

Northlight Theatre

Construction Management Plan

1012-16 Church St

Evanston, IL 60202

November 14, 2024 **February 4, 2025 Rev#1**

General Contractor: Bulley & Andrews - Brendan Keane- 312-259.4276

Architect: Eckenhoff Saunders – Hannah Davenport – 312.375.3960

Owner: Northlight Theatre - Janet Mullet – 847.324.1235

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Construction Phasing & Schedule:

Construction of the new building will take place in three phases. B&A will park a construction trailer in the Oak St parking lot with approval from Evanston.– see exhibit “A”

Phase 1 – Mobilize to site, establish site perimeter, install foundations- **3/1/25 to 5/15/25**

Phase 2 – Alley closure to allow for construction of lot line work – **5/1/25 to 9/1/25**

Phase 3 – Re-open alley, complete balance of construction- **9/2/25 to 4/20/26**

Traffic Control & Logistics:

This project will require several right-of-way closures.

Throughout the project, the sidewalk and parking spots adjacent to the property on Church Street will need to be closed. The bike lane will remain open but will be redirected to be outboard of the construction fence as shown in exhibit “A”. Temporary striping will be installed for the bike lane– See exhibit “A”

Construction of the west wall of the building, along the lot line adjacent to the alley, will require closure of the alley. See phase 2 of exhibit “A”. Construction of this wall cannot safely be completed without this closure.

Work Hours:

Monday – Friday – 7:00AM to 7:00PM

Saturday – 8:00AM to 5:00PM

Sunday – None unless special permission obtained from City

Contractor Parking:

We anticipate limited contractor parking on site. Any overflow parking would be directed to the surface lots indicated in Exhibit “C” 1614 Maple Ave & 621 Oak Ave.

Community Impact:

The project team is committed to working with local Evanston and W/MBE firms. Bidding/awards in progress.

Delivery Routes & Logistics:

See attached Exhibit “A” showing the area for contractor parking, equipment storage, and dumpster/toilet area. All equipment and material deliveries to and from the site will follow all appropriate rules and regulations. Trucks will approach the site by heading East on Church St, turn South on Oak Ave, and then turn East in to the alley. This is shown on Exhibit B with the green arrow indicating the proposed truck route.

Verification of Existing Conditions:

Demolition was completed in 2022 and the team is aware of existing conditions.

“The Barn” is a tenant of the property owner and the project team has been in regular contact with their staff to enable them to continue normal operations.

Work Site Communications:

The project team will update the property owners or management companies of buildings as required by the permitting process. The notifications will be in writing delivered by U.S. mail, email, and/or other means supported by the property owners or management companies. The initial notification will be made at least one week prior to mobilization for the project. Updates will be delivered. All public right of way closures will have posted notifications 48 hours prior to their start. A sign with emergency contact information for the general contractor's key employees will be posted on, or on the fence panel next to, the primary access gate. A development sign with the project name, rendering and project description will be provided on the gate or the fence panel adjacent thereto and a board at this location will provide project updates.

Phase 1 - Dates 03/1/25 - 05/15/25

Main Activities:

- Establish perimeter of job site
- Excavation
- Foundations

Legend:

- Project Limits 
- Fence/Gates 
- Construction Traffic 
- Signage 
- Sidewalk/Alley Closure 
- Pavement Markings for temp Bike lane 
- Construction Trailer located in Oak St Lot 

Structural Engineer
TGRWA, LLC

MEP/FP Engineer
Grumman/Butkus Associates

Theater Planner
Schuler Shook Inc

Acoustic Designer
Kirkegaard Associates

Civil Engineer
Eriksson Engineering Associates, Ltd.

Exhibit "A" - CMP

No.	Date	Issue Description
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ECKENHOFF SAUNDERS
One Prudential Plaza
130 East Randolph Suite 1850
Chicago IL 60601
312.786.1204p esadesign.com

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Client / Project Name

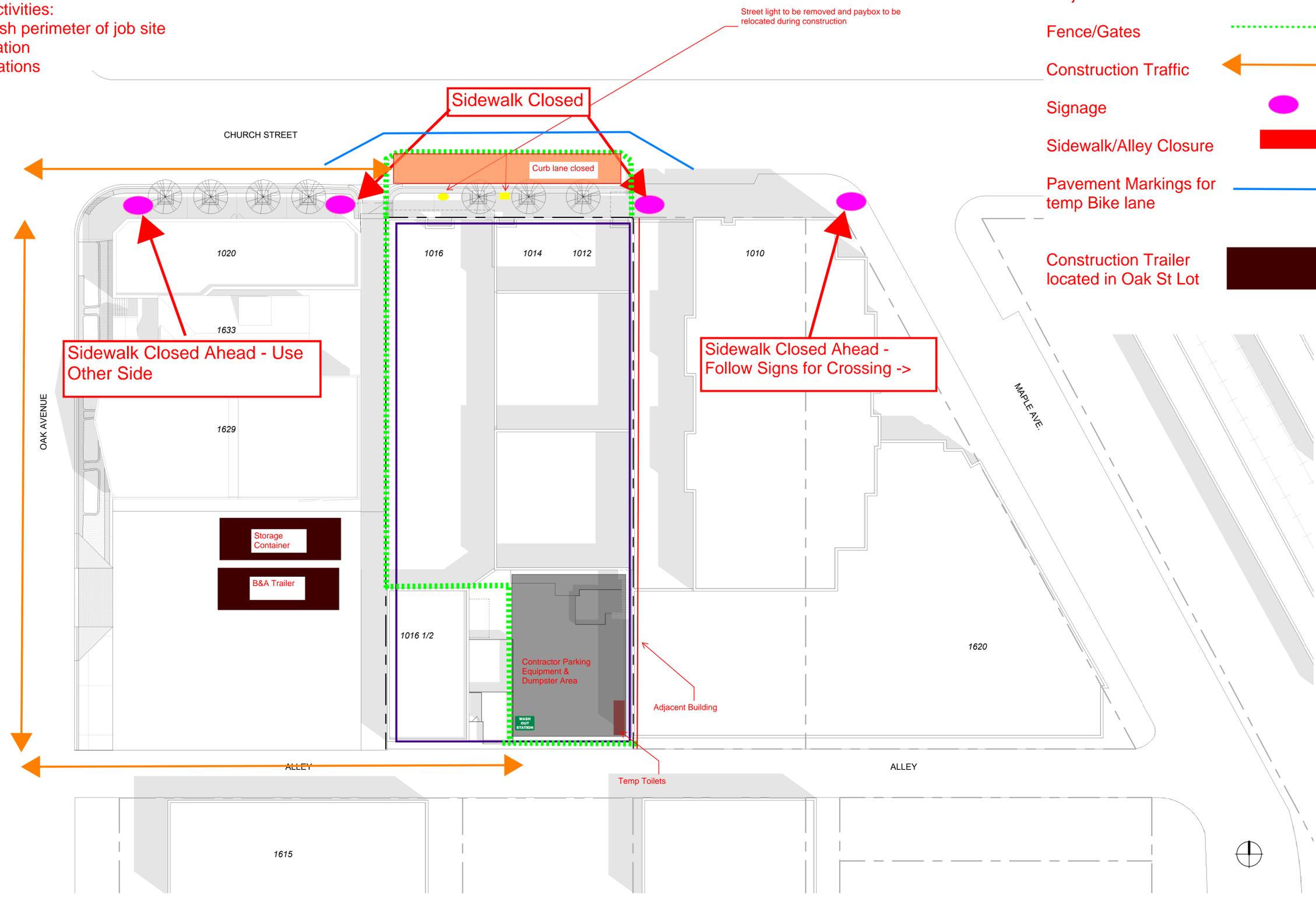
Northlight Theater

1012 - 16 Church Street, Evanston, IL 60201

Site Logistics

QA/QC

Project No. **LOG1.0**
18117



1 Site Existing Plan - G.C. Logistics
1" = 20'-0"

DATE: 3/16/2022 9:57:48 AM
FILE: D:\Revit\18117 - Northlight Theater\Exhibition\18117.rvt

Northlight Theatre
Construction Management Plan
Phase 1 - Supplemental Information

Legend

- 📍 1012 Church St
- 📍 Davis Street/Evanston
- ↔️ Project Limits
- ↔️ Const. Traffic
- 📦 Const. Trailer



Oak St - Lot 27
Field Operations Trailer
Storage Container

1012 Church St

"The Barn" trash enclosure
/ relocated area

Temp toilets

Contractor Parking
Equipment
Dumpsters

Davis Street/Evanston

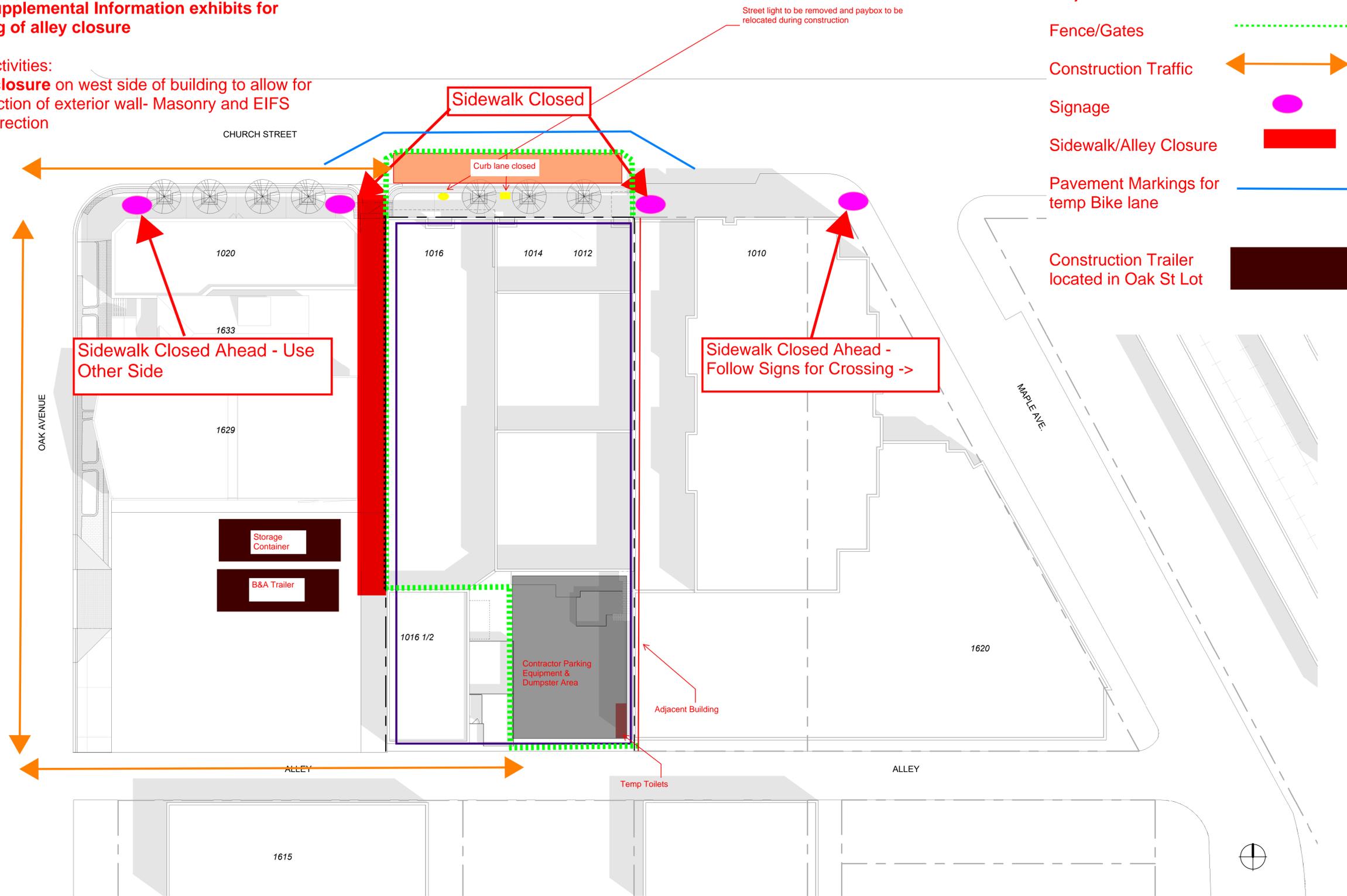


Phase 2 - Dates 05/1/25 - 9/1/25*

*see Supplemental Information exhibits for phasing of alley closure

Main Activities:

- Alley closure on west side of building to allow for construction of exterior wall- Masonry and EIFS
- Steel erection



Legend:

- Project Limits:
- Fence/Gates:
- Construction Traffic:
- Signage:
- Sidewalk/Alley Closure:
- Pavement Markings for temp Bike lane:
- Construction Trailer located in Oak St Lot:

Structural Engineer
TGRWA, LLC
MEP/FP Engineer
Grumman/Butkus Associates
Theater Planner
Schuler Shook Inc
Acoustic Designer
Kirkegaard Associates
Civil Engineer
Eriksson Engineering Associates, Ltd.

Exhibit "A" - CMP

No.	Date	Issue Description
One Prudential Plaza 130 East Randolph Suite 1850 Chicago IL 60601 312.786.1204p esadesign.com		
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One Prudential Plaza
130 East Randolph Suite 1850
Chicago IL 60601
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Client / Project Name

Northlight Theater

1012 - 16 Church Street, Evanston, IL 60201

Sheet Title
Site Logistics

QA/QC

Project No.
18117

LOG1.0

1 Site Existing Plan - G.C. Logistics
1" = 20'-0"

Northlight Theatre
Construction Management Plan
Phase 2 - Supplemental Information

Legend

- 📍 1012 Church St
- 📍 Davis Street/Evanston
- ↔️ Project Limits
- ↔️ Const. Traffic
- 📦 Const. Trailer

General Notes:

- Trash collection in this zone is weekly on Thursdays
- Contractor to place resident waste bins to the north of "The Barn" trash enclosure weekly by 3:30p on Wednesdays. All anticipated waste to be loaded by resident before this time



3 stalls relocated to Lot 27

Alley closure

Resident waste bins. See "General Notes" for site logistics

Oak St - Lot 27 Field Operations Trailer Storage Container

Temp vehicle access - "The Spaceship"

1012 Church St

"The Barn" trash enclosure

Temp toilets

Contractor Parking Equipment Dumpsters



Northlight Theatre
 Construction Management Plan
 Phase 2 - Supplemental Information

Legend

-  1012 Church St
-  Davis Street/Evanston
-  Project Limits
-  Const. Traffic
-  Const. Trailer

General Notes:

- Trash collection in this zone is weekly on Thursdays
- Contractor to place resident waste bins to the north of the area marked as closed, north of 1629 Oak in the alleyway for pickup. Frequency is weekly by 2:00p on Wednesdays. All anticipated waste to be loaded by resident before this time. Bins will then be returned by 2:00p on Thursday



8 stalls relocated to Lot 27

Oak St - Lot 27
 Field Operations Trailer
 Storage Container

"The Barn" trash enclosure

Temp vehicle access - 1633 Oak Ave

Resident waste bins. See "General Notes" for site logistics

Alley closure

1012 Church St

Temp toilets

Contractor Parking
 Equipment
 Dumpsters



Phase 3 - Dates 09/2/25 - 4/20/26

Main Activities:

- Complete curtainwall install on north elevation
- Complete interior buildout
- Complete Sidewalk and landscape Restoration on Church St.
- Remove all temporary construction including fences, trailers, temp signage

Legend:

- Project Limits 
- Fence/Gates 
- Construction Traffic 
- Signage 
- Sidewalk/Alley Closure 
- Pavement Markings for temp Bike lane 
- Construction Trailer located in Oak St Lot 

Structural Engineer
TGRWA, LLC

MEP/FP Engineer
Grumman/Butkus Associates

Theater Planner
Schuler Shook Inc

Acoustic Designer
Kirkegaard Associates

Civil Engineer
Eriksson Engineering Associates, Ltd.

Exhibit "A" - CMP

No.	Date	Issue Description
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Client / Project Name

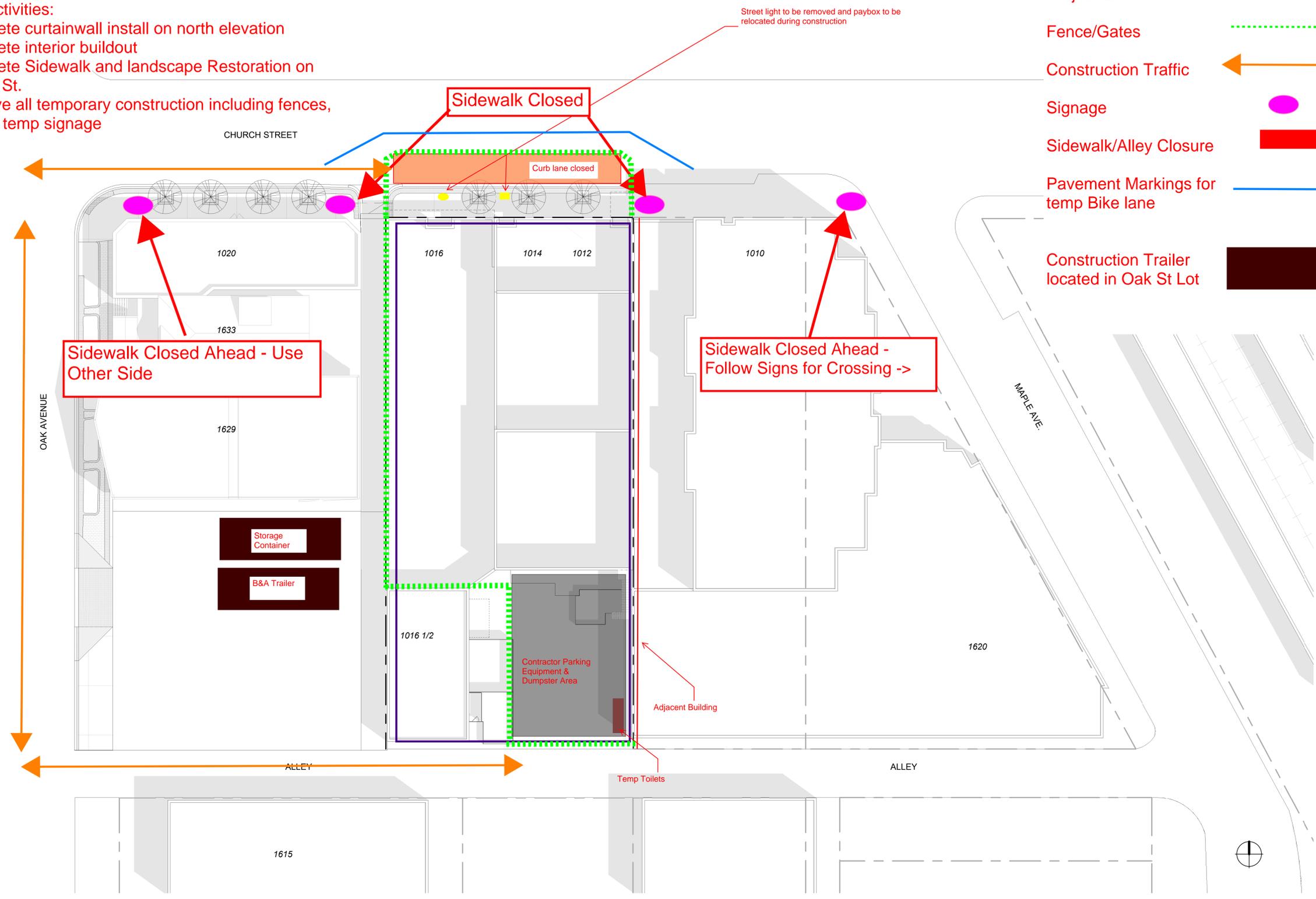
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Site Logistics

QA/QC

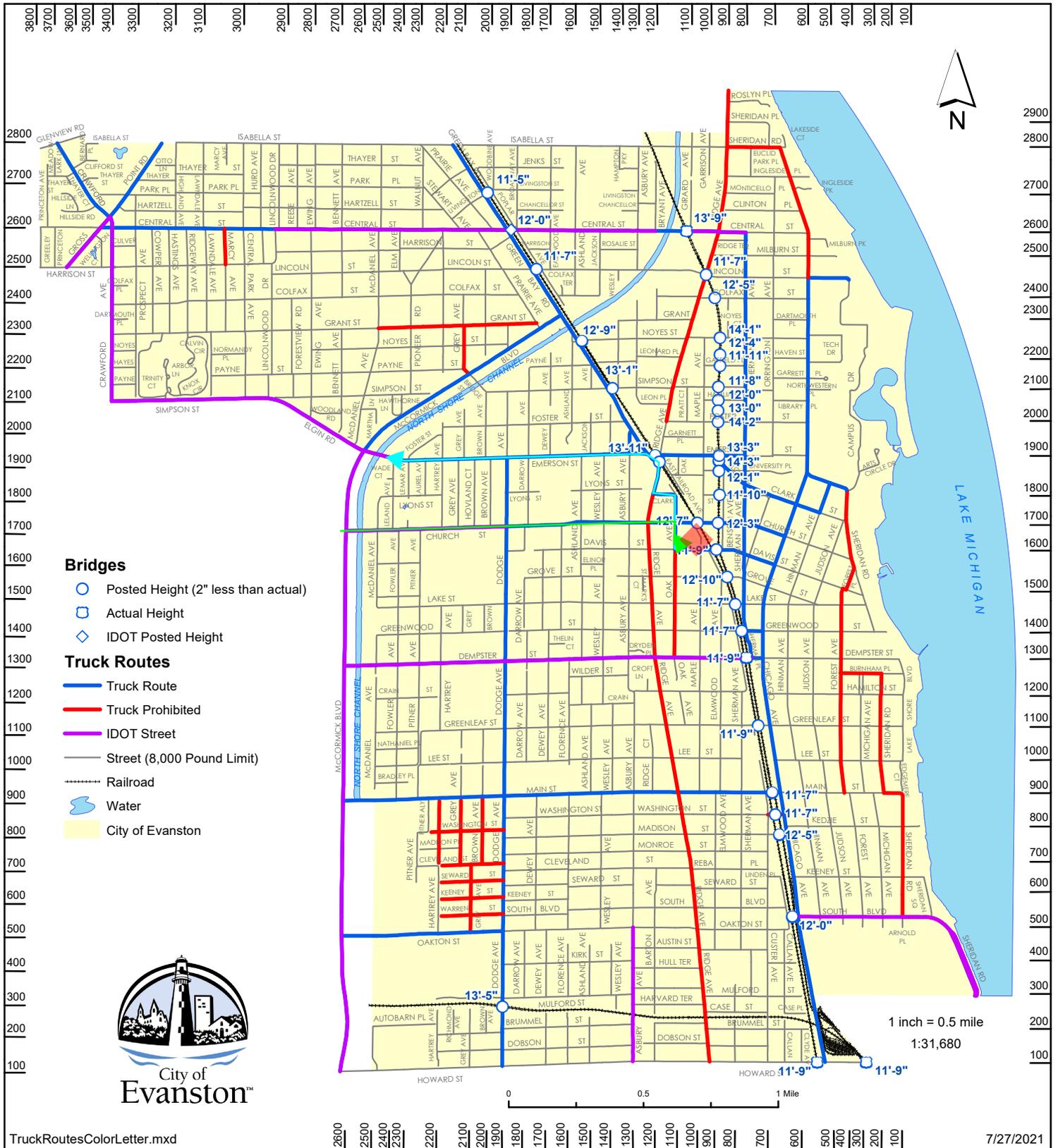
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City of Evanston Truck Routes



This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

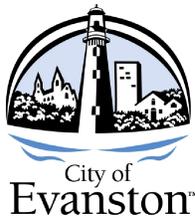
**Exhibit "B" - Delivery Routes
Rev #1**

Public Parking Off-Street Facilities and Lots

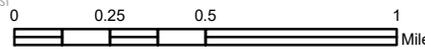
Exhibit "C" - Parking

Parking Lots

- Free
- Meters
- Permit Parking
- Meters and Permit
- Main Road
- Local Street
- Railroad
- Water
- City Boundary



1 in = 0.5 mile
1:31,680



This map is provided "as is" without warranties of any kind.
See www.cityofevanston.org/mapdisclaimers.html for more information.

8/21/2020
OffStreetParkingLotsMap.mxd

- | | | | |
|---|---|---|--|
| <p>1: South Blvd & Hinman, 66 spaces [P]
 3: 1700 Blk Chicago Ave (behind library), 74 spaces [M]
 4: Central St. & Stewart, 66 spaces [M,P]
 5: Ashland Ave & Noyes St, 42 spaces
 8: 811 Main Street, 49 spaces [P]
 10: 1701 Orrington Ave (under library), 53 spaces [M]
 11: 800/900 Foster at "EI" (gravel lot), 44 spaces
 16: 800/900 Noyes - @ "L", 22 spaces [M]
 18: Clyde & Brummel, 50 spaces [P]</p> | <p>19: 1700/1800 Benson (west side), 69 spaces [M]
 20: 1800 Maple Ave. Self Park, 1400 spaces [M,P]
 21: Chandler Center - 1100 Central Street, 92 spaces [M,P]
 22: Sheridan Rd. & South Blvd., 50 spaces [P]
 23: NW Dempster & Elmwood, 38 spaces [P]
 24: 727 Main St., 32 spaces [M]
 25: 1614 Maple Ave., 32 spaces [M,P]
 27: 621 Oak Ave. - across from Post Office, 36 spaces [M,P]</p> | <p>28: Church & Chicago Self Park, 600 spaces [M,P]
 31: 925 Sherman, 20 spaces [P]
 32: 825 Hinman Avenue, 77 spaces [P]
 35: NW Main & Judson, 56 spaces [P]
 39: 711 Hinman Ave., 48 spaces [P]
 42: 743 Hinman Ave., 24 spaces [P]
 45: 833 Forest Avenue, 25 spaces [P]
 46: Sherman Plaza Self Park - Davis & Benson, 1250 spaces [M,P]
 48: 1315 Emerson St., 13 spaces [P]
 51: 927 Noyes - Noyes Center Lot, 55 spaces [M,P]
 52: James Park Lots, 240 spaces</p> | <p>54: Central Street Metra Station, 217 spaces [M]
 56: Civic Center - 2100 Ridge Ave., 232 spaces
 60: 1234 Chicago Avenue, 35 spaces [M,P]
 64: Ry an Field West Lot, 100 spaces [P]
 67: Alley between Emerton & Foster east of Purple Line, 34 spaces [P]
 68: 700 block of Howard, 13 spaces [M]</p> |
|---|---|---|--|
- [M=Metered, P=Permit Parking]**