



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Associate Planner Lily Paul
Date: October 13, 2023
Re: Site Plan Review – Berker's Dental & Brain Balance Addition, 1403 Arbor Way

Berkers Family Dentistry building offers a tenant suite that is being utilized by Brain Balance Center of the Fox Valley. Brain Balance creates programs to help kids improve focus, behavior, social skills, anxiety, and academic performance. The addition for the building is for the tenant suite that Brain Balance occupies. The addition is 2,452 square feet and a parking lot expansion.

Site Plan Review

Site/Architectural

This site plan adheres to all setbacks within the Commercial Highway District. 2,452 square feet will be built to help accommodate Brain Balance with more offices, work rooms, and another bathroom. The total building size will be 10,777 square feet after completion. The parking lot will be expanded to add 32 more parking spaces, for a total of 97 parking spaces.

Façade

Lap siding and EFIS will be installed to match the current siding. The east side of the addition is lacking masonry requirements, 10% masonry is required on public facing walls. The current building does have masonry wainscoting and adheres to the façade requirements.

Landscape

The current landscaping meets all requirements. 5 canopy trees within the front yard, and plantings adjacent to the building. Need to see the landscaping plan for the addition.

Lighting

A light pole shall be installed for the additional parking spaces.

Stormwater

The developer will work with the Engineering Department to complete Erosion Control and Stormwater Management permitting.

Recommendation:

Staff recommends to approve the site plan for Berkers with the following conditions:

- **Prior to issuance of building permits, must obtain Stormwater and Erosion Control permits from Engineering Department**
- **Façade requirements are met**
- **Landscaping plan is submitted**
- **Lighting plan is submitted**

