



The Villager

March 2026

Special points of interest:

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- **Limiting Local Control To Facilitate Affordable Housing Development**
- **Godfrey’s Good Neighbors**
- **How to Gain Some Control Over Your Electric Bill**
- **Featured Business of the Month - Peachy Paws**
- **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

LGDF – Local Share of State Income Tax Revenue: A CRITICAL INVESTMENT IN ILLINOIS COMMUNITIES



The Local Government Distributive Fund (LGDF) is a designated portion of state income tax revenues. Cities and counties currently receive a percentage of total state income tax revenues through this fund on a per capita basis. Governor Richard Ogilvie enacted the state income tax in 1969. At that time, Governor Ogilvie needed the help of Chicago Mayor Richard J. Daley to achieve passage of the income tax through the Illinois General Assembly. The agreement between Mayor Daley and Governor Ogilvie ensured that enough legislators would support the income tax to win passage. A key element of the agreement was the establishment of revenue sharing, with local governments receiving a percentage of total income tax collections through LGDF. The Illinois Municipal League (IML) understands that this revenue-sharing policy was provided to local governments in lieu of allowing the imposition of local income taxes, which might vary from community to community.

Until January 2011, 10% of total income tax collections was dedicated to LGDF for distribution to municipalities and counties. The percentage share of state income tax revenue was reduced from 10% to 6% following the enactment of the temporary income tax increase in 2011. The percentage share of state income tax revenue subsequently increased to 8% when the higher income tax rates declined in January 2015, based upon the schedule established by the temporary income tax law. In July 2017, the income tax was permanently increased, and the local government share was reduced to 5.45% of individual income tax collections and 6.16% of corporate income tax collections for State Fiscal Year (SFY) 2018. For SFY 2021 and 2022, the local government share was 6.06% of individual income tax collections and, 6.845% of corporate income tax collections. In SFY 2023, the General Assembly increased the local government share to 6.16% of individual income tax collections and to 6.47% in SFY 2024. The SFY 2025 and SFY 2026 rates remained the same for both the individual income tax (6.47%) and the corporate income tax (6.845%).

It should be noted that the income tax increases of 2011 and 2017 did not increase revenues for local governments because the state reduced the local share percentage and kept 100% of the additional revenues raised through higher taxes.

In addition to funding everyday core services for Illinois citizens, LGDF distributions play a role in keeping the local tax burden low. Without LGDF, communities across Illinois would need to explore increases to other fees or taxes – including property taxes. It is widely believed that Illinois has a high property tax burden, and property tax rates would undoubtedly be worsened if LGDF reductions continue or increase.

Sound fiscal management and efficient services at the local level make LGDF dollars the best return on investment that taxpayers can get. It’s also a direct return of taxpayer dollars to their communities for programs and services they expect and deserve. Illinois cities have managed LGDF revenue responsibly while receiving just a small portion of total income tax collections. This presents a compelling argument to drive additional value for taxpayers by increasing LGDF revenue. Additional LGDF revenue could be spent in a manner that can be seen and experienced by local taxpayers. Because local government is the level of government closest to the people, municipal taxpayers have more input into how LGDF dollars are spent to benefit their communities. LGDF revenues can also be used to help offset the growing costs incurred from unfunded state mandates. IML opposes any reduction to LGDF as it only amplifies the fiscal challenges local governments face.

Municipalities across Illinois are calling on Governor J.B. Pritzker and state lawmakers to resist taking local revenue that belongs to cities and villages and to restore the funding to previous levels that had been promised. At stake is the annual \$1.2 billion Local Government Distributive Fund (LGDF), generated from income taxes paid by local residents and businesses and collected by the State before distributing it back to municipalities. In recent years, the state has reduced the LGDF share to municipalities from 10 to 6.06 percent. Now, the State is looking to take an additional 10 percent on top of that this year, which would make local governments even more reliant on property taxes.

Following the defeat of the Fair Tax, Governor Pritzker revealed plans earlier this year to cut another 10 percent of local revenue, or \$152 million belonging to Illinois municipalities, to fill state

budget shortfalls.

But Illinois municipalities can ill afford additional revenue losses while they struggle to balance their own budgets and provide essential services for residents.

Sources: IML and Dupage Mayors and Managers Conference



Limiting Local Control To Facilitate Affordable Housing Development

In his 2025 State of the State address, JB Pritzker proposed a plan to drastically limit local governments' authority to restrict the types of structures that can be built on property zoned residential.

Accessory dwelling units — attached or detached secondary residences such as granny flats, backyard cottages and above-garage apartments — would be legalized on all properties zoned for residential use. He's also asking lawmakers to approve \$250 million in capital funding for infrastructure grants aimed at knocking out "below ground costs" at sites eyed for residential development, programs to build out "middle" housing and down payment assistance for first-time homebuyers.

Middle housing describes multi-unit buildings that fall between single-family homes and larger apartment complexes. They take various forms, such as two-flats, townhomes, fourplexes and courtyard buildings.

Pritzker's office says the plan includes a tiered framework to permit multi-unit housing by right in all but the smallest lots zoned for residential use. Local zoning boards would no longer be allowed to prohibit property owners from building multi-unit housing on residential lots exceeding 2,500 square feet.

It would be on a sliding scale, with lots smaller than 2,500 square feet limited by right to single-unit housing. Lots between 2,500 and 5,000 square feet could hold up to four units; those between 5,000 and 7,500 square feet up to six units; and lots larger than 7,500 square feet up to eight units. The plan would also bar municipalities from requiring minimum lot sizes greater than 2,500 square feet for detached single-family homes.

Pritzker's office says the plan will also include yet-to-be-specified statewide timelines for housing permit reviews and inspections. If local governments do not complete an inspection or review within a certain number of days, the applicant would be able to use a qualified third-party firm to do it. All state and local requirements would still apply.

An attribute that adds to the quality of life and stability of Godfrey is the high percentage of occupant-owned single family housing. While multi-family housing is the current buzz and demand for such housing is on the rise, the Village's department of Building and Zoning, along with Economic Development have serious concerns regarding this proposal. These concerns are also shared by both Mayor McCormick and Mayor Goins of Alton.

The Governor's proposal will need approval from the General Assembly. Illinois Municipal League's CEO, Brad Cole, said Illinois could pass property tax reform to make housing more affordable instead of taking zoning control away from local governments.

Sources: Capital News Illinois and WCBU Bradley University

Godfrey's Good Neighbors — Monica Harris

and Sue McCain



5A's is strictly a no-kill shelter that has existed for seventy years. At any point in time there may be 50 to 75 animals living on the premises. When animals are fortunate enough to be adopted, they leave with all required vaccinations, they are spayed (or neutered) and

they have been chipped. The organization receives support from many of the local businesses and residents, however, one major source of financial support is the 5A's Thrift Shop.

Godfrey recognizes two Good Neighbors – Monica Harris and Sue McCain. Both live in Godfrey and have dedicated themselves to serving the community by volunteering at the 5A's Thrift Shop, which is located at 2600 State Street, Suit 'W'. The shop is run with the help of 8 to 12 volunteers and all proceeds go directly to support the operations of the 5A's Animal Shelter. 5A's stands for: Alton Areas Animal Aid Association.

Monica acts as the manager for the shop. As such, she is there on almost a full-time basis – sometimes working six days a week. Sue volunteers about three day a week, but in the fall she work very hard to make the "Halloween" and the "Christmas" stores a success.



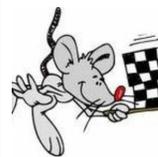
Mayor Mike McCormick presents a Business of the Month plaque to Bob Semptimphelter, owner and operator of Scooter Coffee. Scooter is located at 5330 Godfrey Road. Bob and wife, Lindsey reside in Glen Carbon and also own another Scooter's there.



The Nexgen Fieldhouse held a Ribbon Cutting on March 6. Welcome to Godfrey! They are located at 5772 Godfrey Road.

<https://nexgenfieldhouse.com>

618-779-1654



A Night At The Mouse Races

Saturday, April 18

Alton-Wood River Sportsmen's Club

Admission is \$25.00 with doors opening at 5:30 p.m. and races starting at 6:00 p.m.

Sponsorships Available.....

Contact: Sherry Cowan

618-920-3009



Sustainability Tip

How to Gain Some Control Over Your Electric Bill



Happy March! Looking for ways to reduce your electric bill? We've got some tips for you. We've all heard about them. They're simple, but easy to forget. According to *Southern Living* magazine:

UNPLUG your kitchen countertop appliances when not in use. Did you know that up to 10% of your bill comes from these kinds of unused, plugged-in appliances?

UNPLUG all styling tools like hairdryers, and small room heaters. Same reason as above.

When you're done with your chargers for electronic devices—**UNPLUG** them. They continue to draw electricity even if a device is not connected to the other end.

Electric kettles and candle warmers should always be unplugged, too. Not only are they prone to overheating, and therefore can be a fire hazard, they will add to your electric bill.

According to *Real Simple*:

TVs that are not used on a daily basis should also be unplugged.

Video game consoles and Set-Top boxes should be unplugged when not in use. Same as all the reasons above.

And the next one really surprised me: **UNPLUG YOUR PRINTER AND SHREDDER**. According to *Real Simple*, "It's using way more energy than is necessary—and that goes for the shredder too." Plug them in when you're ready to use them.

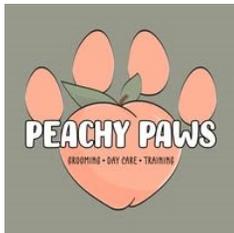
A BIG ONE: If you're going to be away for a while, **SHUT DOWN YOUR DESKTOP COMPUTER**. It can use between 1 and 49 watts of power in any given 24-hour period. It "can add up to \$50 to your electric bill." Yikes! So if you're going to be away for a while, don't just let it go to sleep. **SHUT IT DOWN.**

Well, here's to a smaller electric bill for all of us!

Brought to you by the Godfrey Sustainability Commission.



Featured Business of the Month - Peachy Paws



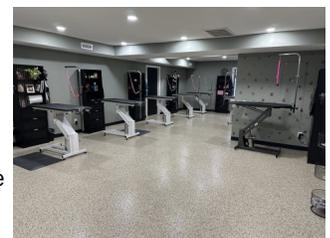
Attention all pet parents! The new and improved Peachy Paws is now up and operating in its new and expanded location! With the company's new facility, services available include grooming, day care and training for those four-legged companions.

Peachy Paws is the dream and creation of owner/operator, Amber (Dyer) Pogue. Amber is a life-long lover of animals and caring for them is her passion. She was riding horses by the age of five. She was even a member of Colby Community College rodeo & equestrian team. She went on to attend the Academy of Pet Careers where she received certification in professional dog training. She later got certified in grooming through a national pet grooming program.

She started her dog grooming business in September of 2022 at 509 Pearl Street in Godfrey. From the beginning the business immediately grew continually from a one-person operation to additional groomers being brought on board. In early 2024, Amber got engaged and she planned to let the business operate at its current level. However, the demand for doggy daycare increased. Not wanting to let all those people down, she decided to move forward with expansion and began to look for a larger facility. At first, Amber hoped to find some property and build a facility but finding a suitable site did not work out. She finally decided on the former child day care center on West Delmar. The property was purchased in January of 2025 and was rezoned in March of that year. Major renovation was required. "Everything was taken down to the studs and rebuilt," says Amber. A privacy fence and Astroturf was even added to the back of the lot to provide a play area for the dogs.

The new facility's equipment is customized to handle the grooming of dogs ranging from three pound to over 165 pounds. Boutique grooming is personalized to handle one on one pet ownership to pet families. Of course, the variety of breed is also accommodated.

The same customized and personalized care carries over to the day care service offerings. When in day care the dogs are provided small group play. When taking in a pet, the dog is evaluated for temperament and personality. The dogs are placed in high energy or low energy groups to fit each animals personality. They are also grouped based on size. During the day, each dog can enjoy its own private room when it needs a break



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from the group. Also, each attendant is given no more than five dogs for which they provide care. Bigger groups are supervised by more than one attendant.

Attendants go through a rigorous training program before being given responsibility for taking care of the dogs. Service is limited to day care and not overnight boarding.

The third service provided by Peachy Paws is in the area of training. Again, the training is provided by a certified professional. The process includes a formalized in-take and assessment of the animal. The schooling not only includes the pet but also teaching the owner on how to train the animal. "It doesn't help to train the dog, if the owner is not prepared. We train the human to train the dog," Amber says. The training involves a protocol of instruction, demonstration videos & homework.

Amber is a Godfrey resident and is married to Bradyn, who is a firefighter and also loves dogs.

Peachy Paws can be found at:
1610 West Delmar, Godfrey Illinois
<https://www.facebook.com/peachypawsgroomingsalon>
618-409-0504

A note of thanks to the following in preparing these newsletters (alphabetical order):

Mayor McCormick, Sharon O'Neal, Judy Peipert, and Karen Sinks

Oh, and on more thing.....

In the past I have stressed the point of shopping local when you can. Beyond that, I came upon an editorial in the Epoch Times (February 15, 2026 issue) by Annie Holmquist. The title of the piece was, "Local Matters More Than Ever – What if we became more self-sufficient on a neighborhood and Family Level." I wish I could have figured out how to get permission to reprint, so I'll try to summarize her thoughts.

Ms. Holmquist talks about being in an overseas country that was experiencing a great deal of volatility. The media was hyping the narrative to incite the warring factions: however, where she was located the degree of instability was not that substantial. She also writes, "Ironically, the same thing occurred when I came back home to my home state, the alleged war zone known as Minnesota."

We are being told that bigger is better and global is good, but she makes the point that the further removed one is from local, 'the more confusion about events take place.' Think about it. While we're told the world is on fire, things seem fairly calm here in Godfrey.

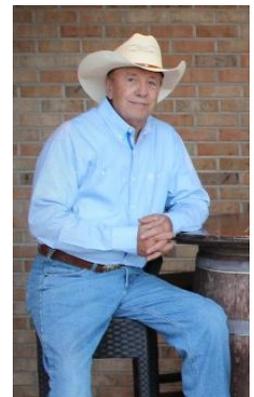
She continues with the proposition that "as the force of family and community fails.... people fall into a dependence upon exterior economies and organization." The loss of local makes way for big business. Secondly, loss of local fosters a disinterest in learning. As opposed to a system that values local tradition and culture, "the education system is just a conveyor belt for job placement." Finally, the point is made that the removal from local creates a lack of interest in good government. She continues, "...they fail to hold their elected officials accountable, resulting in corruption and eventually tyranny. The more connected to the local, the more we can guard against exploitation."

Holmquist suggests some way to bring things back to being more local. "Business can be brought home by learning to be more self-sufficient and less dependent upon commercial material goods. Start a small business for side income and have family members pull together as a team." Become active in children's' education by evaluating alternatives that might be best for the family; or, "even committing to read and create and experiment together as a family unit. Government can be brought home by pouring more time into local elections such as mayoral and city council races."

"If nothing else, such actions protect us.....because they make us care less about what the world tells us we should care about and more about what the world does not want to focus on: the improvement of our internal character, our family relationships, and the knowledge that can help us discern between wisdom and foolishness, fact and fiction."

So, shop local when you can, but focusing on the local can go beyond shopping.

Annie Holmquist writings can be found at Annie's Attic on Substack



Jim Mager
Economic Development
 618-466-3325
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