing debt or private funding</li> <li>• Permit fees or legal fees</li> </ul>



<ul style="list-style-type: none"><li>• Parking lot repaving and reconstruction only; does not cover sealcoat and striping-only projects</li><li>• Permanent sanitation improvements (e.g. <i>dumpster enclosures that comply with the Zoning Ordinance, only for properties with retail business district tax generating businesses</i>)</li><li>• Commercial Signs: Monument and wall (<i>only for properties with retail business district tax generating businesses</i>)</li><li>• Awnings</li><li>• Structural elements (e.g., load-bearing walls, roof beams)</li><li>• Utility service line, extension, and equipment replacement</li></ul>	
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## Pre-Application Meeting

You are required to schedule a pre-application meeting with staff to discuss concept, scope of work, and requirements. Partner Grants have to be planned and budgeted for prior to the start of the fiscal year.

## For More Information:

Apply Online



<https://mahometil.civicserve.com/>



**PATRICK J BROWN**  
Village Administrator

☎ 217.586.4456 ext.116 (O)  
217.621.2602 (C)

✉ [pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)

🌐 [Mahomet-il.gov](http://Mahomet-il.gov)  
[ChooseMahomet.com](http://ChooseMahomet.com)





**RESOLUTION ESTABLISHING A BUSINESS ENHANCEMENT PROGRAM**

**Village of Mahomet, Champaign County, Illinois**

**WHEREAS,** the Village of Mahomet is authorized to provide programs which promote the safety, health and welfare of its citizens; and,

**WHEREAS,** the Village Board established a program by Resolution 17-05-02 and as amended by Resolution 21-05-02 and Resolution 22-06-03 to assist building owners and business operators in the Downtown Area of the Village in improving the facades of their buildings to enhance public safety and aesthetics; and,

**WHEREAS,** the Village Board desires to expand the support for commercial enterprises and staff has developed the “Business Enhancement Program” which intends to support retention or enable expansion of existing businesses; to enhance the Village’s stock of properties that contain commercial businesses; and to entice new businesses to form or locate in the Village of Mahomet; and,

**WHEREAS,** to fulfill these goals, the Village is creating four types of business enhancements: Downtown Commercial Core Façade, Backer, Booster, and Partner grant awards; and,

**WHEREAS,** the Village Board may appropriate funds for use in awarding Business Enhancement Program grants designed to provide financial assistance to commercial businesses for eligible projects; and,

**WHEREAS,** the initial priority application period for the Program will be between August 1 and August 29, 2025, and May 1 to May 31 each year thereafter.

**WHEREAS,** The Village Staff recommends establishment and adoption of the “Business Enhancement Program” and the Program Guidelines as described in the attached exhibit.

**NOW, THEREFORE, BE IT RESOLVED, PASSED, AND APPROVED,** this 22<sup>nd</sup> day of July 2025 by the Board of Trustees of the Village of Mahomet that:

1. The program entitled “Business Enhancement Program” and the Program Guidelines as described in the attached exhibit are hereby adopted by the Village of Mahomet.
2. The Village Administrator is directed to develop an application process.
3. Any policy, Ordinance, or Resolution that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict, thereby Resolution 17-05-02, revised by Resolution 21-07-02, revised by Resolution 22-06-03 are hereby repealed and replaced with this Business Assistance Program.
4. This resolution shall be in full force and effect immediately.

The Village Clerk is hereby authorized and directed to cause this Resolution to be published in pamphlet form immediately after passage.

Upon motion by Trustee \_\_\_\_\_, seconded by Trustee \_\_\_\_\_, passed by the President and Board of Trustees of the Village of Mahomet, Illinois this 22<sup>nd</sup> day of July 2025, by roll call vote, as follows:

Voting "aye" (names): \_\_\_\_\_

Voting "nay" (names): \_\_\_\_\_

Abstained (names): \_\_\_\_\_

PASSED and APPROVED this 22<sup>nd</sup> day of July 2025.

\_\_\_\_\_  
Jason S. Tompkins, Village President  
Board of Trustees  
Village of Mahomet

(SEAL)

Attest:

\_\_\_\_\_  
Village Clerk

Published in Pamphlet form the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Dawn Mohr, Village Clerk  
Village of Mahomet



STATE OF ILLINOIS )  
COUNTY OF CHAMPAIGN ) SS  
VILLAGE OF MAHOMET )

## CERTIFICATION OF RESOLUTION

I, the undersigned, do hereby certify that I am the duly selected, qualified and acting Village Clerk of the Village of Mahomet, Champaign County, Illinois (the “**Municipality**”), and as such official I am the keeper of the records and files of the Municipality and of the President and Board of Trustees (the “**Corporate Authorities**”).

I do further certify that the foregoing constitutes a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on \_\_\_\_\_, insofar as same relates to the adoption of **Resolution No. 25-07-01**, entitled:

## RESOLUTION ESTABLISHING A BUSINESS ASSISTANCE PROGRAM

a true, correct and complete copy of which Resolution (the “**Resolution**”) as adopted at such meeting appears in the proceedings of the minutes of such meeting and is hereto attached. The Resolution was adopted and approved by the vote and on the date therein set forth.

I do further certify that the deliberations of the Corporate Authorities on the adoption of such Resolution were taken openly, that the adoption of such Resolution was duly moved and seconded, that the vote on the adoption of such Resolution was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that the agenda for the meeting was duly posted continuously on the Issuer's website and at the Village Hall at least 48 hours prior to the meeting; that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the open meeting laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such open meeting laws and such Code and their procedural rules in the adoption of such Resolution.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village of Mahomet, Champaign County, Illinois, this \_\_\_\_\_.

(SEAL)

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Dawn Mohr, Village Clerk