



## Gads Hill Center

2653 West Ogden Avenue  
Chicago, Illinois

**Total Project Cost:**  
\$1.45 Million

**Development Team:**  
Illinois Facilities Fund  
*Project Manager  
and Lender*

Gads Hill Center  
*Owner and Child Care  
Provider*

Stephen Rankin  
and Associates  
*Architect*

Graycor Construction  
*General Contractor*

**Date Completed:**  
February 2002

**Description of Project:**  
In 1997, when Gads Hill first decided to build a new child care center on the second floor of the Sinai Community Institute in the North Lawndale community, the agency needed assistance with assessing the financial feasibility of the project and negotiating favorable lease arrangements. The IFF created development budgets, financing scenarios, and operating models which helped Gads Hill finalize a lease with Mount Sinai Hospital, obtain a sizable

Head Start grant, mount a campaign and obtain a loan for the project. Ready to move forward in 2000, after receiving its Head Start Capital Grant, Gads Hill, daunted by the construction project ahead, again turned to the IFF to oversee the construction process. The IFF managed the construction of this 12,110 square foot, eight-classroom project, which includes a warming kitchen and nine administrative support spaces. The child care center, which created 24 new jobs in the North Lawndale community, now serves 170 children ages three to twelve in eight classrooms.