

Introducing

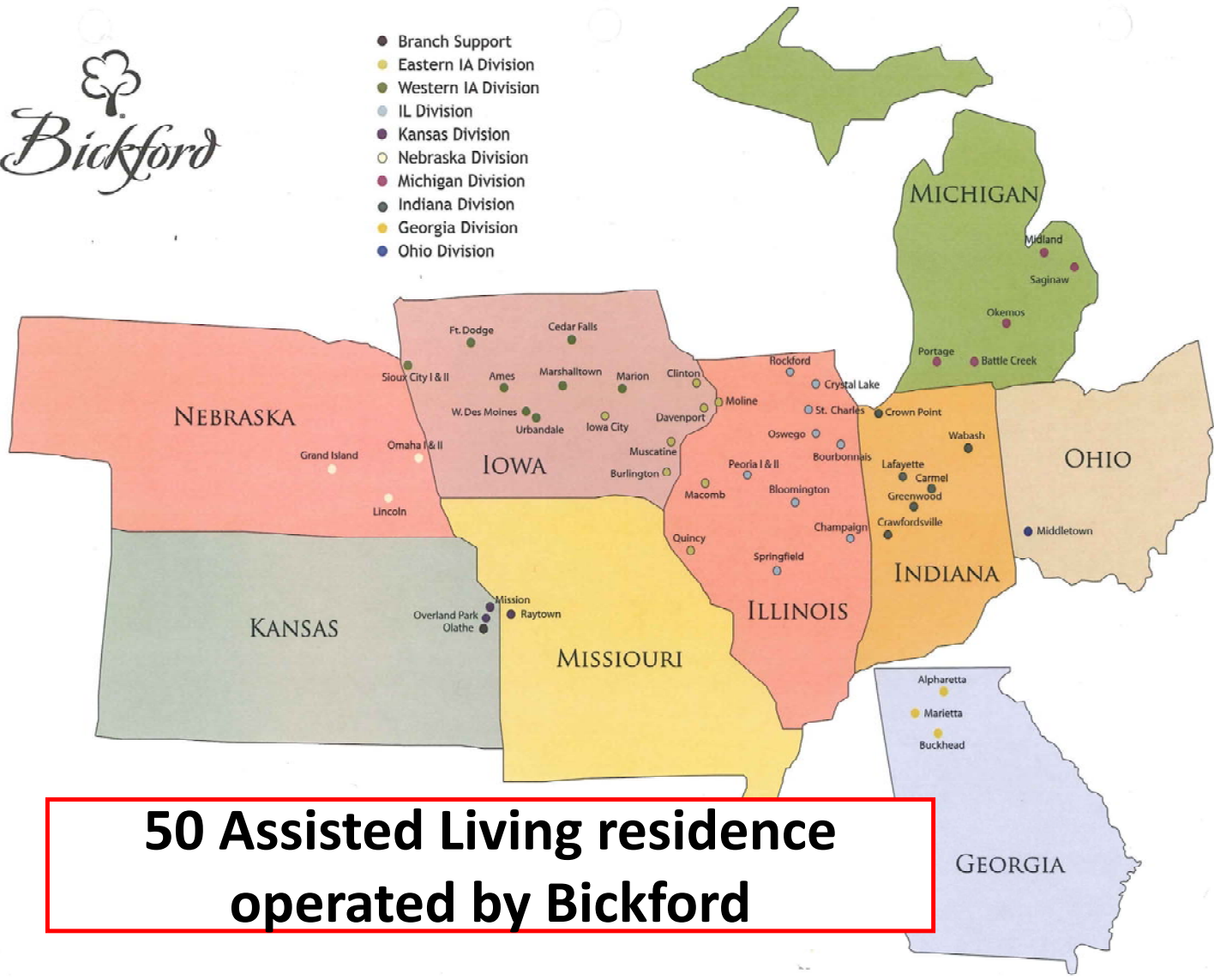
BICKFORD

OF

Aurora



- Branch Support
- Eastern IA Division
- Western IA Division
- IL Division
- Kansas Division
- Nebraska Division
- Michigan Division
- Indiana Division
- Georgia Division
- Ohio Division



**50 Assisted Living residence
operated by Bickford**





Mary Bickford



**60 unit Assisted Living Residence proposed for Aurora
Residential style architecture**





**Proposed Bickford Assisted Living
Site Location Map**



Aurora, IL 60506

Orchard Rd

9 Ac SITE

Galena

W Galena Blvd

Westchester Ct

Pinehurst Dr

Cherry Tree Dr

Chatham Rd

Galena Blvd

S Canterbury Rd

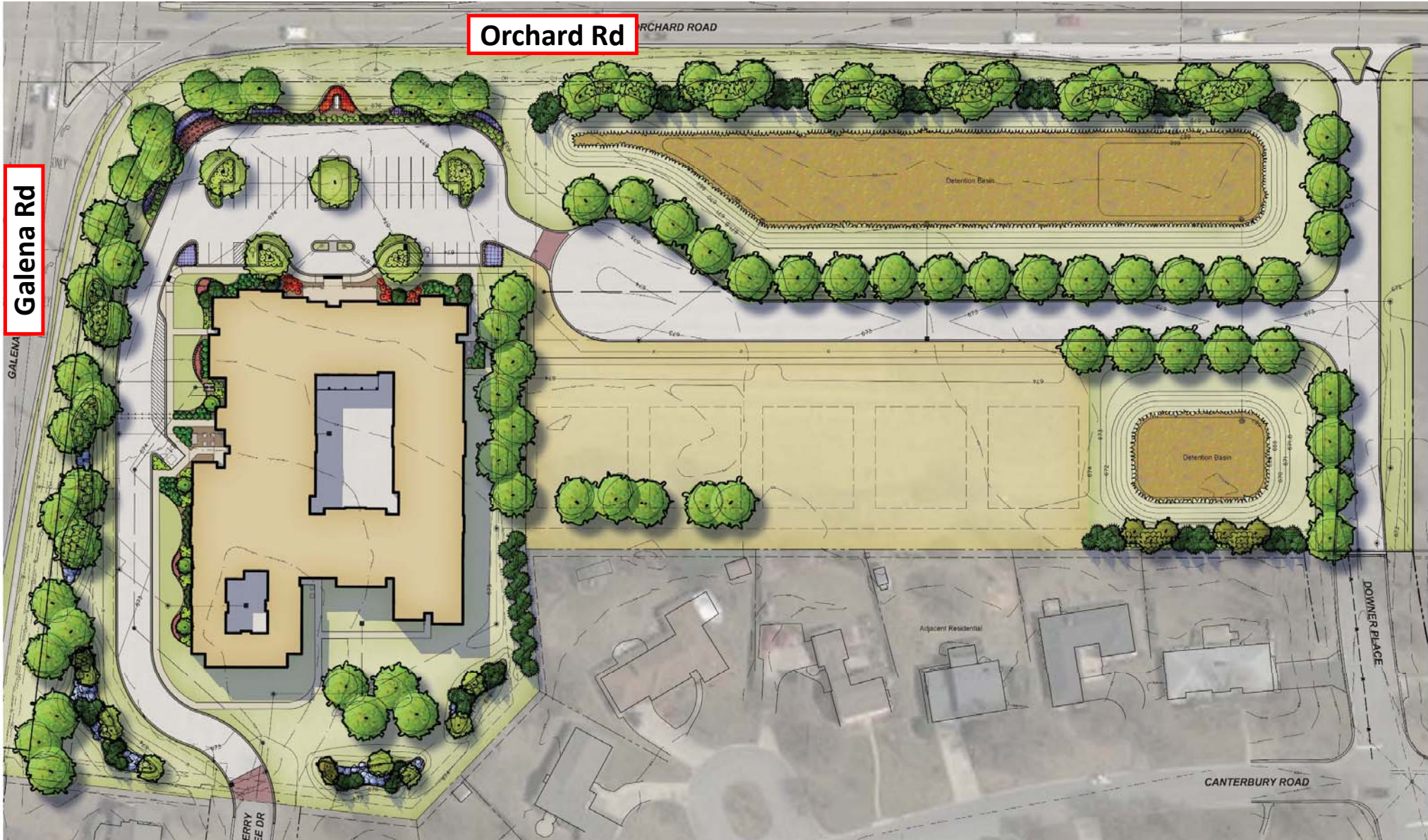
W Downer Pl

Bradford Dr

Galena Rd

GALENA

Orchard Rd ORCHARD ROAD

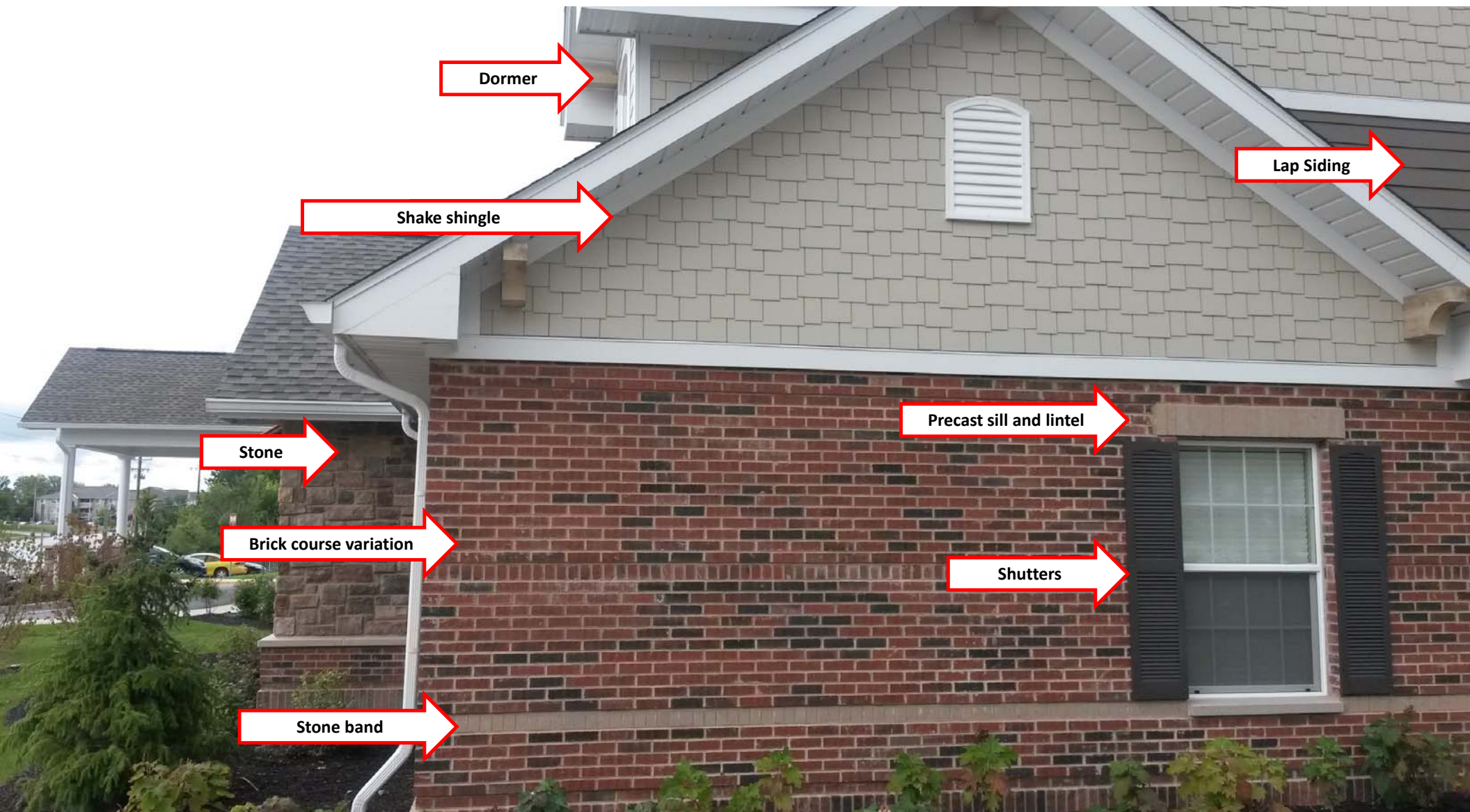


FERRY
SE DR

Adjacent Residential

CANTERBURY ROAD

DOWNER PLACE



Dormer

Shake shingle

Lap Siding

Stone

Brick course variation

Stone band

Precast sill and lintel

Shutters



Shake shingle

Copper window cover with rough cedar beam

Stone

Precast water table

Shoulder brick



















Typical resident

TYPICAL NEIGHBORHOOD QUESTIONS

1. What will be the appearance of the building from within the neighborhood and is the use compatible with the neighborhood?
2. Impact of Traffic ?
3. Drainage, flooding and site storm water management?
4. Noise and Lighting impact on neighbors ?
5. Quality of Landscaping ?

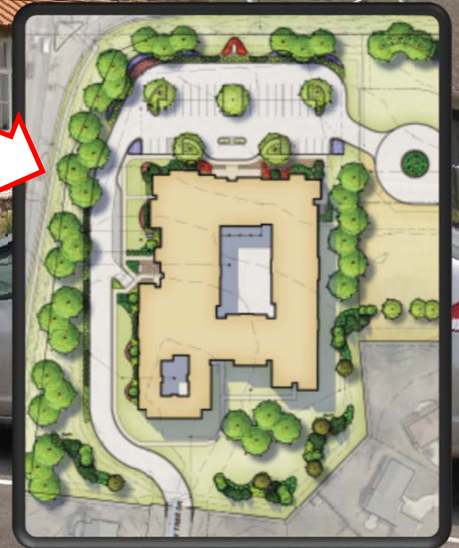
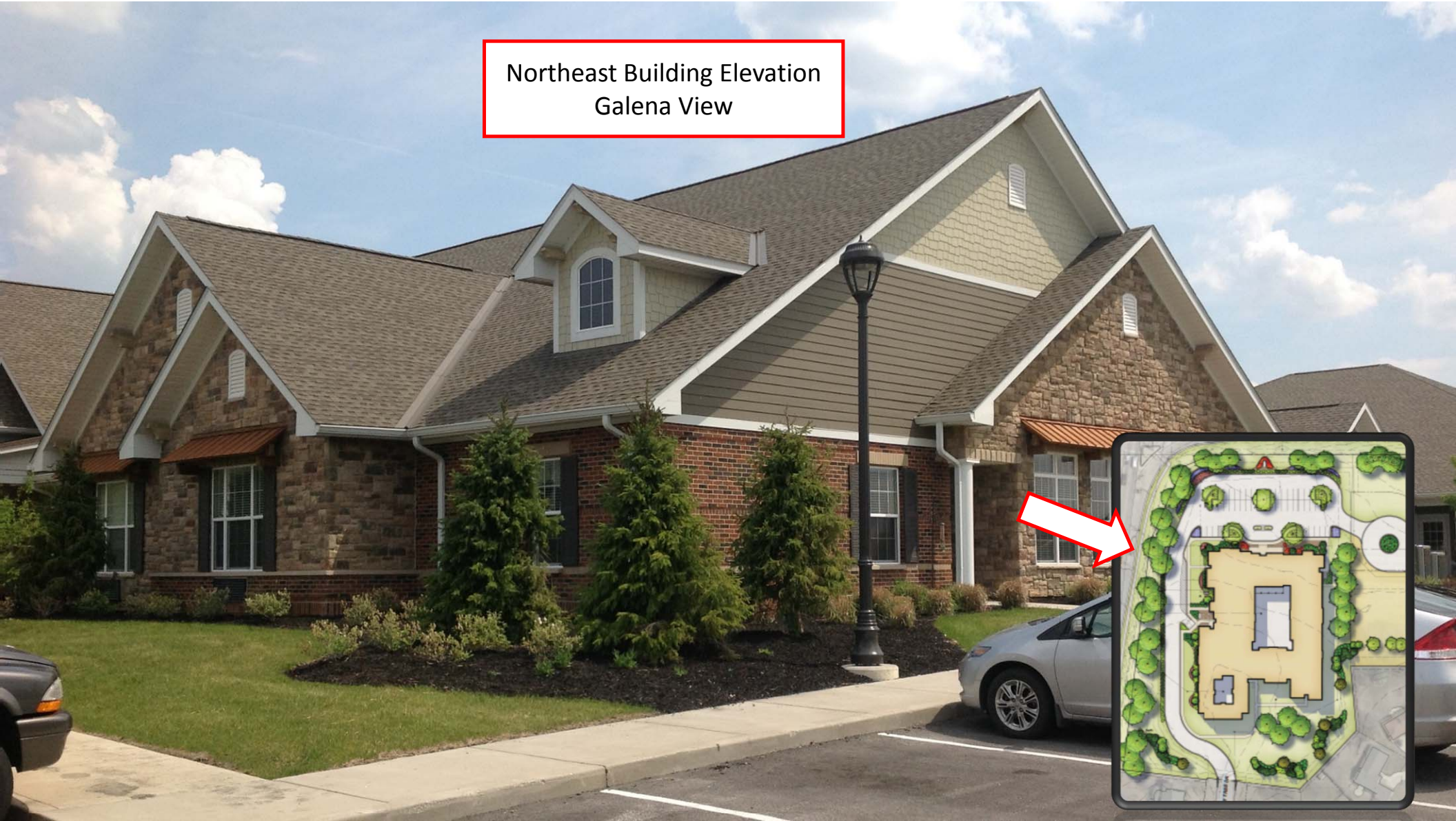
South Building Elevation
Neighbor View of building from homes south of site



West (back) Building Elevation



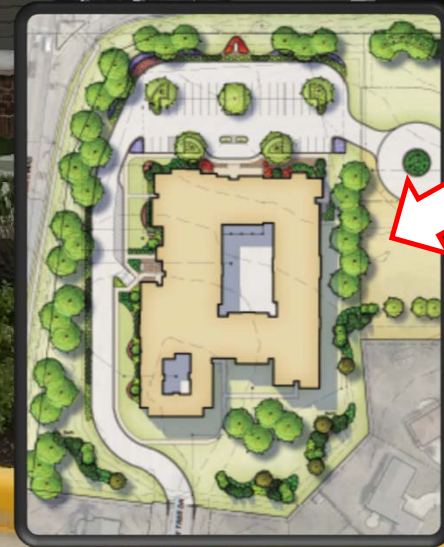
Northeast Building Elevation
Galena View



**View of SE building elevation seen
from Orchard Rd**



South building elevation



2. Bickford's impact on neighborhood traffic

- Bickford has a very low impact on traffic

Weekday ADT = 160 Veh/day = **16 residential homes**

Peak Hour Traffic = 13 veh/hr (pm)

Peak Hour Traffic = 9 veh/hr (am)

Sunday ADT = 147 veh/day

Bickford Peak Hour Traffic (PM) = 2:30 to 3:30 pm

Neighborhood Peak Hour Traffic (PM) = 5:00 to 6:00 pm

Two commercial deliveries – Trash 2 per wk , Sysco 2 per wk

PROJECTED CURRENT TRAFFIC VOLUME AT INTERSECTIONS

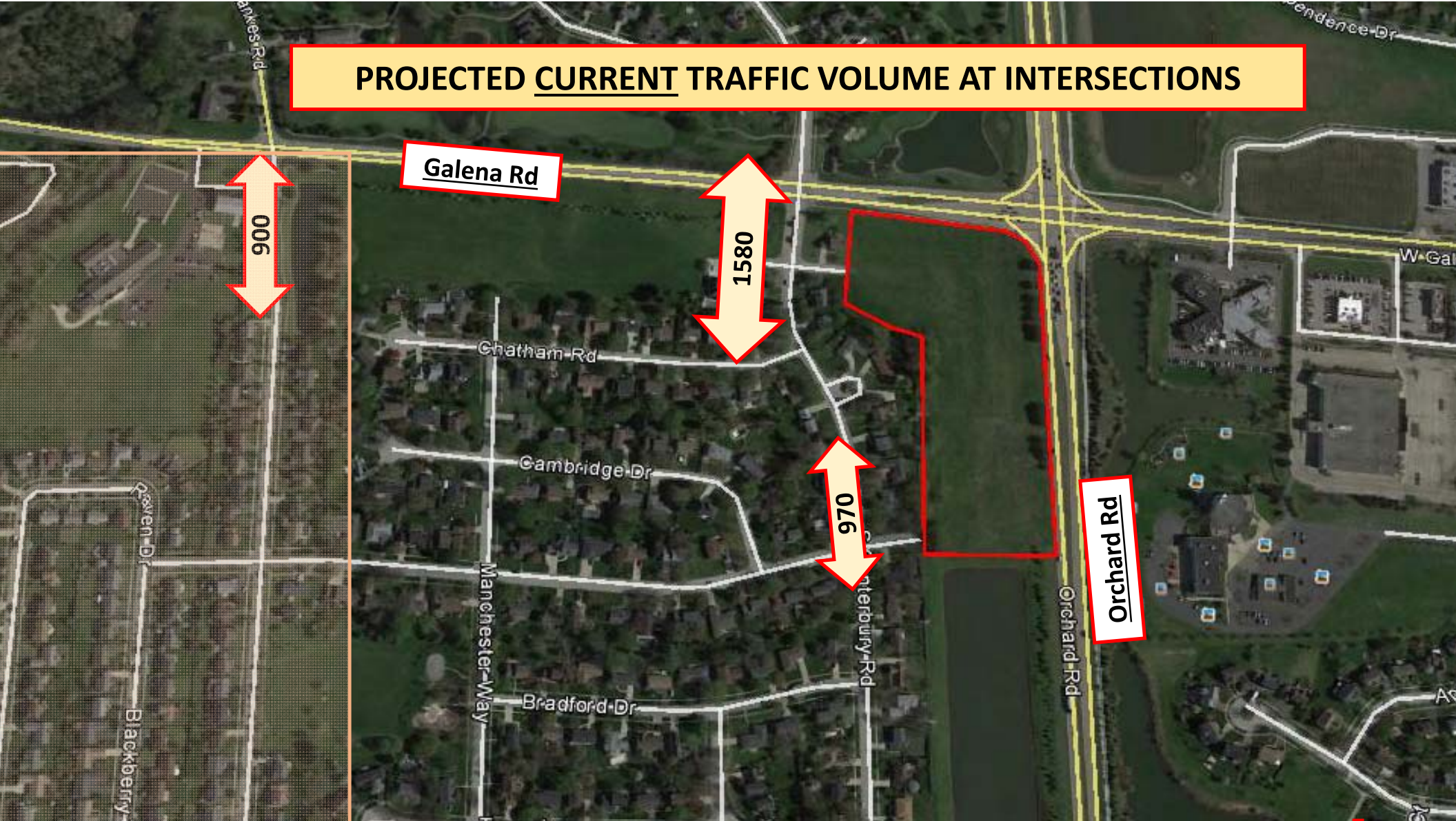
900

Galena Rd

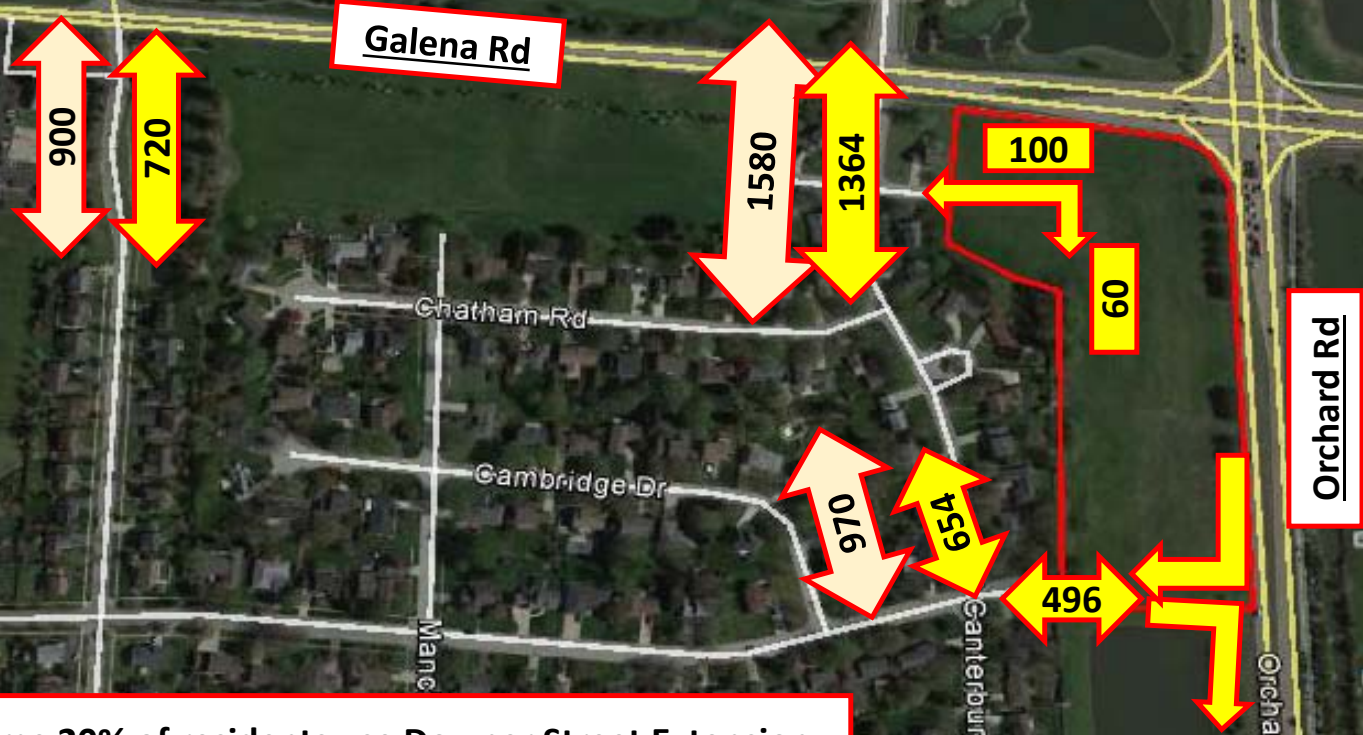
1580

970

Orchard Rd



PROJECTED- REDUCED TRAFFIC VOLUME AT INTERSECTIONS



Assume 20% of residents use Downer Street Extension

Current Traffic

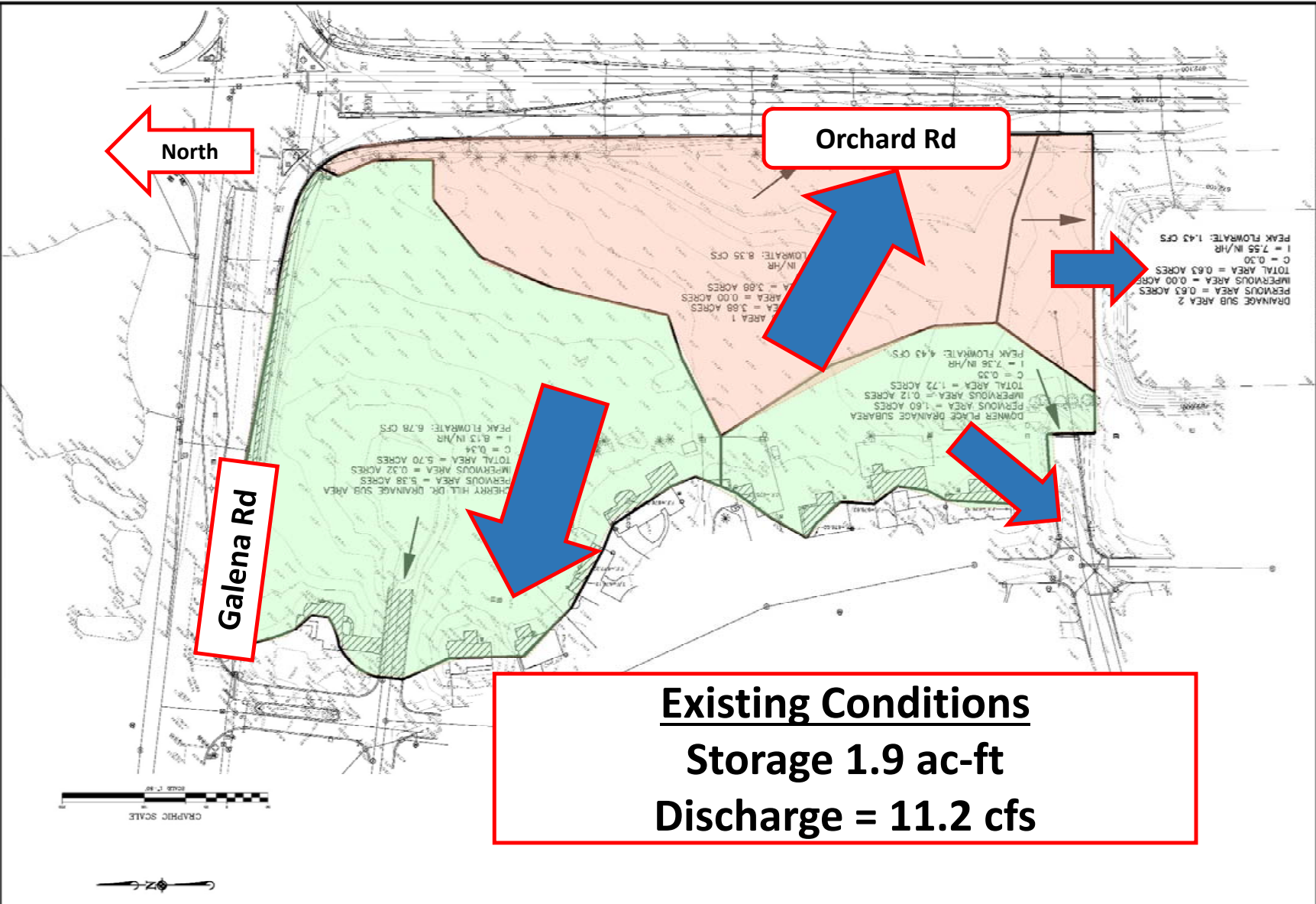
Post Dev Traffic

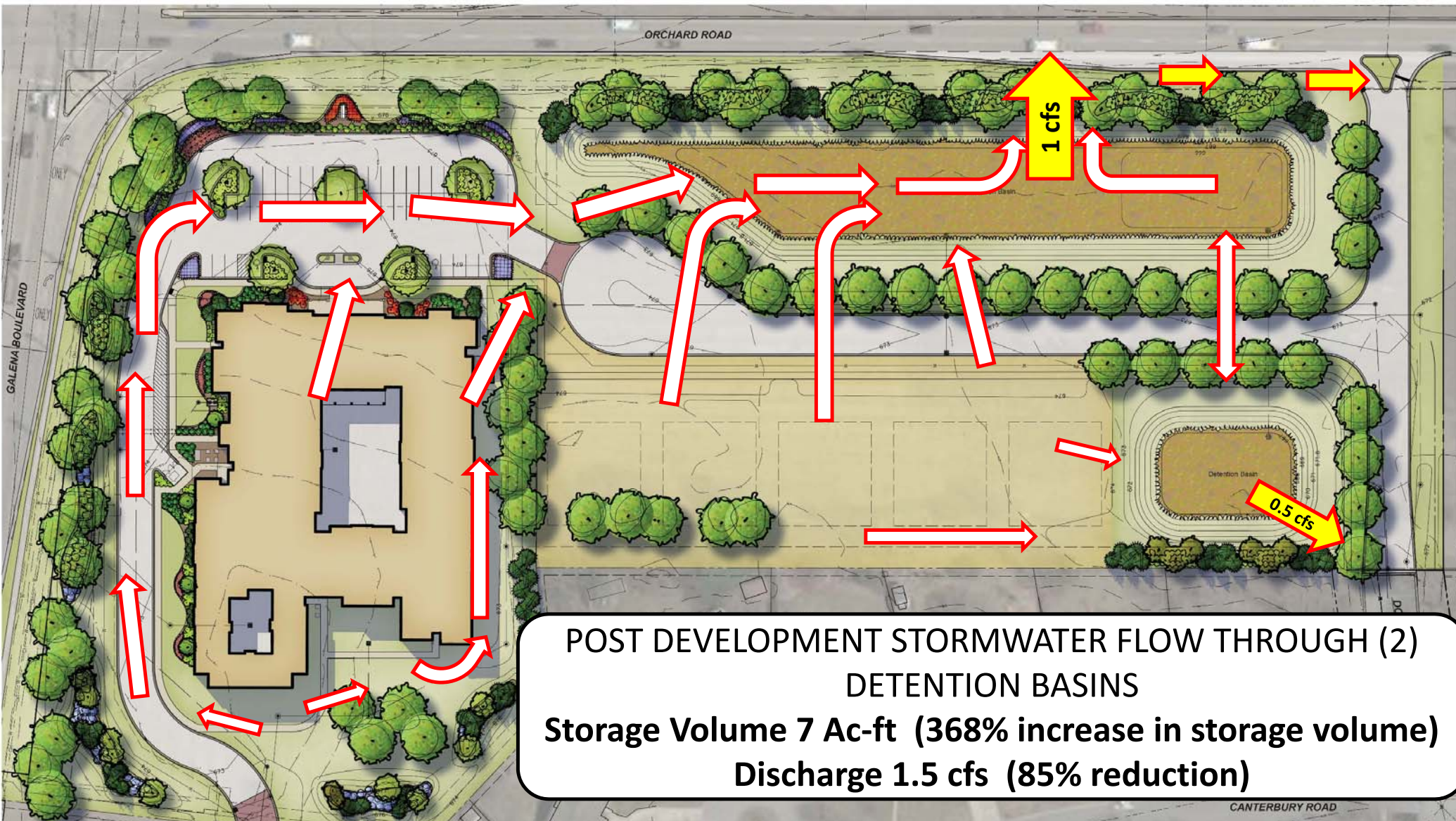
CONCERN WITH PASS THROUGH TRAFFIC



3. Bickford will improve storm water or flood water management within the neighborhood

- Redirection of runoff flow away from troubled areas
- Provide additional storm water storage
- Limit the rate of storm water discharge





Watershed benefits to Cherry Hill Subdivision:

- **Providing detention for 7.2 acres of undetained drainage area including 2.4 acres of offsite area with 5.1 ac-ft of additional storage**
- **Reducing peak flow from 11.2 cfs to 1.5 cfs – approximately 85% flow reduction**
- **Eliminating floodplain limits from encroaching onto Cherry Hills Subdivision via Downer Place**

Noise and Lighting impact on neighbors

Quiet Neighbor

- Deliveries & Trash are managed on the south side of building
- Ambulance calls -- approx. 1 per month
- Building is locked down at 9:00 pm – 7:00 am
- Residence electing to be outside will use the interior courtyards

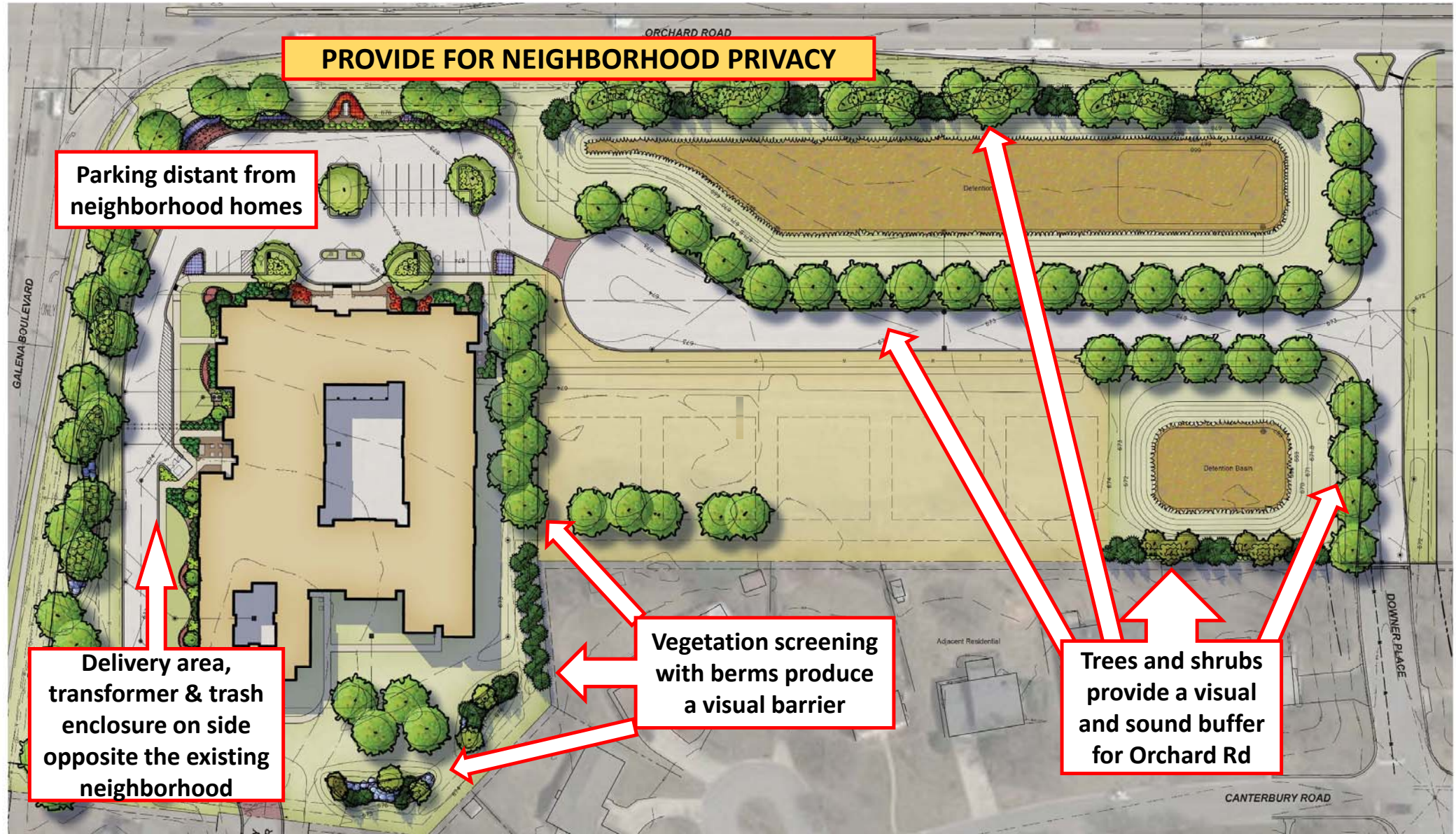
PROVIDE FOR NEIGHBORHOOD PRIVACY

Parking distant from neighborhood homes

Delivery area, transformer & trash enclosure on side opposite the existing neighborhood

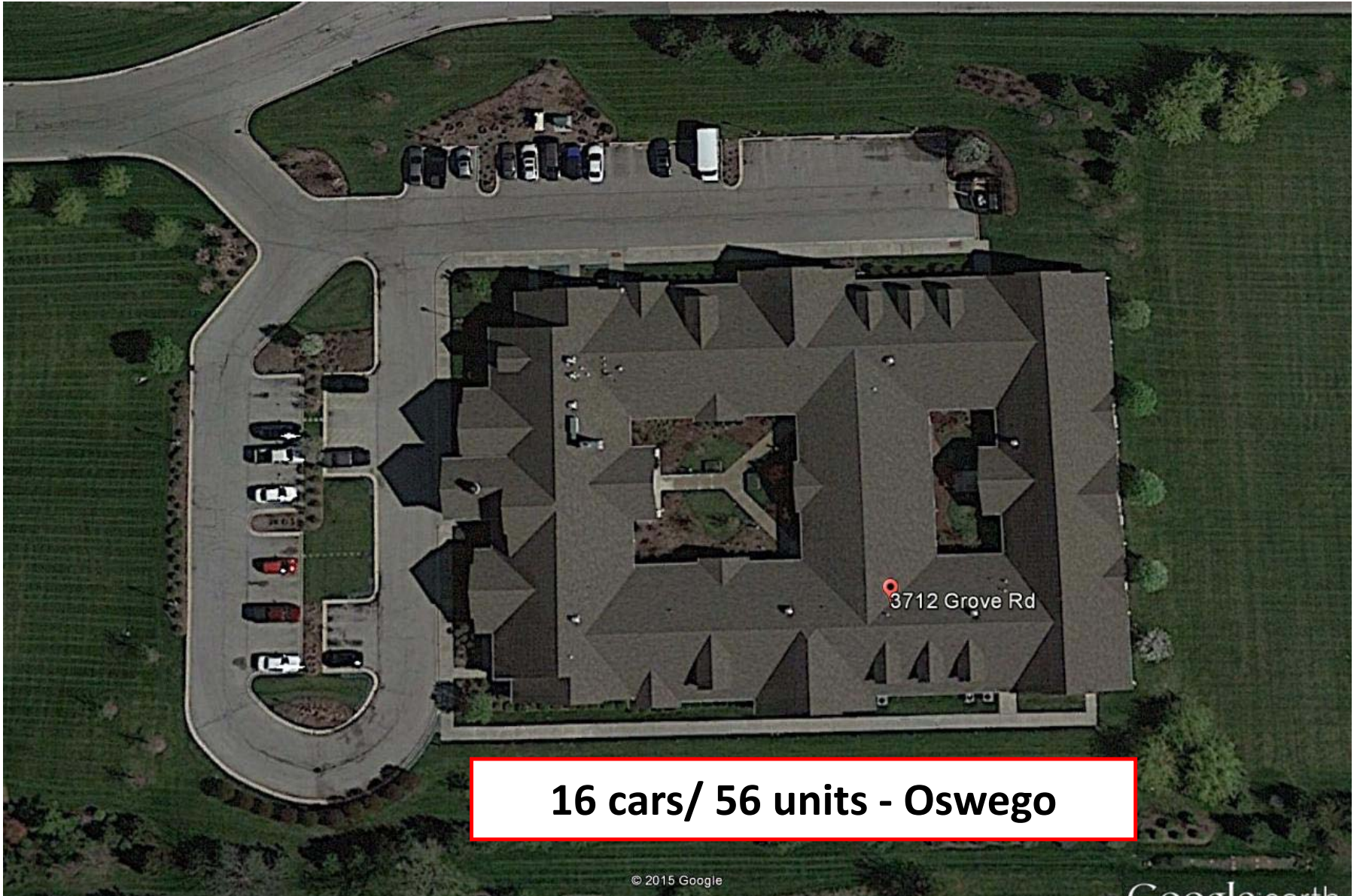
Vegetation screening with berms produce a visual barrier

Trees and shrubs provide a visual and sound buffer for Orchard Rd





18 cars/ 56 units –Crystal Lake



16 cars/ 56 units - Oswego

- Residential lighting



5. High quality landscaping



Thank you for your interest in
Bickford of Aurora

*We believe you will find Bickford
to be a Good Neighbor*