

Homewood Children's Center, Inc.

Est. 1990

10.28.24

Re: Wilnetta Robinson-Authorization to lease premises for specific use as a licensed daycare.

Dear Village of Homewood:

We, Suzanne and Geoffrey Gendels, owners of record hereby authorize Wilnetta Robinson to lease the property at 18341 Dixie Highway, Homewood, IL 60430 for the specific use of providing daycare services on the premises. This was the same prior use of record on file at the Village of Homewood Special Use Permit regarding property at 18341 Dixie Highway, Homewood, IL 60430. The will commence immediately after proper zoning assignment review.

Please feel free to contact me should you require any additional information at (708) 297-4701.

Sincerely,

Geoffrey A. Gendels

Geoffrey A. Gendels
Owner

*18341 Dixie Hwy, Homewood, IL 60430
Tel: (708) 297-4701 smgendels@gmail.com*

18341 Dixie Highway, Homewood IL 60430

• Private Office	8X10	80 sq'
• Kitchen, galley	5x 10	50 sq'
• Utility Room	8 x 8 ft.	64 sq'
• North large room	20 X 51	1,020 sq'
• Middle large room	23x 42	966 sq'
• Middle room, hall	23 X 23	529 sq'
• South room	20 x 25 500 + 8 x 6 area 48 = 548 sq'	
• bathrooms, kids	8x10 / and Adult 4 x6 24 =104 sq '	
• entry vestibule	6x6	36 sq '
• mail foyer	4x5	20 sq'

Total interior	3,350 sq.'
south fenced yard	1,800s
rear fenced yard	2,000s
Parking lot (16 cars)	6,400s
Total exterior land	19,040s

The price for 3,350 sq ft. building and land is asking \$395,000

- Last operated as a licensed daycare for over 30 years.
- It's a private free standing solid brick building on the end cap of the Homewood business district. High traffic off main corner high visibility location.
- Close to expressways, and a 10 min. walk to the train.
- Included in price are all fixtures, furnishings, equipment within, in shed and all outdoor equipment within, and the fenced playground areas.
- Full build-out value included for the total interior and land build-out and 2 built-out fenced playgrounds, fully landscaped property, and 16 car private parking lot. Includes, 2 new HVAC systems, 02.24, and new Painting interior and exterior, 02.24. New Roof 30 yr. 10.14, Shed-new roof and rehab. 04.14 and undergoinfg painting.
- Security main door code entry, rooftop security lights, and fencing secures the entry area.
- Taxes: There are 5 tax lots, and the annual property tax is approximately \$32,000 after tax attorney appeal. Also, Cook County section 8 allows for an incoming buyer of vacant property 12 years at 60% current tax rate.

TY for your interest.
Suzanne and Geoff

(773) 931-7963 S
(708) 297-4701 G

smgendels@gmail.com

October 28, 2024,

Narrative of Proposed Use

Wilnetta Robinson, Owner and Director of On Cloud Nine Childcare, intend to use the property located at 18341 Dixie Hwy, Homewood, IL 60423 as a licensed daycare center. A request for DCFS permit/license will be submitted. It is up to DCFS's discretion to determine final operating capacity, however based on the 3350 sq ft indoor space, capacity is approximately for 50-55 children/staff. Daily childcare services will be provided for ages 6 weeks to 12 years of age consisting of infants, toddlers, preschool, and before and after school services to school age children. Hours of operations are tentative between the hours of 6 am to 7pm Monday thru Friday. Average capacity would be 40 children with a peak capacity not to exceed 50 children.