



# The Villager

November 2022

## Special points of interest:

- Keeping Godfrey a Safe Place
- BJC Out Patient Breaks Ground
- Commercial Property Enhancement Grant
- Getting To Know Village Staff — Pat Vambaketes, Building and Zoning Administrative Assistant
- Godfrey Provides Offers A Variety Of Health Care Options
- Featured Business of the Month—Lake Drive Logistics
- Oh, and one more thing...

### Village of Godfrey Office of Economic Development

6810 Godfrey Road

Phone: 618-466-3325

E-mail: [jmager@godfreyil.org](mailto:jmager@godfreyil.org)

**You can see your future from  
here.**



Michael J. McCormick

Mayor



### Keeping Godfrey a Safe Place



LendEDU™ recently released a report that highlighted the safest cities in Illinois. Godfrey was ranked as one of the safest! Using licensed data, each community's crime index was rated against the state and national average crime index. Godfrey's crime index rated 3rd safest in Illinois!

A number of factors go into what makes a community safe. One of those factors is the presence of effective law enforcement. Godfrey leverages its resources to take advantage of the Madison County Sheriff's Department.

While many communities deploy their own police force, the Village of Godfrey contracts with Madison County to provide police protection for the community.

Under the contractual relationship, the Village has 8 full time deputies and one supervisor. The contract also supports one dispatcher and a detective. Additionally, part of the fees paid by Godfrey provide for two School Resource Officers (SRO's) for the high school.

Coverage of the Village is handled by having two deputies who work twelve hour shifts. The shifts run from 6:00 p.m. to 6:00 a.m.; and 6:00 a.m. to 6:00 p.m. There are four teams of two officers that rotate every two days. The supervisor for the deputies works Monday through Friday and other times as necessary. The supervisor is also responsible for the SRO's at the high school.

There is a substation that acts as 'head-quarters' in a building behind Village Hall at 6810 Godfrey Road. The deputies may check in at the substation at shift change and from time to time during their tour. If personal assistance from an officer is needed it would be best to call the numbers listed below to arrange a meeting at the substation.

Each deputy has his/her own vehicle and computer, which they keep with them. By doing so, they can quickly respond to any emergency that may require their attention during a time when they are off duty.

Some of the deputies assigned to protect the Village reside in Godfrey. There is no requirement for a deputy to live in Godfrey but he/she must reside in Madison County.

For police assistance, you may use the following contact information:

*Emergency contact is "911"*

*Non-emergency dispatch is 618-692-4433*

*Godfrey substation is 618-296-4947*



*Mark your calendar*

## Snow Flake Festival

Date: December 2, 2022

Hours: Glazebrook Park

Time: 6 p.m. to 8:30 p.m.



**If you would like to receive "The Villager" by  
email, please contact Jim Mager at:**

**[jmager@godfreyil.org](mailto:jmager@godfreyil.org)**



Driving along Godfrey Road you will come to the intersection of Celesta. If you look to the east side of the road you will notice a lot of activity taking place. That will be the construction of the new BJC Health Care™ Outpatient Clinic. On November 7, company executives and community leaders gathered for a ground breaking ceremony to kick off construction of the new facility. The tentative date of completion is September 2023. When completed the BJC clinic will move from its current location at 5520 Godfrey Road to the new state-of-the-art facility.

### **Don't forget..... Commercial Property Enhancement Grant**

Businesses located in the Godfrey Business District are eligible to take advantage of the "Commercial Property Enhancement Grant" program.

**Funding:** First \$5,000 — maximum grant is 50%; and, \$5,001 and above is 25% of eligible expenses. The grant limit is a maximum of \$20,000 per project.

**Eligible Expenses:** Significant facade renovations, signage, awnings, doors, windows.

**Ineligible Expenses:** Regular repairs and maintenance, demolition, landscaping, design, permit fees; and expenses incurred or contracted prior to grant approval.

**Eligibility Criteria and Conditions:** Owners and tenants of properties within Godfrey's Business District (at time of application). The property's primary use must be for commercial use. Tenants must provide written authorization from the property owner for the contemplated improvements and participation in the program. If the tenant or owner who receives grant funding should close, move, or remove work financed with a grant within three years of grant date, repayment of the grant may be required, pro rata for a period of the remaining three-year term. No additional grant funds are available for similar work at same space for a period of at least three years. Application for the grant does require three bids. *The grant must be approved prior to commencement of work.*

*Application is available at: [www.godfreyil.org](http://www.godfreyil.org); or, Contact Jim Mager, Economic Development Ph.:618-466-3325*

When contemplating purchasing of property in Godfrey with the intent of commercial or business use, be sure to check the zoning of the property. It is also advisable to determine if the property is in one of the business incentive districts:

- Business District
- TIF District
- Enterprise Zone

Having property that is properly zoned or in a business incentive district may have an impact on the intended use of the property. The time to make those determinations is prior to purchase.

## **Godfrey 311**

**Electronic 311  
Smartphone App**

Easily report potholes, broken street lights and other problems.

Call or email local officials, the police department, city offices and others.

Access activity calendars, receive village alerts and more.

If you would like to receive the monthly issue of "The Villager" by email, please contact Jim Mager at;

[jmager@godfreyil.org](mailto:jmager@godfreyil.org)

"I refuse to answer that question on the grounds that I don't know the answer"

— Douglas Adams

## Getting To Know Village Staff — Pat Vambaketes, Building and Zoning Administrative Assistant



The Village Building and Zoning Department is responsible for:

- Issuing permits for new commercial and residential construction
- Additions
- Alterations
- Plumbing
- Electrical and signage
- Processing applications for rezoning and variance hearings, issuing ordinance violations for weeds, trash, derelict vehicles and property maintenance
- Verifying zoning classifications; and
- Site inspections.

What a busy department. Laura Dixon, Building & Zoning Administrator was featured in the September issue of the "The Villager." This month, meet Pat Vambaketes, Administrative Assistant for the Department.

Pat assists in the day-to-day functions of the department and its staff. Her position involves contact with the public, as well as special assignments.

Often times Ms. Vambaketes is the first person that a visitor might meet in the Building and Zoning department. She may spend her day doing the following tasks:

- Providing general information
- Receiving and preparing documents
- Coding and filing materials
- Receiving and processing fee payments
- Preparing agendas and minutes for B & Z meetings
- Scheduling inspections

- Tracking ordinance violation and compliance documents
- Researching property ownership
- Determining zoning classifications and definitions for residents and real estate agents; and,
- Assisting with functions in other departments.

Pat is a seasoned veteran when it comes to managing the multitude of demands in a busy office. She has over thirty-four years of administrative experience. Pat has been with the Village of Godfrey for over four years. Before coming to Godfrey, she worked twenty-one years for Tom Long's law office. Prior to that she spent time at Olin and Winchester.

Ms. Vambaketes spends a good deal of time interacting with people needing assistance and information regarding building and zoning matters. "One of my favorite things about the job is working with the people and the public," said Pat. "Of course, what can be a challenge is dealing with folks who are upset."

In terms of personal interests, Pat enjoys her grandkids, gardening and cooking.

*Pat can be reached at:  
Godfrey Building and Zoning  
618-466-1206*

### Godfrey Provides Offers A Variety Of Health Care Options

The Village of Godfrey is a community of multiple health care assets. With world-class facilities from health care providers, the community is assured of the best in health related services.

Below are the health care service providers that are immediately available within the community.

Alton Memorial Hospital is a member of the Barnes Jewish Network and has an urgent care facility in Godfrey.

OSF Hospital St. Anthony's Health Center is a faith-based health care facility with a state-of-the-art urgent care facility in Godfrey.

The Lewis and Clark Family Health Clinic

is a full service clinic offering both acute and chronic care for all members of the community. The clinic is staffed by board-certified nurse practitioners and collaborates with several health-service agencies and school districts to help expand healthcare services and education in rural communities.

Asbury Village offers a vibrant lifestyle for seniors and their families. It's lively neighborhood bustles with activities and opportunities, inspiring one to ask, "What's next?" As a not-for-profit Life Plan Community, Asbury Village sets the standard for exceptional senior living in Godfrey for more than 20 years.

Cedarhurst of Godfrey provides truly person-directed care in a community focused solely on Assisted Living. The Staff works hard to know each resident as an individual and then provide tailored care. Experienced, compassionate staff, first-rate amenities, charming one-level community and welcoming, supportive atmosphere make Cedarhurst a secure, enriching place to live.

San Gabriel offers both assisted living and memory care lifestyles that allow its residents to take advantage of beautiful, purpose-designed community spaces, top-tier amenities, and services. Its safe and secure community that brings peace of mind to its residents and their families.

BRIA Health Services of Godfrey's core value is compassion, patient-centered care. BRIA employees are passionate and caring professionals who take great pride in their ability to serve our patients in a broad range of skilled healthcare, administrative, therapeutic and support roles. Their team serves from the heart so that residents get the most out of every day.

Morningside of Godfrey is a division of Five Star Senior Living, offering a variety of living options to fit specific needs and lifestyles. Whether seeking freedom from home maintenance or wanting to transition to an independent living community, or looking for the enhanced support offered by assisted living or memory care it's Morningside.





## Featured Business of the Month:

### Lake Drive Logistics



Lake Drive Logistics is located on 45 acres in the heart of Godfrey, IL. The company is located 25 miles north of downtown St. Louis, Missouri and less than a mile from Interstate 255 with direct access to I-270.

Tim Kuebrich, owner and operator, purchased the property in 2014. In the beginning, the logistics facility had the capacity for five railcars. Since taking ownership, a spur has been extended and can now hold up to 12 railcars. They also have dock access for 6 trucks to be loaded/unloaded, as well as the ability to load hoppers and flatbeds. Product is transported into the facility via rail and truck, from various regions in the United States and Mexico. The current warehouse provides 71,000 square feet of indoor storage, with the space to grow.

Tim came to Godfrey from Jerseyville, where he ran a machine shop. Because of a business opportunity, he intended to add a roll forming operation and needed more room. He had placed a contract on the Box Board plant at Lake

Drive when the deal fell through. He went to work making cold calls to various logistics companies to see if he could use the Godfrey facility to meet their needs. With positive feedback, he went forward with the purchase of the location and Lake Drive Logistics was established in 2015.

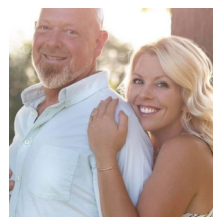
The Lake Drive facility is unique in the fact the rail spur at the property is used by both Kansas City Southern and the Union Pacific Railroad. With the potential sale of Kansas City Southern being brought by Canadian National Railway Company, future opportunity for the facility may increase.

Much of the product handled by Lake Drive Logistics comes from Mexico via rail. The product is then broken down, loaded on trucks and shipped the final 400 miles of its final destination.

Aside from rail cargo from Mexico, the company handles bulk goods from barge and truck. Some other commodities handled are calcium chloride and a variety of corn based products. They have also handled lumber products.

A challenge faced by Lake Drive Logistics is finding employees, a common problem echoed by many businesses at this time. Tim also said there are over 300 rail cars that come into the facility and leave empty. He is working to remedy that problem so that when full cars come in they can be offloaded and refilled with outbound products.

Tim still maintains his machine shop operations inside the Lake Drive Logistics facility. The machine shop does custom work for companies all across the country. Employment for the machine shop is two, while the logistics company employs six individuals.



Lake Drive Logistic owners,  
Tim and  
Jessica Kuebrich

### Oh, and one more thing.....

When I tell people that I work for the Village of Godfrey as the economic developer, they may ask, "What does that involve?" I have found that a difficult question to answer. Anyway, here is a definition on the internet at [www.whatiseconomicdevelopment.com](http://www.whatiseconomicdevelopment.com). Here is this website's definition of economic development:

*Economic Development is all about making the place you live awesome! When we talk about the economy, we're talking about how money is made and spent in a specific place. If someone starts a business, they can make money. They hire employees and pay them. Those employees spend money at other businesses in their city. The more people make, the more they will spend and that's good for the community and economic development. It also means as companies and people become more successful, they find ways to contribute to making the place they live even better.*

This definition works for me.....

In closing, a big thank you to the men and women from the Madison County Sheriff's Department who work to keep us and our community safe. Also a note of appreciation to Tim and Jessica for having Lake Drive Logistics be a part of our business community.

Have a Happy Thanksgiving, Everyone!!!

A handwritten signature in blue ink, appearing to read "Jim".



Jim Mager

Economic Development

618-466-3325

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