



The Villager

December 2022

Special points of interest:

- Getting Ready for Winter
- Project Updates
- Commercial Property Enhancement Grant
- Getting To Know Village Staff — Jackie Clayton, Administrative Assistant for Assessment Services
- Godfrey Scores High on Neighborhood and Community Parks
- Featured Business of the Month—Tuckers Automotive and Tire
- Oh, and one more thing...

Village of Godfrey Office of Economic Development

6810 Godfrey Road

Phone: 618-466-3325

E-mail: jmager@godfreyil.org

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



Michael J. McCormick

Mayor



Getting Ready for Winter.....



"Oh, the weather outside is frightful, my dear you're so delightful; and since we've no place to go, let it snow, let it snow, let it snow....."

Most of the time people have someplace to go. With this thought in mind, the Village of Godfrey's Public Works has been preparing for the hazardous weather season over the last several weeks.

To gain economics of scale, the Village joins with other municipalities and purchases salt through Madison County. The salt is brought in early in the season and is stored in the two large salt sheds located on Godfrey Road. In October, fifteen-hundred tons of salt were placed into inventory. Should it be necessary, an additional thousand tons are on reserve.

The Village has fifteen trucks that can be used for clearing the streets of snow and ice. Jim Lewis, Public Works Director says over the last several weeks, the trucks had required maintenance performed so the equipment will be ready to go when a weather hazard situation occurs. There are seven people on the road crew. When deployed each individual has dedicated equip-

ment. If there is a breakdown, there is reserve equipment to keep the snow removal process on-going. The repair of the broken equipment can be made at a later time.

The Public Works Department has approximately 150 miles of road and street to clear in a hazardous weather event. Depending on the timing of the event, it may be necessary to have snow removal as quickly as possible. As such, the residents can help the snow removal process by making sure vehicles and other obstructions are off the thoroughfares in a weather event. In the past, crews have not been able to clear a street because vehicles were prohibiting access into the area.

Crews will work to clear the 150 miles of passageway as quickly as possible. Please understand that removing piles of snow from mailboxes and driveways are usually not possible. Patience is appreciated.....

Safe travels this winter!

Breakfast With Santa



Date: December 10, 2022

Godfrey K. C. Hall

Time: 8:30 a.m. to 10:30 a.m.

\$14 for Adults and Children 13 and over

\$7 for ages 6-12

Under 5 years is free

618-466-1483

Reservations by December 7

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

jmager@godfreyil.org

Updates On Projects Around Godfrey



The two buildings of the old “Halloran” auto lot have been demolished. Site work remains to be completed. The Village is working with IDOT to extend Stamper Lane into the property. The process of working with IDOT can take a while; so, new construction will likely not be immediate. However, plans call for two new retailing facilities.



The house has been demolished at 5330 Godfrey Road, across from Moto Mart. The site preparation continues to make way for construction of a new Scooters Coffee.



Unfortunately, the properties at 5320 and 5324 Godfrey Road are back on the market. Due to economic conditions, the proposed development of these properties has been cancelled. The Village will continue to explore viable uses for these properties.

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

jmager@godfreyil.org



It is fairly common to receive requests about available properties or sites for business locations. When these inquiries occur, the lead time for response is usually limited — sometimes a matter of only a few days. Given the importance of a quick reply, it becomes necessary to identify available property and related information ahead of time.

The type of information requested in these inquiries is:

- the availability of the property,
- the size and type of any of structures ,
- utilities,
- Zoning,
- whether or not the property is eligible for any business incentives offered by local or state government; and,
- pricing.

Godfrey’s Office of Economic Development maintains a list of known available properties not on public listings. For example, the list may have properties in which the owner would entertain selling if an opportunity were to arise — but there is no active attempt to sell.

Identifying available properties includes monitoring the websites of local real estate offices, and other platforms that have property listings. It also requires quite a bit of networking and phone calls to property owners in order to identify sites that might be available.

If there is a property that may be available for sale, is zoned for commercial use, and could be considered should an appropriate inquiry be received by the Office of Economic Development, please notify that office. Information about the property will be kept confidential as appropriate.

Jim Mager

618-466-3325

jmager@godfreyil.org

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.

Getting To Know Village Staff — Jackie Clayton, Administrative Assistant for Assessment Services



If you are registering the kids for a sport through Godfrey Park and Recreation or you need to apply for property tax exemption, you may find yourself out at Village Hall. Should that be the case, there is a very good chance you will meet Ms. Jacki Clayton, Administrative Assistant for Assessment Services.

On a daily basis, she is busy helping people register for sports programs, taking care of assisting with memorial trees and benches for the parks, and scheduling rentals for the pavilions and fields.

Of course, Ms. Clayton is no rookie to the operations of Godfrey. She came to Village Hall in 2016 when she worked in the office

for the Godfrey Township. When the township was eliminated in May 2019, she transferred to the Village of Godfrey and began working for the Park and Recreation Department. However, in her duties of assisting the Park Director and Recreation Supervisor with park events, Jacki also continues to handle matters that deal with assessment services. And; when it comes to helping folks with their property tax assessment, Jacki brings a wealth of knowledge as she also provided such assistance when she worked for the City of Alton.

Ms. Clayton holds a Legal Secretary Certificate from Sanford Brown College and has also attended courses from Lewis and Clark Community College.

What Jacki enjoys about her job is getting to know people, making sure things run smoothly, and working at Park and Rec events. When asked about what are some of the challenges of her job, Jacki says, "Love challenges, Ha!"

Her personal interests are being with family and friends.

Jacki can be reached at:
618-466-1483

**From all of us
here at the
Village**



**Merry
Christmas**

Godfrey Scores High on Neighborhood and Community Parks



Parks, recreation, and open space provide personal, social, environmental and economic benefits and they are important to quality of life. As the Village grows, new places are needed where residents can play, relax, meet neighbors, and enjoy the natural environment. Thoughtful parks, recreation programming and open space planning insure continued improvement to the quality of life for future generations.

Godfrey has a total of 275 acres of parks. The National Recreation and Park Association (NRPA) suggest that, at a minimum, each park system have a total of 6.25 - 10.5 acres of developed or open space per 1,000 populations. Based on that calculation, Godfrey offers 16 acres of developed

or open space per 1,000 population. However, Godfrey lacks in mini parks that the NRPA also recommends. The table shows Godfrey's acreage/1,000 population for mini parks, neighborhood parks, and community parks.

Component	Service Area	Desirable Size	Recommended Acres/1,000 Population	Godfrey's Acreage/1,000 Population
Mini Park	Less than .25 mile radius	1-acre or less	.25-.5	0.00
Neighborhood Park	.25 - .5 mile radius	15-acres	1-2	1.67
Community Park	1-2 mile radius	25+ acres	5-8	7.92



Second only to your house payment or rent, your automobile is likely the single biggest purchase you make. Taking care of that investment means scheduling regular maintenance and getting repairs as soon as they're needed. Tucker's Automotive and Tire in Godfrey will take care of all your car, minivan, mid-sized truck, or SUV maintenance and repairs, at a reasonable price with top-notch service.

Chuck Tucker stands ready to provide a broad array of automotive services with 22 bays and 20,000 square feet of space. With clean modern facilities and highly qualified staff, Tuckers can take care of any vehicle repair or maintenance from the front bumper to the rear tail light.

Mr. Tucker's life has been involved in caring for automobiles most of his life. His dad ran a towing and service station businesses out on Godfrey Road, back in the day. In fact, there was an old "Shell Station" at Godfrey Road and Stamper, where Chuck's dad ran his business for years. When Chuck graduated from Alton High School in 1989, he embarked on a career

Featured Business of the Month: Tucker's Automotive and Tire

in automotive service. He worked in automotive service management at several major St. Louis dealerships, including both Lou Fuze and Zieser Automotive.

In 2018, Chuck took the plunge and started the business. Within a year, the business really took off and exceeded expectations. With a solid customer base and word-of-mouth reputation, demand for Tuckers Automotive Tire is quite strong. "I have some of my dad's old customers that bring in their vehicles," Chuck said.

Approximately ninety percent of the business comes from the Godfrey/Alton area. Additionally, some customers come from Jerseyville; as well as, other surrounding areas.

A challenge facing the business is the availability of parts. "It has gotten to the point that it almost takes a full-time person just to procure parts for repairs," Chuck said.

There were six employees when the business was started. Today there are fourteen employees. Knowledgeable and pleasant staff are dedicated to providing quality and reliable service to the latest vehicles. Tucker's Automotive and Tire offers services to meet any need. From tune-ups and oil changes, to brake replacement, radiator flushes, and advanced car

computer replacements, no job is too big or too small. And don't forget tires and batteries. "We stand behind our work and are committed to providing a safe and worry-free ride. We work to serve the people of the community and surrounding areas, and treat our customers like family," said Mr. Tucker.

Tucker's Automotive and Tire can be reached at:

124 Northport Drive, Godfrey
Hours: 7:00 a.m. to 5:00 p.m. M-F
Saturday by appointment
Phone: 618-466-0546

Tuckers Winter Automotive Tips:

- Check tire pressure.
- Check cabin filters (you're breathing recirculated air).
- Check wipers.
- Replace coolant about every four years (gives better heat)!
- Batteries last about five years. On a zero degree day, a battery has 1/3 of its cranking power! If the battery is at 50%, then it is a third of 50%!

Oh, and one more thing.....

In terms of development, there are some things going on in Godfrey. The BJC Out Patient facility is underway. Illinois American is moving dirt behind Walmart. The Halloran buildings have been demolished. The Scooter Coffee project is moving forward. The Dollar Tree is open and Walmart just completed a six-million dollar renovation. As I've stated before, in economic development you're either spiraling up, or spiraling down. I am thinking we're on an upward spiral.

I am not one of those people who likes snow; but, when it happens I'm confident Jim Lewis and his crew will do what is necessary to keep us traveling safely. I appreciate what they do!

And, a shout out to Tuckers Automotive and Tire. With the complexity of modern vehicles, we're fortunate to have an independent auto repair option in Godfrey.

Christmas shop locally as much as you can and HAVE YOURSELF A MERRY LITTLE CHRISTMAS!



Jim Mager

Economic Development

618-466-3325

jmager@godfreyil.org