



The Villager

April 2024

Special points of interest:

- Comprehensive Plan Update
- Freer Auto Body Awarded Solar Grant
- A Blast From the Past
- Arbor Day April 27
- Widman Bike Trail
- Improving Pierce Lane
- Business of the Month: McNicholas Club/Godfrey Knights of Columbus
- Oh, and one more thing...

Village of Godfrey Office of Economic Development

6810 Godfrey Road

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You can see your future from here.



Michael J. McCormick

Mayor

Godfrey Readies for Updating Its Comprehensive Plan



At the March 18th Board Of Trustees meeting, it was decided to move forward with updating Godfrey's comprehensive plan. The update will be an extended and detailed process. The current effort will be to search for and select a consultant who will lead the comprehensive planning process. Once the consultant is selected, likely this summer, the planning process will begin in fall or winter. Although it is hard to estimate the duration of the process, it likely will be late 2025 before the update is completed. Stay tuned.....

The Purpose of the Comprehensive Land Use Plan

Gary D. Taylor, Iowa State University

The comprehensive plan, also known as a general plan, master plan or land-use plan, is a document designed to guide the future actions of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. This includes guidance on how to make decisions on public and private land development proposals, the expenditure of public funds, availability of tax policy (tax incentives), cooperative efforts and issues of pressing concern, such as farmland preservation or the rehabilitation of older neighborhood areas. Most plans are written to provide direction for future activities over a 10- to 20-year period after plan adoption. However, plans should receive a considered review and possible update every five years.

A community comprehensive plan serves the following functions:

- **The plan provides continuity.** The plan provides continuity across time, and gives successive public bodies a common framework for addressing land-use issues.
- **It is the means by which a community can balance competing private interests.** John Public may want to store oil drums on his property. Jane Citizen, his neighbor, would like to open a restaurant on her property. Planning seeks to strike a balance among the many competing demands on land by creating development patterns that are orderly and rational, provide the greatest benefits for individuals and the community as a whole and avoid nuisance conflicts between land uses.
- **It is the means by which a community can protect public investments.** Planning is the means by which a community avoids digging up last year's new road to lay this year's new sewer pipe. Well-planned, orderly and phased development patterns are also less expensive for a community to provide with public services than low-density, scattered development.
- **It allows communities to plan development in a way that protects valued resources.** Planning can identify environmental features like wetlands, agricultural lands, woods and steep slopes and suggest strategies for preserving those resources from destruction or degradation by inappropriate development.
- **It provides guidance for shaping the appearance of the community.** A plan can set forth policies that foster a distinctive sense of place.
- **It promotes economic development.** The plan contains valuable information that drives the location decisions of prospective firms.
- **It provides justification for decisions.** Plans provide a factual and objective basis to support zoning decisions and can be used by communities to defend their decisions if challenged in court.
- **Through public dialogue, citizens express a collective vision for the future.** Last, but certainly not least, the planning process provides citizens an opportunity to brainstorm, debate and discuss the future of their community. A plan developed through a robust public input process enjoys strong community support. Subsequent decisions that are consistent with the plan's policies are less likely to become embroiled in public controversy.

Freer Auto Body Receives \$125,000 Grant for Solar Program



From left to right: Congresswoman Nikki Budzinski, Godfrey Mayor Mike McCormick, Tim Freer, Margaret Freer, and Mike Freer.

On March 25, Congresswoman Nikki Budzinski made a visit to Godfrey business, Freer Auto Body, to present a check for \$125,000. The award was to cover a portion of the installation costs for a solar system by the company. The grant was through the Rural Energy for America Program (REAP). Freer Auto Body was one of ten small businesses in Madison and Macoupin Counties to receive a REAP grant. Administered through the U.S. Department of Agriculture, funds were made available through the Inflation Reduction Act.

"Freer is a very successful company and they give a tremendous amount back to the community," said Mayor McCormick.

Master Gardner Plant Sale

May 4, 2024
9:00 to Noon



- Annuals
- Perennials
- Vegetables

Homer Adams Park
6810 Godfrey Road

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

Arbor Day is April 27

Have you hugged a tree lately? Join the Village in celebrating the environment and all things trees on April 27, 2024 with the Godfrey Parks and Recreation Department at Glazebrook Park! The day kicks off at 9:00 a.m. (with a youth fishing derby). Free redbud tree seedlings will be given away to the first 300 visitors.

Arbor Day Memorial Tree Dedication will occur at Glazebrook Park Concession Stand Area from 1:30 p.m. - 3:00 p.m. Please arrive 30 minutes early to ensure a good seat. It is suggested to bring a lawn chair. Contact the Village of Godfrey Parks and Recreation Department for further information, or to volunteer, at 618-466-1483, follow us on Facebook or go to www.godfreyil.org.

A Look At Godfrey In The Past

This clipping is from September 1957 (assumed to be the from the "Alton Evening Telegraph"). My, how times have changed.....



More Information On the Widman Bike Trail



Last month started Phase 1 construction of the Widman Bike Trail that will take the trail from La Vista to Rocky Fork Road. Construction should be completed sometime this summer. With the announcement came a question as to how cyclists will cross West Delmar? Rich Beran, Village Engineer, explains a ramp will be cut into both curbs of the road. A cross walk will be painted on the highway along with installation of flashing caution lights to alert both directions of traffic.

Did you know.....?

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

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

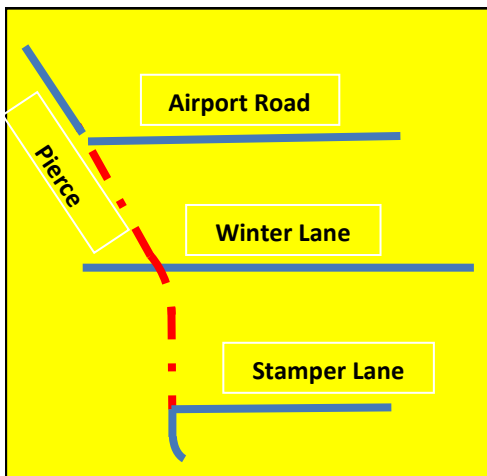
Businesses located in the Godfrey Business District are eligible to take advantage of the "Commercial Property Enhancement Grant" program.

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.*



Plans to Improving Pierce Lane

Traveling north on Pierce Lane from West Delmar, one will notice how nice the road is until it gets to Stamper Lane. The road is concrete construction with nice sidewalks. Going past Stamper Lane the road turns to basic black top. Plans are to reconstruct the northern section of Pierce going on toward Airport Road so that it will be like the southern portion. Very recent activity has been to remove the tree line on the east side of the road leading to Rolling Hills Golf Course. Also underway are efforts to secure right-of-ways from property owners to move forward with construction. Everything is still in early stages of development, but someday motorists will have a very nice, smooth Pierce Lane continuing from Stamper Lane to Airport. *(More information can be found on page 33 of Godfrey's Comprehensive Plan)*

**Featured Business of the Month:
McNicholas Club/Godfrey Knights
of Columbus**



Easter has passed and perhaps one may have been out to a fish fry at the Godfrey KC Hall. If so, the Council says, "Thank you for supporting the events!" It was a successful 'fish fry' year. Funds generated from those events go to providing support to mental health and pro-life agencies; along with other social and humanitarian efforts.

Most often everyone refers the facility at 1713 Stamper Lane as "The KC Hall." Actually, it is the McNicholas Club where the Knights of Columbus Council 7804 holds meeting and events. Technically, the McNicholas Club is owned by its own not-for-profit corporation. Because the individual councils cannot own property, this arrangement exist with all local Knights of Columbus groups.

The Godfrey KC Council was established in 1981. At that time, the meetings were held at St. Ambrose School. In 1993, the original hall was built at the current location. As the council and its activities continued to grow, the large room was added to the south end of the building in 2001.

The hall serves as the home for the Council, the facility is truly a place open to the public for the community to host events. While the Knights of Columbus is a Catholic organization, all faith traditions are welcome to utilize the McNicholas Club facilities.

Oh, and one more thing.....

Godfrey's last comprehensive plan was completed in June of 2021. Given the importance of planning, it is good practice to the update comprehensive plan on a minimum of five year intervals. Given the process can take twelve to eighteen months, it is now time to start positioning to get the process started. Community input is very important in developing the comprehensive plan. As the process moves forward, please consider your involvement. Stay tuned.....

Congratulation to Freer Auto Body on being warded a grant through the Rural Energy for America Program (REAP). Also, thank you to the Godfrey Knights of Columbus and the McNicholas Club for your contributions to the Village of Godfrey. The recent fish fry season was a great success and, for that, thanks to the community for your support.

Illinois is the first state to enact the Freelance Worker Protection Act. If you own or operate a business in Illinois, you now have another regulation to deal with. It becomes effective July 1, 2024. In this newsletter I try to stay positive but sometimes I just have to wonder why the Illinois General Assembly wants to make it so difficult for our small businesses to operate? Yep, I said that out loud.....

The large room is available and used for large events such as wedding receptions, trivia nights, banquets and dances. The smaller room is typically utilized for baby showers, birthday parties and funeral luncheons. As an aside, the New Horizons Band practices in the banquet room on Monday evenings.

In using the facility to host an event, one can bring in any outside service providers that are desired. Be it the caterer, the entertainment, decorator, etc., one is free to use whomever they want. The only thing that must be purchased in house are beverages.



Something unique about renting the hall is that the host can leave at the end of the night and come back the next morning to pick up personal belongings. Also, if there is leftover food, it can be

taken out by the hosting party. At other facilities food removal may not be allowed. Another feature is that with a catered event the food service can be set up in a separate room. This eliminates the delay in party scheduling while the catering services are being torn down and removed. All clean up is included in the rental fee.

Other advantages that are offered in hall rental is ample and convenient parking in a well-lighted lot, the building is fully ADA compliant, and a large outdoor deck with a view of Rolling Hills golf course.

For a meeting with Marcia or Linda to discuss and plan an event, please call 618-466-9889 to schedule a private appointment.



Godfrey Sales Tax Rate:

Godfrey in general is 6.85%

Inside the Godfrey Business District is 7.85%

Below is a break down of sales tax dollars that are collected in the Godfrey Business District:

5% goes to the State of Illinois

1% goes to the Godfrey Business District fund

1% goes to the Godfrey general fund

.25% goes to Madison County

.25% goes to the Flood District

.25% goes to the Transit District

.10% goes to Metro East Parks



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