

ARCHITECTURAL REVIEW BOARD  
Tuesday, February 23, 2021  
5:00 pm

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**Members Present:**

Ryan Jaromin  
Jason Gasaway  
Mark Darrall

**Members Absent:**

**Others Present:**

Matt Ray  
Erin Hurley  
Pete Olson  
Shelby Bowen, Petitioner  
Scott Senefeld, Veridus

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The meeting was called to order at 5:00 pm by Matt Ray. Ryan Jaromin, Jason Gasaway, and Mark Darrall were present.

The minutes of the August 25, 2020 meeting were distributed. Ryan Jaromin moved to approve the minutes as presented. Second by Mark Darrall. All members voted Aye.

**Old Business:**

There was no old business.

**New Business:**

ARB Application #2021-ARB-01 (REBAR Development/ "The Oliver"):

Matt Ray presented application #2021-01 from Shelby Bowen, developer of "The Oliver" building to be located on property encompassing the 9400 block of W. Smith Street and the 9400 block of W. Canal Street. This property is located within the Downtown Core Overlay District. The request is for approval of façade colors, 360° façade design, signage, and a variance of the size requirement for three of the apartments.

Shelby Bowen, REBAR, brought samples of the brick to be used on the building. He described the building as a three story mixed-use structure. It will be similar to their development in Plainfield. The color scheme is very similar, has arched windows, cast stone on the first floor and storefront glass, and masonry cornices that are limestone colored. There is articulation of the roofline and a breezeway in the middle of the first floor. There is a residential corridor along the back of the building. No residents will be in the back of the building; all units will face civic green, Smith Street, or Canal Street.

There are three units of the 26 apartments that do not meet the size requirement for downtown development. These three units are traditional one-bedroom apartments which are 643 square feet instead of the required 700 square feet.

The board discussed the colors of the cast stone and fiber cement on the backside of the building. They also requested brick or masonry trim around the breezeway on the back of the building so it doesn't just look like a hole in the façade. Mr. Bowen clarified that there are stipulations in the

leases which prohibit storage on balconies and regulates outdoor décor. The depth of the balconies will be 48 inches. He also explained the placement of the trash dumpster and that it would be in a masonry enclosure.

There was no signage approval request at this time. Mr. Bowen stated that they would probably have one blade sign on the corner of the building which would be rear lit. Retail tenants will submit requests individually for ARB approval, but REBAR will approve them before they come before the ARB.

Rents for the residential apartments will start at \$850/month. They plan to break ground by the end of March.

Jason Gasaway made a motion to determine that this project qualifies as a Signature Use Development. Mark Darrall seconded the motion. All members voted Aye.

Jason Gasaway moved to allow for an exception to the square footage requirement for three apartments in the development. Second by Mark Darrall. All members voted Aye.

Ryan Jaromin moved to approve the architecture of the building with the stipulation that the colors must remain in the earth tone family and any signage must come again to the ARB for approval. Jason Gasaway seconded the motion. All members voted Aye.

Officers for 2021 shall be:  
Mark Darrall, President  
Jason Gasaway, Vice President  
Ryan Jaromin, Secretary

There was no public comment.

Meeting adjourned at 5:40 pm.



Matt Ray, Building Commissioner