



**“IFF plays a key role in helping us create high-quality early education opportunities for Illinois’ highest need areas.”**

**Mark McHugh**  
**One Hope United Executive Director**

# One Hope United

# Aurora Early Learning Center

525 College Avenue  
 Aurora, Illinois

**Total Project Cost**  
 \$5.6 million

**Square Feet Developed**  
 22,000

**Permanent Jobs Created**  
 34

**Development Team**  
 IFF  
*Owner’s Representative*

One Hope United  
*Owner*

DLA Architects, Ltd.  
*Architect*

Heidrun Hoppe Associates  
*Design Consultant*

Sigalos and Associates, Ltd.  
*General Contractor*

**Date Completed**  
 October 2011

**Description of Project:**  
 Aurora was identified as an area of high need for early child care and education in IFF’s statewide assessment of Illinois, *Moving Towards A System*.

To address this need, IFF’s Real Estate Services, together with One Hope United and the City of Aurora, engaged the community to plan and develop the 22,000 square foot Aurora Early Learning Center. IFF’s Real Estate Services team conducted a site search and managed the project through its completion—in total, 11 new classrooms were created to serve nearly 200 children, and 34 new jobs are expected to be added to the community.

Both One Hope United and IFF wanted to incorporate sustainable design in the project, and the Aurora Early Learning Center has achieved LEED™ Silver certification.

The facility’s green features not only lower operational costs by reducing energy use but also serve as educational opportunities for the children, who learn about the environment and growing plants in a vegetable garden as part of One Hope United’s Healthy Lifestyles Curriculum.

One Hope United is a nonprofit agency with a mission to educate, nourish, and empower all children with trusted early care and education. It currently operates 11 child care centers serving nearly 2,000 children and families in northern Illinois.

*One Hope United provides for children through a holistic, child-centric, family-focused approach.*



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IFF is a nonprofit lender and real estate consultant dedicated to strengthening nonprofits and the communities they serve.

We work with nonprofits in Illinois, Indiana, Iowa, Missouri, and Wisconsin, with a focus on those that serve low-income communities and special needs populations.

To learn more about IFF, visit [iff.org](http://iff.org).