

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



**11,680 SQ. FT.
FOR LEASE**

2002 Dempster St.
Evanston, IL 60202

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This unique West Evanston light industrial location has abundant natural light throughout. High ceilings (Clearstory area ceiling height 22' 6"; warehouse area ceiling height 13' 6"), plus a 990 sq ft mezzanine office area lit with clearstory windows. The space is air conditioned and it's fully sprinklered. A vibrant mix of tenants occupy this Dempster Street building, including a micro-brewery, a national daycare provider, and a family medical and dental clinic. Located on Dempster Street just west of Dodge Avenue, the space is easily accessible by car or truck, and convenient to public transit (Pace Bus, CTA, and Metra), I-94 and O'Hare International Airport. The space has 400-amp, 460 volt/277 volt, 3-phase 4-wire electrical service. Loading dock with overhead door accommodates numerous possible uses for the space.

- Total Square Footage: 11,680 sq. ft.
 - First/Ground Floor: 11,680 sq. ft.
 - Central Area: 8,900 sq. ft. — Ceiling Height: 13' 6"
 - Clearstory Area: 2,780 sq. ft. — Ceiling Height: 22' 6"
 - Second Floor Mezzanine Area: 990 sq. ft. (area not included in rental rate calculations)

• Zoning: I-2 (Light Manufacturing & Industrial)

• Heavy Electrical Power: 400 amp — 460 volt/277 volt, 3-Phase 4-Wire

• Fully Sprinklered, Monitered System

• Loading Docks: 1

• Exterior Dock Doors: 1

• Air Conditioned

• Column Spacing: 33' x 22'

• Warehouse Floor: 6'

• \$12.00/SF/YR

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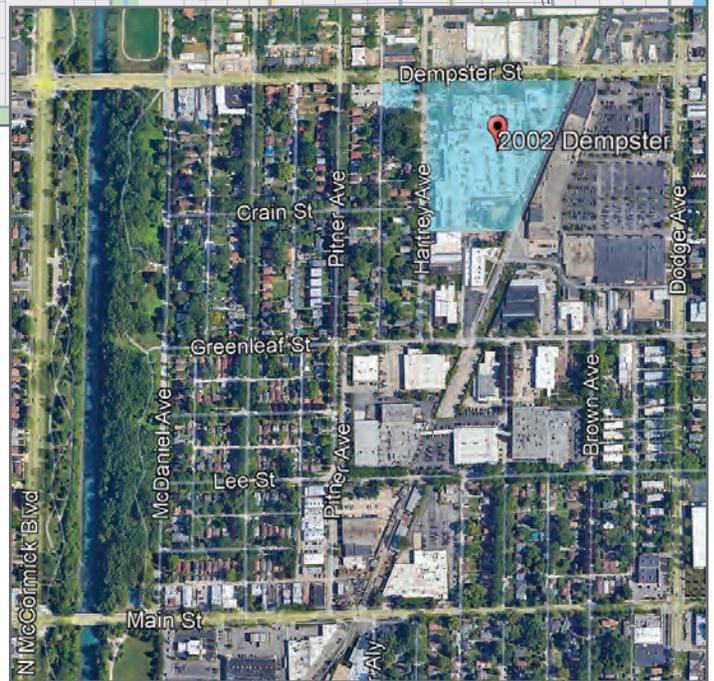
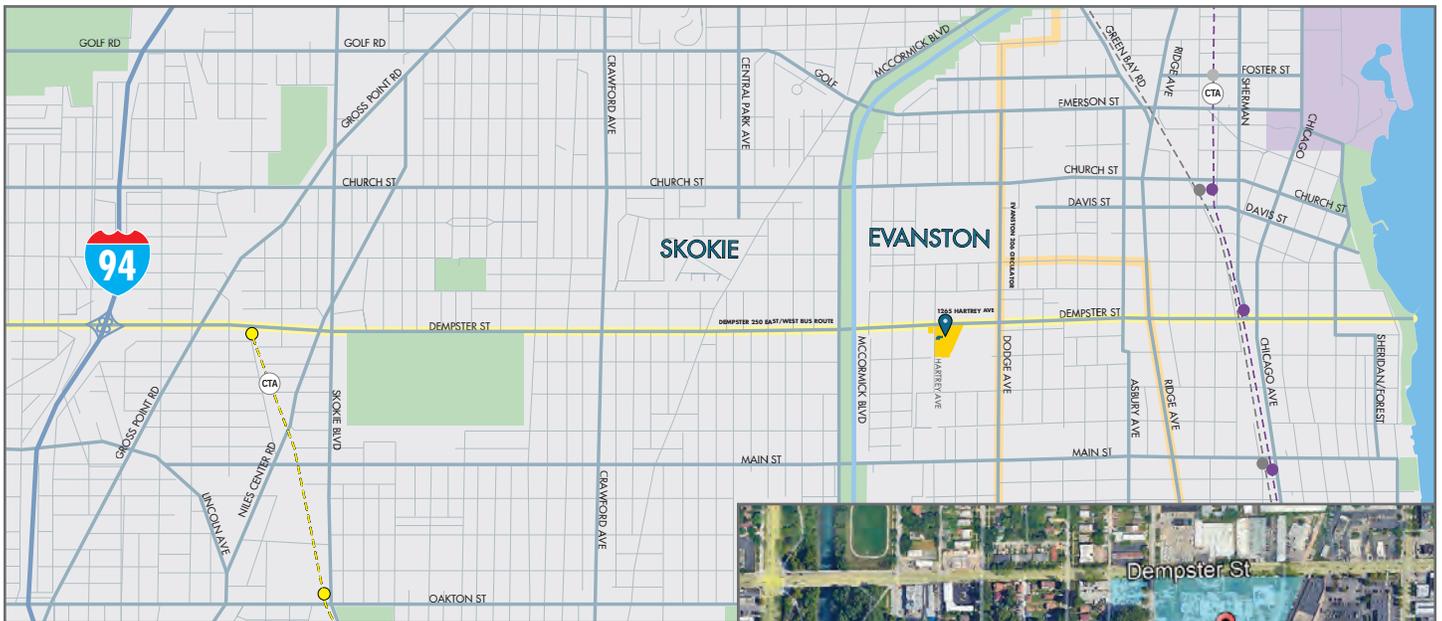
Center Space Facing East



Center Space Facing North

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- Abundant Natural Light throughout the Space
— Maximum Ceiling Height: 22' 6"
 - Public Transportation: Pace Bus, CTA, and Metra
Dempster Street: Pace 250 East/West
Dodge Avenue: CTA 206 Evanston Circulator to CTA/Metra
 - I-2 Zoning: Light Manufacturing & Industrial and Additional Uses;
Office, Institutional, Training, Assembly, Warehousing
 - Adjacent On-Site Parking: 153 spaces
 - Road Transportation: Dempster Street — Primary Evanston East/West Arterial
4 Miles to I-94
30 Minutes to O'Hare
 - Vibrant Building Tenant Mix: National Daycare Provider,
Craft Brewery, Printer,
Adolescent Swim School,
Family Medical and Dental Clinic
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I-2 ZONING – LIGHT MANUFACTURING & INDUSTRIAL (OFFICE, INSTITUTIONAL, TRAINING, ASSEMBLY, WAREHOUSING)



Highlights

- High Ceiling
- 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



From Dock Into Space



Facing Dock



Lab Space Inside



Mezzanine



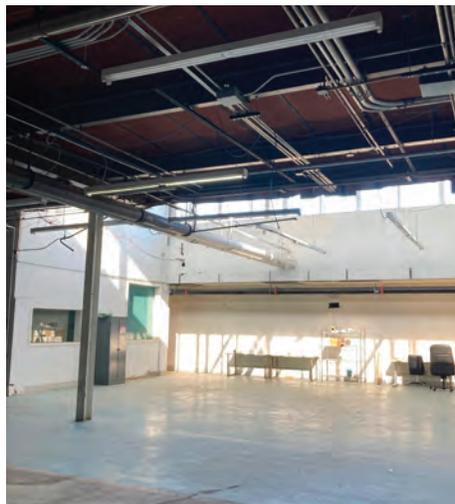
West Area



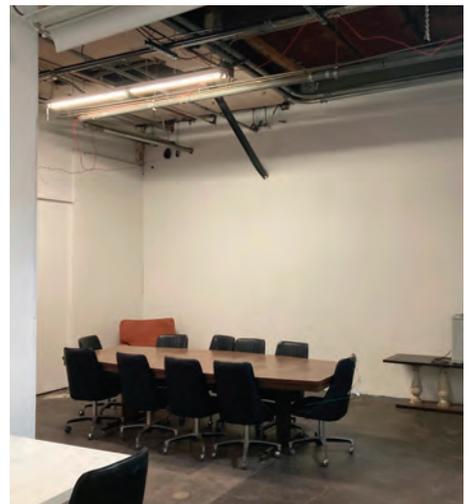
High Room



Mezzanine Facing Lab



North Space & Lab



First Floor Meeting Area

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 ¹	10% transition yard ²	
	Nonresidential	5 ft.	8 ft.	
Rear, abutting	Residential	10% transition yard ¹	10% transition yard ²	
	Nonresidential	20 ft.		

Parking Setbacks		I1	I2	I3
Front	All	Prohibited	Permitted ³	
Street Side	All	Prohibited	Permitted ³	
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 **Not permitted, not eligible Special Use or Administrative Review Use**