



# The Villager

March 2023

## Project Updates

## Special points of interest:

- Project Updates
- Fire House Ground Breaking
- Godfrey Road Resurfacing Announcement
- Commercial Property Enhancement Grant
- Spring Storm Preparation
- Featured Business of the Month — Roper's Regal Beagle
- 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



**Stamper Lane Extension (Halloran property)**  
The buildings have been demolished. There are current design studies being conducted that are required by IDOT.



**Illinois American Water (behind Walmart)**  
Site development has been completed and construction is underway. The facility will house maintenance operations, offices and a training center. The operations currently located at Industrial Drive will be moved to the new facility



**Car Wash (behind Quik Trip)**  
Site work is near complete. Construction to commence this spring. Due to supply chain issues, completion is projected for about year.



**BJC Outpatient Clinic (Godfrey Road/Celesta)**  
Construction is under way with planned completion for late August to early September.



### Scooter's Coffee

Construction is near complete with planned opening April/May.

### Vacant Lots (across from Moto Mart)

There is a sales contract on property. Buyer has 120 days for due diligence.



## Ground Breaking Ceremony For Godfrey Fire Protection District's New Fire Station



A winter rain had fallen the night before, but on the morning of March 16, the rain had stopped and the community gathered for the long-awaited ground breaking for the new Godfrey Fire Protection District's fire station. Godfrey residents approved a \$7.5M bond issue in 2021.

The new location will be 3023 Godfrey Road, the site of the former Hiway House Motel. When the facility is completed late this year, there will be consolidation of the stations at 6011 Godfrey Road and 1712 West Delmar. The state-of-the-art facility will provide more efficient operation and faster response times to emergency calls.

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)

Each month you can go to 'www.gotogodfrey' and register to win a \$100 gift card to one of our premier establishments around town. There is no obligation for registering; and, you have an opportunity to express your opinion on what you think would make Godfrey even better. The featured business for March is Roper's Regal Beagle. Register now!

### 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. Landscaping if it follows Godfrey Ordinance No. 15-2007. Parking lots if brought up to ADA compliance and Village codes. All appropriate permits must be secured.

**Ineligible Expenses:** Regular repairs and maintenance, demolition, 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 five 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.*

### A reminder.....Starting early summer, Godfrey Road will



be resurfaced. The current plan is to start with the stretch from Homer Adams to Stamper. When that area is complete, the work will continue from Stamper to Airport Road. Please plan for disruptions and have patience.

### Did you know.....?

There are 211 businesses in Godfrey; and, those are the ones we know about! Not bad..... for a town this size.



## Spring Storms – Are You Prepared by Chris Sichra



Springtime is fast approaching and every mid-westerner knows that means keeping a “watchful eye” to the sky as we enter severe storm season.

Thunderstorms happen when hot, moist air rises quickly to cooler parts of the atmosphere. There, the air cools, and clouds and rain forms. Lightning, a form of electricity, develops inside the clouds. As the lightning heats the air, it causes it to expand. This causes the sound of thunder. Thunderstorms can sometimes be violent and short-lived associated with lightning, thunder, dense clouds, heavy rain or hail, strong gusty winds and sometimes, tornadoes.

**Thunderstorms are dangerous storms that include lightning and can create or cause:**

- Powerful damaging winds over 58 mph (and occasionally tornadoes)
- Hail
- Flash flooding

**A tornado is capable of:**

- Happening anytime and anywhere during a strong thunderstorm.
- May bring intense winds, over 200 miles per hour.

**If you are under a severe thunderstorm or tornado warning you should immediately:**

Go to NOAA Weather Radio and your local news or official social media accounts for updated emergency infor-

mation. Follow the instructions of state, local and tribal officials.

- Go to a safe shelter immediately, such as a safe room, basement, storm cellar or a small interior room on the lowest level of a sturdy building.
- Stay away from windows, doors, and outside walls.
- Do not go under an overpass or bridge. You're safer in a low, flat location.
- Watch out for flying debris that can cause injury or death.
- Use your arms to protect your head and neck.
- If you can't stay at home, make plans to go to a public shelter.

**What should you do after a local severe weather event?**

**After a flash flood:**

- Avoid floodwaters. Do not let children play in the water or near drainage/storm drains.
- Be aware of areas where water has receded. Roadways may have weakened and could collapse.
- Avoid downed power lines and muddy water where power lines may have fallen.
- Check on sewage/septic system for back-ups. If damaged, these can be a serious health hazard.

**After a severe thunderstorm or tornado:**

- Assess (“size-up”) your home and immediate environment for damage.
- Report fallen trees, flooded streets, or damaged public utilities to the proper department.
- Continue listening to local radio or television stations, NOAA Weather Radio or the village social media page for updated information.
- Review your Family Emergency Plan and follow through with your Communications Plan. If all of your family members are not present, report to your family's pre-designated meeting point, unless

emergency officials direct otherwise.

- Assess any damage to your home or immediate surroundings. Be aware of any potential hazards such as ruptured gas lines, structural damage to your home, downed electrical lines, and localized flooding. Immediately report any injuries or hazards via 9-1-1. Advise your family and neighbors as well.

**Call 9-1-1 to report injured or trapped persons.**

- Give first aid where appropriate, but do not move seriously injured persons unless they are in immediate danger. Never enter any building that appears to have suffered structural damage or that poses any other hazards.
- Do not enter any disaster area. Your presence there will simply add to the confusion and may hamper emergency response efforts. A public message will be broadcast in the event that volunteers are needed.
- Use the telephone only for emergency calls. Once you have notified your pre-identified emergency contact person that you are okay, let him or her notify other family or loved ones. Phones/telecommunication lines are frequently overwhelmed in a disaster situation and need to be clear for emergency calls to get through.

**REPORTING AN ELECTRIC OUTAGE OR ODOR OF NATURAL GAS:**

Ameren Illinois: 1 (800) 755-500

**REPORTING A WATER LINE OR SEWER BREAK/BLOCKAGE:**

Illinois American Water: 1 (800) 422-2782

**REPORTING A TREE DOWN BLOCKING A VILLAGE STREET:**

Godfrey Public Works: (618) 466-3133



*Chris Sichra is the Emergency Management Coordinator for the Village of Godfrey*

## Featured Business of the Month:

### Roper's Regal Beagle



"Dim lights, thick smoke, and loud, loud music," is not something you will find at Roper's Regal Beagle. But, if you're looking for good food, drinks, and great entertainment in a clean modern atmosphere, check out Roper's. A mainstay in Godfrey, the establishment was the former Wick's. When leaving the military, Scot Roper had attended Ranken Technical College and planned to be a pipefitter. He had a short stint working for Barnhart Contracting in the trade. Somewhere along the way he got into bartending at the Loading Dock and then on to Don and Penny's in Alton. It was during that time he had intent to buy Don and Penny's, but it did not work out.

Mr. Wickenhauser approached Scot indicating that his kids had no interest in taking over Wicks and wondered if Scot would be interested in buying the establishment. On April 7, 2004, Wick's became what is now simply known as "Roper's."

When Scot bought the place, he had a vision of a sports bar. As such, he installed televisions around the bar area (keep in mind the area was not the sprawl-

ing establishment that is known in its current form). As fate might have it, the University of Illinois achieved the basketball championship in 2005 and the St. Louis Cardinals won the World Series in 2006..... people were going to Roper's sports bar to watch and celebrate.

"In 2008, came the scare," said Scot. Illinois passed the law that there could be no smoking inside public places. "We had the room, so we built a wooden deck. We used wood to save money," he said. As it turned out, the dining trade really picked up. Expansion continued and in 2015, the golf simulator was added.

Business was moving along and in 2020 came the COVID pandemic. "That was a hit, but Godfrey's voucher program and the PPP really helped to see us through," Mr. Roper explains.

Throughout the years Mr. Roper has acquired five additional parcels surrounding the original property. Today, Roper's has expanded to provide adequate parking, supply storage and an expansive entertainment venue for concert events.

Roper's has a reputation for good food and a clean atmosphere. They draw from St. Louis to Jacksonville, Illinois. On a nice warm evening the patio and common areas will be full of folks enjoying good food, drinks and live music.

As is often expressed by many other business owners, Scot says a big challenge for the business is finding employees. Securing people who have a proper work ethic is difficult. Moreover; many of the staff are working their way through college and then move on once studies are completed.

Scot Roper was born and raised in Godfrey, and continues to live a short distance

from the business. While he may be looking to start taking it a bit easier, his son, Brandon continues to take over the active management of the day-to-day operations. "I have encouraged Brandon to learn every aspect of the business from the ground up. He's ready," said Scot.

**Roper's Regal Beagle is located at 3043 Godfrey Road**

**They can be reached at:**

**618-466-2112**

**Or:**

**[www.ropersregalbeagle.com](http://www.ropersregalbeagle.com)**

**Hours of operation:**

**Sunday - Thurs 11:00 a.m. to 2:00 a.m.**

**Fridays 11:00 a.m. to 1:00 a.m.**

**Saturdays 11:00 a.m. to 3:00 a.m.**



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

Things are happening in Godfrey! There's construction all up and down Godfrey Road. It occurred to me almost all of the available property on Godfrey Road proper has been absorbed. It seems to me the level of capital investment speaks to the quality of our community.

This week is Severe Weather Preparedness Week. I would like to thank Chris (Big Safety) Sichra for 'preparing' an article on how to be prepared. Being prepared for disruptions is important. If a disaster should happen, having nothing but hope that help will immediately show up is not a good strategy. If something goes wrong, do you really want to have to look into the eyes of your children or grandchildren and say, "I have nothing for you?"

Please be advised that Godfrey Road will be resurfaced this summer. There are going to be disruptions. Your patience will be greatly appreciated!

Have you driven past Village Hall and noticed the new electronic sign? The dates of the Trustees meetings are posted. The Trustees meetings are open to the public and all are welcome. Stay informed, plan to attend.

In closing, thank you to Karen Sinks and Judy Peipert in the Mayor's office. They are the ones who provide the final edit review of this newsletter. They catch all my mistakes!

Have a good month and "come on spring!"



*Jim Mager*

*Economic Development*

**618-466-3325**

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