



# Construction Management Plan 910 Custer

910 Custer Ave.  
Evanston, IL. 60202



Phased Construction Plan

December 1<sup>st</sup>, 2025 – Version 4  
Pre-construction



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## CONSTRUCTION SITE MANAGEMENT PLAN

This construction site management plan, as prepared by LG Commercial LLC., is to provide a general outline of the construction phasing and impacts to the surrounding site during the construction of the apartment building at 910 Custer Ave. The communication plan outlines the phases of construction, the preconstruction activities and necessary information for employees and deliveries.

Construction for 910 Custer Ave will occur within 4 primary phases of construction, with all phases following a similar plan for material delivery to the jobsite.

### 1. Material Hauling & Traffic Routing

Deliveries and equipment traffic to the jobsite will be directed to one of the two construction entrances off of Custer Avenue depending on the phase of construction and type of delivery. Construction traffic will be advised that vehicles will not be permitted to turn left onto Custer Ave. off of Main St. and any deliveries of substantial size would be required to cross Main street on Custer Ave from the South via Oakton St. Sherman Avenue and the adjacent alley would likely not be utilized unless coordinated with Evanston Lumber and deemed the only option for access during a particular phase of construction

### 2. Phase 1 Construction: Mobilization / Demo Foundation and 1st Floor Construction

The first phase of construction will include the initial mobilization to the site and initial excavations and deep foundation installation. Part of mobilization will be the establishment of a temporary site office in a trailer located in the northwest corner of the site. Phase 1 will continue with primary excavations, foundations, underground plumbing and electrical, and will conclude with pouring the 1st floor slab. During this phase there may be intermittent construction activity along Custer Ave and the west alley, but likely of short enough duration not to require Obstruction Fees/Permits, unless designated required by the City of Evanston. We don't anticipate any other ROW closures during Phase 1 activities. Appropriate signage will be posted on or in proximity to the north Custer Ave site entrance for pedestrians and passersby. See attached "Exhibit C" for Phase 1 logistics plan.

### 3. Phase 2 Construction: Vertical Construction, Podium, Floors, Core & Shell Construction

The second phase of construction will include vertical construction, Podium, floors, and core & shell of the building. Construction will include the erection of 2nd floor steel, floor panel delivery and construction, masonry towers as well as the erection of the exterior wall & façade construction. A crane will be utilized primarily inside of the jobsite to hoist wall panels from the laydown area on the north side of site and set into place along the perimeter and interior of the building. Periodic lane and sidewalk closures will occur for primary façade construction along Custer Avenue. See attached "Exhibit D" for Phase 2 logistics plan.



#### 4. Phase 3 Construction: Interior Construction

The third phase of construction will include the Interior buildout of the shell constructed during Phase 2 and the infill of first floor structure at the north end of the building. This will include utilizing a smaller crane to erect steel from the north staging area. There will be periodic street and sidewalk closure at this time to accommodate the delivery and placement of equipment and material to the upper floors. See attached “Exhibit E” for Phase 3 logistics plan.

#### 5. Phase 4 Construction: Site Work

The fourth phase of construction will include the site utilities, final site work & landscape improvements included in the contract drawings. Once the primary façade construction is complete, and staging is no longer required within the planned parking areas, we will begin the excavation for and installation of site utilities within these areas. Phase 4 will require additional parking along Custer Ave and closures of the street and sidewalk during utility tie ins. We will coordinate access for and with the adjacent owners as required, provide necessary signage, barricades, and traffic control; and pull the necessary permits to accomplish these activities with the least possible impact on our neighbors. See attached “Exhibit F” for Phase 3 logistics plan.

#### Miscellaneous

Periodic temporary closures during large deliveries or activities may occur within the previously listed Phases. Each instance shall be reviewed and planned for accordingly, processing necessary permits from the City of Evanston. Pedestrian traffic crossings along Main Street & Sherman Avenue are subjected to change as directed by City of Evanston. Temporary ADA compliant crossing and closed sidewalk signage will be provided as required. No extension into the ROW (right of way) beyond the 18 feet needed for the outrigger will be permitted. Concrete cleanout will be placed within the limits of the project and will not extend in the alley. Snow and Ice removal will be monitored and maintained throughout the winter during construction.

#### 6. Project Schedule

Mobilization / Site Demo	December 2025
Piles	December 2025 - January 2026
Excavation / Foundation	January 2026 - March 2026
Building Structure	April 2026 - October 2026
Façade/Windows/Roof	September 2026 - February 2027
Interiors	October 2026 - June 2026
Site Utilities	January 2027 - May 2027
Occupancy	June 2026
City of Evanston	
Streetscape / Hardscape / Landscape Main St	April 2027 - June 2027

\*Project dates are tentative and subjected to change.



## Operations Plan

### Construction Work Hours

Work hours for the project will be per the City of Evanston requirements:

Monday - Friday        7:00 AM - 7:00 PM

Saturday                8:00 AM - 5:00 PM

Sunday                Work not allowed unless permission is granted from the city.

Construction Management team will do their best to not interfere with neighbors and businesses.

## 7. Employee Parking Plan

Construction personnel will be parking onsite and on Custer Ave throughout most of construction. In the event that onsite parking and/or street parking becomes limited or unavailable, contractors will be directed to several nearby paid-for parking lots around the jobsite.

No residential street parking will be allowed for contractors and/or subcontractors. Subcontractors' orientation will be given discussing the neighborhood parking regulations and reminders will be given during the project weekly held jobsite meetings.

## 8. Truck Routes and Deliveries

We have reviewed publicly available City of Evanston website documentation regarding truck routes, bridge heights and general access to various parts of the City of Evanston and have been directed to disallow trucking turning from Main St. onto Custer Ave. We will be directing all truck traffic to approach the jobsite from the south on Custer Ave, turning north from either Howard St or Oakton St to access the site. Refer to Exhibit B



*Items highlighted for discussion*

## OPERATIONS PRECONSTRUCTION PLAN

### 9. Vibration Monitoring

Ownership will provide vibration monitoring services through a third-party vendor during the period of deep foundation activities.

### 10. Debris & Dust Minimization Plan

Contractors will be required to spray down their areas of work with water before and during any dust creating activities, weather permitting. The ROW, adjacent alleys, and Custer Avenue will be kept clear of mud, dirt and construction debris.

### 11. Waste Management Plan

We will maintain regular dumpsters onsite during construction, located in the Northwest corner of the site. The site, including the perimeter of the fence will be swept regularly for loose debris and/or construction waste and disposed of appropriately.

### 12. Erosion and Settlement Control

Erosion and Sediment control measures will be installed per Eriksson Engineering drawing sheet C500 dated 08/12/2025 – Soil Erosion & Sediment Control Plan. Erosion control measures will be regularly maintained and observed at times of inclement weather for potential alterations to better protect adjacent properties.

### 13. Preconstruction Survey

The project team will conduct a visual survey of all neighboring properties and take photos to document existing conditions.

### 14. Pest Control Plan

LGC will be soliciting the services of a pest control service during construction and ownership will be evaluating the permanent conditions during and after construction for a full-time vendor to be hired following the completion of the project. The construction pest control plan will be as follows.

- Conduct a preconstruction site survey for potential entry points and areas of potential inhabitation. This will be regularly updated as phases of the project progress.
- Areas of potential inhabitation will be evaluated for removal or alteration, and points of entry will be sealed. Traps will be set at regular intervals and storage areas will be evaluated to reduce potential nesting opportunities.
- Additional attention will also be made at and around the project trailer and dumpsters. The dumpster staging area will be regularly swept of debris and loose waste.



- The pest control plan will be regularly inspected for effectiveness and updated to reflect progress of the project. Traps and other protections will be regularly checked, removed, and replaced.

#### 15. Work Site Communication with Neighborhood and Residences

The project team will communicate and update surrounding property owners or management companies of scheduled activities and/or milestones. Subsequently, a project website (insideinfocuster.com) will be created and be shared with the City of Evanston for them to add, as they please, to the approved planned development website. This website will provide updates throughout the duration of the project.

The current project's main contacts for construction are;

Neighbor Communications - Myk Snider - Email: myk@spherepr.com - Phone: 312-816-5401  
Primary - Site Superintendent: EJ Galowitch - Email: egalowitch@lg-group.com - Phone:630-943-6449  
Secondary - Project Manager: Ben Roeper - Email: broeper@lg-group.com - Phone:773-227-2850

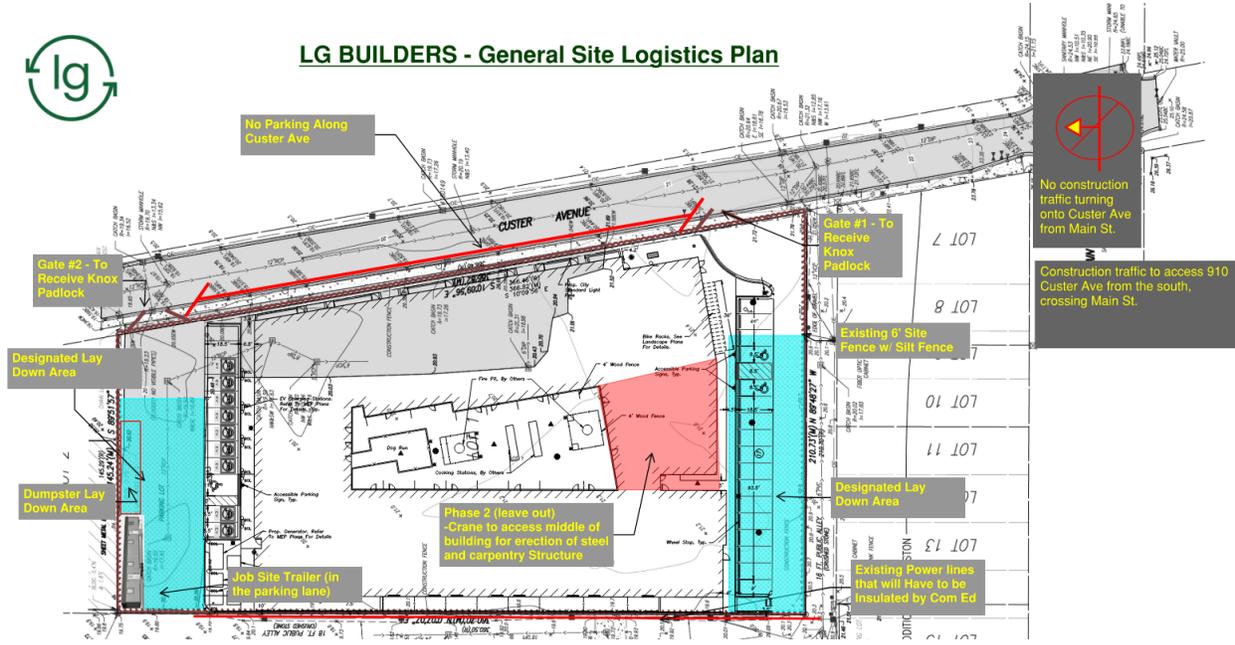
Additional contacts, as needed, will be added/shared with the City of Evanston. Also, as aforementioned, the emergency contact information, to be posted at the fence line of the project, will include all pertinent construction staff names and phone numbers.

All public way closure notifications will be provided (1) week prior to commencement. Emergency phone numbers of contractor's key employees will be posted on the construction gates.

# EXHIBIT A – General Site Logistics Plan

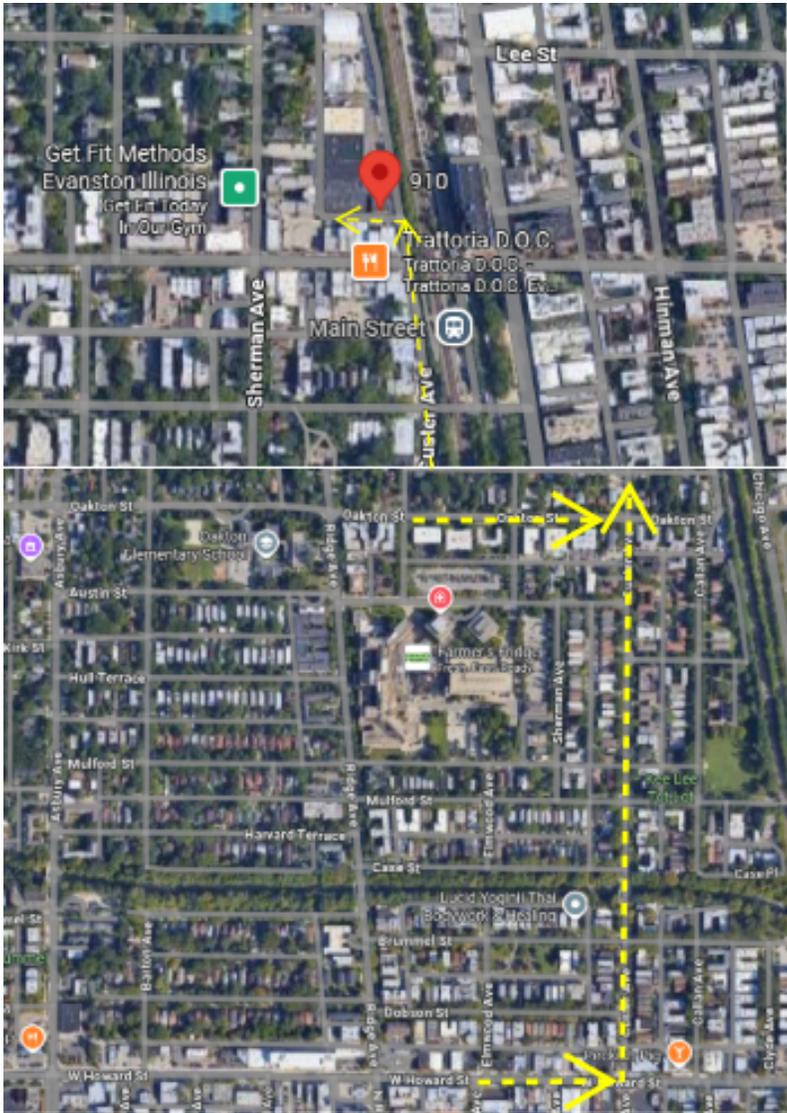


## LG BUILDERS - General Site Logistics Plan





### EXHIBIT B – Traffic Routing Plan



Primary traffic to be routed to Custer Ave via main eastbound routes on either Oakton St or Howard St. They will then turn north onto Custer Ave and cross Main St to access the site. Trucking will not be permitted to access Custer Ave from eastbound Main St.

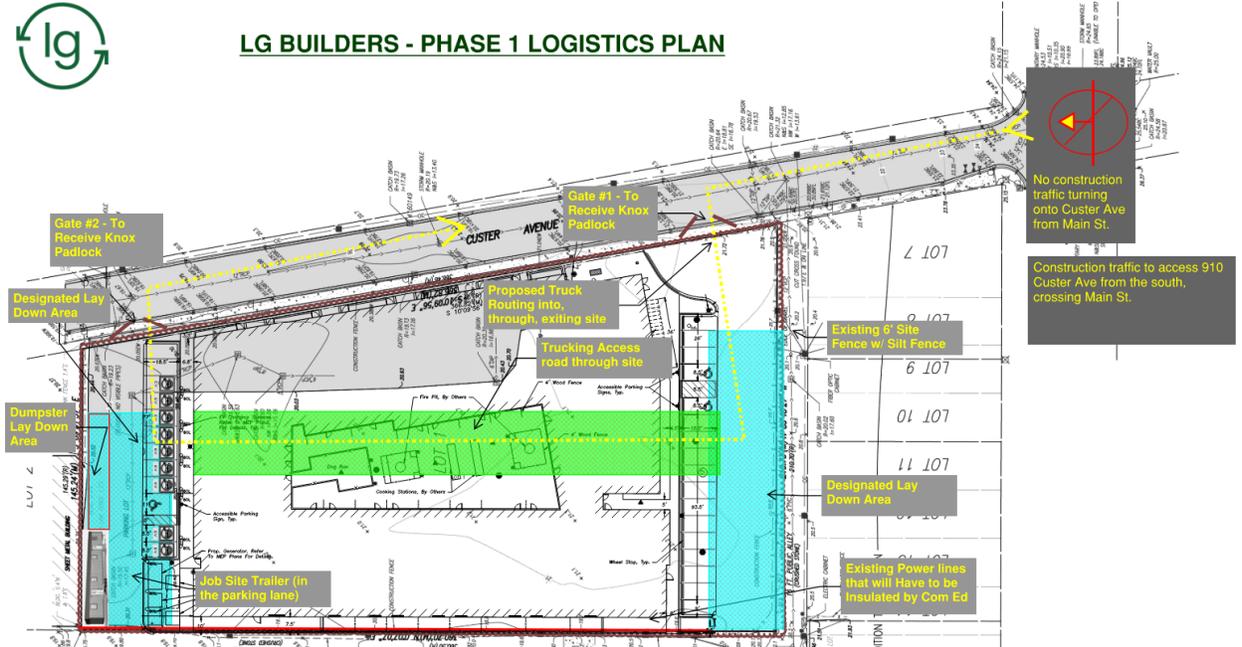


# EXHIBIT C – PHASE I CONSTRUCTION

Mobilization/Demo Foundation Through First Floor



## LG BUILDERS - PHASE 1 LOGISTICS PLAN



No construction traffic turning onto Custer Ave from Main St.

Construction traffic to access 910 Custer Ave from the south, crossing Main St.

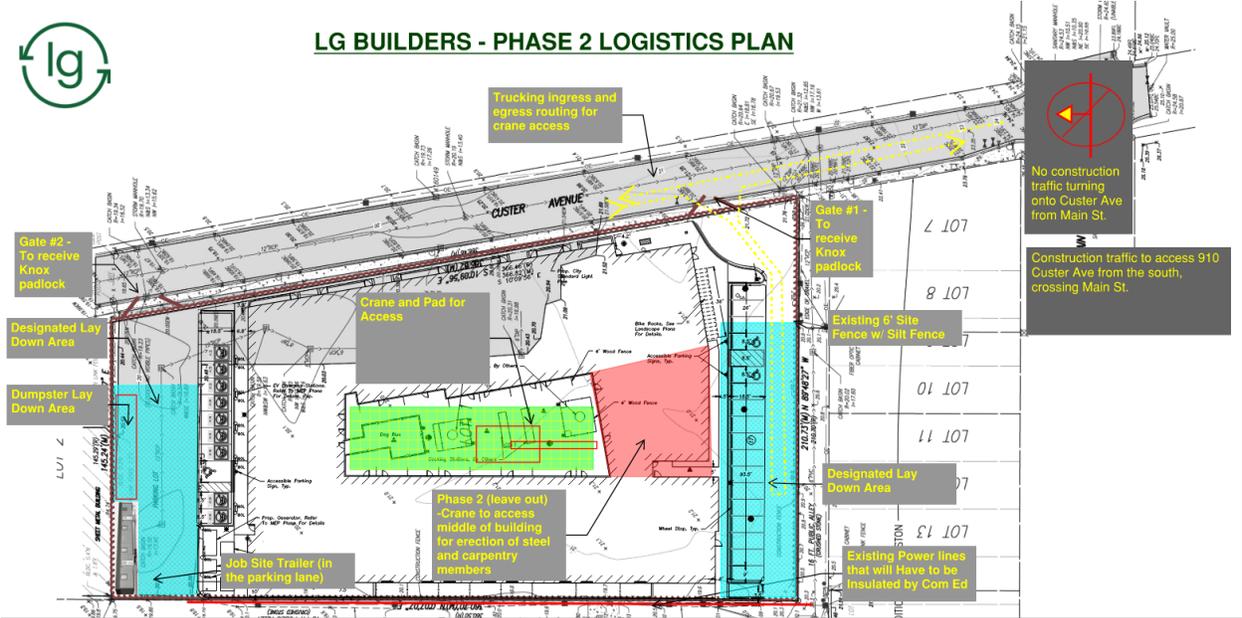


# EXHIBIT D – PHASE 2 CONSTRUCTION

Second floor podium, Floor Structure, Core & Shell, Construction



## LG BUILDERS - PHASE 2 LOGISTICS PLAN



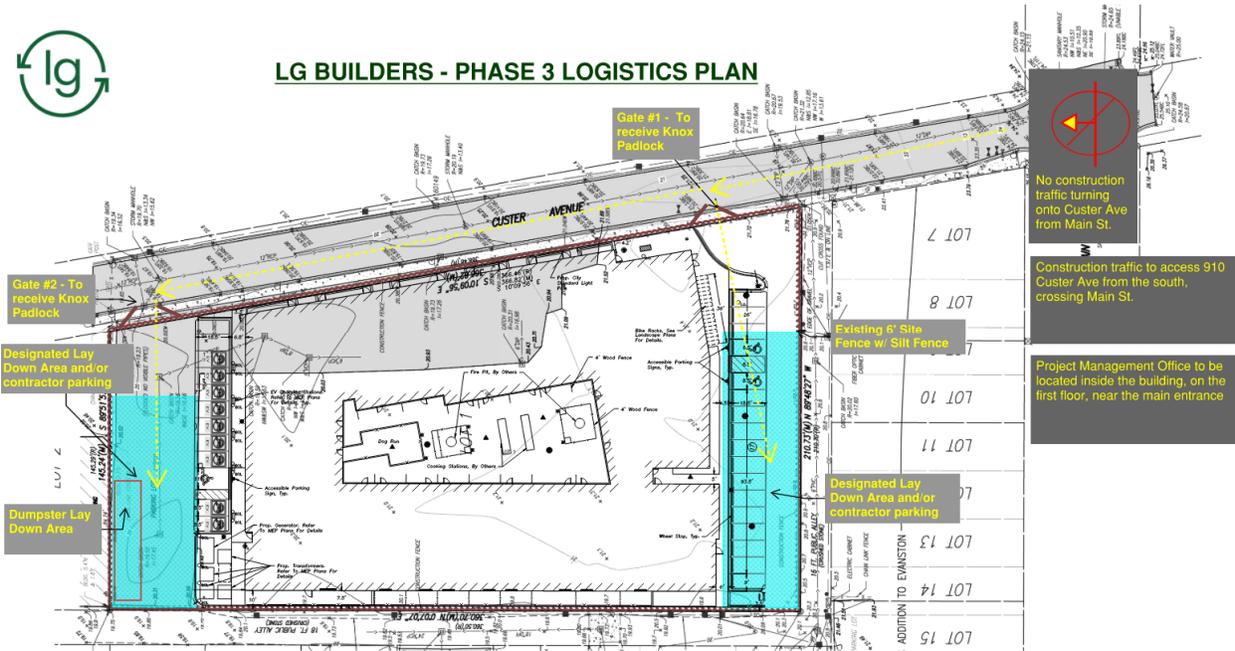


# EXHIBIT E – PHASE 3 CONSTRUCTION

## Interior Construction



### LG BUILDERS - PHASE 3 LOGISTICS PLAN



# EXHIBIT F – PHASE 4 CONSTRUCTION

## Site Utilities

