



Department of Metropolitan Development
Division of Planning
Current Planning Section

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER

October 29, 2026

Case Number: 2026-ZON-088
Property Address: 1612 North Somerset Avenue
Location: Wayne Township, Council District #11
Petitioner: Beavog LLC, by Brian Tuohy
Current Zoning: D-5
Request: Rezoning of 0.27-acre from the D-5 district to the C-4 district to provide for expansion of existing commercial use.
Current Land Use: Commercial
Staff Recommendations: Staff recommend **approval** of this petition.
Staff Reviewer: Jasmine Dillard Nikolich, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommend approval of this petition.

PETITION OVERVIEW

LAND USE

1612 North Somerset Ave is a residential parcel within the Rainbow Ridge subdivision currently improved with a single-family residence originally constructed in the early 1900's according to the Assessor's Property Card. The property currently has a commercial land use classification despite its current D-5 zoning district classification and legally non-conforming residential structure. The parcel to the east is within the C-4 commercial zoning district composed of a Hoosier & Tent Party Rental building. Both properties are jointly assessed by a parking lot connected to North Somerset Ave and are owned by the same property owner. Additionally, the other surrounding land-uses are single-family residential in nature. The closes road of the non-local classification is West-16th Street to the east.

REZONING

Approval of this petition would rezone the property from the D-5 designation to the C-4 zoning district to allow for an expansion of the existing Hoosier & Tent Party Rental company to the east.

Per the Ordinance, the D-5 district is intended for medium and large-lot housing formats, primary for detached houses, but may incorporate small-scale multi-unit building types in new strategic locations. This district can be used for new, walkable suburban neighborhoods or built for infill situations in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan. Nonetheless, the current land use classification for this site is identified as commercial, which is rare for the D-5 zoning district.

Per the Ordinance, the C-4 district is designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. These centers may feature several large traffic generators such as home improvements stores, department stores, and theaters. Even the smallest of such freestanding uses in this district, as well as commercial centers, require excellent access from major thoroughfares. While these centers are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities, as specified.

STAFF ANALYSIS

Staff would note that the single-family residential structure has been vacant since approximately 2007 according to the Assessor's Property Card and redeveloped in 2013 with structural permit STR13-04251. Additionally, there is an existing 3-foot black metal fence with an existing 23-foot sliding gate to the parcel directly to the east that connects to the front of this parcel. The fence meets zoning ordinance requirements for the C-4 commercial zoning district.

The Comprehensive Plan Pattern Book recommendation for this property, and adjacent land to the east is for Commercial use (see comprehensive Plan Analysis below). The size of the parcel will meet all commercial development requirements. For these reasons, staff recommend approval of the rezoning request from D-5 to C-4 to allow for commercial use.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Commercial	
Comprehensive Plan	Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Single-Family Residential
South:	D-5	Single-Family Residential
East:	C-4	Commercial
West:	D-5	Single-Family Residential
Thoroughfare Plan		

North Somerset Avenue	Local Street	48-foot existing right-of-way and 48-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	8/25/2026	
Site Plan (Amended)	N/A	
Elevations	8/25/2026	
Elevations (Amended)	N/A	
Landscape Plan	9/28/2026	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Enter all comprehensive plans applicable to this proposal.

Pattern Book / Land Use Plan

- The Community Commercial typology provides for low-intensity commercial and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces (Page, 79).

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Marion County Land Use Plan Pattern Book

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.



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Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.



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ZONING HISTORY

ZONING HISTORY – SITE

N/A

Zoning HISTORY – VICINITY

2010-UV1-001; 3642 W. 16th Street (east of site), Variance of use of the Commercial Zoning Ordinance to provide for an automobile repair facility, with a storage lot for vehicles awaiting repair and an automobile sales lot (storage and sales not permitted), **denied**.

2004-ZON-077; 2645 W. 16th Street (east of site), Rezoning of 0.2241 acre, being in the D-5 District, to the C-4 classification to legally establish commercial uses, **approved**.

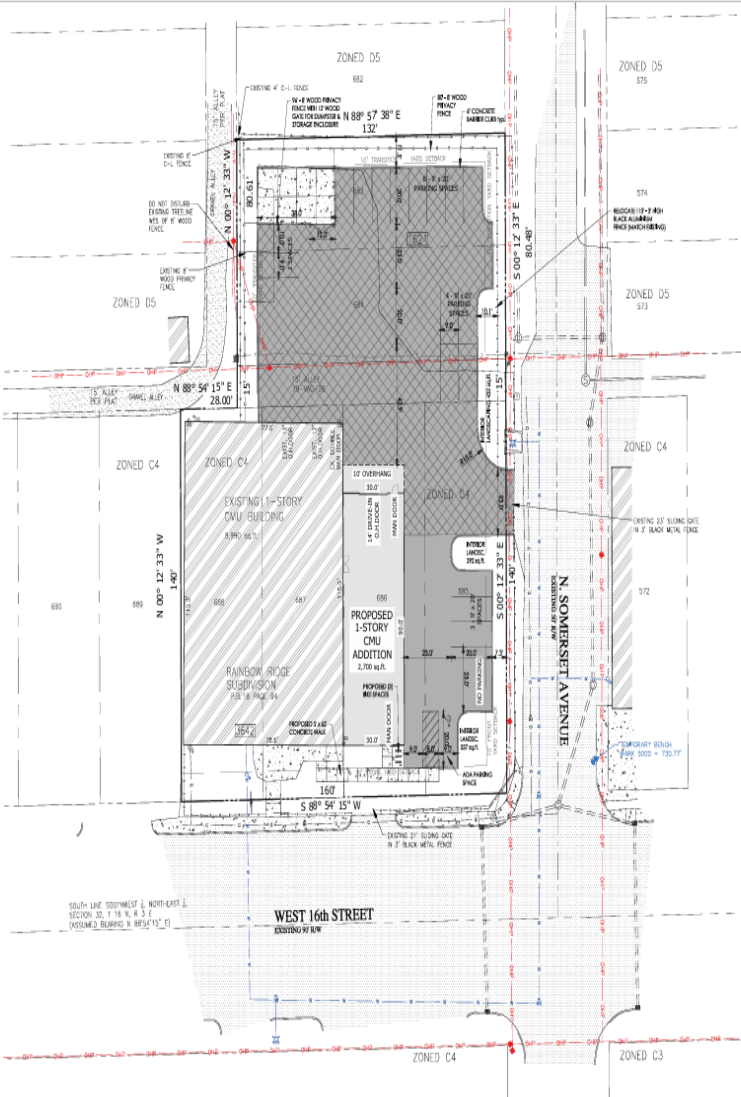
91-Z-175; 1635 W. 16th Street (east of site), Rezoning 0.44 acre from D-5 to C-4, **approved**.

EXHIBITS

2026-ZON-088; Aerial Map



2026-ZON-088; Site Plan



SITE DATA

EXISTING BUILDING	8,800 sq.ft.
PROPOSED BUILDING ADDITION	2,700 sq.ft.
PROPOSED PARKING SPACES	13
PROPOSED LANDSCAPING	3 (1" x 8")
PROPOSED PARKING SPACES	18
PROPOSED ADA SPACES	1
TOTAL PROPOSED PARKING	19

PROPOSED REZONING OF LOTS 885 & 884 & VACATED ALLEY TO C4

EXISTING BUILDING	8,800 sq.ft.
PROPOSED BUILDING ADDITION	2,700 sq.ft.
PROPOSED PARKING SPACES	13
PROPOSED LANDSCAPING	3 (1" x 8")
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PROPOSED PARKING SPACES 18
PROPOSED ADA SPACES 1
TOTAL PROPOSED PARKING 19

NOTES

1. SITE INFORMATION
SITE: 3642 W. 16TH STREET, CHICAGO, IL 60612
2. BENCH MARK
INDOT BN 48-0-0047

TABULAR MARKER SHAPED MARK SET IN NORTHWEST CORNER OF WEST 16TH STREET BRIDGE OVER RIVER CREEK JUST WEST OF GATE 2 AT INDIANAPOLIS WATER SYSTEM.

CONDITION - GOOD
CONC - 728.47
HAZD 1988

1. TEMPORARY BENCH MARK
CPI 5000
MARK SET AT EAST EDGE OF PARAPET OF N. SOMERSET AVENUE 43.07' EAST AND 11.6' NORTH OF THE SOUTHEAST CORNER OF THE SUBJECT REAL ESTATE AT 3642 W. 16TH STREET.

CONDITION - GOOD
ELEV - 730.77
HAZD 1988

PRELIMINARY SITE PLAN

GRAPHIC SCALE
1" = 40'



EXISTING LEGEND

- STORM INLETS
- STORY MANHOLE
- UTILITY POLE
- WATER VALVE
- PHONE MANHOLE
- UTILITY PROTECT
- FIRE HYDRANT
- MANHOLE
- CLEAN OUT
- WATER METER
- BOLLARD
- ELECTRIC METER
- GAS METER
- AIR CONDENSER
- GAS VALVE
- 1" CONTOUR LINE
- 5' CONTOUR LINE
- EXISTING GAS LINE
- PROPERTY LINE
- ADJACENT/SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SEWER LINE
- EASEMENT
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITY LINES
- UNDERGROUND TOWN
- TELECOMMUNICATIONS
- EXISTING WATER LINE
- SAWYER SINKER LINE
- STORM SEWER
- CHAIN-LINK FENCE
- PRIVACY/WOOD FENCE
- WOMEN WIRE FENCE
- SAW CUT

PROPOSED LEGEND

- 1" CONTOUR LINE
- 5' CONTOUR LINE
- PROPOSED STORM SEWER
- PROPOSED SINKER
- 6" WOOD/PRIVACY FENCE
- PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED LIGHT-DUTY ASPHALT
SEE DETAIL
- PROPOSED HEAVY-DUTY ASPHALT
SEE DETAIL
- PROPOSED CONCRETE
SEE DETAIL

KEELER-WEBB ASSOCIATES
3642 W. 16TH STREET, CHICAGO, IL 60612
PHONE: (312) 574-1400
FAX: (312) 574-1401
WWW.KWASSOCIATES.COM

BEAVOG, LLC
3642 W. 16TH STREET, CHICAGO, IL 60612
PHONE: (312) 574-1400
FAX: (312) 574-1401
WWW.BEAVOG.COM

LOOSIER & SIENTI
3642 W. 16TH STREET, CHICAGO, IL 60612
PHONE: (312) 574-1400
FAX: (312) 574-1401
WWW.LOOSIERANDSIENTI.COM

OWNER: DC
PROJECT NO.: 2510-004
SHEET NO.: 4 OF 4

2026-ZON-088; Photographs

Photograph 1: North of Site



Photograph 2: East of Site



Photograph 3: South of Site



Photograph 4: West of Site



Photograph 5: Hoosier & Tent Party Rental Company to the East of Property

