

## I-2 ZONING – LIGHT MANUFACTURING & INDUSTRIAL (OFFICE, INSTITUTIONAL, TRAINING, ASSEMBLY, WAREHOUSING)



# 35,727 SQ. FT. FOR LEASE

1245 Hartrey Ave.  
Evanston, IL 60202

### Contact:

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Lark Management

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This unique fully sprinklered, flexible, first-floor space has many possible uses. Skylights throughout the space provide abundant natural light. Vibrant West Evanston location has a range of tenants — including a micro-brewery, a national daycare provider, and a family medical and dental clinic. Renovated in 2024 as a job-force training site, the 1245 Hartrey Ave. space includes 29,100 sq. ft. of fully air-conditioned classrooms, shops, retail area, and office space, adjacent to a 6,627 sq. ft. of warehouse space served with 2 depressed loading docks with overhead doors. Located on Hartrey Avenue at Dempster Street just west of Dodge Avenue, the space is easily accessible by car or truck (with adjacent parking for 153 cars), and convenient to public transit (Pace Bus, CTA, and Metra), I-94 and O'Hare International Airport. The space has a 400-amp, 460 volt/277 volt, 3-phase 4-wire electrical service.

- Total Square Footage: 35,727 sq. ft.
  - Air-Conditioned/Finished Space: 29,100 sq. ft.
  - Warehouse and Dock Space: 6,627 sq. ft.
- Ceiling Height: 13' 6"
- Zoning: I-2 (Light Manufacturing & Industrial)
- Heavy Electrical Power: 400 amp — 460 volt/277 volt, 3-Phase 4-Wire
- Skylights throughout the space provide abundant natural light
- Fully Sprinklered, Monitored System
- Depressed Loading Docks 2
- Exterior Dock Doors: 2
- Air Conditioned (except warehouse)
- Column Spacing: 33' x 22'

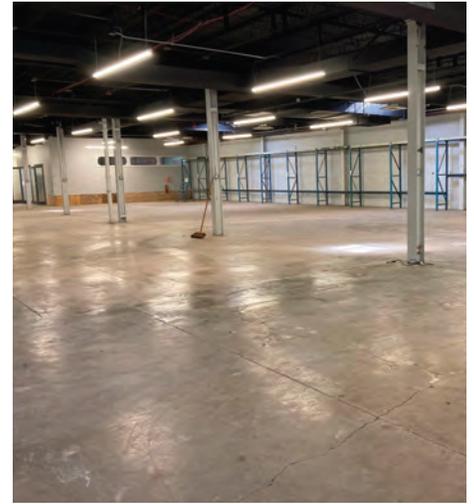
## I-2 ZONING – LIGHT MANUFACTURING & INDUSTRIAL (OFFICE, INSTITUTIONAL, TRAINING, ASSEMBLY, WAREHOUSING)



Center Space Facing North



Center Space Facing West



Center Space Facing South

- Abundant Natural Light throughout the Space  
— Ceiling Height: 13' 6"

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- Public Transportation: Pace Bus, CTA, and Metra  
Dempster Street: Pace 250 East/West  
Dodge Avenue: CTA 206 Evanston Circulator to CTA/Metra

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- I-2 Zoning: Light Manufacturing & Industrial and Additional Uses;  
Office, Institutional, Training, Assembly, Warehousing

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- Adjacent On-Site Parking: 153 spaces

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- Road Transportation: Dempster Street — Primary Evanston East/West Arterial  
4 Miles to I-94  
30 Minutes to O'Hare

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- Vibrant Building Tenant Mix: National Daycare Provider,  
Craft Brewery, Printer,  
Adolescent Swim School,  
Family Medical and Dental Clinic

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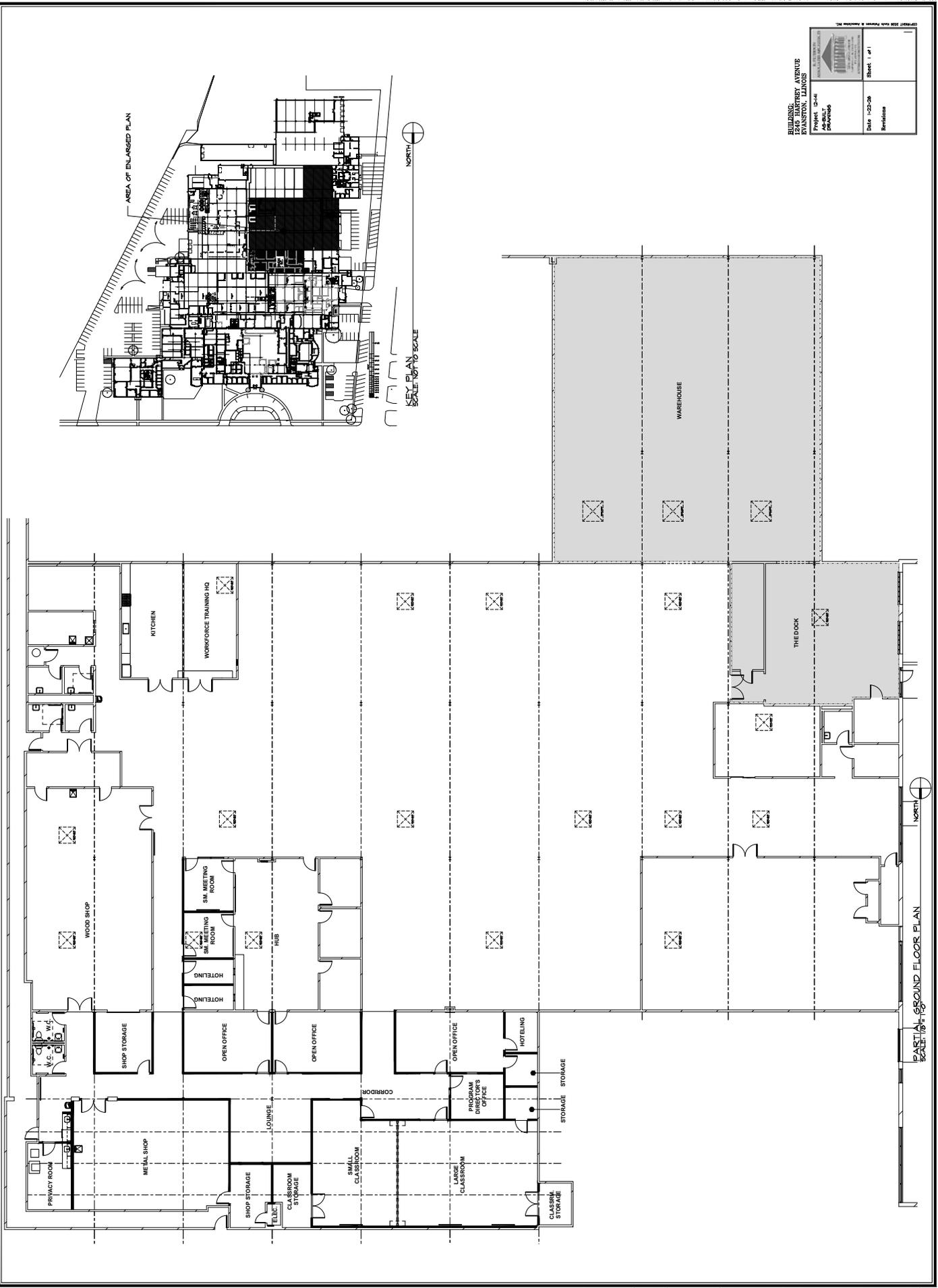


2 Dock Doors Interior and Exterior



## Highlights

- High Ceiling, Lots of Natural Light
- On-Site Parking (153 Spaces)
- Public Transit — Bus, CTA, Metra
- Dempster Street Access — East/West
- Fully Air Conditioned & Sprinklered
- Grade-Level Dock(s)
- I-2 Zoning, Heavy Electric Power



BUILDING: HARTREY AVENUE  
 EVANSTON, ILLINOIS  
 PROJECT: C-44  
 ARCHITECT: LARKMANAGEMENT  
 DATE: 1-22-26  
 SHEET: 1 of 1  
 REVISIONS:



Classroom Office Hallway



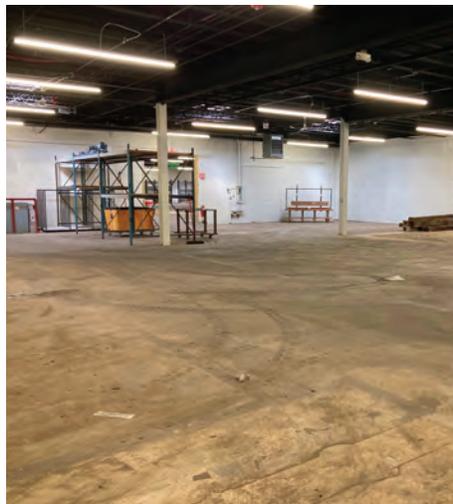
Hub Office 1



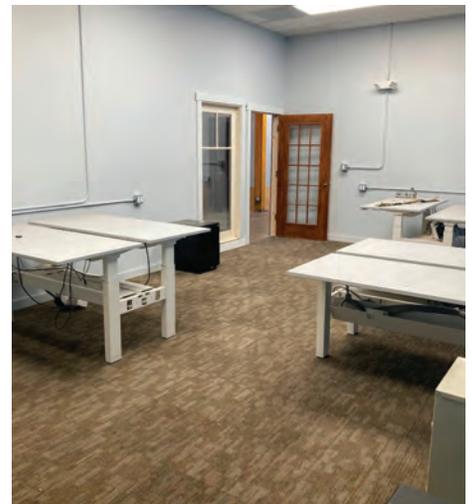
Large Classroom



Office Hub



Warehouse Area



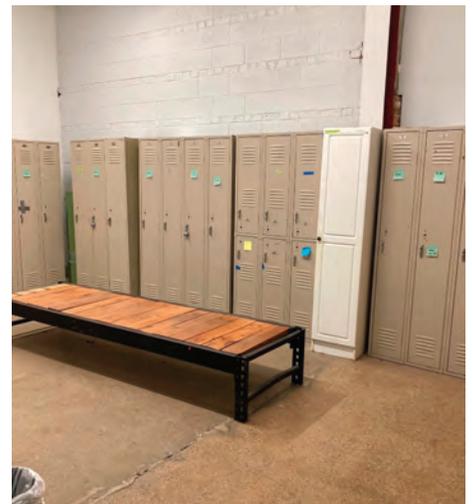
Office Drafting Area



Kitchen



Laundry



Locker Room

# I1-D3\*

## Industrial Districts

(Zoning Ordinance Sections 6-14-1, 6-14-2, 6-14-3, 6-14-4)  
Updated September 2022



\*See Title 6, Chapter 14 of the Evanston Code of Ordinances for more information, definitions, additional requirements and exceptions to these regulations. A Zoning Analysis is strongly recommended for major projects prior to submitting an application for building permits.

### PURPOSE STATEMENTS

#### I1 General Industrial District

To provide an environment for business, office, and general light industrial uses, while minimizing the impact of such activities on adjacent residential neighborhoods through good site planning and design, including landscape buffer yards.

To accommodate warehousing, office, light fabrication, assembly, storage activities, and combinations thereof, as well as commercial uses related to industrial and office uses.

A primary goal of the I1 district is to provide for expansion of incubator businesses originating in the research park district.

#### I2 General Industrial District

To provide sites for light manufacturing and light industrial uses under controls that minimize any adverse effects on property in nearby residential, business, and commercial districts.

#### I3 General Industrial District

To provide sites for manufacturing and industrial uses under controls that minimize adverse effects on property in nearby residential, business, and commercial districts.

#### MINIMUM LOT SIZE

	I1	I2	I3
	20,000 sf.	No requirement	

#### MINIMUM LOT WIDTH

	I1	I2	I3
	100 ft.	No requirement	

#### MAXIMUM BUILDING HEIGHT

	I1	I2	I3
	45 ft.		60 ft.
	3 stories		4 stories

Maximum building height is the lesser of feet or stories

#### MAXIMUM FLOOR AREA RATIO

	I1	I2	I3
	0.75		1.0

#### YARD REQUIREMENTS

Principle Structures		I1	I2	I3
Front	All	15 ft.	No requirement	
Street Side	All	15 ft.		
Interior Side, abutting	Residential	10% transition yard <sup>1</sup>	10% transition yard <sup>2</sup>	
	Nonresidential	5 ft.	8 ft.	
Rear, abutting	Residential	10% transition yard <sup>1</sup>	10% transition yard <sup>2</sup>	
	Nonresidential	20 ft.		

Parking Setbacks		I1	I2	I3
Front	All	Prohibited	Permitted <sup>3</sup>	
Street Side	All	Prohibited	Permitted <sup>3</sup>	
Interior Side, abutting	Residential	20 ft.		
	Nonresidential	5 ft.		
Rear, abutting	Residential	20 ft.		
	Nonresidential	5 ft.		

- 1 Nonresidential land uses abutting or across a street or alley from residential zoning districts shall provide a minimum transition yard equal to 10% of the average width of the lot (up to a max. of 50 ft.) or 20 ft., whichever is greater. Such transitional buffer yards shall extend the entire length of the abutting residential zoning district.
- 2 Nonresidential land uses abutting or across a street or alley from residential zoning districts shall provide a minimum transitional yard equal to 10% of the average width of the lot (up to a max. of 30 ft.) or 20 ft., whichever is greater. Such transitional buffer yards shall extend the entire length of the abutting residential zoning district.
- 3 Permitted with appropriate landscaping, as determined by the Design and Project Review Committee.

#### OUTDOOR STORAGE

Outdoor storage shall be permitted as an accessory use in all the industrial districts subject to the following conditions:

- I1:** In the rear yard without limitation and in the interior side yard provided the area devoted to the storage shall not exceed 30%.
- I2:** In the rear yard without limitation and in the interior side yard provided the area devoted to the storage shall not exceed 30%.
- I3:** In any yard without limitation.

All outdoor storage areas whether accessory or principle shall be enclosed on all sides by an 8-foot tall solid fence and shall be subject to design and project review.

**PERMITTED, SPECIAL, AND ADMINISTRATIVE REVIEW USES**

	I1	I2	I3
Administrative review uses, per Section 6-3-5-1		S	S
Aquaponics	S	S	S
Automobile and recreational vehicle sales and/or rental		P	
Automobile body repair establishment		P	P
Automobile repair service establishment	P	P	P
Automobile service station	P	P	
Automobile storage lot		S	P
Brew pub	P	S	S
Business or vocational school	S	S	S
Cannabis craft grower	P	P	P
Cannabis cultivation center	S	S	S
Cannabis infuser	P	P	P
Cannabis processor	P	P	P
Cannabis transporter	P	P	P
Car wash	S	S	S
Commercial indoor recreation		AR	
Commercial parking garage	P	P	
Commercial parking lot		P	P
Craft alcohol production facility	P	P	P
Daycare center – Domestic animal	S	S	S
Firearm range (located more than 350 ft. from any R1, R2, R3 district, or located more than 350 ft. from any school, child daycare facility, or public park in any zoning district measured from lot line to lot line)	S	S	S
Funeral services excluding on site cremation	P	P	P
Government institution	P	P	
Heavy cargo and freight terminal	S	S	S
Heavy manufacturing	S	S	P
Industrial service establishment	P	P	P
Kennel	S	S	S
Light manufacturing	P	P	P
Live-work units	S	S	
Media broadcasting towers	S	S	S
Neighborhood garden	P	P	P
Office	P	P	P
Open sales lot	S	S	S
Outdoor storage			P
Outdoor storage (when covering more than 30% of an interior side yard or as a principal use)	S	S	
Pharmaceutical manufacturing	S	S	P
Planned development	S	S	S
Public transportation center	P	P	P
Public utility	P	P	P
Ready mix/concrete			P
Recycling center		S	P
Restaurant – Type 1	P	S	S
Restaurant – Type 2		AR	AR
Retail goods and service establishment	S	S	
Special education institution – Public		S	
Trade contractor	P	P	P
Truck sales and/or rental		P	
Urban farm	S	S	S
Urban farm, rooftop	S	S	S

	I1	I2	I3
Vehicle salvage			P
Vehicle towing establishment	P		
Warehouse establishment	P	P	P
Wholesale goods establishment	P	P	P
Yard waste transfer facility			S

**P =** Permitted Use      **AR =** Administrative Review Use  
**S =** Special Use      **[Grey Box]** Not permitted, not eligible Special Use or Administrative Review Use