

# APPROVED

## MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
OCTOBER 24, 2023

**Chair Kubow** called the meeting to order at 6:30 p.m.

Members Present: Jonathan Kubow, Chair  
Kirsten Kingsley  
John Fitzgerald  
Ted Eckhardt

Members Absent: Scott Seyer

Also Present: Thomas Roszak, Mocerì & Roszak for *Arlington Heights Gateway*  
Mike Mocerì, Mocerì & Roszak for *Arlington Heights Gateway*  
Paul Baulier, Mocerì & Roszak for *Arlington Heights Gateway*  
Brian Carley, Bradford Allen for *Arlington Heights Gateway*  
Therese Thompson, Cordogan Clark for *Grace Terrace*  
Zubair Ahamed, Cordogan Clark for *Grace Terrace*  
Emma O'Connor-Brooks, Full Circle Communities for *Grace Terrace*  
Denise Reyes, Full Circle Communities for *Grace Terrace*  
Mayor Thomas Hayes, Village of Arlington Heights  
Steve Hautzinger, Planning Staff

### REVIEW OF MEETING MINUTES FOR SEPTEMBER 26, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 26, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

### REVIEW OF MEETING MINUTES FOR OCTOBER 10, 2023

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF OCTOBER 10, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. MIXED-USE REVIEWDC#23-052 – Arlington Heights Gateway – 1, 11 & 15 E. Algonquin Rd.

Thomas Roszak, Mike Mocerri, and Paul Baulier, representing *Mocerri & Roszak*, and Brian Carley, representing *Bradford Allen*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is here tonight seeking approval of the architectural design for a new mixed-use commercial/multi-family building. This project requires Plan Commission review and Village Board approval as a Planned Unit Development (PUD), therefore, the role of the Design Commission is limited to the architecture of the building and signage, although there is no signage at this point to be reviewed.

The petitioner is seeking approval of a new eight-story mixed-use building with 300 residential apartment units and approximately 25,000 sf of commercial space. Floors two through three include indoor parking. The development site consists of several parcels of land located at the southeast corner of Arlington Heights Road and Algonquin Road, which total approximately 16.4 acres in size and would be redeveloped in several phases. Phase I, which is the subject of this review, is located at the corner of Arlington Heights Road and Algonquin Road on a parcel of land approximately 3.65 acres in size. The site is currently occupied by three single-story commercial buildings and a five-story office building, all of which are vacant.

This proposed master redevelopment plan is conceptual at this stage and subject to change as the project moves forward. Future phases of the development could include a mix of additional multi-family units with ground floor commercial spaces, rehabilitation of the former Daily Herald building as a primarily medical office building, and other possible uses. The entire redevelopment area is located within the South Arlington Heights Road Tax Increment Financing (TIF) District.

This project received a preliminary Design Commission review on August 22, 2023. Overall, the proposed design was very well received by the Design Commission who felt the design was fun, exciting, and well thought out. They liked the color palette of materials and felt the building would be a very nice front door to Arlington Heights. The only concerns raised were that the black balconies should be delicate and the obelisk site features seemed tall and needed further design development.

Staff comments are that overall, the proposed building design has a nice modern aesthetic that will work very well in this location. The building's uniquely shaped floor plan (including the retail, parking garage, and residential floors) generates a very interesting overall form and massing. The zig-zag chevron theme is interesting and well-integrated throughout the design at the main corners of the building as well as in the bump-out bays along all of the main walls. The garage levels are nicely integrated and concealed into the overall design. The dark brick and three-tone layering of siding colors from white to dark gray is nicely coordinated and balanced. The only comment on the building design is that the green fins on the end walls have a somewhat random appearance which the Design Commission should evaluate. One option to consider could be a more integrated use of the fins to create interest and add color to the design in a more consistent and pronounced way.

Mr. Hautzinger continued, stating that the proposed development includes two large 40-foot-tall obelisk site sculptures to be located at the corners of Arlington Heights Road & Algonquin Road, and Algonquin Road & Tonne Drive. The obelisks are intended to be focal point site design features at the key corners of the development. They are currently proposed to be made of white painted steel with programmable color changing decorative up-lighting. While Staff does want to see focal point design features in these key locations, the proposed sculptures seem overly large and somewhat random. Staff recommends further refinement and design development of these focal point features. The Design Commission should evaluate the proposed obelisks design and scale, and the lighting should also be evaluated with possible restrictions on the amount and frequency of color changes.

All mechanical equipment and utility meters are required to be screened from view. Water and electrical meters will be located inside the building. Gas meter(s) are proposed to be located within a mechanical equipment corral on the south side of the building. The equipment corral is currently shown with an open style fence. A 6' tall solid fence should be provided to screen the view of this equipment. The fence requirements will be coordinated as a site design element through the Plan Commission review.

In regards to rooftop mechanical equipment, the building design includes a continuous parapet wall, however it is quite low, which may be inadequate for screening all rooftop equipment. The petitioner will need to provide additional information and sight line diagrams for all rooftop equipment, and if needed, provide unit screens or a taller parapet wall to fully screen all equipment.

Sustainable design is always encouraged, especially for large Planned Unit Developments. The petitioner has provided a list of sustainable features that will be incorporated into the design and construction of the proposed building and site. Some of the highlights include a high-performance building envelope, landscaped green roof areas, and rooftop solar panels. At this time, there is no signage proposed for the project. Separate permits are required for all signage.

Staff recommends approval of the proposed design of the new mixed-use building to be located at 1, 11, & 15 E. Algonquin Road, with the following comments: Evaluate the green fins on the end walls of the building which have a somewhat random appearance; Further refinement and design development of the obelisk focal point features is recommended, with the Design Commission to evaluate the proposed obelisks design and scale, and the lighting evaluated with possible restrictions on the amount and frequency of color changes; and Provide additional information and sight line diagrams for all rooftop equipment, and if needed, provide unit screens or a taller parapet wall to fully screen all equipment.

**Tom Roszak** said that he represents both the developer and the architect for the project, and he is here tonight with their entire team. He began by showing a fly-around video they created to show a 3-dimensional perspective of the project; a walk-around video to show the change in massing, the movement, the visual interest; and a video of the building/drop off area, the lobby entrance, leasing center, and the lobby spaces. His slide presentation included various images and the following comments. This is an 8-story, 301 multi-family unit building with for-rent apartments and street level retail. They studied how to make the architecture contextual in its own right, because there is really nothing around the site, and have the building create a sense of place. They want it to be welcoming and dynamic and show a lot of movement, and to have fun. They have to differentiate themselves and they can do that with location, with price, and with service; but the most important thing is design because that is what people really feel. This is a 3.8-acre lot with dilapidated and vacant buildings, and they are going to recreate the site into an eco-friendly, attractive residential complex. It will have new retail, streetscape vibrancy, and beautiful landscaping; a complete package. The northwest suburbs and Arlington Heights need more housing. They looked at the current housing stock in Arlington Heights and how they can improve on it and how they can learn from it. They are proposing 301 units and right now Arlington Heights and this entire suburban area could probably absorb 5000 units. The site is an overlay district, so they complied with the uses, the height, the bulk, the setbacks, the density, and all the parking requirements; they worked hard with the Village to get things to this point. The development focuses on beautification, redevelopment, walkability, and placemaking; that was their goal. Some of the images being shown are images of the building and of buildings they have recently done that show the look and feel of the exterior and interior spaces. Phase 1 of the project that is being presented tonight is located at the southeast corner of the site, with Phase 2 to include 2 additional residential buildings, and redevelopment of the old Daily Herald building into medical offices.

**Mr. Roszak** said the 301 units being proposed will be an average of 825 square feet, with Studios that are 554 square feet all the way up to three bedrooms that are 1417 square feet, with 1-bedrooms and 2-bedrooms in between. Market flexibility needs to be provided with a lot of choices, because some people need more space, some have a budget, some need a second room to work from home, and they are trying to fill this with close to 50 different, unique floor plans. There will also be almost 25,000 square feet of retail, with hopes for a coffee shop, a restaurant, and other service retail users like a pizza or sandwich shop; things that not only residents of this building can use, but also people from around the community. They are also in talks with the existing Guitar Center about their relocation, with one idea

being to move them into one of the new spaces, which could be an interesting dynamic. All of this complies with the parking requirements for the residential and the retail, and they are aware that if there are restaurants here, parking will need to be increased, which they have a plan for. They are very proud that there will be affordable housing with this project, with 30 affordable units being proposed, which is 10% of the total 301 units. These will be in compliance with the 60% AMI requirements. This is a highly amenitized building that will include an outdoor pool, spa, sundeck, fitness area yoga, golf simulator, social and media rooms, library, business centers, dog walk, and dog spa.

**Mr. Roszak** presented the site plan showing a new entrance off Algonquin Road, a new access road, a residential parking area, a guest parking area, and 3 additional separate parking areas. They feel this is a good circulation pattern that will allow driving all the way around the site. Pedestrian circulation will include sidewalks everywhere, with some sidewalks being highlighted with striping that is in line with some of the other things happening on the building façade, for a congruent presentation of all the coloration. In terms of landscaping, 3 existing trees are being saved on the site, and new shade trees and ornamental trees are being proposed around the site. All corners of the site will have the same theme that includes an obelisk, beautiful ornamental trees, shrubbery, a mix of perennials and grasses, and edging of annuals. This will be an identifiable theme when entering the property. There will be two butterfly gardens with benches and lighting, that will include Illinois perennials and flowers to create a healthy expression of what is happening in Busse Woods. People can walk through the Butterfly gardens which will have signs for the plantings there, resembling a mini botanic garden. This theme will go throughout the building and the architecture, and the green fins will depict Illinois prairie grass dancing in the wind, which is the reason for the asymmetrical presentation and elevation. Everything ties in with the fun interplay between the landscaping and the building, some of the interiors, the fins, the portals; all of it ties together. It is really about health, art, architecture, and making people feel their best by telling them a story about the building, the landscaping, etc.

The parking will go up to the 4th floor and down ½-floor. The entire parking garage will be screened with the same fenestration as the building; the same siding, brick, and windows. A portion of the second and third-floor are residential units, with some of the units having green roof terraces. The fourth-floor has residential units and amenities that include a sun deck with a pool, a spa, exterior landscaped areas with planters, paving, fiesta lights, furniture, and grilling stations; it is a really active area to give people a lot of flexibility in terms of what they can do. There are party rooms and theater space, a work-out space, and a golf simulator. Floors 5 through 8 will be all apartments. They believe the demographic for this building will be a little bit of everybody; a mix of young people, young families, existing residents in the community that sell their home and want to rent. The market rent they are predicting is \$3 per square foot, when the building is completed in about 2 years. The rental rate for the affordable units is set by the U.S. Department of Housing and is published every year, and they will comply with the 60% AMI, average median income. Their goal is to rent these units about 12 to 18 months from the time they become available. With regards to sustainability, the building will be energy star certified with a very efficient thermal envelope that includes interior and exterior lighting with LED lights, high efficiency plumbing, HVAC, and electric charging stations.

**Mr. Roszak** referred to the site plan and pointed out where all the stormwater detention will be located underground, which meets all NWRD requirements. He showed images of the different types of units and the interior spaces included.

With regards to the architecture, **Mr. Roszak** said that these buildings are very simple, straightforward, efficient, well-lit, and very market ready to be enjoyable. They studied the market to know what people want, and they want to deliver on that. They are trying to enhance this area of Arlington Heights, to make it beautiful with the architecture, the residential units, and the retail by accommodating everything with the right number of parking spaces, open space, etc. High quality, innovative materials are proposed and are all detailed in a way to provide architectural delight. There are white chevron elements in key places to create a rhythm of visual interest, there are areas of siding in three different colors (white, light grey, and darker grey), grey brick, black window frames and balcony railings, and there are fins in a bright green color that is evident throughout the project. With the elevations, they are trying to provide rhythm and create elegant proportional residential scale. The geometry of the chevrons is to show movement and provide visual play with the building to make it visually appealing to those living there and those driving by, and the green fins depict Prairie grass blowing in the wind. The entire base of the building is brick and in certain sections the brick goes up to the third-floor. In response to Staff comments about the chevrons, **Mr. Roszak** said that there are 8 chevrons that are

faceted and placed on each one of the facades. The fins are probably more asymmetrical than symmetrical, but they feel that it gives the building some beauty and creates some visual interests, and it really ties in well and off-sets some of the grey smaller chevrons that can be seen throughout the white areas.

With regards to landscaping, the hardscapes include brick paving in certain areas, lighting that includes low level lighting with bollards, lighting at the parking areas, and lights on the building that actually light the way on the sidewalks. They do not have their signage program developed yet, but it will include a very integrated wayfinding signage program and be part of a brand they will create. All of the sidewalks will be 8-feet wide to double as bike paths around the perimeter, there will be 480 parking spaces in the building, and 85 parking spaces outside the building, which are more than what is required. A more enhanced parking management plan has been submitted as part of the Plan Commission review.

**Mr. Roszak** continued the slide presentation showing some of the views looking southwest at the corner of Tonne and Algonquin, and how the building has an undulating design with a lot of movement in the mass and in the fenestration, which they feel is important. The view shows one of the green fins and an obelisk, which is kind of the same chevron with 3 angled steel outward pieces that flares to 5-feet wide at the bottom and 3-feet wide at the top, and 40-feet tall. Their idea was to make something very simple but with presence. As more phases of the development are built, the same theme will be repeated to have key entry/corner points accentuated. They are open to talking about this if the commissioners choose to. A day and dusk view of the current obelisk design was shown that includes 3 components or 3 bent blades that go up and are tapered, with space between the blades, lit up from three sides and lit up from the inside; it is very simple, like a piece of art that ties in with the architecture. The obelisk can be lit with a white LED light, or different color lights could be used. An entry view of the drive aisle and lobby entrance was shown, which includes a mural by artist Lauren Asta, and interior amenity spaces including the fourth-floor pool space. A drawing showing setbacks was also presented that includes a 15-foot setback for Floors 1 through 3, and a 50-foot setback for Floors 4 and above. The building is in compliance on Arlington Heights Road and on Algonquin Road. A rooftop equipment visibility drawing was shown that indicates no large chillers or large equipment being proposed on the roof; therefore, they feel there is no need to raise the parapet, which is current proposed at 18-inches high.

**Mr. Roszak** responded to Staff comments about the fins. He explained that the fins were purposely placed in an asymmetrical manner on the zigzag chevron elevations to depict movement and give further dynamism to the facades. Both symmetry and asymmetry are OK, and as they further developed the design of the building elevations and architectural themes were coalescing, they started talking about the prairie and the fins which became tall Prairie grasses dancing in the wind. So the asymmetry made even more sense, and they borrowed the idea from the nearby Busse Woods and throughout Illinois in general. The idea for a butterfly garden reinforced this theme. It is about a healthy future, about flowers and pollinators, and bringing these themes into the exterior and interior of the building. The zig-zag chevrons also connote a honeycomb geometry. Hints of green color are seen throughout the interior spaces, in the portals, in the carpeting, and in the artwork. They are also commissioning local artist Rob Larson to do a series of abstract flower paintings to hang in the public spaces for all to enjoy. They will brand the building with a name at some point, and it may have a tie in with the idea of flowers, grasses, and the prairie. **Mr. Roszak** concluded his presentation.

**Chair Kubow** asked if there was any public comment on the project and there was no response from the audience.

The commissioners summarized their comments. **Commissioner Kingsley** said she was at the preliminary review of the project and there does not appear to be many changes, with the exception of the obelisks. She gave accolades to a lot of the things trying to be done with this project; sustainability, the fact there is a theme throughout the whole development, and trying to highlight the south portion of Arlington Heights, which the commissioners spoke to at the preliminary review. She liked the materials and said the massing is really good. She asked about future phases of the development and if they would relate to and have a similar theme to Phase 1, because looking at the site plan now, the footprint of the future phases and buildings do not relate at all. Referring to the site plan and Master Plan, **Mr. Roszak** said that future buildings will not be identical but will have the same kind of delicacy as the buildings in Phase 1; they will talk the same language. **Commissioner Kingsley** asked if the same team of architects, etc. will be part of

the future phases and **Mr. Roszak** said yes. **Commissioner Kingsley** also asked about the materials of the fins and the thickness of the fins, and **Mr. Roszak** said the fins are 3 x 6-inch- thick painted aluminum that will look like a mullion. **Commissioner Kingsley** liked the fins and said they will work well, and she liked the actual color chosen for the fins; however, she suggested the possibility of more fins or a tie-in between the fins and the obelisks. She liked the obelisks, which she referred to as a folly, but was unsure that they go with the brand of the prairie grass theme, which she loved. She understood why the folly is proposed at two important corners that enter into the site off of Algonquin Road, but she felt that entering the site from the south and the adjacent highway is very important, with the corner between Phase 1 and Phase 3 being very important. **Mr. Roszak** agreed and said there is the option of adding more obelisks elsewhere on the site. **Commissioner Kingsley** asked if the follies can be experienced by being able to go between the blades, or is it only a sculpture to look at. **Mr. Roszak** loved the idea of walking between the fins of the obelisk. **Commissioner Kingsley** reiterated her comments about the fins and the obelisks, the materials of them, how many there are, and what she felt was appropriate. She said most people will be driving their cars to this site and this is a really fast intersection where bike riding may or may not happen, and whatever is done here, it should be car orientated. With regards to the parking garage, she asked if the glass will be obscure and if the lights in the garage will always be on. **Mr. Roszak** said the glass is translucent to let light through, but you cannot see into the garage. Although the lights in the garage will always be on, they are set back a little bit and the temperature of the light will be consistent with the residential. **Commissioner Kingsley** said it is really important that the temperature of those lights be the same, and she suggested the lights be smoked or graded so the light is not as intense. Other than those comments, she said it is a nice building and she commended the petitioner on what has been done.

**Commissioner Eckhardt** said the building is really unique, it has nine outside corners, which is special, and he loved that the bow of the giant ship is facing the intersection. This commission has not seen a project this big in a long time, and certainly not one as creative as this, so great job. He completely accepts the green fins for what they are; they are purposely that way to create interest. The only elevation that bothers him is the east elevation because the green fins seem to be tucked in between the middle of a window and they seem to be crowded, unlike the other elevations where they are either out in the valley or the crest of the undulations. **Mr. Roszak** said this is because of the floor plan; each fin reacts to what the floor plan is. **Commissioner Eckhardt** said that the fins appear really close to the window framing, and **Mr. Roszak** said there is approximately 18-inches between those windows. **Commissioner Eckhardt** was concerned about a possible green tint inside a unit from the light reflecting off of the green fins, because of its close proximity. He was all in with the obelisks and felt the simplicity of the design is great, he loved that it can be transparent and have light going up the side of it. He asked if the parking garage is 100% ventilated, and where are the location of the exhaust grills. **Mr. Roszak** said the garage is 100% mechanically ventilated and all four of the exhaust grills are located on the north side and will be the same punched opening size as a window. **Commissioner Eckhardt** said it is a great building and he loved it.

**Commissioner Fitzgerald** really liked the entire project and said the building looks very interesting from every angle. He liked the colors, the materials, and he liked the fins that are bright but still organic; they are fun and he liked that they are different and the amount of them. He liked the obelisks and said it might be interesting to bring some of the green into the obelisk to separate it, maybe the inside could be green; however, he did also like them the way they are. The trees appear a little tall in the model, but he pointed out that all of the trees being planted will eventually get into a 50- to 80-foot-high range, so in the long term, the obelisks will be perfect in the size that they are. He liked the project and had no further comments.

**Chair Kubow** said that generally, he felt the project was fantastic. He loved the investment being made into this blighted area that is really the gateway from the south into Arlington Heights. The architecture is wonderful, it is a huge long building and the massing has been broken up so it does not feel like one big flat facade, which helps breakdown the overall size of the building. He asked if the green roof above the retail at the fourth floor will be accessible to the residents, and **Mr. Roszak** said no, that area will be drought tolerant sedum. **Chair Kubow** was glad to hear that there will be no loud condensers units on the roof, and he highly recommended as much interior work-space in the building as possible. He liked the term obelisk versus folly, it is a classic word, and he is a huge fan of them; it reminds everyone of some type of specific architecture, and having them lit will be very dynamic. He had nothing but positive things to say about the project; it is a fantastic building. He asked about the color of the exhaust vents in all the units and **Mr.**

**Roszak** said they will be painted either white or grey to match the adjacent siding.

**Commissioner Kingsley** asked about the material of the obelisks and **Mr. Roszak** said it is solid steel, purposely bent, with steel ribs between to connect the 3, V-shaped pieces of steel, and painted. **Commissioner Kingsley** was glad it would not be brushed stainless, or light coming off of it. She reiterated her previous comments about having the obelisk connect with the brand and the green and the possibility of experiencing it. Although the light fixtures are not part of the landscape, she felt it might be better if they were walkable. **Mr. Roszak** said they will explore the possibility of walking through the obelisks.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN OF THE MIXED-USE BUILDING TO BE LOCATED AT 1, 11, & 15 E. ALGONQUIN ROAD, AND 2355 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 9/18/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE COLOR TEMPERATURE OF THE LIGHTING INSIDE THE PARKING GARAGE LEVELS MATCH THE COLOR TEMPERATURE OF THE LIGHTING IN THE RESIDENTIAL PORTIONS OF THE BUILDING.
2. A RECOMMENDATION TO FURTHER STUDY THE OBELISK DESIGN SO IT SOMEHOW RELATES TO THE GREEN FINS AND OVERALL BUILDING BRAND.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

**Commissioner Eckhardt** said he liked the idea and intent to create something that might be kinetic and have fun for the residents, and he hopes that stays with the obelisk design going forward, especially the ability to change the color of them. **Commissioner Kingsley** clarified that the intent of the motion is that the obelisks relate to the fins that are on the building, although they do not have to be green, and the branding should tie it all together; the obelisks just need that. **Mr. Roszak** said the obelisks could be lit in white and green, and **Commissioner Kingsley** said that did not sound as classy as she was anticipating. The motion was a recommendation that the petitioner further study the design of the obelisk and make what they believe would be the best changes for the branding. **Commissioner Eckhardt** said that the design is simple now, which he supports, but the petitioner should have some flexibility to have fun with it. **Mr. Hautzinger** asked if there are any limitations with regards to the obelisk lighting that the commissioners want to condition their approval based on, and **Commissioner Kingsley** said that she prefers the lighting be classy and not necessarily colorful; however, whatever light is put on the obelisk, she preferred it be as dark-sky as possible so it lights up the obelisk and not the sky. **Mr. Roszak** liked the idea of dark-sky lighting. **Mr. Hautzinger** preferred up lighting to downlighting, and **Commissioner Eckhardt** agreed and said that up lighting can be controlled for dark sky compliance. **Mr. Roszak** said that in the spirit of these comments, they will solve that.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION AS FOLLOWS:

1. A RECOMMENDATION TO FURTHER STUDY THE OBELISK DESIGN SO IT RELATES TO THE BRAND AND TO THE GREEN FINS, WHICH ARE THE PRAIRIE GRASS. THE OBELISK DESIGN AND LIGHTING SHOULD BE CLASSY AND SIMPLE, AND IF POSSIBLE, BE DARK-SKY FRIENDLY. CONSIDER THE OBELISK DESIGN TO BE INTERACTIVE WITH ENOUGH SPACE TO WALK BETWEEN THE PLATES. IF THE OBELISK DESIGN CHANGES DRAMATICALLY, THEN IT SHOULD COME BACK TO THE DESIGN COMMISSION FOR RE-REVIEW.

ECKHARDT, AYE; FITZGERALD, AYE; KINGSLEY, AYE; KUBOW, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.