

**ORDINANCE NO. 15-2024**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO  
EPICURIAN FARE, LLC TO OPERATE A BAKERY AND CAFÉ  
RESTAURANT WITH SIGNAGE AT REAL PROPERTY  
COMMONLY KNOWN AS 1020 W. DELMAR AVE.,  
GODFREY, ILLINOIS, BEARING PIN #24-1-01-34-19-405-  
001.001**

**ORDINANCE NO. 15-2024**

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**ADOPTED BY THE  
VILLAGE BOARD  
OF THE  
VILLAGE OF GODFREY**

**THIS 2nd DAY OF April, 2024**

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Published in pamphlet form by authority of the Village Board  
of the Village of Godfrey, Madison County, Illinois, this 3rd  
day of April, 2024.

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**ORDINANCE GRANTING A SPECIAL USE PERMIT TO EPICURIAN FARE, LLC TO  
OPERATE A BAKERY AND CAFÉ RESTAURANT WITH SIGNAGE AT REAL  
PROPERTY COMMONLY KNOWN AS 1020 W. DELMAR AVE., GODFREY,  
ILLINOIS, BEARING PIN #24-1-01-34-19-405-001.001**

WHEREAS, the Village of Godfrey, Madison County, Illinois (hereinafter “Village”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Martha Phillips on behalf of Epicurean Fare, LLC d/b/a Lucianna’s Bistrot and Patisserie is requesting a Special Use Permit to allow for a bakery and café restaurant with signage to be operated at 1020 W. Delmar Ave., Godfrey, Illinois (“Property”) in accordance with the Village of Godfrey Zoning Code; and

WHEREAS, the property is presently zoned residential and a special use permit is required in order for the property to be used as a restaurant providing food and services to the public; and

WHEREAS, a public hearing was held at Godfrey Village Hall on March 21, 2024, open to the public, before the Godfrey Planning and Zoning Board, and notice of said hearing was duly given to all property owners entitled to notice, as well as by publication of the hearing in local newspaper; and

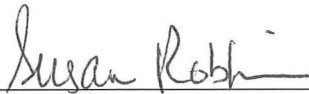
WHEREAS, at the conclusion of the hearings on the above request for special use permit, the Godfrey Planning and Zoning Board voted in favor of approval of the special use permit and Building and Zoning Administrator Tony Cain issued his recommendation that the special use permit be granted as noted in his Advisory Report. The Report of Decision is attached hereto as Exhibit “A”; and

Passed by the Village of Godfrey Board of Trustees this 2nd day of April, 2024.



MICHAEL J. MCCORMICK, PRESIDENT  
GODFREY, ILLINOIS

ATTEST:



SUSAN ROBBINS, VILLAGE CLERK  
GODFREY, ILLINOIS

(SEAL)

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF MADISON        )

**CERTIFICATE**

I, Susan A. Robbins, certify that I am the duly elected and acting municipal Clerk of the Village of Godfrey, Madison County, Illinois.

I further certify that on April 2, 2024  
the Corporate Authorities of the above municipality  
passed approved Ordinance 15-2024,

**“ORDINANCE GRANTING A SPECIAL USE PERMIT TO  
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which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 15-2024, including the Ordinance and a cover sheet thereof, was prepared, and a copy of the Ordinance was posted in the municipal building, commencing on April 2, 2024 and continuing for at least ten days thereafter. Copies of the Ordinance will also be available for public inspection upon request in the Office of the Village Clerk.

DATED at GODFREY, Illinois, this 3rd Day of April, 2024.

(SEAL)



Susan A. Robbins, Village Clerk,  
Village of Godfrey