



SPRINGFIELD
Business
JOURNAL

February 2025



**Kasi Maisenbacher
opens Kardinal Kids**

Q&A with Amy Rasing

2025 commercial real estate forecast



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Making the old new again

Aging in place is a popular concept these days as baby boomers seek to modify their houses to help them live independently as long as possible. Less popular is the concept of adaptive reuse, a sort of aging in place for cities where commercial properties can be repurposed to meet modern needs. All too often, old and functionally obsolete properties are torn down to make way for something shiny and new instead of finding creative ways to make them usable again. Fortunately, three of the significant commercial construction projects currently underway in Springfield are focused on expanding and enhancing existing historical properties: Vinegar Hill Mall, The Illinois Board of Admissions to the Bar and Springfield High School (p. 12).

The recent announcements that Amazon and Frito-Lay will be building facilities here is certainly welcome news when it comes to creating jobs, but warehouse facilities are not what help create a sense of place for our city. And with tourism as one of our largest economic drivers – thanks to Abraham Lincoln and Route 66 – it's important to preserve the assets and character that make people want to come here. Otherwise, we're just another stop along the interstate filled with strip malls and chain restaurants.

Municipalities can have a great deal of influence by enacting policies that encourage adaptive reuse, whether it's offering financial assistance to renovate historic properties or tweaking zoning requirements to streamline the process for infill construction. With a new director taking the helm of the city's Office of Planning and Economic Development this month, it is an opportunity to chart a course that emphasizes the importance of preserving the urban core (p. 6).

Richard Moe, a former president of the National Trust for Historic Preservation, put it this way: "When you strip away the rhetoric, preservation is simply having the good sense to hold on to things that are well-designed, that link us with our past in a meaningful way and that have plenty of good use left in them."



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A close-up portrait of a woman with voluminous, wavy blonde hair, smiling warmly at the camera. She is wearing a light-colored, textured blazer over a dark top, and a multi-strand pearl necklace. The background is a soft, out-of-focus light grey.

Q & A
with
Amy Rasing

By David Blanchette

Amy Rasing joined the city's Office of Planning and Economic Development in 2023 as a grant manager. In December, Mayor Misty Buscher nominated her as the new director of OPED, and her appointment was confirmed Jan. 7 by the Springfield City Council. She has worked more than 30 years in nonprofit agencies on the local, state and national levels. Her previous employers include the Illinois Presbyterian Home Communities, Central Illinois Arthritis Foundation and the Children's Organ Transplant Association.

Amy and her husband, Dan, have lived in Springfield since 2000. They have two adult sons.

Where were you born and raised, and what was your first job?

I was raised on a farm in northwestern Illinois near Freeport. My first position was with the Rock River Council of Girl Scouts where I served as a membership specialist charged with recruiting, retaining and recognizing volunteers.

How did you become involved in the nonprofit world?

I grew up in a family that was very involved in community charitable and volunteer work, from Lions Club to 4-H. This inspired me to want to give back and help others to do the same. When I went to college, I focused my attention in the education and communications coursework and also enrolled in the nonprofit agency administration certification program.

What experiences in your nonprofit work prepared you for your job with the city of Springfield?

Joining the city in November 2023 as the grants coordinator, I utilized the organizational and economic development skill sets I developed over the years in my nonprofit leadership roles. Some key parts of grant management are finding resources, connecting with subject matter experts and ensuring you have the capacity to do the work and make an impact with the funds.

My appointment as director of the Office of Planning and Economic Development empowers me to lead and engage in efforts beyond the more internal components of grant management. I focus on maintaining and building relationships with external partners such as investors and developers, community groups and local business leaders as well as our elected public officials.

What new or innovative methods do you intend to implement in the Office of Planning and Economic Development?

The office staff has been working hard in the last year to monitor and evaluate what has been done in the past and what needs to be implemented so that the team can put new processes and opportunities into place. For example, we now offer training for lead abatement certifications. We had a great need, but no local certified workers. Now we have safer family homes, completed by local contractors, with many more to come.



Julia Henderson, left, and Diane Williams, right, nominated Amy Rasing, center, for the Illinois Women in Leadership Athena Award in 2023.

This year we have already begun holding public meetings to gather input on planning and the use of funds. We are also scheduling workshops and creating more materials geared toward assisting applicants in completing funding requests for our programs. We will host Grants 101 training for small businesses and nonprofit organizations. These entities may need information regarding the tools needed to find and apply for grants they qualify for, but they may not have the staffing, resources or confidence to dig into it on their own.

The office is also home to our newly hired city planner, Sean Pritchard. He is already bringing his experience and ideas to the mayor and our team as we work to further identify economic opportunities and overcome challenges so we can strategically work to attract businesses, secure funding and create jobs.

What challenges that involve your office are on the horizon for Springfield, and how can the city effectively meet those challenges?

One of the biggest challenges is the great need and our limited resources, both financial and personnel, as we look at things like our newly released (downtown and medical district) master plan. We work on taking action throughout the city for infrastructure improvements, retaining and attracting businesses, creating a welcoming place for tourists and most importantly, a city that people are proud to call home.

What impressed you most about the Springfield community when you moved here 25 years ago?

I can compare it to Rockford, where we moved from with two small children when my husband was promoted to a position here in Springfield. At the time we had outgrown our smaller home and had the opportunity to purchase more house for our dollar here, and we still reside in that home 25 years later. We were also able to shift from private school to public schools as well as starting college at Lincoln Land Community College, and both were solid educational offerings to our boys. One of our sons has remained in Springfield after earning his degree, and he is working for a locally owned business.

We were drawn to Springfield's long-standing and new locally owned restaurants, which we continue to share with friends and family, and of course our historic landmarks.

What advice would you give to young people who are entering the career field?

Both in my career and my very fulfilling personal life, I would say I have found ways to be in service to the community, connecting people and cultivating relationships for partnering, volunteering and action-taking. Professionally, I've had positions that have allowed me opportunities to do this on the local, state and national levels.

In my opinion, you must have more than great grades in your coursework, you also need to get engaged and build relationships. By doing so you will no doubt make a difference and encourage others to do so as well, making the community a better place to live and work.

What might people be surprised to learn about you?

I paid for my college education with my winnings from showing sheep at the county fair and Illinois State Fair when I was old enough to participate in the junior and open divisions. Back then I was the only girl in the show ring among the boys for the championship competition. Our flock of purebred Corriedale sheep afforded me the opportunity to learn some valuable lessons that have shaped my life and career such as how to lose or win gracefully, teamwork, responsibility, thankfulness, sportsmanship and leadership. **SBJ**

New day care built on Springfield's west side

Kardinal Kids opening Feb. 3

By Carey Smith



Kasi Maisenbacher and her husband, Ryan, are opening Kardinal Kids at 260 S. Bradfordton Road on Feb. 3. PHOTO BY BETHANY PAYNE

Many parents have struggled since the pandemic to find quality child care. The upcoming opening of Kardinal Kids, 260 S. Bradfordton Road, will help fill this need.

Started by Kasi Maisenbacher and her husband, Ryan, Kardinal Kids came to fruition because of this lack of child care. The property, just west of Route 97, has a Springfield address but is in the Pleasant Plains school district.

Kasi and Ryan have two children, Addyson and Landon, who both attend Pleasant Plains High School.

"The Pleasant Plains school district does not have a day care that services them, and it's needed so much," said

Maisenbacher. "We didn't really do this for us. We did it for the community. This plan has been in the works for three years on my end, just trying to figure out how to make happen."

Maisenbacher has worked in schools and in child care for more than 20 years, including working with children who have profound disabilities. "That's where my heart is, working with kids," she said.

Staff turnover rates are typically high in day care settings, and several area child-care facilities have closed within the last few years. Central Baptist Church closed its Children's House Daycare in May 2024 after more than 50 years in operation,

citing minimum wage increases and a loss of state funding. Building Blocks Preschool closed later in the year, with owner Devi Harper telling SBJ the business never fully recovered from the pandemic-related shutdowns and the teacher shortage that followed.

However, Maisenbacher said she did not have any issues with attracting staff and hopes her careful hiring will help with turnover.

"My staff is just as excited as I am. I hope we can grow together and build a good work environment in relation to keeping this thing going and being successful with little turnover," Maisenbacher



PHOTO BY BETHANY PAYNE

said. "It's my job to make sure my employees are taken care of, that they have the resources they need to be successful and to let them know they are appreciated."

Maisenbacher said she wanted her staff to share her vision for Cardinal Kids, which is "a family-friendly environment for children to learn through play," especially in the early childhood years. She said she is committed to creating a learning environment with hands-on, screen-free time in classrooms.

Maisenbacher said of her employees, "They are passionate about kids, learning through play and being hands-on to make sure we provide that safe, happy, loving environment for those kids."

After shopping around, the Maisenbachers worked with Alliance Community Bank to find a loan that met their needs. "My bank has been awesome," said Maisenbacher, who said she especially enjoyed working with Scott Flanigan, vice president for commercial lending and business development.

Flanigan, who has been a loan officer for 28 years, also lives in Pleasant Plains and serves on the board for the school district. He said Cardinal Kids will be a great asset for the community.

"This being a larger facility, it will allow buses to drop off and pick up there," said Flanigan. "The community has a huge

need for it."

Flanigan said that the business loan was made easier by partnering with the state for the Advantage Illinois program, which helps guarantee loans to certain categories of borrowers. Kasi and Ryan are both veterans, which qualified them for the program, lowering their interest rate.

"We've been very excited. I'm always happy for all of my loans, but this is one that genuinely brings a smile to my face, for what Kasi and Ryan are providing for the community," said Flanigan.

"The biggest struggle was finding a place – either a building to flip or land," said Maisenbacher, who ultimately decided to go with new construction.

Kyle Killebrew, a broker with The Real Estate Group, sold the Maisenbachers the land for Cardinal Kids. His children formerly stayed with Maisenbacher when she provided in-home day care.

"It is important for people to understand it takes perseverance in building a facility like this," said Killebrew. "Kasi stepped up to the plate and is taking a risk to fill the void. It's really great for the people who need it."

Maisenbacher worked with architect Tim Smith, owner of Evan Lloyd Associates. She showed him some drawings she had done on scratch paper of how she wanted the building to look, "not commercial look-

ing, but homey. He nailed it when he put it to scale," she said.

The facility, just under 7,000 square feet, broke ground on June 1. Joyner Construction was the general contractor.

Maisenbacher is hoping Cardinal Kids will qualify for the state's Community Child care Connection program, which subsidizes childcare payments for low-income families, but said the facility has to be open before they can start making those arrangements.

A public open house is scheduled for 4-6 p.m. on Friday, Jan. 31. The facility officially opens Feb. 3 and will serve 80-90 children.

"We're almost there," remarked Maisenbacher on the facility jumping through the final bureaucratic hoops. "It's going to be such a good thing when it finally happens. We're very community-based people. We love to help and be involved." SBJ

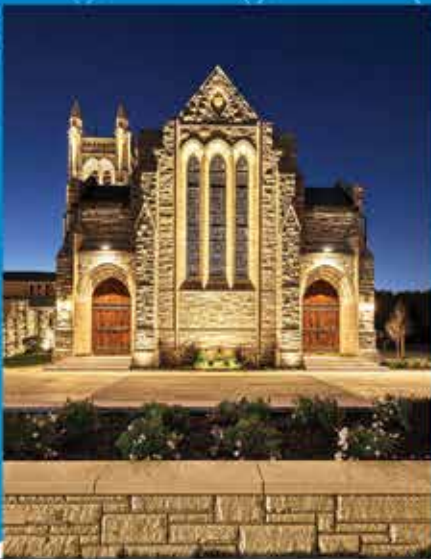
Carey Smith loves the idea of creative play in the early childhood years.

Cardinal Kids is currently taking applications for enrollment. Families may call 217-747-8430 or email Maisenbacher at KardinalKidsDaycare@gmail.com with the child's name, birthdate and a contact number to be added to the wait list.

TRADE UNIONS

Sources: The trade unions.
Ranked by number of local members.

	UNION NAME	PHONE WEBSITE / EMAIL	2024 LOCAL MEMBERSHIP	CONTACTS	NUMBER OF IL COUNTIES REPRESENTED	YEAR EST'D
1	International Brotherhood of Teamsters, Local Union 916 3361 Teamster Way Springfield, IL 62707	217-522-7932 teamsters916.org info@teamsters916.org	4,100	JP Fyans president	14	1943
2	Local 477 LIUNA Laborers 1615 N. Dirksen Parkway Springfield, IL 62702	217-522-0014 liuna.org	1,615	Brad Schaive business manager & secretary/treasurer	7	1903
3	United Brotherhood of Carpenters and Joiners of America, Local No. 270 211 W. Lawrence Ave. Springfield, IL 62704	217-528-7571 carpenters270.com local270@carpentersunion.org	1,400	RJ Finneran business representative	19	1887
4	International Union of Operating Engineers, Local 965 3520 E. Cook St. Springfield, IL 62703	217-528-9659 iuoe965.org operators@comcast.net	1,298	Jason Rhoades business manager	15	1931
5	Plumbers & Steamfitters, Local 137 2880 E. Cook St. Springfield, IL 62703	217-544-2724 ua137.org	900	Aaron Gurnsey business manager	16	1895
6	International Brotherhood of Electrical Workers, Local No. 193 3150 Wide Track Drive Springfield, IL 62703	217-544-3479 ibew193.com office@ibew193.com	812	David Wells business manager	9	1901
7	Plasterers and Cement Masons, Local 18 40 Adloff Lane, Suite 6A Springfield, IL 62703	217-585-4221 opcma18.org localunion18@att.net	750	Mark Winkler business manager	22	1864
8	Sheet Metal Workers, Local 218 2855 Via Verde Springfield, IL 62703	217-529-0161 smart218.org	640	Richard Manka business manager	21	1903
9	Iron Workers, Local 46 2888 E. Cook St. Springfield, IL 62703	217-528-4041 ironworkers46.org bbaskett@ironworkers46.org	402	Brian Baskett business manager	20	1908
10	International Union of Painters and Allied Trades, District Council 58, Locals 90 & 2007 3223 Lake Plaza Drive Springfield, IL 62703	618-781-9543 217-529-6976 dc58iupat.net jwilliamson@dc58.org	273	James Williamson business representative	9	1899
11	United Union of Roofers, Waterproofers and Allied Workers, Local 112 301 E. Spruce St. Springfield, IL 62703	217-210-2044 rooferslocal112.com john@rooferslocal112.com	100	John Nicks business manager	15	1930



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Notable building projects in 2025

Harnessing the power of the past makes good business sense

By Catherine O'Connor



Trish & Mary's, a British-style pub, was the first business to open in Vinegar Hill Mall after Conn's Hospitality Group purchased the complex in 2021 and began renovations.

PHOTO FROM FACEBOOK

Within a few blocks of each other, both public and private landowners are doing their part to support community reinvestment, working with architects and contractors to find creative, sensible ways to evolve and age in place. The Illinois Board of Admissions to the Bar, Springfield School District 186 and entrepreneurs Court and Karen Conn are doing something much more important than redeveloping space to do business.

As part of a larger ecosystem facing climate change and economic uncertainty, these property owners are dedicated to slow growth and gradual change to make a lasting positive impact. By choosing designs echoing the scale and rhythm of the past, they're showing that reusing, repairing and rebuilding a bridge to a collective community past is good for business.

Vinegar Hill Mall: New life for a historic complex

Karen Conn, proprietor and CEO of Conn's Hospitality Group, is taking the lead in a historic preservation movement that extends

well beyond Springfield. As owners of Vinegar Hill Mall, 107 W. Cook St., CHG is busy making upgrades to the property complex which extends from Spring Street to Second Street and includes two sizable parking lots, the former Baur's Steakhouse and the DeWitt Wickliffe Smith Mansion, built in 1865, at 625 S. Second St.

"We make an effort to present an authentic experience as opposed to something cookie-cutter or a chain restaurant dictated out of a corporate office on the East Coast," Conn said. "Because when you get into these historic properties, they all have a story to tell. And once you tell that story, it creates more of an authentic experience for people."

The beautifully maintained DeWitt Wickliffe Smith Mansion is on the market, while providing a temporary home base for CHG. Formerly used as office space for the Illinois Supreme Court Historic Preservation Commission, as well as offices for an assortment of lobbyists and law firms, the once-stately residential home had been vacant for more than five years until CHG moved into it.

"I have it listed for sale because I don't want to be an office landlord, and we don't need a building that big. At 5,000 square feet, it could be an Airbnb or lobbyist office complex," Conn said.

The Conns acquired the Vinegar Hill Mall complex in October 2021. Almost exactly two years later, CHG opened the first business within the mall, a bar area converted into a British-style pub which offers ale, beers and other European spirits. There are plans to begin serving food there in 2025, according to Conn.

"We opened Trish and Mary's Pub by converting the former Julia's Kitchen area into an event space," she said. "Then in April of 2024, we opened Wm. Van's Café in the old Holy Land Diner facility."

According to Conn, it's been a challenging project.

"The week before we put an offer on the Baur's property, vandals got in and ripped out all of the plumbing. So it is vacant, and we still have plenty of work to do," Conn said. "This whole complex is huge. It's big money



Wm. Van's Café reopened in April 2024 in its new location. PHOTO FROM FACEBOOK

and we're just trying to do this one bite at a time. So it's going to take a lot of time."

Conn feels that the restaurant industry hasn't fully bounced back from the pandemic closures.

"After we got out of COVID-19, people went out and started to enjoy their social life. But then we went through supply chain issues and increases in product costs, and local people are feeling the same thing," she said. "Sales are down and labor costs are up, and that's the biggest challenge for us."

However, as an advocate for historic preservation, Conn has hopes that 2025 is going to be a better year.

While renovation continues at the Vinegar Hill complex, the old brick First Street block between buildings has been enclosed and more outdoor activities within the entire complex are planned.

"We're kind of treating the Vinegar Hill Mall right now as just one great big event venue with two restaurants, Wm. Van's and Trish & Mary's, along with a pub," said Conn.

Conn's Hospitality Group hosted the Kringle Christmas Market in December and an adult book fair in January in cooperation with Springfield's Lincoln Library and local bookstores. In February and March, Vinegar Hill Mall will be hosting more market days in an effort to generate foot traffic and shoppers in the vicinity, according to Conn.

In addition to Vinegar Hill Mall, CHG operates Obed & Isaac's Microbrewery & Eatery, 500 S. Sixth St., and The Cidery at 503 S. Seventh St., across from Lincoln's Home. Obed & Isaac's Peoria is located in a preserved 1889 church in downtown Peoria.

The Conns live on a historic farm in Elkhart and restored a building in downtown Elkhart on historic Route 66. Elkhart Station General Store features Illinois products, including wines that can be sampled in the tasting room.

Conn said she hopes that others looking to reinvest in Springfield's older neighborhoods will also be willing to think outside the box.

"It's not going to be easy, so make sure you have a lot of determination and perseverance," she said.

Illinois Board of Admissions to the Bar: Blending in with the neighborhood

The Illinois Board of Admissions to the Bar headquarters is another ingenious example of adaptive reuse, tucked almost incognito into cleverly connected housing at the northwest corner of Cook and College Streets. The pocket neighborhood known as German Settlers Row has been home base for IBAB, a quasi-public arm of the Illinois Supreme Court, for several decades.

Nearly 25 years ago, a growing IBAB commissioned Melotte Morse Architects to add a two-story office to the complex, fronting Cook Street with a walk-through to the historic Elkin House, directly east at the corner of College Street. It was built with construction meticulously designed to be almost indistinguishable in style, materials and proportions from the nearly century-old, converted residential houses around it. The Elkin House was also connected to the one-story McNabb House directly to the north.

In 2023, the firm now known as Melotte Morse Leonatti Parker completed a space-needs study, determining that IBAB couldn't

remain at the site without an addition or relocating some operations. The innovative solution involves construction of a one-story infill building spanning an existing double driveway, creating meeting room and office space between the McNabb House and a newly purchased property, 623 S. College St., at the north end of the complex.

German Settlers Row contains almost a dozen stick-style, brick-and-frame cottages built around the turn of the 20th century or before. Several of the structures were moved to the site to avoid demolition during different stages of construction of the ever-burgeoning Illinois Capitol Complex and have been remodeled at different periods by a variety of owners. Due to their relocation and various renovations, the mini-district is ineligible for National Register of Historic Places designation, but the historic significance has been the subject of survey research and landmark documentation.

Though the blended family of IBAB structures are not listed as individual historic landmarks, efforts have been made to maintain historic appearance, with compatible craftsmanship and materials, according to MMLP architect David Parker.

"All of them are getting new siding, and we're re-roofing with an architectural shake shingle that looks very much like the original shakes which we believe the historic buildings would have had when they were built," he said.

To help maintain style and character, more durable fiber-cement siding will replace the deteriorated wood, echoing the profile and look of the original fabric. O'Shea Builders is serving as the general contractor for the project.



The Illinois Board of Admissions to the Bar recently acquired 623 S. College St. and is in the process of constructing a one-story infill building spanning an existing double driveway. This will create meeting room and office space between the McNabb House and the newly purchased property at the north end of the complex.

PHOTO COURTESY O'SHEA BUILDERS

According to Eric Lohrenz, IBAB director of administration, increased space is needed for staff attorneys and file processors. In addition to accessibility modifications and restrooms, a greeting area for vendors and meeting space for members of the Illinois Supreme Court are also being expanded.

"One of the big factors that has been driving our space needs growth has been an increase in requests to provide accessible materials and accommodations for examinees related to the Americans with Disabilities Act," Lohrenz said.

The main entrance, located behind the complex and accessed through the alley off of College Street, now has improved accessibility from the parking area at ground level with a hidden interior ramp for bar examination applicants to utilize IBAB materials and services. In keeping with the historic style of the neighborhood, the existing IBAB buildings had front porches with entryways that required exterior ramps.

Parker conservatively estimates that construction will be complete by early summer. In the meantime, IBAB staff have been working remotely and from an alternate office location.

Springfield High School: A lesson in compatible design

Perhaps one of the best construction lessons to learn from District 186 can be found in the public school's master plan, which involves a variety of sound historic preservation and sustainability decisions.

Managing Springfield's school district involves stewardship of some 33 school sites throughout the city, with 81% of them over 50 years old and more than 33% over 75 years old. Springfield High School is 108

years old, meaning it was built in 1917, before the great-grandparents of its 1,450 students were born.

Ongoing work, with an estimated price tag of \$123 million, will expand the footprint of Springfield High to the south facing Monroe Street and to the west bounding Walnut Street. A 1% sales tax hike passed by Sangamon County voters in 2018 is funding the projects throughout the district.

Renovations to the building include replacing portions of the 243,800-square-foot facility with more modern classrooms and spaces for athletics, arts, sciences and career and tech prep designed to highlight the fabric and character of the 1917 structure. The east-facing historic front façade, with its classical hints of beaux-arts styling and grand limestone stairway entrance, will remain as the landmark's legacy feature.

Swathed in construction fencing with a large "Coming Soon" sign that reads: Preserving History – Building for the Future, is an indoor athletic complex featuring three full-basketball courts along Monroe Street. The total facility space will be increased to 327,780 square feet, with an expanded parking area stretching west to Walnut Street.

Todd Cyrulik, project lead for BLDD Architects, said, "The goal of maintaining much of the original structure and restoring it to the original state before various phases of remodeling required discipline from the design team. But if you want to retain your heritage, that's the trade-off."

Max Dirker, O'Shea Builders operations director, and his team have dealt with the logistical challenges of reconstructing on an active campus. After land acquisition and demolition, teams mobilized for a ground-breaking in spring 2024. A phased approach

with modular classrooms moving between semesters means the school doesn't need to give up more than 10 classrooms at any one time during the 30-month construction timeline.

Mike Grossen, director of operations and maintenance for Springfield Public Schools, said, "The exciting part is students get to immediately occupy the new space as it's finished, as opposed to waiting years, which is a very positive outcome for us."

SHS improvements are coming to fruition as the comprehensive renovation and addition project at Lanphier High School and Memorial Stadium is in its final stages. Southeast High School is also undergoing updates for classrooms and spaces for special needs, career and tech prep, a full competition field house and modernization of the existing Spartan Field, track facility and auditorium. Additions and improvements at many of the district's elementary and middle schools are taking place simultaneously.

As the master planner, BLDD Architects has been engaged from initial planning and financing to implementing the schools upgrade program. O'Shea Builders, along with various other local firms, have managed the construction of projects throughout District 186, which began in 2019. **SBJ**

Catherine O'Connor's views on the synergy between environmental sustainability and historic preservation are shaped by years of service to the Illinois Historic Preservation Agency, National Alliance Preservation Commissions, the Illinois State Historical Society and the Friends of Sangamon Valley, among other community organizations.



A rendering of how Springfield High School will appear once \$123 million in renovations are complete. COURTESY OF BLDD ARCHITECTS

Morgan Stanley



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Glen Garrison	Garrison Group, Inc. Keller Williams Capital	739 S. Fifth St., Springfield, IL 62703	glen@garrisongroupinc.com	217-241-0202	217-816-2664
Gregory Grafton	Cash Gill & Associates	3117 Russell Blvd., St. Louis, MO 63104	graffon25@hotmail.com	573-614-0458	217-414-0256
Kevin Graham	Century 21 Real Estate Assoc	2030 Timberbrook, Springfield, IL 62702	KGraham367@aol.com	217-789-7200	217-638-5100
Sandra Hamilton	Re/Max Professionals	2475 W. Monroe St., Springfield, IL 62704	sandyhamilton@gmail.com	217-787-7215	217-778-1010
Richard Hohmann	Hohmann Agency	1850 W. Morton Ave., Jacksonville, IL 62650	Rich@HohmannAgency.com	217-245-6166	
Kirk Jefferis	Cityscape Real Estate, Inc.	2160 S. Sixth St., Springfield, IL 62703	capitalideas@sbcglobal.net	217-522-8800	217-971-2258
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Area bankers predict commercial real estate trends for 2025

By Holly A. Whisler

The annual meeting of the Springfield Sangamon Growth Alliance, held Jan. 23, touted eight notable projects in the area. Highlights included plans for an Amazon distribution center at the intersection of Bissell Road and North Dirksen Parkway, a Frito-Lay warehouse at the south end of town and the Scheels Sports Park at Legacy Pointe that is slated to open this year. While area commercial lenders are optimistic about the development these new construction projects will bring, there's a wait-and see attitude regarding the Trump administration and the impact it will have on business.

Tom Kissel, senior vice president at Bank of Springfield, said he is hopeful other companies that require larger commercial properties and rely on highway distribution will consider Springfield now that Frito-Lay and Amazon have chosen to locate new logistics centers here.

Kissel also remarked that Scheels Sports Park at Legacy Pointe could be "a game-changer" for the area. Parents travel for athletic events and typically where there are crowds, there's also the need for convenience businesses such as restaurants and gas sta-



Jon Erickson, Springfield market president and commercial banking manager, Clock Tower Community Bank, predicts that interest rates will remain about the same in 2025. PHOTO BY BETHANY PAYNE

tions that cater to that volume of traffic. "We are anxious to see how that development evolves," he said.

Jon Erickson, Springfield market president and commercial banking manager, Clock Tower Community Bank, believes Scheels Sports Park will likely drive increased hotel

construction as it increases tourism. A local hotel ownership group, Legacy Hospitality, broke ground on a new hotel at Legacy Pointe shortly after the groundbreaking for the sports park. The new hotel, Fairfield Inn & Suites by Marriott, will be located just south of and adjacent to the existing SpringHill Suites by Marriott, 3921 S. MacArthur Blvd. Perhaps other hotel projects will follow.

Sports and tourism go hand in hand. Kevin Schultz, senior vice president, Hickory Point Bank, said, "I don't think we fully understand the impact of the sports facility yet. If it is as successful as it is hoped to be, we could see many new restaurants and such, because business feeds on itself."

Overall, Schultz said commercial real estate is steady. He said leasing is picking up, as evidenced by fewer vacancies, and he believes this could improve further with the new Trump administration. Trump has a return-to-work philosophy that may encourage employers to bring employees back to the office, which would improve office vacancy rates as companies lease more space.

"Return-to-work is a good thing for commercial real estate," Schultz said.

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Kissel agreed that companies may be moving back to pre-pandemic trends of having people work together in a physical office.

"The office occupancy rate in the Springfield area is strong – in the mid-90% rate – which is driven by the state of Illinois," he said. "The private sector may not be as strong, but getting people under the same roof makes sense."

However, when it comes to retail, the market does not seem to be rebounding. Kissel said so many people shop online these days that the retail sector hasn't been growing. And with Macy's closing its Springfield store – the last traditional anchor at White Oaks Mall – it will open up space for more offices or another retail tenant.

"Will new stores be content with the current space, or will it be worth adding new technology features to the existing retail space? It takes serious capital and energy if it is to be successful," Kissel said.

Schultz said, "We don't go to the mall like we used to," and noted that many malls are being repurposed, as we've witnessed locally. After Bergner's and Sears both closed in 2018, family entertainment center Malibu Jack's backfilled the former Bergner's space, and the state of Illinois purchased the vacant Sears building. Employees from the Illinois Environmental Protection Agency began



Kevin Schultz, senior vice president, Hickory Point Bank, believes that employers may encourage employees to return to the office over the coming year, which would be good for the commercial real estate market.

PHOTO BY BETHANY PAYNE

moving in this month.

Of the lenders interviewed, none were aware of plans to build new multifamily units in 2025. Corky Joyner, president of Joyner Construction Services, has announced plans to build 250 additional apartments on the west side but previously told SBJ he doesn't anticipate breaking ground until 2026. Joyner has received zoning approval for land in the 3100-3200 blocks of Mercantile Drive, just south of AMC Showplace 12.

"The demand for newer apartments continues to be strong; occupancy levels are pretty high in the area. People like the new complexes with pools and weight rooms," Schultz said.

In addition to a strong market for rental housing, there is also a demand to lease commercial space. Between material costs and interest rates, new construction is cost-prohibitive for many small businesses.

"The costs of construction are so high that it makes sense to lease," said Schultz. "The cost of labor and raw materials is high, as well as copper for pipes, which skyrocketed after the pandemic and hasn't come down."

Erickson added, "Financing costs have remained elevated, so there are challenges for new businesses. Interest rates will probably stay close to where they are."

Kissel said there is uncertainty as to how the new administration will influence interest rates and the impact it will have on the market, although "Trump is usually pro-business."

"I think there will be opportunities for growth," he said. "But even in the best of times, some businesses will go bankrupt. It's never all one way, because no matter how things look today, the environment always changes." **SBJ**

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Sources: The builders.
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1	O'Shea Builders 3401 Constitution Drive Springfield, IL 62711	217-522-2826 osheabuilders.com info@osheabuilders.com	190	Michael E. O'Shea Tyler Cormeny	Design-Build, Construction Management, General Contracting Civil Construction	70	Lanphier High School renovation, Memorial Stadium renovation, YMCA of Springfield – Downtown, Williamsville High School renovation and expansion, Memorial Medical Center campus expansion, Springfield Clinic Pediatrics Building, HSHS St. John's Hospital Intensive Care Unit renovation, West Side Christian Church addition.	1900
2	United Contractors Midwest, Inc. 3151 Robbins Road Springfield, IL 62704	217-546-6192 ucm.biz contact@ucm.biz	140	Robert Bruner Mike Cullinan	Asphalt Paving, Concrete Paving, Bridge Building, Earthwork	15	Construction of an underpass to carry the Norfolk Southern Railway Company over Laurel Street between Eighth Street and 11th Street and the construction of an underpass to carry the Norfolk Southern Railway Company over Ash Street between 6th Street and 10th Street. Resurfacing of Woodside Road from west of IL 4 to east of Old Chatham Road.	2001
3	Sangamo Construction 2100 E. Moffat Ave. Springfield, IL 62702	217-544-9871 sangamo.net office@sangamo.net	75	Allan Reyhan Jr. Matthew P. Reyhan	Bridge/Highway Construction	20	IL 1/Robinson Bridge Replacements; IL 1/Flatrock Bridge Replacement; US 50/Lawrence Bridge Rehab; US 40/Clark Bridge Replacement; IL 29/Taylorville Bridge Replacements; US 24/Adams Bridge Rehab; US 40/Cumberland Bridge Overlay; IL 128/Beecher City Bridge Replacement.	1990
4	R. D. Lawrence Construction Company, Ltd. 603 N. Amos Ave. Springfield, IL 62702	217-787-1384 rdlawrence.com info@rdlawrence.com	45	John Goetz	General Contracting, Design-Build, Commercial, Industrial, Restorations, Remodels, Additions	60	Springfield/Sangamon County Transportation Center, Sangamon County Coroner's Office remodel, Sangamon County Sheriff's Office remodel ph. 2., Sangamon County Complex, Illinois State Fairgrounds Coliseum and Arena and renovation of HVAC Chatham Elementary School.	1984
5	CAD Construction, Inc. 3900 N. Peoria Road Springfield, IL 62702 150 S. Baer Road Tremont, IL 61568	309-925-2092 www.cadconstructioninc.com admin@cadconstructioninc.com	37	Kerry Martin	General Contracting, Post Frame Construction, Metal Panels, Historic Preservation/ Restoration, Construction Management	37	Lincoln Tomb State Historic Site, Dana-Thomas House, Lincoln Land Community College, Springfield Airport Authority, McDonough County Courthouse, Logan County Courthouse, Mount Pulaski Courthouse, Floyd's Thirst Parlor, Illinois Fire Fighter Museum Springfield, Little Flower School, Waverly High School, Western Illinois University, Southern Illinois University, Abingdon Avon Middle School, St. Joseph Church-Pekin, Illinois departments of Transportation, Corrections, Military Affairs and Natural Resources.	2004
6	Evans Construction 1900 E. Washington St. Springfield, IL 62703	217-525-1456 evansconst.com info@evansconst.com	20	Donald Evans	General Contracting, Construction Management, Design/Build, Commercial/Industrial Construction	60	Eisenhower School in Jacksonville, 59 East Central Apartments in Jacksonville, Kidzeum, Illinois School for the Deaf, IADA Renovations and CIB Office Remodels	1913
7	Siciliano, Inc. 3601 Winchester Road Springfield, IL 62707	217-585-1200 sicilianoinc.com rick@sicilianoinc.com	15	Richard E. Lawrence Kim Lawrence	General Contractor, Historical Restoration, Design-Build, Commercial/Industrial Construction, Civil Construction	15	Historical Renovation-Booth-Bateman/Kennedy Ferguson Building, downtown Springfield; American services - throughout the state.	1968
8	Mid-Illinois Companies 601 N. Amos St. Springfield, IL 62702	217-685-5486 309-222-0510 mic123.com	12	Robert Taylor Debra Young	Interior Systems, Specialty Contractor, General Trades Contractor, UL Firestop Contractor, Fireproofing, Painting, Epoxy Floors	1	Old Springfield Journal-Register renovation, Dominican Monastery of Mary the Queen, Horace Mann, Black Hawk Elementary, HSHS St. John's, Decatur Memorial Hospital, Johns Hill Magnet School.	1970



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Making the county health building a one-stop shop

\$6 million renovation in 2025 is phase one of the plan

By Scott Reeder



The Sangamon County Department of Public Health will undergo a \$6 million renovation this year as the first step in expanding the services offered there.

The Sangamon County Department of Public Health's building on Springfield's east side is on the brink of a multimillion-dollar renovation that could make services more accessible to residents.

"We hope it's a \$6 million project," said Sangamon County Board Chair Andy Van Meter. "And we hope that we will be able to do it entirely with federal funds, but we are experiencing – as everyone else in the community is experiencing – that these construction projects are becoming more and more expensive. Our goal, which we have achieved to some extent, is to provide positive support services that the county offers that can be accessed by community residents in one place with easy parking and easy access."

Sangamon County Department of Public Health Director John Ridley said Southern Illinois University plans to move its communicable disease department from the Springfield Memorial Hospital campus to the remodeled public health building. The department tracks and treats tuberculosis, sexually transmitted infections and other infectious diseases.

"It's a collaborative way to really work together as a community and bring all those things into a nice package of services," Ridley said.

SIU officials declined to comment on the planned move.

Ridley said the remodel will also create larger offices for caseworkers handling the

nutritional program Women Infants and Children, or WIC.

"A prototypical case would be a mother with a young child and then maybe another child in the car seat, and they're going into an office with one of our case managers that is maybe a 100-square-foot office," he said. "And there's just not enough room for everybody. What we're doing is redesigning those office spaces to make them a little larger. So, when the parent is in there with the case manager, and they're going through all of the documentation and information they need to get the kids and the family registered, there's room for the children to be in another part of the room without getting in the way."

Ridley said he also expects laboratories used by county nurses to be expanded, along with a conference room that will be moved and expanded.

"We're going to move that conference room all the way up to the front and expand it a little bit so it can handle 100 people. It will be easier for other community groups and community members to use that space," he said.

About \$6 million in federal COVID relief funds will be used toward the project, Ridley said.

"It's money we have that was allocated to us from the pandemic. There are deadlines in place to utilize those funds. And we're trying to do that in the best way we can to give back to the community what they deserve," he said.

The county has not yet put the project out for bids among area contractors. O'Shea Builders has been retained as the construction manager.

"That's different from them actually coming in and doing the work," Ridley said. "But they're helping us through the construction management piece of it from a planning standpoint. ... I'm in the middle of the design and development phase. So as soon as we can get a set of drawings finalized and we can get everything within our budget, I would like to see things start in the second quarter of calendar year '25," Ridley said.

Van Meter said this may be just the beginning of the expansion of services at the County Health Department, which could happen in phases.

"The Capital Township General Assistance Office is there now," he said. "What we're hoping to add is a workforce training office, and we've been talking to the Veterans Assistance Commission about perhaps offering their services there so that veterans can receive benefits in the same location. Our goal is one-stop shopping for all of these services, and we're hoping we can fit it all within one building." **SBJ**

Scott Reeder, a staff writer for Illinois Times, can be reached at sreeder@illinoistimes.com.



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1	Anderson Electric, Inc. 3501 Sixth St. Frontage Road W. Springfield, IL 62703	217-529-5471 anderson-electric.com adamb@anderson-electric.com	175	Employee-owned	Yes	Lanphier High School additions and renovations, Memorial Child Care Center, White Oaks Mall Sears Building Renovation, J.P. Morgan Chase solar, New Berlin Junior/Senior High School, Illinois State Museum, Westermeyer Industries, Central Illinois Foodbank, ATS & Generator, Hillsboro High School additions, Sullivan WTP, Decatur Public School Athletic Facility, ISU Watterson Towers Dining, Rivian Automotive Plant, Heartland Community College CTE, Carle at The Riverfront, Danville Area Community College Healthcare Professions Center.	1918
2	B & B Electric, Inc. 3000 Reilly Drive Springfield, IL 62703	217-528-9666 bnbelectric.net todd@bnbelectric.net	105	Todd M. Brinkman Tim Brinkman Kristin Miller	Yes	St. John's Cath Lab, St. John's ICU, SIU School of Medicine, Westminster Presbyterian Church Outside Lighting, Horace Mann Solar, Prairie Sky Snacks, Springfield Clinic Security Upgrades, Illinois State Museum Fire Alarm Upgrades, Kwik Wall, Jacksonville Memorial Hospital MOB Addition, CMS Emergency Generator, Sangamon Valley Schools, Corkscrew, Camp Lincoln AGO Building, HSHS Battery Replacement, Blue Cross Blue Shield Generator, LLCC Exterior Lighting, Nestle Chiller Replacement, LRS, Springfield Clinic Pediatric Building, Springfield Clinic Lab, Illinois State Capitol North Wing renovation, Taylorville Memorial Hospital, Malibu Jack's, Helping Hands, Springfield fire stations, Springfield Memorial Hospital wireless access points.	1962
3	Capitol Construction Group LLC, DBA Egizii Electric 3009 Singer Ave. Springfield, IL 62703	217-528-4001 ckeating@egiziielectric.com egiziielectric.com	68	Carole Keating	Yes	Downtown Springfield Traffic Modernization; Ash and Laurel Underpass; New Berlin and Mason City Water Treatment Plant Upgrades; Pleasant Plains New Gymnasium; UIS Fire Alarm Upgrade; Camp Lincoln Building 2 Renovation; Illinois Capital North Wing Renovation; SSCCTC New Transportation Center; Bloomington Arena LED lighting; Lincoln's Challenge Emergency Generator Installation.	1967
4	Senergy Electric, Inc. 509 N. Elm St. Williamsville, IL 62693	217-566-2826 senergy-electric.com info@senergy-electric.com	48	Matthew J. Giacomini Brandon M. Keafer	Yes	Illinois School for the Deaf security; Springfield School District 186 school security; Dominican Monastery of Mary the Queen; Illinois College Crispin Hall; JSD 117 Washington Elementary; Springfield Capitol Airport solar array; Litchfield Elementary School; OSF Healthcare Global S2 Security; Williamsville School District and Village Unified Security; West Side Christian Church addition, renovation and new Worship Center; Lanphier High School addition and renovation; Champaign County Jail consolidation; LLCC Access Control; Champaign County Plaza renovation; Chatham Goodwill; JSD Eisenhower; Illinois College Access Control.	2014
5	Ryan Electrical Solutions 4151 W. Jefferson St. Springfield, IL 62707	217-698-4877 ryanelectricalsolutions.com dennis@ryanelectricalsolutions.com	40	Dennis Ryan	No	Various commercial, residential and audio-visual projects, agriculture projects, backup and portable generator sales, installation and service and ground-mounted solar installation.	1995
6	Prairie State Plumbing & Heating 3900 N. Peoria Road Springfield, IL 62702	217-636-9000	25	Jerry Judd	Yes	Generac generators installation and various commercial and residential upgrades, repairs and remodels.	2005

ELECTRICAL CONTRACTORS

Sources: The electrical contractors.
Ranked by number of full-time employees.

	NAME / ADDRESS	PHONE WEBSITE / EMAIL	# OF FULL-TIME EMPLOYEES	PARTNERS/ PRINCIPALS	UNION AFFILIATED	NOTABLE PROJECTS	YEAR EST'D
7	Ruby Electric, Inc. 341 S. Meadowbrook Road Springfield, IL 62711	217-787-4949 rubyelectric.com johnruby@rubyelectric.com	24	John Ruby	No	Various commercial, residential, agricultural, automatic standby generator, generator maintenance and repair.	1978
8	Lindsey Electric 3260 Terminal Ave. Springfield, IL 62707	217-544-6789 lindsey-electric.com lori@lindsey-electric.com	12	Catherine A. Lindsey, J. Michael Lindsey, Lori A. Lindsey Von Behren	Yes	Various commercial and residential projects.	1972
9	Mansfield Electric Co. 4425 N. Peoria Road Springfield, IL 62702	217-523-0811 ed@mansfield-electric.com	10	H. Edward Midden III	Yes	Sangamon County Complex, Abraham Lincoln Presidential Library, UIS University Hall, The Bridge Short Stay Nursing Home, Enos Elementary School, Hy-Vee.	1949
10	R. Watts Electric 2801 E. Sangamon Ave. Springfield, IL 62702	217-652-9950 rwattselectric.com wattselectric1@yahoo.com	6	Robin Watts	No	Various residential and commercial projects. New wiring, rewiring, room additions, underground issues located and repaired. Generac certified dealer, certified technician, parts orders and maintenance.	2011



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MECHANICAL CONTRACTORS

Sources: Mechanical Contractors Association of Central Illinois, the contractors.
Ranked by number of full-time employees - peak season.

	NAME / ADDRESS	PHONE WEBSITE / EMAIL	# OF FULL-TIME EMPLOYEES	PARTNERS/ PRINCIPALS	TYPES OF SERVICE	NOTABLE PROJECTS	YEAR EST'D
1	Henson Robinson Company Petersburg Plumbing and Excavating Reliable Mechanical, LLC 3550 Great Northern Ave. Springfield, IL 62711	217-544-8451 hensonrobinson.com hrc@henson-robinson.com	410	Joe Kulek Brian Vogt	Commercial HVAC, roofing, plumbing, piping, refrigeration, architectural sheet metal, HVAC/ plumbing service, sewer and water mains, excavation, residential heating and cooling installation and service, residential plumbing service, directional boring, sewer cleaning/TV inspection.	Rivian, Williamsville schools, UIS, LLC, City of Springfield, Ball/ Chatham, SHG, Illinois School for the Deaf, Hope School, St. John's, Memorial Medical Center, Blessings Hospital, Springfield Clinic, Prairie Eye Clinic, BCBS, Passavant Hospital, Governor's Mansion, IDOT, IDOC, Illinois State Police, IEMA, Camp Lincoln, CMS, Secretary of State, CWLP, Springfield, Chatham, Taylorville, Jacksonville, Caterpillar, State Farm, Bridgestone Firestone, White Oaks Mall, NAPA, Bunn, Walmart, Villas Senior Care, Pleasant Plains School, Champaign School District, Carle Hospital, ISU, Millikin University, Kraft Foods, Mt. Pulaski School SCWRD, West Side Christian Church, Decatur School District, YMCA, Quincy Veterans Home, Illinois State Capitol, City of Assumption, Carle Foundation Hospital, University of Illinois Urbana Champaign, Danville VA Medical Center, OSF Healthcare.	1861
2	E.L. Pruitt 3090 Colt Road Springfield, IL 62707	217-789-0966 elpruitt.com	356	John Pruitt	Commercial HVAC/ plumbing/architectural sheet metal installation, plumbing/piping/sheet metal fabrication, HVAC and plumbing service and maintenance, sewer structure rehabilitation, site utilities and civil.	Abraham Lincoln Capital Airport ADM, Blessing Hospital, Caterpillar, CWLP, Decatur Park District, Decatur Public Schools, District 186 schools, HSHS, Illini Central, Illinois State Fairgrounds Coliseum, Illinois State Police, Innovafeed, Lincoln High School, Lincoln Land Community College, Memorial Health Systems (multiple locations), Millikin University, New Berlin schools, Nudo Products, Pleasant Plains High School, Rising Pharmaceuticals, Rivian Automotive, SIU School of Medicine, Springfield Clinic, Springfield fire stations, Springfield YMCA St. John's Hospital, Taylorville schools, University of Illinois Springfield.	1971
3	ENTEC Services, Inc. 681 E. Linton Ave. Springfield, IL 62703	217-544-3333 entecservicesinc.com sdenby@entec-solutions.com	80	Tom Weed	Commercial HVAC service, commercial generator service, building automation, door access and energy services.	First United Methodist Church, Lincoln Memorial Hospital, Illinois Secretary of State, First Christian Church, Springfield Clinic, Cherry Hills Baptist Church, BUNN, Springfield Memorial Hospital, Illinois State Police.	1981
4	Tiger Plumbing, Heating, Air Conditioning & Electrical Services 775 E. Linton Ave., Suite D Springfield, IL 62703	217-697-4044 217-280-4091 trusttiger.com servicenow@trusttiger.com	66	Todd Kiefer	Plumbing, heating and air conditioning repair and replacement, drain clearing and sewer repair, crawlspace and basement waterproofing, cater heater repair and replacement, shower/ bathtub modification and installation, indoor air quality and duct cleaning, water softeners and filtration, toilet repair and replacement, sump pump repair and replacement, faucet repair and replacement, frozen pipe repair.	HVAC and plumbing repair and replacement services for residential and commercial properties.	1993
5	MB Heating & Cooling, Plumbing & Electric, Inc. 1555 W. Jefferson St. Springfield IL 62702	217-544-4328 (HEAT) mb-heating.com doug@mb-heating.com	50	Curtis Tomlin Ashley Tomlin	Residential and commercial heating and cooling, plumbing and electrical. HVAC, generator, water heater installation/service/ service/maintenance. Solar, boiler and geothermal installation/service/ maintenance. Indoor air quality, 24/7 Emergency Services.	Federal Bureau of Investigations, Dickenson Apartments, The Candles Apartments, Huntington Ridge Apartments, Hickox Apartments, Cardinal Ridge Apartments, Capital City Property Management, Fifth Street Renaissance, Friendly Chevrolet (solar), Kanoski Bresney, Riverton JFL, U-Haul, Radiant Church, Real Life Church, Zion Baptist Church, Solomon Colors, Club Car Wash, Hicks Gas, Capitol Group (solar), Illinois Coalition Against Sexual Assault, Logan County Health Department, Elkhart Public Library, Mount Pulaski Library and City Hall, Rochester Estates Senior Living, The Villas of Hollybrook, The Muni, Watts Copy Systems, Sparc, White Oaks West Animal Hospital, Roberts Seafood, Tim Wikerson (solar), Chatham Vet Clinic, Central Illinois Access Service, Youth Service Bureau, Massage Luxe, Illinois Association of School Administrators, RL Carriers, HR Partners, Illinois Environmental Council, Parkway Christian Church, Prairie Archives, Negwer Materials, Village of Jerome, Precision, Oral and Facial Surgeons of Illinois, BI Petro, BNright Star, Sangsamon Antique Mall, Dunkin.	1986
6	AIRmasters - Commercial Mechanical Contractor 1330 North Grand Ave. W. Springfield, IL 62702	217-522-9793 theairmasters.com dispatch@theairmasters.com	43	Robert Mathews, Mike Duval	Commercial mechanical contractor, HVAC, controls, refrigeration, plumbing, piping, sheet metal and restaurant equipment/ hot side.	St. John's Hospital Life Safety Projects, St. Mary's Hospital upgrades, White Oaks Mall replacements/upgrades, Casey's General Store upgrades, DCFS Chiller, Vonderlieth Senior Living piping/boilers, Beatty Television upgrades, JC Penney's boilers, Best Buy replacements and upgrades, HSHS, Chatham Schools controls, IDOT freeze thaw equipment, WalMart and Sam's Club, Kohl's and many more.	1993

MECHANICAL CONTRACTORS

Sources: Mechanical Contractors Association of Central Illinois, the contractors.
Ranked by number of full-time employees - peak season.

	NAME / ADDRESS	PHONE WEBSITE / EMAIL	# OF FULL-TIME EMPLOYEES	PARTNERS/ PRINCIPALS	TYPES OF SERVICE	NOTABLE PROJECTS	
7	Mike Williams Plumbing and Heating 3225 E. Clear Lake Ave. Springfield, IL 62702	217-241-3878 mikewilliams.net micah@mikewilliams.net	35	Lewis Williams	HVAC, heating, plumbing and air conditioning.	Heating, air conditioning and plumbing, residential service and repair and pre-season maintenance tune-up.	1976
8	F. J. Murphy & Son, Inc. 1800 Factory Ave. Springfield, IL 62702	217-528-4081 fjmurphy.com	30	Chad Fricke	Plumbing, heating, cooling, fire sprinklers, refrigeration, restaurant equipment, icenmachines, residential, commercial, institutional, installation and repair.	Harvest Market, UIS, Bunn, White Oaks Mall, McFarland Zone Center, Brother James Court, Willard Ice Building, IL State Historic Sites, Lincoln's Home, Mel-O-Cream, Schnucks, Family Guidance Center, Land of Lincoln Goodwill, Ace Hardware, Lewis Memorial Christian Village, Hoogland Center for the Arts, HSHS, Illinois Capitol, District 186, Illinois State Capitol and hundreds of small residential and commercial repair and remodel projects.	1947
8	Allied Plumbing & Heating 1315 Wabash Ave. Springfield, IL 62704	217-698-5500 alliedpnh.com mark@alliedpnh.com	30	Jean Miller Mark Miller Susan Gum-Miller	Plumbing, heating, air conditioning, lawn irrigation-service only, residential and light commercial service and installation, maintenance contracts.	Tacology 201, Luminary, Boy Scout Council, Chatham Dental, Heartland Dental, strip mall build-outs, residential/light commercial HVAC replacements, Ash Grove Apartments, Home Plate Bar & Grill, Illinois Presbyterian Homes, Cardinal Hill Apartments.	1977
9	Prairie State Plumbing & Heating 3900 Peoria Road Springfield, IL 62702	217-636-9000 www.prairiestateinc.com jjudd@prairiestateinc.com	25	Jerry Judd	Plumbing, heating, cooling, electrical, mechanical, sitework, ventilation.	Plumbing, heating, cooling, electrical, mechanical, ventilation, and site work services to residential, commercial, and industrial clients throughout central Illinois. Vactor truck and jetting services.	2005
10	Aire Serv HRI Plumbing 1209 N. Eighth St. Springfield, IL 62704 800 N. Church St. Jacksonville, IL 62650	217-523-8594 217-243-6531 aireserv.com/cil aireserv@as-hri.com	19	Chris Williams, Jennifer Williams	Residential, and industrial service for HVAC equipment and ductwork. Indoor air quality, including duct cleaning. Chillers, boilers, and geothermal. Residential plumbing.	Jacksonville High School - building automation, Ill. Coalition Against Domestic Violence - rooftop units, Ill. Dept. of Human Services, Casey's General Stores, multiple local banks and restaurants, multiple residential projects.	1985



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UIS partners with SIU School of Medicine to study how cancer spreads

Scientists at University of Illinois Springfield and Southern Illinois University School of Medicine are teaming up to investigate how certain cells in the body connect and encourage the spread of cancer.

The project, led by Natalya Zinkevich, UIS assistant professor of integrated sciences, and Sophia Ran, SIU professor of medical microbiology, immunology and cell biology, focuses on two types of cells – immune cells from bone marrow and specialized cells from the lymphatic system – and how these cells interact.

The team uses fluorescent microscopy to observe these interactions. One cell-type glows red and the other green. When the cells fuse, they produce a yellow fluorescence, which helps scientists observe how often fusion occurs, its role in tumor formation and how potential cancer therapies might impact this process.

“Our goal is to understand how cancer spreads and identify ways to prevent tumor growth,” Zinkevich said. “As part of this project, students will also gain hands-on experience in cell culture techniques at UIS, preparing them for



UIS assistant professor Natalya Zinkevich and a student look at cells using a microscope. PHOTO COURTESY UIS

additional research opportunities at SIU during the summer.”

Ran described the partnership as an opportunity to extend research collaboration between UIS and SIU while providing valuable training for three undergraduate students.

“I think this collaboration will open a new avenue for research training for UIS undergraduates and advance an important scientific discovery that can change our understanding of tumor spread mechanisms,” Ran said.

UIS sophomore biology major Frankie Molitor, who plans to attend medical school to become an anesthesiologist, emphasized how the research has advanced her academic and career goals.

“This research has provided valuable hands-on experience with cell culture techniques, allowing me to gain skills that are essential in cell biology and research,” Molitor said. “The work will help me understand how cellular signaling influences important processes like cell division and tumor suppression.”

Senior pre-med biology major Isabella Wade started working on the project this semester and is excited to play a role in cancer research.

“Just knowing that we could make even a small contribution to fight this disease is a fulfilling opportunity,” she said.

The Caryl Towsley Moy, Ph.D., Endowed Fund for Collaborative Research is funding the research. It supports team-based research between UIS and SIU School of Medicine faculty through a competitive selection process. Moy’s family established the fund to honor her work at both institutions.

St. John’s welcomes students for health care bootcamp

HSHS St. John’s Hospital welcomed 21 high school students from across central Illinois for its fifth High School Healthcare Bootcamp on Dec. 30. The bootcamp for juniors and seniors inter-



Twenty-one area high school students recently participated in a Healthcare Bootcamp at HSHS St. John’s Hospital. PHOTO COURTESY HSHS ST. JOHN’S HOSPITAL

ested in a career in health care gives students a realistic look into various health care roles, while also allowing an opportunity to make connections in the field.

“Through these job-shadowing experiences, students are able to learn the roles of the career, the type of education that is required, skills that are performed and then network with our medical professionals,” said Ericka Mulroy, nursing professional development specialist for Hospital Sisters Health System. “These students were able to experience hands-on skill sessions during their time at St. John’s and speak directly with HSHS employment specialists about opportunities available to them in the field.”

The bootcamp included 17 different department experiences, which engaged students in a

variety of ways to solidify their interest in health care. These interactions help students open a door into the health care industry before they graduate high school.

The Healthcare Bootcamp was free of charge to students, thanks to funding from HSHS St. John’s Foundation.

Students participated in the bootcamp from the following high schools: Athens, Glenwood, Hillsboro, Jacksonville, Lanphier, Litchfield, Pleasant Plains, Riverton, Rochester, Sacred Heart-Griffin, Springfield, Springfield Southeast, Taylorville and Williamsville.

For those who did not take part in the bootcamp but are still interested in job-shadowing with HSHS, future opportunities can be found at hshs.org/careers/student-opportunities.

When boilerplate is not the best option

By Thomas C. Pavlik Jr.

I recently met with a prospective client to discuss representing him in a possible business venture. As we discussed the scope of my representation, he said that he planned to sign some standard contracts with various vendors and he would not need my help because, other than the price terms, it was all just boilerplate. But, as I explained to my now-client, the ill-advised businessperson can get burned by boilerplate documents.



The term boilerplate comes from the old days of newspaper production when syndicated portions of an issue were distributed on plates made from molten metal, or boilerplate, so that it could be easily reproduced without changes. In modern usage, boilerplate refers to language that is standardized within contracts of a certain type. Boilerplate exists to save parties the time and trouble of having to negotiate details that are often assumed and accepted, thereby allowing them to focus on the key issues.

Unfortunately, in many instances, boilerplate is slanted heavily in favor of the party drafting or providing the contract. Given that word processors allow pretty much anything to be changed, the savvy businessperson shouldn't just accept the assertion of, "Oh, it's just boilerplate."

How can boilerplate affect your legal rights? Let's look at some common examples:

Choice of law and venue: Choice of law refers to what state's law will govern the contractual relationship. Many standard contracts contain provisions stipulating that the law of another state will control it. For example, the Uniform Commercial Code is a model statute adopted by most states that tries to bring fairness and certainty to the sale of goods. But not all states have adopted the latest version or all of its provisions, and in certain instances various states have amended the UCC in ways that might be significant to one party to the transaction.

Venue refers to the physical location where any litigation arising from the contract will take place. Boilerplate might stipulate

that you agree to litigation in a foreign jurisdiction like New York. All too often, this location is the hometown of the other party. Further, litigating in New York City is going to be exponentially more expensive than in Sangamon County, often so much so that it's not practical to pursue. If the other party won't agree to have venue established in a more attractive location, it's possible to strike the provision entirely and leave the issue to be decided by the courts where you will have a fighting chance to litigate in a more favorable location.

Attorneys' fees and costs: Unlike in the United Kingdom, the losing party in America does not necessarily pay the winning party's attorneys' fees and costs. Rather, each party bears its own litigation fees and costs unless they agree otherwise in a contract or if there is a statutory provision (usually in the consumer-protection arena) to the contrary. Absent a provision that the loser pays the winner's fees, it's often not economically feasible to litigate, especially if you've inadvertently agreed to do so in the Big Apple. In addition, I've even seen one-sided boilerplate language that says only the other party gets its fees and expenses if successful in litigation. If you aren't the dominant partner in the business relationship, pay particular interest to this type of boilerplate contract.

On the other hand, there are also situations where you might not want an attorneys' fee provision in a contract. Imagine you are a small business, and your customer is a megacompany. Your customer likely uses a large law firm with high-priced lawyers. If you somehow breach the contract and are sued,

you might end up paying more in attorneys' fees than in contractual damages.

Entire agreement: This type of language usually says something to the effect that the contract contains the entire agreement of the parties and supersedes any prior oral or written agreements. If such language is included in the boilerplate, it means that you likely can't claim to have relied on any representations or other agreements that aren't specifically included in the contract. Accordingly, if such language is included,

make sure all promises and representations are included in the contract or they won't count.

Arbitration/no jury: Many contracts contain clauses in which the parties agree not to litigate in the courts, but rather, to submit the dispute to arbitration. Certain types of arbitration, however, can be just as expensive and time-consuming as litigation. And, in some instances, the deck may be stacked against you, especially if the provision stipulates an arbitrator that might be favorable to the other party. Arbitration can sometimes be useful for very technical matters, but not as much for general legal disputes. Also, with arbitration, there are often limited or non-existent avenues for appeal.

Other boilerplates can include a waiver of the right to a jury trial. Non-jury trials tend to be less expensive, but there may be instances where you want the benefit of a jury's viewpoint.

Notice provisions: Standard contract language often identifies the precise form and manner by which notices must be given to the other party, such as notice of default. Make sure that you read, understand and follow the requirements.

Modification: Many contracts provide that they can only be changed in a written agreement signed by all parties. If you have such a provision and ask for and receive a change to the contract, make sure to follow the procedure set forth. Otherwise, it's likely that the change will not be enforceable.

Motivated by faith and family

Lori Quigg uses her business success to give back

By Janet Seitz

Quigg Engineering Inc. has served clients since 2006 and “provides a progressive and thoughtful approach to planning, engineering and surveying, always remaining aligned with clients’ needs, to provide professional, quality and timely engineering and consulting services,” according to the company’s website.

Engineers innovate and solve problems, but beyond highway and bridge design, land surveying, environmental studies and permitting, traffic engineering, construction inspection and site design, the firm focuses on giving back.

“There are a lot of reasons why I started the company,” said president and CEO Lori Quigg. “I wanted to be able to be present in my kids’ lives. I wanted to set an example of a good (Disadvantaged Business Enterprise) firm that does quality work. I wanted to be able to provide jobs where people felt like they were a big part of a quality firm, not just a number, and where family was important to everyone.”

Lori Quigg said that she enjoys being able to use her business to help others.

“Giving to people just makes me feel good and follows God’s teachings. It’s gratifying to pay people well, give good raises and give bonuses,” she said.

Lori and Rebecca Stocker started the company, which is designated as a Woman-Owned Disadvantaged Business Enterprise by the Illinois Department of Transportation.

Quigg’s daughter, Sophie, who works as the assistant business development director, said her mother was motivated to improve on what she had seen in the industry.

“My mom had been an engineer for a while and had seen other DBE firms not perform quality-wise to the standard she thought they could. She decided she would try to start her



Employees Meredith Williams, Austin Quigg, Ross Monk, Millie Lashmett and Becca Upchurch from Quigg Engineering’s Jacksonville office took part in a food drive in December that benefited the Jacksonville Area Community Food Center. PHOTO COURTESY OF QUIGG ENGINEERING

own company and really focus on quality work,” Sophie said.

What began in the basement of their home has now grown to a firm of around 100 people across six states.

“My mom is really big on giving back,” Sophie added, “especially to people who have given so much to protect us or are unable to help themselves.”

She said either the company or her mother personally donates to groups such as St. Jude’s, Wounded Warrior Project and Tunnels to Towers Foundation, a New York City nonprofit that provides mortgage-free homes to Gold Star and fallen first responder families with young children and builds custom-designed smart homes for catastrophically injured veterans and first responders.

Many of the donations help support veterans, which is not surprising, since Lori comes from a military family. When the U.S. pulled out of Afghanistan, she explained, “We left some people behind that were being hunted, tortured and killed for helping the U.S. My nephew got involved with helping some of them get out, so I got to help purchase visas for an entire family to help them get out (of Afghanistan).”

That family is now happy to be living in Texas. Lori said, “I’m grateful that I could make a difference in their lives.”

Lori said her Catholic faith also influences the charities she chooses to support. She felt strongly about contributing to Our Saviour School in Jacksonville when it came time for the facility to expand.

She also provided a scholarship to be awarded to a female majoring in engineering at Southern Illinois University Carbondale. Every year, a student receives a scholarship of \$1,000, and Lori said she can relate to those

who need financial assistance to complete their education. And when she was in college, she “was one of a few women in engineering,” so she’s glad to see more women getting into the field.

Sophie finds inspiration in these efforts. “Seeing everything she has done and given back to others has been amazing to witness firsthand. She is very selfless and really makes me want to follow in her footsteps in that way,” she said of her mother.

For her part, Lori said she hopes she has helped her children realize the importance of giving back, and she wants to continue her charitable efforts.

“At my age, you think a lot about your purpose in life and what God’s plan is,” Lori said. “I think He has blessed me with my family and my business, so it’s easy to give to good causes. My faith has strengthened over the years, thankfully, so I’m hoping to do more philanthropy in the future.” **SBJ**

Janet Seitz is a local communications professional, writer and artist. To share your story, contact her at janetseitz1@gmail.com.

David Hilst Transitions from Transportation to Insurance, Opens New American Family Insurance Office

David Hilst, a seasoned entrepreneur with deep roots in Springfield, has embarked on a new professional chapter, opening an American Family Insurance office at 3460 Wabash Ave. This location, once the headquarters of his former venture, Vyper Transportation, now stands as a symbol of reinvention and resilience.

Hilst's entrepreneurial journey is marked by adaptability. For nearly four decades, he and his mother, Sandy Hilst, owned multiple La-Z-Boy Home Furnishings & Décor stores. After selling the stores to the corporate parent company, Hilst launched Vyper Transportation, hiring eight former La-Z-Boy employees who might otherwise have been displaced.

The past year was transformative for Hilst. After launching Vyper Transportation in March 2024, he faced a significant hurdle when his trucking business' insurance premiums skyrocketed by 57% — a \$100,000 increase that he deemed unsustainable. "It's a lot for a small business. We wouldn't be able to make that business model work," Hilst explained.

Despite the abrupt closure, Hilst ensured a smooth transition for his employees, who found opportunities with Vyper's partner

companies. "Our clients hired them all on," he said, reflecting his commitment to his team even amid adversity.

The past year also brought personal challenges for Hilst. Following the passing of his mother in January 2024, he navigated the complexities of settling her estate, which included resolving an insurance claim for her hurricane-damaged Florida



property. This experience, marked by frustration with poor customer service and a cumbersome claims process, became a catalyst for his pivot into the insurance industry. "My wife encouraged me to consider insurance," Hilst shared. With his financial and retail background, he saw an opportunity to bring a customer-first approach to the field. After researching various companies, he chose American Family

Insurance, impressed by its dedication to service and commitment to exceeding policy requirements.

Hilst officially opened his agency on January 2, 2025, and has already begun building a team, with two individuals in the licensing process and support staff in place. To mark the launch, Hilst initiated a 30 Days of Giving campaign, pledging \$1,000 daily to Springfield-area nonprofits. Community members are invited to nominate organizations to receive these donations. "We've always given quietly, but this year we're going to give loudly to encourage other business owners to do the same," Hilst said. This public approach to philanthropy honors the legacy of his and his mother's charitable spirit while inspiring others to contribute to their community.

From navigating the challenges of small business ownership to championing customer-centric insurance services, Hilst's journey underscores the power of resilience and the impact of giving back. His new venture promises to bring a fresh perspective to Springfield's insurance landscape.



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Motivation: spread something positive

By Kelly Gust

Flu season is upon us, but do you know what's just as contagious as the flu? Motivation.

A recent Johns Hopkins University study found that when we see other people challenging themselves and achieving "exceptional success," we're more likely to do the same.

This is tied to motivation – when you see others do something, it gives you that extra push to achieve. It raises the bar. I can think of countless examples in my own life of seeing others do something well that inspired me to learn to water ski, run farther, faster and more frequently and even start a business. Being inspired by others is why I belong to several women's business groups, follow business influencers on LinkedIn and enjoy talking to local leaders at the Greater Springfield Chamber of Commerce, Central Illinois Customer Service Association and other networking events. I gain inspiration and motivation from talking to others who are reaching their goals and taking their businesses to new heights. If they're doing it, why can't I?

A research study published in *Academy of Management Discoveries* found that exceptional results (defined as outcomes that go above and beyond business as usual) create learning opportunities and should be studied in the same way that many organizations and individuals study their failures. And as a bonus, highlighting above and beyond wins from your team generates learning without all the negativity that comes from talking about losses.

Motivation from others' successes can stem from a few different emotions within us. For example, if we see Dave knock his project out of the park, we might become

curious and spark our desire to learn more about Dave's methods. We might also find inspiration to work harder and enjoy the same success (promotions, bonuses, etc.) that Dave is experiencing. And to be honest, sometimes we might feel envious of that jerk Dave and want to show the world that we can perform better than he did. (Sorry to all the Daves out there; I know you're not jerks).


If you'd like to encourage motivation to spread in your workplace, consider first whether your team has a process in place for evaluating completed projects to learn from them. It might be called a debrief, project closing, reflection meeting, post-implementation review or even a postmortem. In any case, if your team is not regularly looking back on the results of completed efforts to discuss what went well and what could be done differently, you're missing opportunities to repeat your success and avoid making the same mistakes in the future. Manufacturing and health care organizations spend considerable time determining the root causes of accidents, defects and failed treatments to improve processes and avoid repeating mistakes. If your team doesn't engage in any type of project debrief, perhaps 2025 is the time to try something new. Getting started is simple. At your next staff meeting, just add project debrief to the agenda and discuss what went well on a recent project, what could be improved in the future and any lessons learned.

Even if your team does look back on completed projects in this manner, the study found that few teams spend time digging into exceptional successes. We tend to expect that success is the intended outcome of our

efforts, so when things go right it's because, "We're good at what we do." While this might be true, this attitude misses the opportunity to understand the secret ingredients that could turn your team from "we won" to "we can't lose."

Another reason managers don't debrief exceptional successes is because we don't want to be seen as bragging or playing favorites at work. I'd certainly agree that playing favorites based on non-job-related criteria ("Jim is my favorite co-worker because we went to the same high school!") is detrimental to company culture. However, highlighting exceptional job performance and working to understand what contributed to it is an effective management strategy that can elevate your entire team's performance.

The shift to remote work has made it harder for employees to observe the successes (and failures) of colleagues. We're less likely to bump into someone in the hallway and hear about their latest project. This inhibits our learning and requires managers to be even more intentional about sharing project summaries and highlighting the efforts of their team members. Managers, if you are leading remote teams, be sure to foster sharing, collaboration and project debriefs on a regular basis in order plant the seeds for co-workers to organically learn from one another.

In order to encourage motivation to spread in your organization, start actively encouraging the sharing of exceptional successes, examples of accomplishments and an understanding of the methods that contributed to extraordinary outcomes so that others can learn the recipe for success. Spread something positive in 2025. 

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Cozy Dog Drive In pays homage to Route 66 and is based on a 1950s roadside diner. PHOTO COURTESY OF VISIT SPRINGFIELD

Cozy Dog Drive In

By Thomas C. Pavlik Jr.

I've never been a big fan of hot dogs. A few times a year when I'm at the ballpark or some other big venue I'll opt for one, especially if brown mustard is available. Or late at night after a few beers, a Chicago dog might be called for – but not your general boiled or steamed hot dog that's served in a bun or a corn dog. (No doubt, I'll get hate mail for that one.) That's the reason I have never stopped by Cozy Dog Drive In. But when a few friends who were pining for a chili cheese dog on a blustery winter day invited me, I decided that it was finally time to visit the iconic restaurant.

Cozy Dog Drive In pays homage to Route 66 and is laden with related memorabilia, probably more than I've ever seen at an establishment before. The décor is based on a 1950s roadside diner. There's even a library as well as a display showing the evolution of the devices used to create and serve the corn dog (more on that later).

Cozy Dog Drive In started shortly after World War II and is still family-owned today. Undoubtedly, its biggest claim to fame is that it invented the corn dog. The owner took inspiration from a visit to a roadside café

in Muskogee, Oklahoma, where a distant precursor of the dish was served (albeit without the stick), and which he improved on over the next year or so until perfecting what ultimately came to be called the Cozy Dog.

We arrived around 11:30 a.m. and claimed a table. By the time we left there was a line of about a half-dozen people up at the counter. We were all pleasantly surprised at how quickly our food came out and thought that the prices were reasonable.

Service is do-it-yourself at the counter, with the menu prominently displayed in an



The restaurant has a display showing the evolution of the devices used to create the corn dog, along with a huge collection of Route 66 memorabilia. PHOTO FROM FACEBOOK

old-style frame. Breakfast is available until 11 a.m. (it opens at 8 a.m.) and includes the usual diner offerings. For hot dog fans, there are five selections: Cozy Dog, hot dog, chili dog, chili cheese dog and cheese dog. A variety of burgers and the customary other handhelds round out the menu. Everything is à la carte, so sides are ordered separately and include fries, onion rings, mushrooms, slaw, cheese on a stick and tots. There are two daily specials, both \$8.75: two Cozy Dogs and a medium fry, or a double burger and a medium fry. After ordering, Cozy Dog's patrons proceed to the drink station where it's again do-it-yourself.

We all decided to start with the chili. Everyone liked the grease factor, the finely ground beef and the fact that it wasn't overloaded with beans. But we all thought it could have used some more chili-related seasonings. However, we believe that Cozy Dog's chili is designed that way so as not to overpower its chili dog.

I chose the double cheeseburger and an order of the onion rings. The burger, which was your typical diner-style, featured a beautifully caramelized, crispy-edged patty topped with melted, oozing cheese. Tomato and onion added some crunch and acidity. The onion rings had the requisite crunch on the outside while the onion was not soggy, as so often happens.

My other guests each went with the chili cheese dog. They informed me that the ideal chili cheese dog requires a combination of savory, spicy and cheesy flavors that are all wrapped up in a soft hot dog bun. Opinions

differed as to whether chopped onion deserved to be added.

One thought that chopped, raw onions add crunch, bite and help balance out the richness of the chili. Although he wasn't sure, he thought perhaps that the onions had been soaked in water first to help mellow out the strong and pungent flavor resulting from sulfur residue that's released when an onion is sliced or diced. The other found it to be a major faux pas and a departure from tradition. Both agreed, however, that mustard should never be included but that a dash of hot sauce or sliced jalapeños can be added if so desired.

Both found that Cozy Dog Drive In delivered a messy, indulgent treat that was comforting, satisfying and downright delicious. More specifically, they appreciated

that the chili wasn't too runny such that it soaked into the bun and that there was a nice balance among the dog, the chili and the melty cheese.

One guest opted for the tater tots and the other for fries. All three of us sampled these sides. The tater tots were the winner with the crispy outside and fluffy inside. The fries, while well-seasoned, weren't as crispy as any of us would have liked.

Cozy Dog Drive In is a slice of Americana that's family-owned and deserves to be visited at least once in a lifetime, if not on a more regular basis. **SBJ**

Address: 2935 S. Sixth St., Springfield
Phone: 217-525-1992
Website: www.cozydogdrivein.com
Hours: Monday through Saturday, 8 a.m. to 8 p.m., closed Sunday



Two Cozy Dogs and a medium fry is one of the daily specials offered for \$8.75. PHOTO COURTESY OF MAX CROUCH.

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New businesses

Sangamon County new business registrations, Dec. 16 – Jan. 15, 2025

Leatherneck Games, 2501 Chatham Road, #8340. 425-757-9520. Joseph Lax.

Salishan Properties, 118 Pinehurst Drive. 553-4855. David Richard Saner.

730 W Jefferson, LLC, 730 W. Jefferson St. 818-321-1435. Brett Borquez.

Dog Dreams Audio, 1209 White Birch Drive, Chatham. 415-2150. Jonah Aaron Pollock.

Dog Dreams Music, 1209 White Birch Drive, Chatham. 415-2150. Jonah Aaron Pollock.

Dog Dreams Sound, 1209 White Birch Drive, Chatham. 415-2150. Jonah Aaron Pollock.

1 In A Jillion Sweets & Treats, 1248 N. Seventh St., Riverton. 306-2865. Jill Finney.

DNA Ag, 8200 S. Vigal Road, Pawnee. 519-2269. Darren E. Dalenberg.

LeadershipDNA, 8200 S. Vigal Road, Pawnee. 309-314-2470. Adrienne L. Dalenberg.

Curry Accounting and Tax Service, 40 N. Oxford Road. 691-0033. Christine Denise Goldesberry-Curry.

Dwight's Piano Works, 6860 Mechanicsburg Road. 498-9343. Dwight D. Denzer.

Donnie B's Comedy, 2520 Winfield Drive. 217-553-4855. Donald Steven Bassford.

Forest Conservation Specialists, 504 Williams St. 381-9619. Paul M. Deizman.

What the Pup! Dog Grooming, 765 S. Durkin Drive. 622-6084. Lyric Bernal.

Designer Treatz, 1921 S. 15th St. 775-5082. Lontreal K. Martin Jr.

Healing Hands, 108 W. South St., Buffalo. 622-6364. Danielle Boller.

Busy Bee Wood Works, 3321 S. Second St. 341-9829. Randy J. White.

The Laundromat Productions, 312 Lawrence St., Illiopolis. 447-910-8566. Nicholas James Holden, Maria Jose Munoz.

Health Will Organization, 1016 Lori Lane. 953-2879. Janice Akpobaro.

Broadway Bagels, 1500 Wabash Ave. 314-488-7764. Sirapat Elston, Pat Thai Inc.

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