

912 Custer Ave. Evanston, IL



Plan Development Application

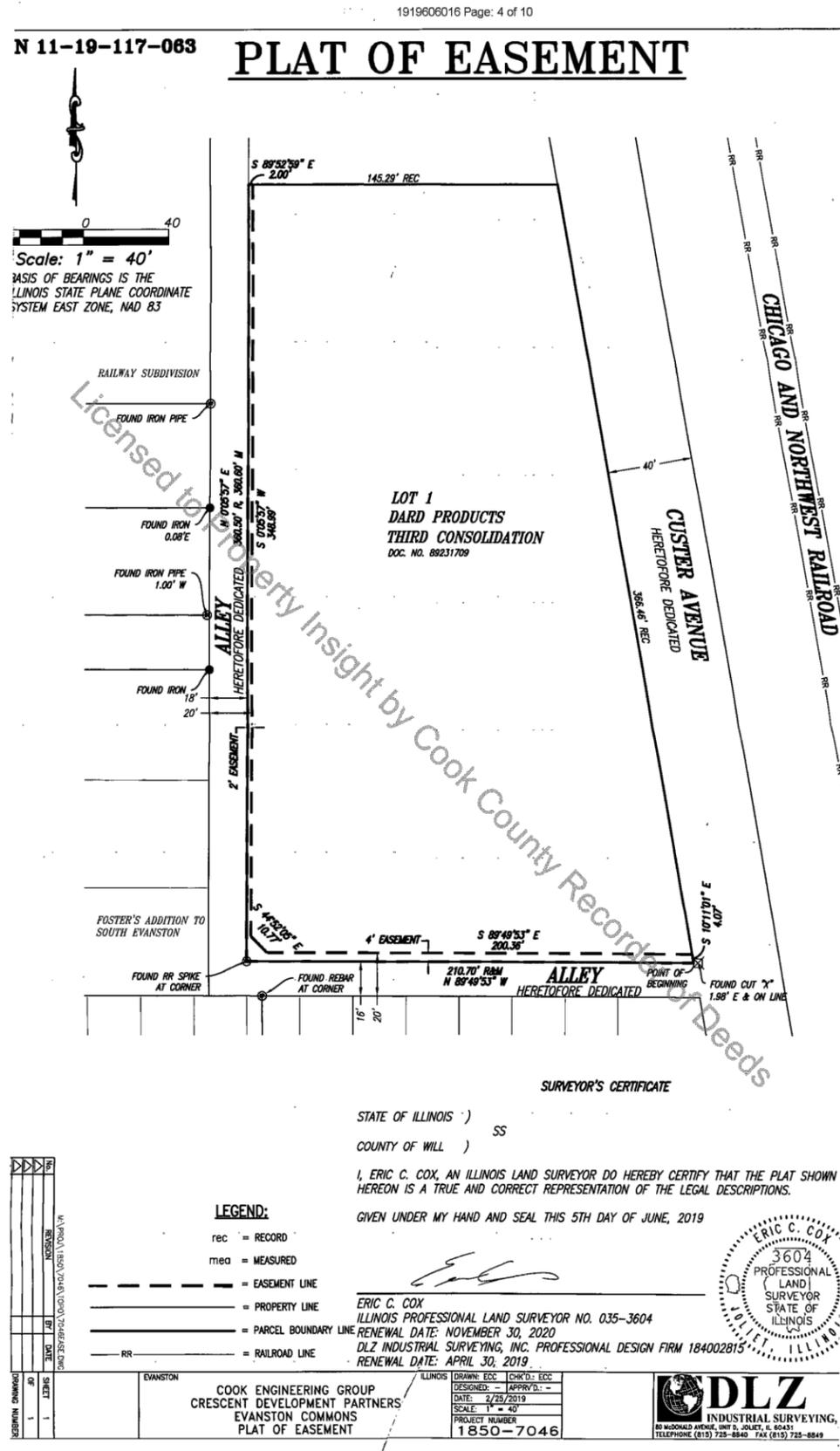
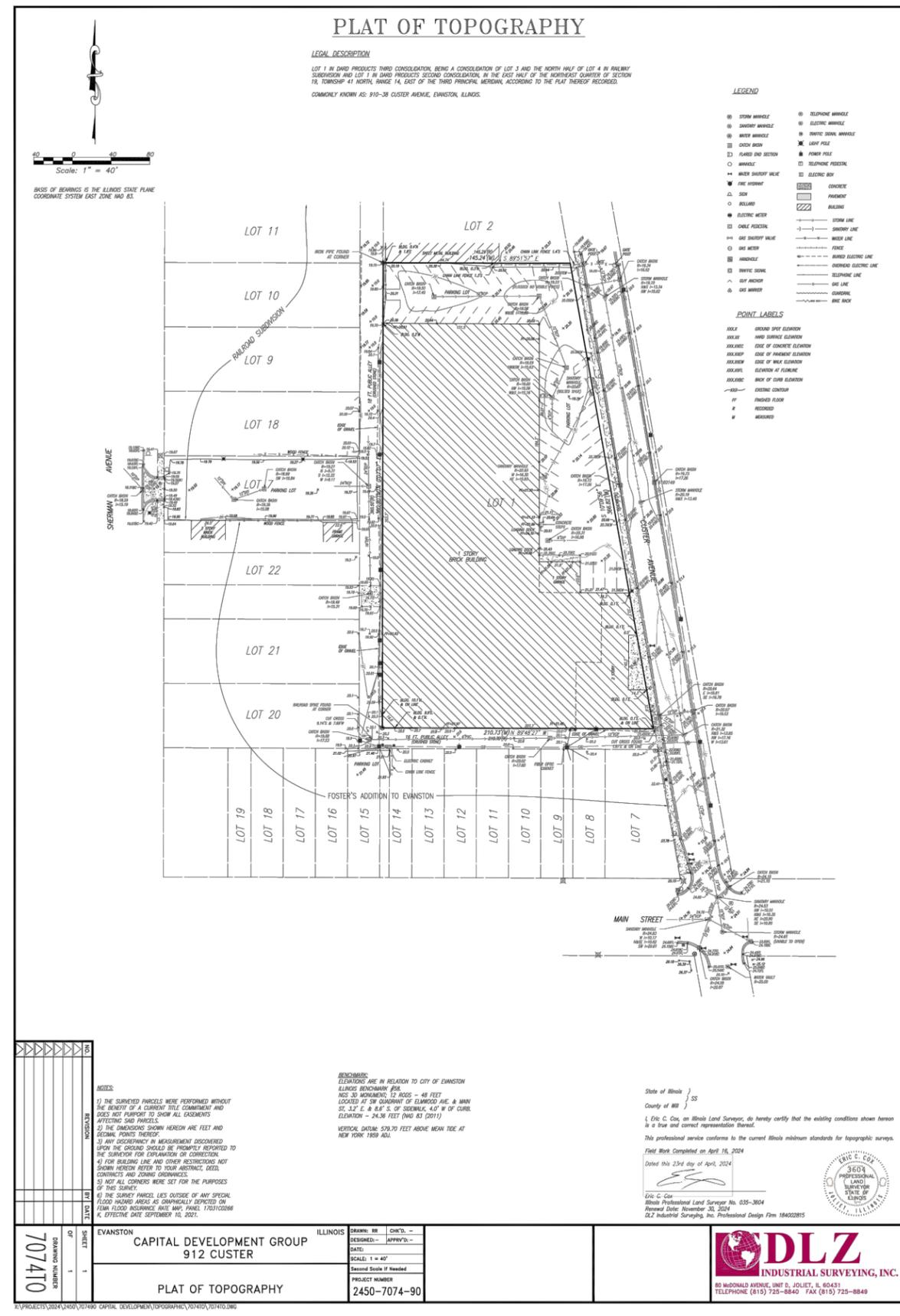
07.31.2024

BUILT FORM, LLC

Applicant:
Address: 912 Custer Ave. Evanston, IL
Introduction Date: July 31th 2024

PLAN DEVELOPMENT APPLICATION

A-0



SURVEY

Applicant: 912 Custer Ave. Evanston, IL
 Address: 912 Custer Ave. Evanston, IL
 Introduction Date: July 31st 2024

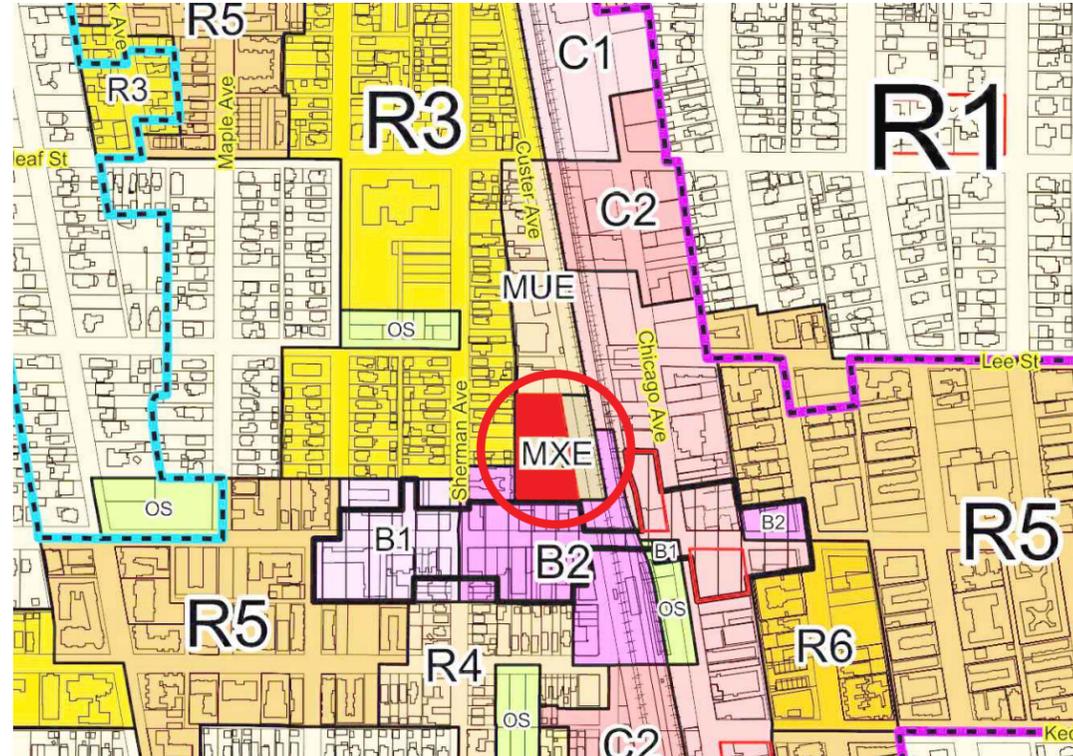
PLAN DEVELOPMENT APPLICATION

BUILT FORM, LLC

A-01

| BUILDING SUMMARY New 5 story mixed-use building, 230 units with surface parking spaces | | | | | | |
|--|---------|--------------------------|---------|---------|---------|-------|
| GROSS BUILDING - 154,247 gsf | | F.A.R. AREA - 132,279 SF | | | | |
| FIRST FLOOR GROSS SQ.FT. - 32,235 gsf | | | | | | |
| - FIRST FLOOR NET RSF - 19,512 rsf | | | | | | |
| - LOBBY & AMENITY AREA - 5,720 sf | | | | | | |
| - MECH. / CIRC. - 7,003 sf | | | | | | |
| - FIRST FLOOR AREA FOR F.A.R.: 25,939 sf | | | | | | |
| TYPICAL FLOOR GROSS SQ.FT. - 30,503 gsf | | | | | | |
| - TYPICAL FLOOR NET RSF - 26,553 rsf | | | | | | |
| - MECH. / CIRC. - 3,950 sf | | | | | | |
| - TYP. FLOOR AREA FOR F.A.R.: 26,585 sf | | | | | | |
| 230 TOTAL UNITS | | | | | | |
| 48 OUTDOOR TOTAL PARKING SPACES | | | | | | |
| 76 INDOOR BIKES - 10 OUTDOOR BIKES | | | | | | |
| UNIT MATRIX | | | | | | |
| Room Type | Level 1 | Level 2 | Level 3 | Level 4 | Level 5 | Total |
| Studio | 22 | 25 | 25 | 25 | 25 | 122 |
| 1 Bedroom | 14 | 17 | 17 | 17 | 17 | 82 |
| 2 Bedroom | 2 | 6 | 6 | 6 | 6 | 26 |
| Total | 38 | 48 | 48 | 48 | 48 | 230 |

| ZONING REQUIREMENTS | | |
|---------------------|---|---|
| | PLAN DEVELOPMENT (PD) | PROPOSED |
| LOT SIZE | 64,191 LOT SQ.FT. | - |
| MLA | MIN. LOT AREA PER UNIT 64,191 SQ.FT. / 230 UNITS | 280 SQ. FT |
| BUILDING HEIGHT | PD | 56' - AVERAGE ROOF HEIGHT (74' - TOP OF ELEVATOR OVERRUN ROOF) |
| FAR | PD | 2.06 (132,279 / 64,191) |
| FRONT YARD (A) | PD | 0'-0" FRONT SETBACK |
| SIDE YARD (B) | PD | 43'-0" SIDE SETBACK |
| SIDE YARD (C) | PD | 68'-6" SIDE SETBACK |
| REAR YARD (D) | PD | 10'-0" REAR SETBACK |
| PARKING SPACES | PD | 50 TOTAL SPACES (INCLUDES 2 ACCESSIBLE SPACES) |
| PARKING SIZES | 8' x 18' WITH 20' DRIVE AISLE (90° PARKING) | 8.5' x 18' WITH 24' DRIVE AISLE (90° PARKING) |
| LOADING | 2 SHORT BERTH 10' x 25' | - |



Zoning Analysis

Applicant:
Address: 912 Custer Ave. Evanston, IL
Introduction Date: July 31th 2024

PLAN DEVELOPMENT APPLICATION

BUILT FORM, LLC

A-02



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 923-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

**NEW 5-STORY
RESIDENTIAL BUILDING**
912 CUSTER AVE
EVANSTON, ILLINOIS

Reserved for Seal:

| No. | Date | Description |
|-----|----------|------------------------------|
| 1 | 07/31/24 | PLAN DEVELOPMENT APPLICATION |
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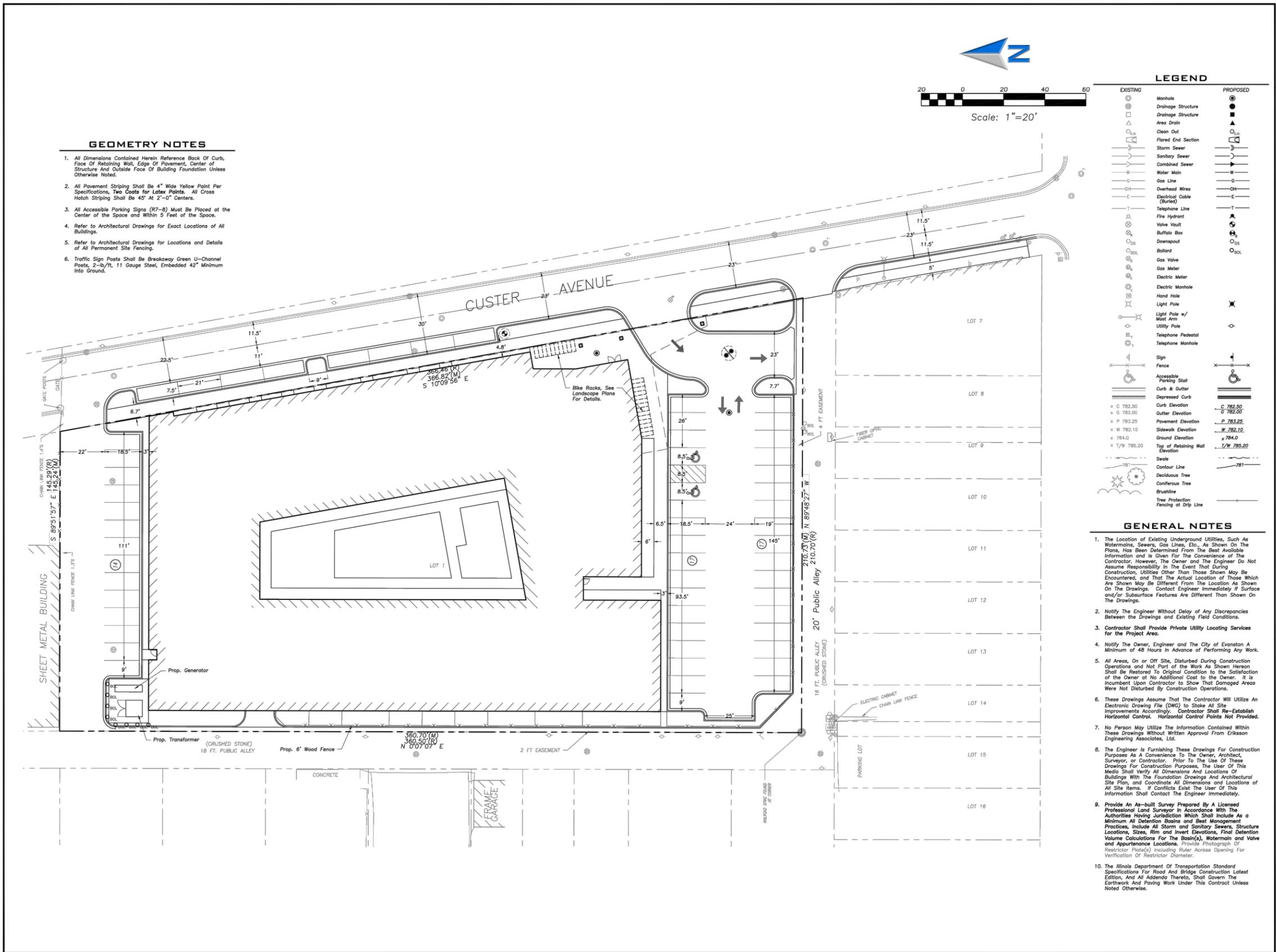
Design By: XXX Approved By: XXX Date: XX/XX/XX

Sheet Title:

**SITE GEOMETRY
PLAN**

Sheet No:

C200



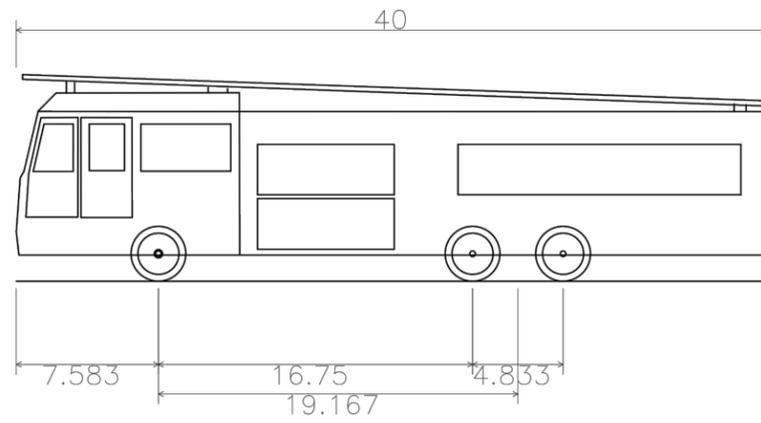
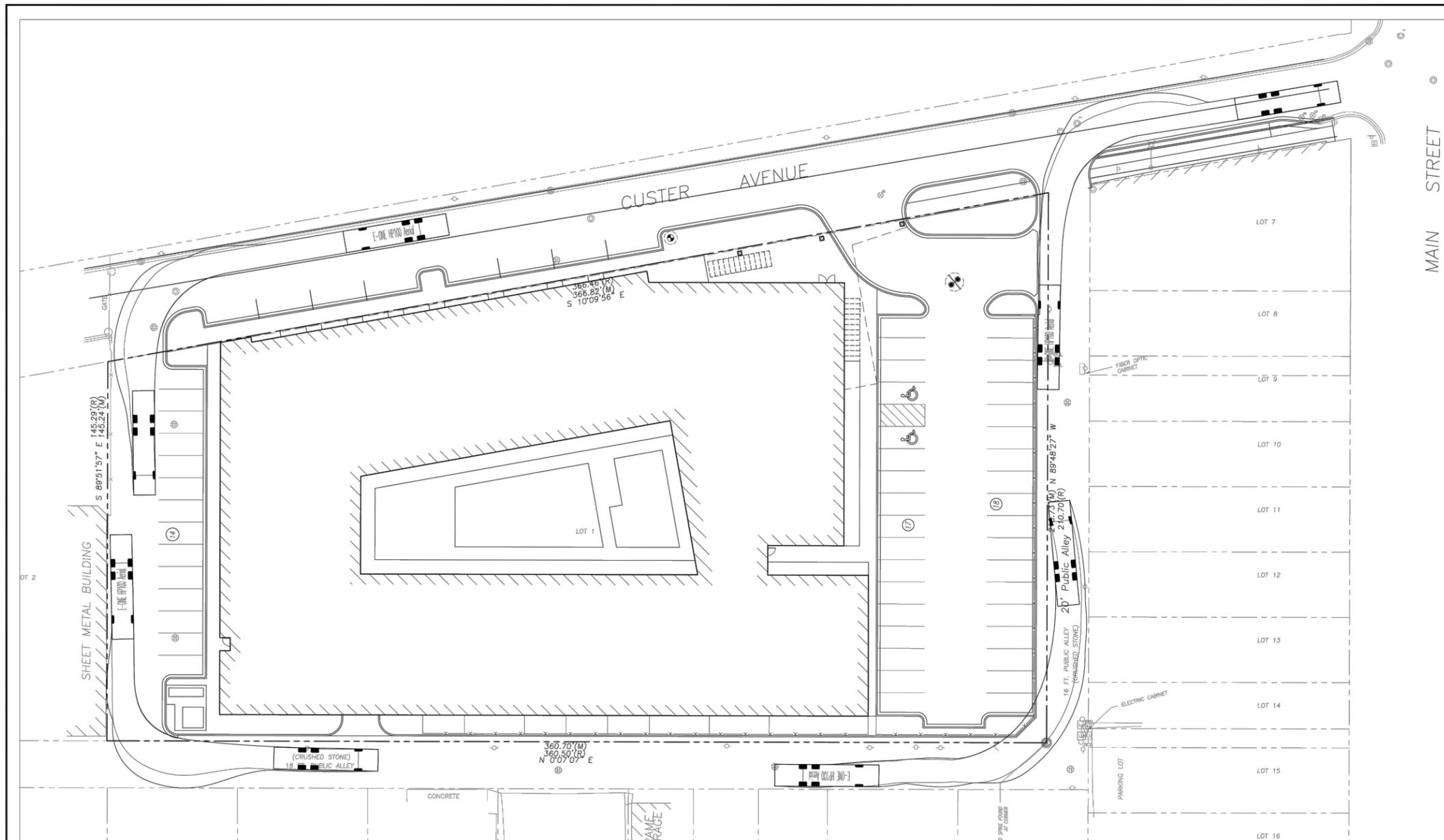
Civil - Geometry Plan

Applicant: 912 Custer Ave. Evanston, IL
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PLAN DEVELOPMENT APPLICATION

BUILT FORM, LLC

A-03



| | |
|---------------------------|----------|
| E-ONE HP100 Aerial | |
| Overall Length | 40.000ft |
| Overall Width | 8.333ft |
| Overall Body Height | 11.000ft |
| Min Body Ground Clearance | 1.393ft |
| Track Width | 8.333ft |
| Lock-to-lock time | 6.00s |
| Max Wheel Angle | 45.00° |

EIA - P:\24108 - Bull Form - 912 Custer\Drawings\912 Custer Avenue - Site Plan_Aerial_Turn 2.dwg
 Plotted: 7/23/24 @ 5:27pm By: mcmorris

Reserved for Best:

| No. | Date | Description |
|-----|----------|-------------|
| 1 | xx/xx/xx | xxxxxxx |
| | | |
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Design By: XXXX Approved By: XXXX Date: XX/XX/XX

Sheet Title:

Sheet No:

Civil - Turning Radius (Emergency Vehicle)

BUILT FORM, LLC

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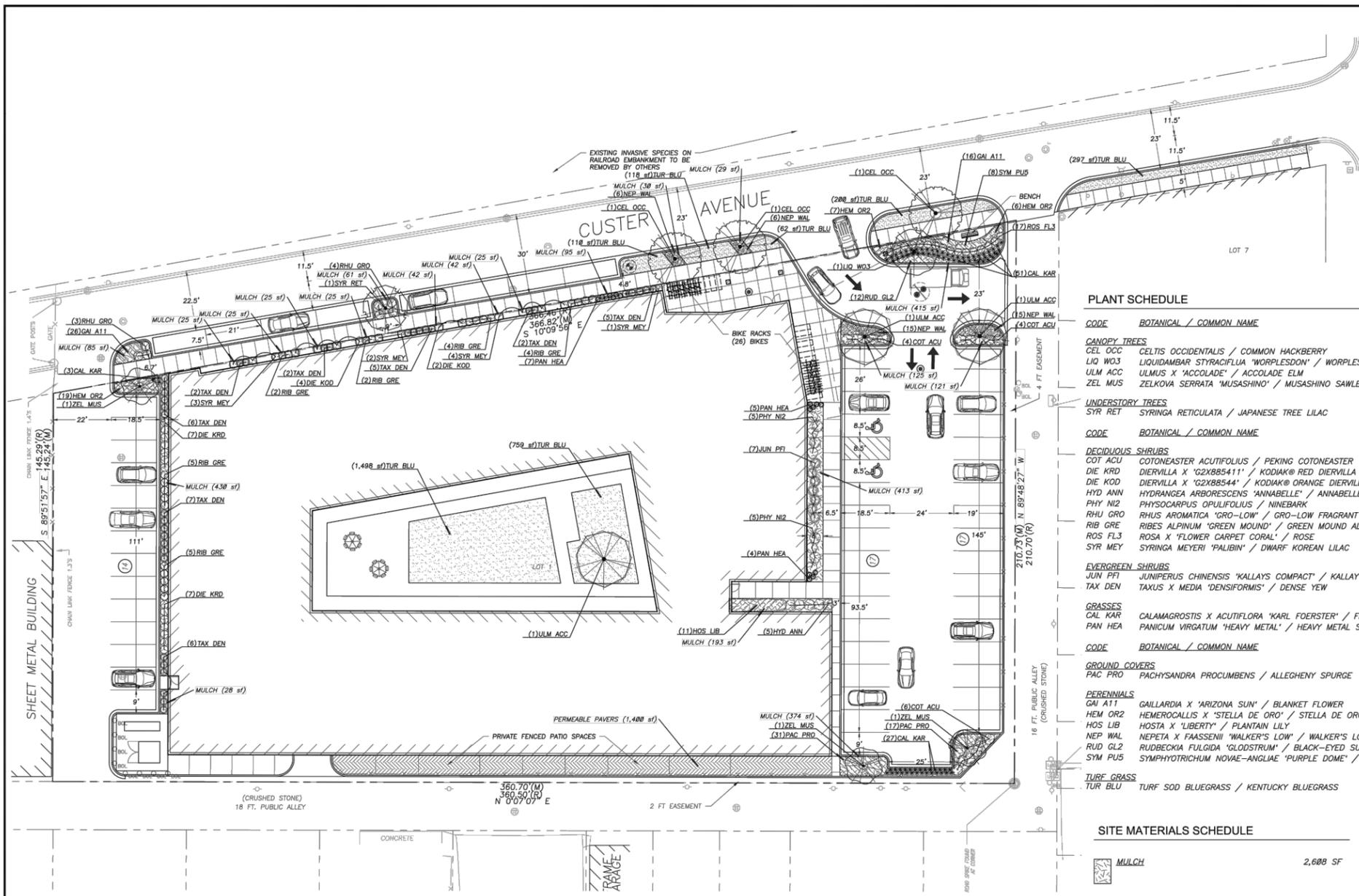
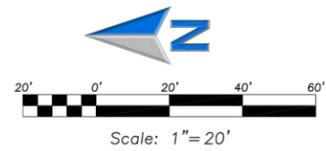
PLAN DEVELOPMENT APPLICATION

A-03



**ERIKSSON
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145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
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EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
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PLANT SCHEDULE

| CODE | BOTANICAL / COMMON NAME | COND. | SIZE | QTY |
|-------------------------|---|------------|-------------|----------|
| CANOPY TREES | | | | |
| CEL OCC | CELTIS OCCIDENTALIS / COMMON HACKBERRY | B & B | 2.5" CAL. | 3 |
| LIQ W03 | LIQUIDAMBAR STYRACIFLUA "WORPLESDON" / WORPLESDON SWEET GUM | B & B | 2.5" CAL. | 1 |
| ULM ACC | ULMUS X "ACCOLADE" / ACCOLADE ELM | B & B | 2.5" CAL. | 3 |
| ZEL MUS | ZELKOVA SERRATA "MUSASHINO" / MUSASHINO SAWLEAF ZELKOVA | B & B | 2.5" CAL. | 3 |
| UNDERSTORY TREES | | | | |
| SYR RET | SYRINGA RETICULATA / JAPANESE TREE LILAC | B & B | 2.5" CAL. | 1 |
| DECIDUOUS SHRUBS | | | | |
| COT ACU | COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER | B & B | 36" HT. | 14 |
| DIE KR2 | DIERVILLA X "G2X885411" / KODIAK® RED DIERVILLA | CONT. | 30" HT. | 14 |
| DIE KOD | DIERVILLA X "G2X88544" / KODIAK® ORANGE DIERVILLA | CONT. | 30" HT. | 6 |
| HYD ANN | HYDRANGEA ARBORESCENS "ANNABELLE" / ANNABELLE SMOOTH HYDRANGEA | B & B | 36" HT. | 5 |
| PHY N12 | PHYSCARPUS OPULIFOLIUS / NINEBARK | B & B | 30" HT. | 10 |
| RHU GRO | RHUS AROMATICA "GRO-LOW" / GRO-LOW FRAGRANT SUMAC | 5 GAL | 24" HT. | 7 |
| RIB GRE | RIBES ALPINUM "GREEN MOUND" / GREEN MOUND ALPINE CURRANT | B & B | 30" HT. | 22 |
| ROS FL3 | ROSA X "FLOWER CARPET CORAL" / ROSE | 5 GAL | 24" SPREAD. | 17 |
| SYR MEY | SYRINGA MEYERI "PALIBIN" / DWARF KOREAN LILAC | B & B | 24" HT. | 10 |
| EVERGREEN SHRUBS | | | | |
| JUN PFI | JUNIPERUS CHINENSIS "KALLAYS COMPACT" / KALLAY COMPACT PFTZER JUNIPER | CONT. | 24" HT. | 7 |
| TAX DEN | TAXUS X MEDIA "DENSIFORMIS" / DENSE YEW | B & B | 30" HT. | 35 |
| GRASSES | | | | |
| CAL KAR | CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER" / FEATHER REED GRASS | CONT. | #1 | 81 |
| PAN HEA | PANICUM VIRGATUM "HEAVY METAL" / HEAVY METAL SWITCH GRASS | CONT. | #1 | 16 |
| GROUND COVERS | | | | |
| PAC PRO | PACHYSANDRA PROCUMBENS / ALLEGHENY SPURGE | CONT. | QUART | 48 |
| PERENNIALS | | | | |
| GAI A11 | GAILLARDIA X "ARIZONA SUN" / BLANKET FLOWER | CONT. | #1 | 42 |
| HEM OR2 | HEMEROCALLIS X "STELLA DE ORO" / STELLA DE ORO DAYLILY | CONT. | #1 | 32 |
| HOS LIB | HOSTA X "LIBERTY" / PLANTAIN LILY | CONT. | #1 | 11 |
| NEP WAL | NEPETA X FASSENI "WALKER'S LOW" / WALKER'S LOW CATMINT | CONT. | #1 | 42 |
| RUD GL2 | RUDEBECKIA FULGIDA "GLODSTRUM" / BLACK-EYED SUSAN | CONT. | QUART | 12 |
| SYM PUS | SYMPHYOTRICHUM NOVAE-ANGLIAE "PURPLE DOME" / NEW ENGLAND ASTER | CONT. | #1 | 8 |
| TURF GRASS | | | | |
| TUR BLU | TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS | ROLLED SOD | | 3,044 SF |

SITE MATERIALS SCHEDULE

| | |
|------------------|----------|
| MULCH | 2,688 SF |
| PERMEABLE PAVERS | 1,400 SF |

LANDSCAPE NOTES:

- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC., ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS THE DRIP LINE OF THE TREE TO BE PROTECTED UNLESS SPECIFIED OTHERWISE.
- ALL GRASS CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE WEEP PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD. ALL TURF GRASS AREAS ADJACENT TO PAVEMENT OR CURB SHALL BE GRADED FLUSH WITH THAT PAVEMENT AND ALLOW POSITIVE DRAINAGE. ANY SETTLEMENT OF THE TURF GRASS AREAS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE BY OWNER.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

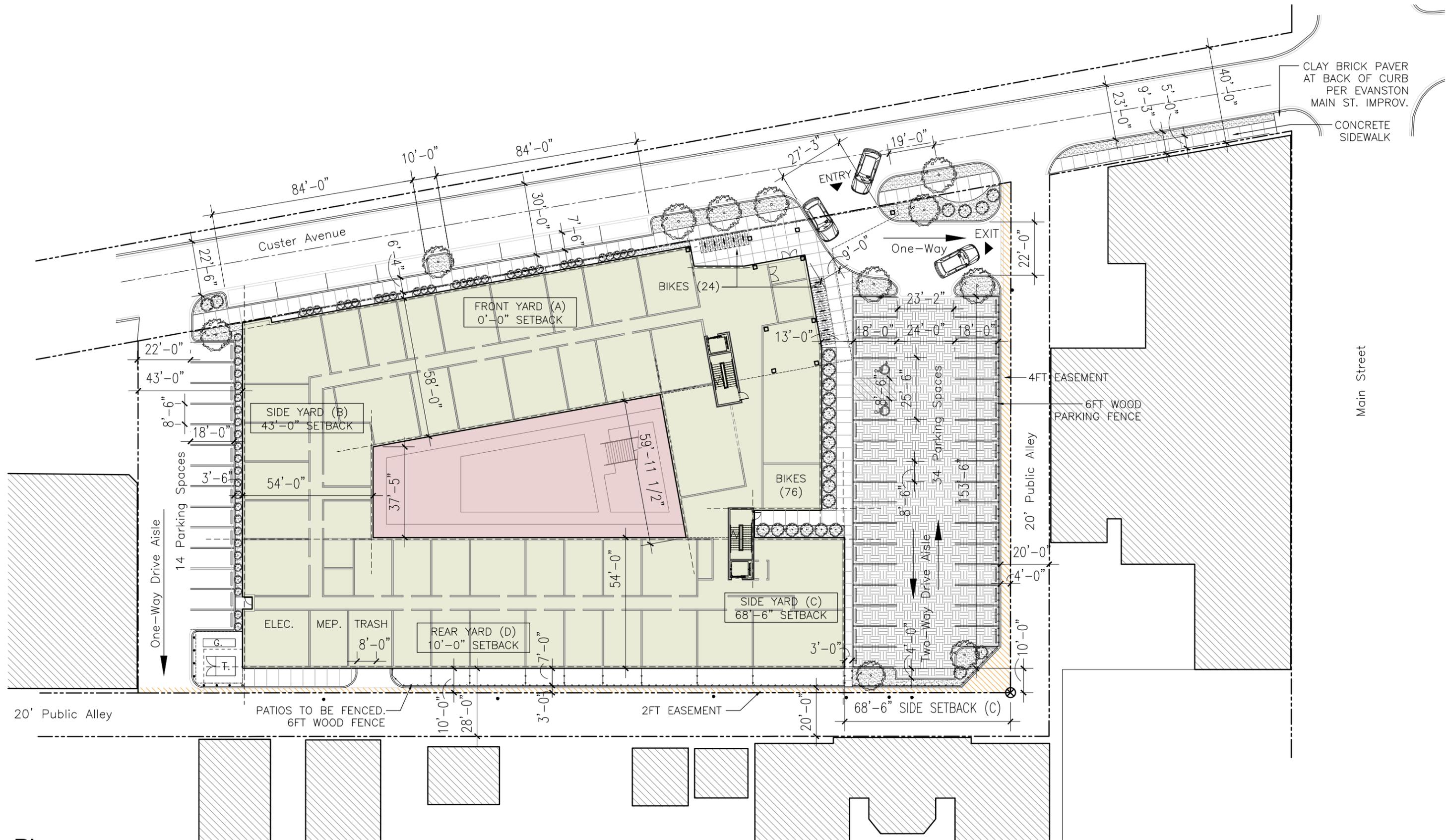
Landscape Plan

Applicant: 912 Custer Ave. Evanston, IL
 Address: 912 Custer Ave. Evanston, IL
 Introduction Date: July 31st 2024

PLAN DEVELOPMENT APPLICATION

BUILT FORM, LLC

A-04



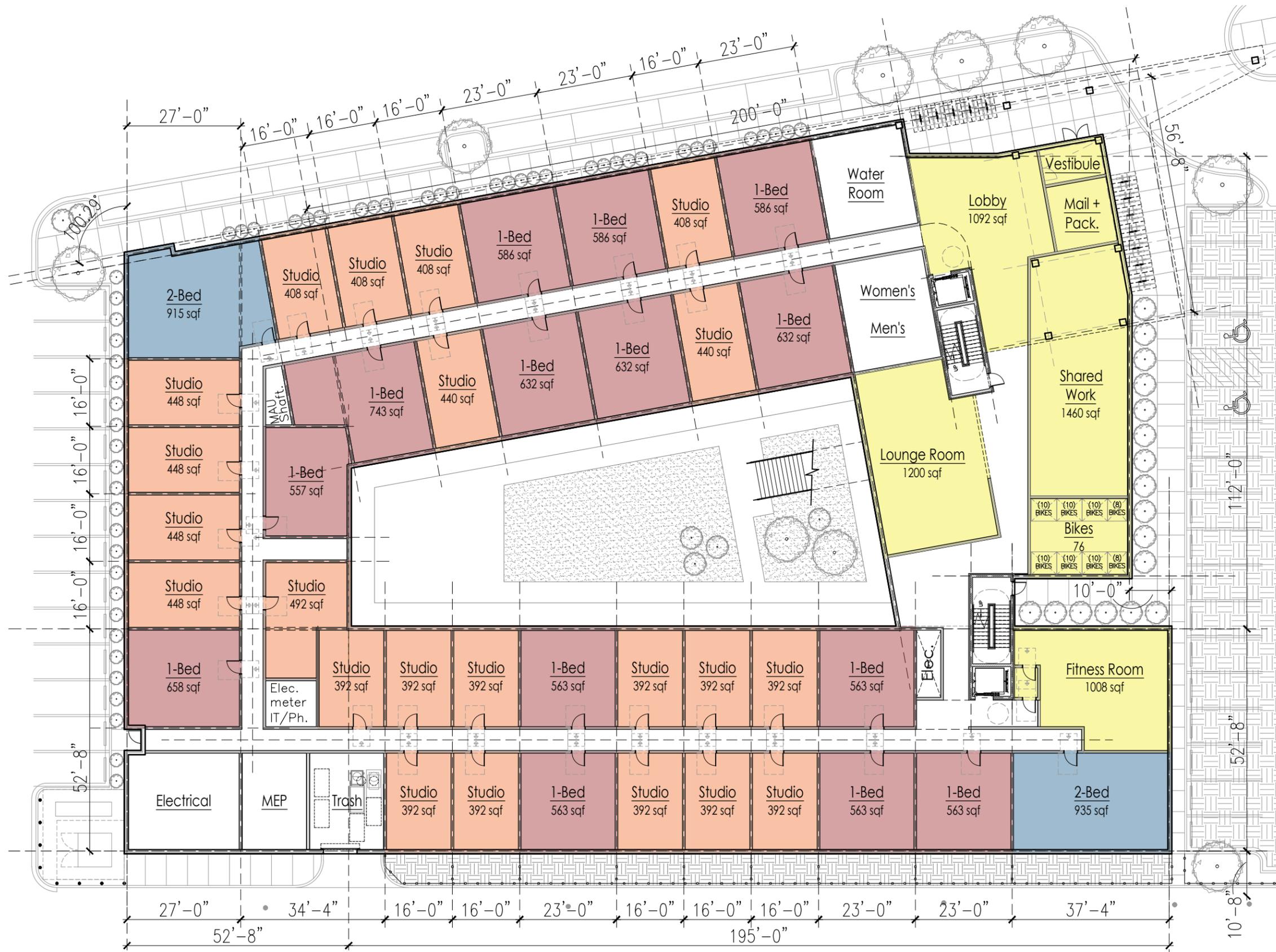
Site Plan

BUILT FORM, LLC

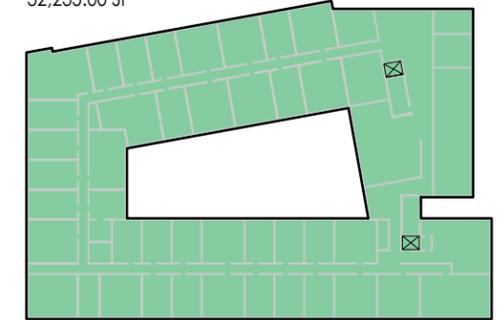
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Introduction Date: July 31th 2024

PLAN DEVELOPMENT APPLICATION

A-05



Gross Area
32,235.00 SF



BUILDING SUMMARY
New 5 story mixed-use building, 230 units with surface parking spaces

| GROSS BUILDING - 154,247 gsf | F.A.R. AREA - 132,279 SF | | | | | |
|--|--------------------------|-----------|-----------|-----------|-----------|------------|
| FIRST FLOOR GROSS SQ.FT. - 32,235 gsf | | | | | | |
| - FIRST FLOOR NET RSF - 19,512 rsf | | | | | | |
| - LOBBY & AMENITY AREA - 5,720 sf | | | | | | |
| - MECH. / CIRC. - 7,003 sf | | | | | | |
| - FIRST FLOOR AREA FOR F.A.R.: 25,939 sf | | | | | | |
| TYPICAL FLOOR GROSS SQ.FT. - 30,503 gsf | | | | | | |
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| - MECH. / CIRC. - 3,950 sf | | | | | | |
| - TYP. FLOOR AREA FOR F.A.R.: 26,585 sf | | | | | | |
| 230 TOTAL UNITS | | | | | | |
| 48 OUTDOOR TOTAL PARKING SPACES | | | | | | |
| 76 INDOOR BIKES - 10 OUTDOOR BIKES | | | | | | |
| UNIT MATRIX | | | | | | |
| Room Type | Level 1 | Level 2 | Level 3 | Level 4 | Level 5 | Total |
| Studio | 22 | 25 | 25 | 25 | 25 | 122 |
| 1 Bedroom | 14 | 17 | 17 | 17 | 17 | 82 |
| 2 Bedroom | 2 | 6 | 6 | 6 | 6 | 26 |
| Total | 38 | 48 | 48 | 48 | 48 | 230 |

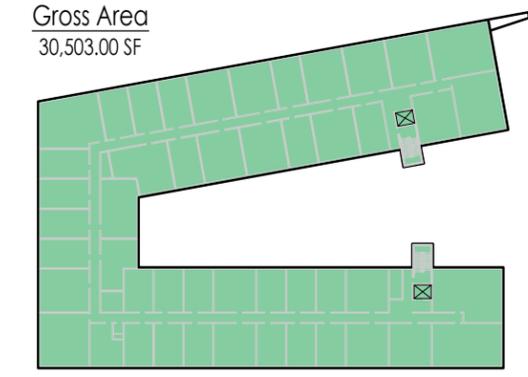
Ground Floor

Applicant:
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Introduction Date: July 31th 2024

PLAN DEVELOPMENT APPLICATION

BUILT FORM, LLC

A-06



BUILDING SUMMARY
New 5 story mixed-use building, 230 units with surface parking spaces

| GROSS BUILDING - 154,247 gsf | F.A.R. AREA - 132,279 SF | | | | | |
|--|--------------------------|-----------|-----------|-----------|-----------|------------|
| FIRST FLOOR GROSS SQ.FT. - 32,235 gsf | | | | | | |
| - FIRST FLOOR NET RSF - 19,512 rsf | | | | | | |
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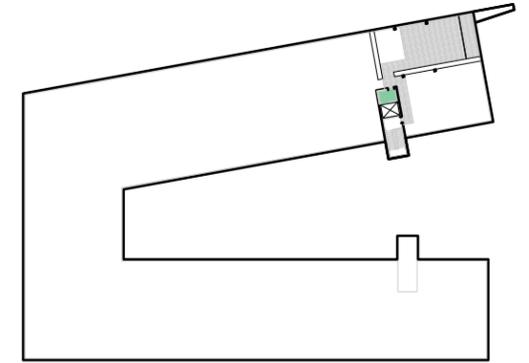
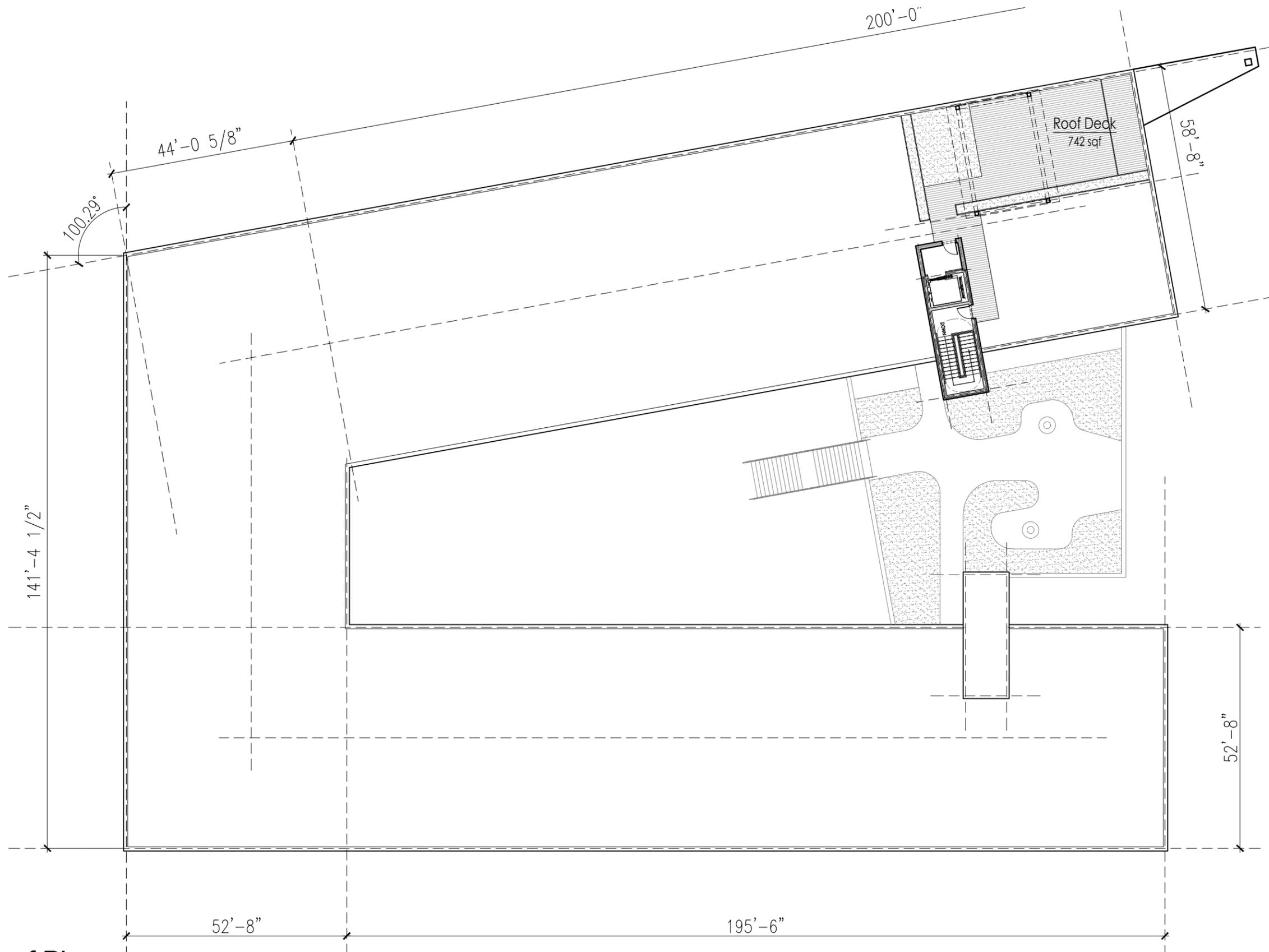
Typical Floor

BUILT FORM, LLC

Applicant:
Address: 912 Custer Ave. Evanston, IL
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PLAN DEVELOPMENT APPLICATION

A-08



BUILDING SUMMARY
New 5 story mixed-use building, 230 units with surface parking spaces

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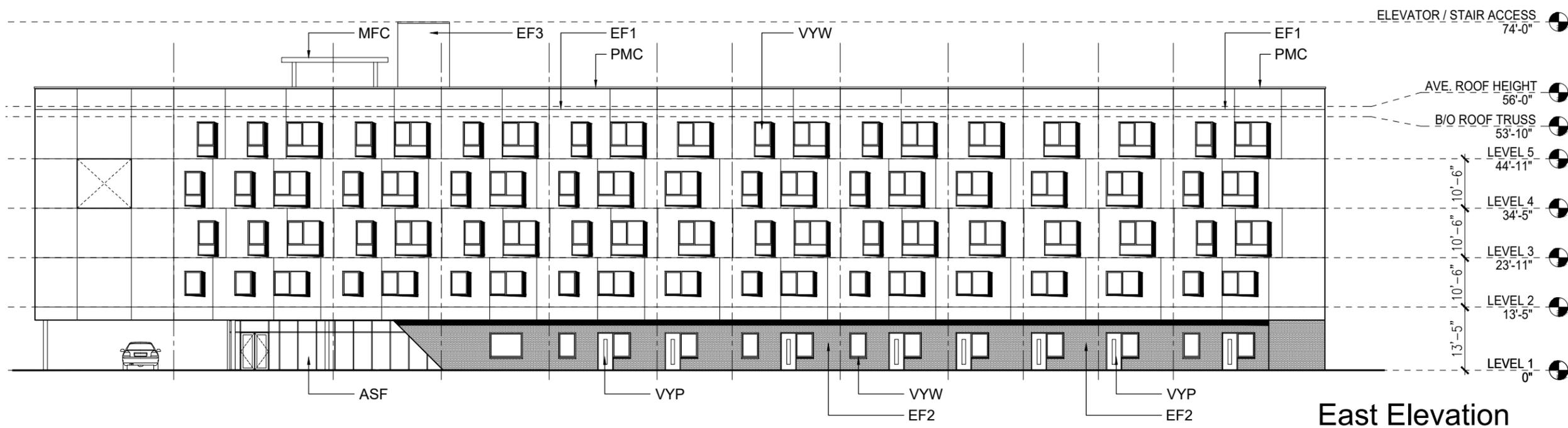
Roof Plan

BUILT FORM, LLC

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Address: 912 Custer Ave. Evanston, IL
Introduction Date: July 31th 2024

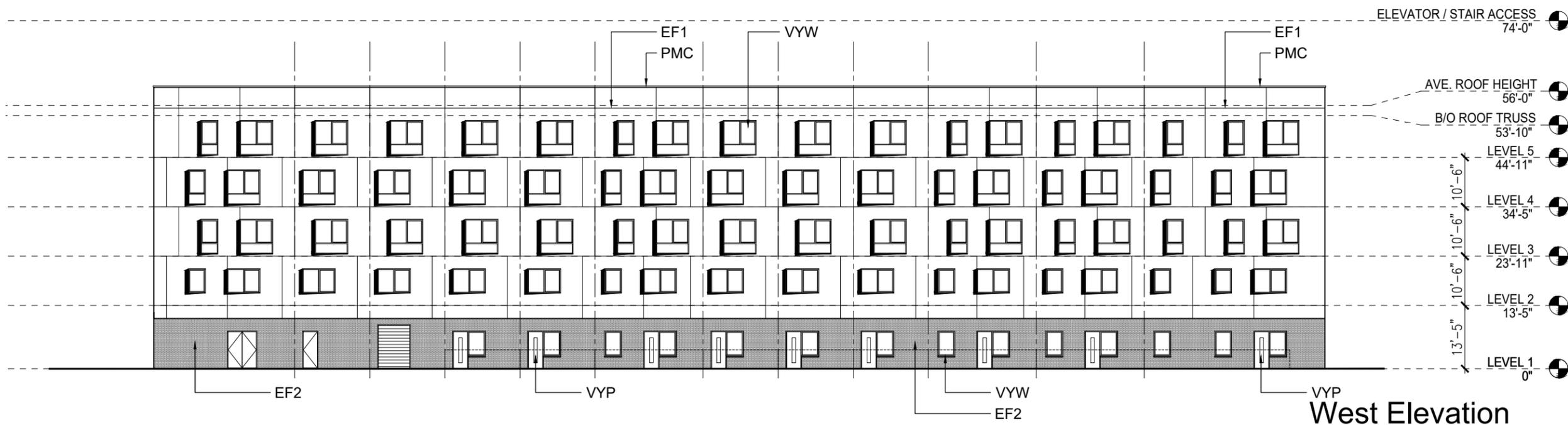
PLAN DEVELOPMENT APPLICATION

A-09



East Elevation

| MATERIAL KEYNOTES | |
|-------------------|-----------------------------------|
| ASF | ALUMINUM STOREFRONT |
| EF1 | EIFS SYSTEM FINISH 01 |
| EF2 | EIFS SYSTEM FINISH 02 - NEW BRICK |
| EF3 | EIFS SYSTEM FINISH 03 - NEW BRICK |
| EF4 | EIFS SYSTEM FINISH 04 |
| VYW | VINYL WINDOW |
| VYP | VINYL PATIO DOOR |
| PGR | METAL GUARDRAIL |
| PMC | PRE-FINISHED METAL COPING |
| MFC | METAL FRAMED CANOPY |



West Elevation

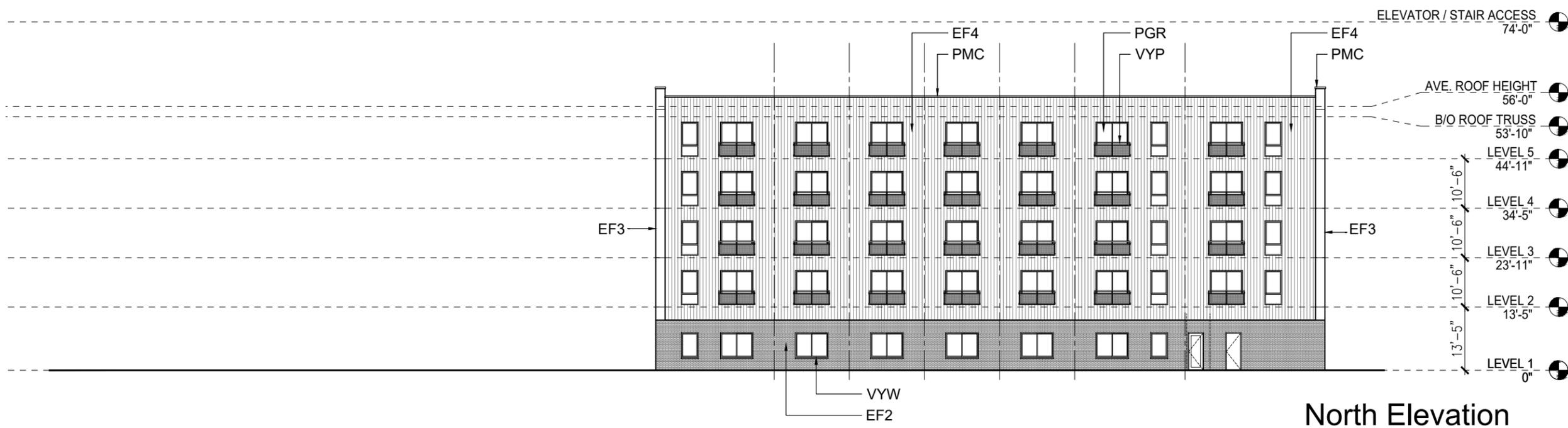
Elevations

BUILT FORM, LLC

Applicant:
 Address: 912 Custer Ave. Evanston, IL
 Introduction Date: July 31th 2024

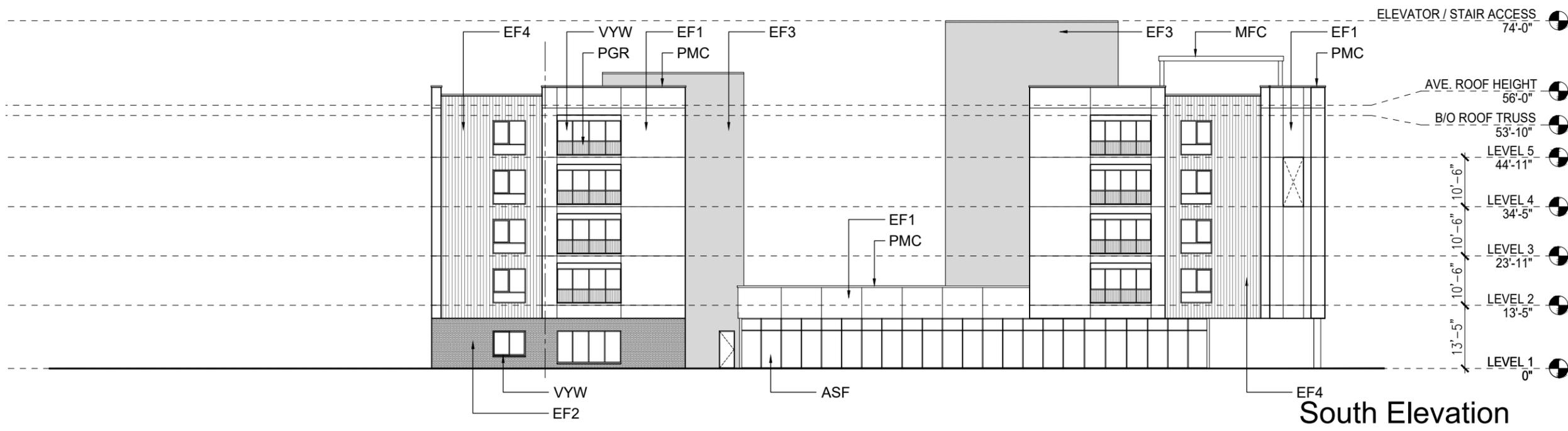
PLAN DEVELOPMENT APPLICATION

A-10



North Elevation

| MATERIAL KEYNOTES | |
|-------------------|-----------------------------------|
| ASF | ALUMINUM STOREFRONT |
| EF1 | EIFS SYSTEM FINISH 01 |
| EF2 | EIFS SYSTEM FINISH 02 - NEW BRICK |
| EF3 | EIFS SYSTEM FINISH 03 - NEW BRICK |
| EF4 | EIFS SYSTEM FINISH 04 |
| VYW | VINYL WINDOW |
| VYP | VINYL PATIO DOOR |
| PGR | METAL GUARDRAIL |
| PMC | PRE-FINISHED METAL COPING |
| MFC | METAL FRAMED CANOPY |



South Elevation

Elevations

BUILT FORM, LLC

Applicant:
 Address: 912 Custer Ave. Evanston, IL
 Introduction Date: July 31th 2024

PLAN DEVELOPMENT APPLICATION

A-11



Renderings

BUILT FORM, LLC

Applicant:
Address: 912 Custer Ave. Evanston, IL
Introduction Date: July 31th 2024

PLAN DEVELOPMENT APPLICATION

A-12



Renderings

BUILT FORM, LLC

Applicant:
Address: 912 Custer Ave. Evanston, IL
Introduction Date: July 31th 2024

PLAN DEVELOPMENT APPLICATION

A-13



Renderings

BUILT FORM, LLC

Applicant:
Address: 912 Custer Ave. Evanston, IL
Introduction Date: July 31th 2024

PLAN DEVELOPMENT APPLICATION

A-14



Renderings

BUILT FORM, LLC

Applicant:
Address: 912 Custer Ave. Evanston, IL
Introduction Date: July 31th 2024

PLAN DEVELOPMENT APPLICATION

A-15



Existing Conditions

BUILT FORM, LLC

Applicant:
Address: 912 Custer Ave. Evanston, IL
Introduction Date: July 31th 2024

PLAN DEVELOPMENT APPLICATION

A-16



Construction Management Plan 910 Custer

910 Custer Ave.
Evanston, IL. 60202



Phased Construction Plan

December 1st, 2025 – Version 4
Pre-construction



TABLE OF CONTENTS

Construction Management Site Plan

1. Material Hauling & Traffic Routing
2. Phase 1 Construction (Demo, Foundation through 1st floor)
3. Phase 2 Construction (Podium, Core & Shell Construction)
4. Phase 3 Construction (Site Work)
5. Phase 4 Construction (Interior Construction)
6. Project Schedule
7. Employee Parking Plan
8. Truck Routes and Deliveries

Operations Preconstruction Plan

9. Vibration Monitoring
10. Debris & Dust Minimization Plan
11. Waste Management Plan
12. Erosion Control
13. Preconstruction Survey
14. Pest Control Plan
15. Work Site Communication with Neighborhood and Residences

Exhibits

- A - General Site Logistics Plan
- B - Material Hauling & Traffic Plan
- C - Phase 1 Construction Logistics Plan
- D - Phase 2 Construction Logistics Plan
- E - Phase 3 Construction Logistics Plan
- F - Phase 4 Construction Logistics Plan



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

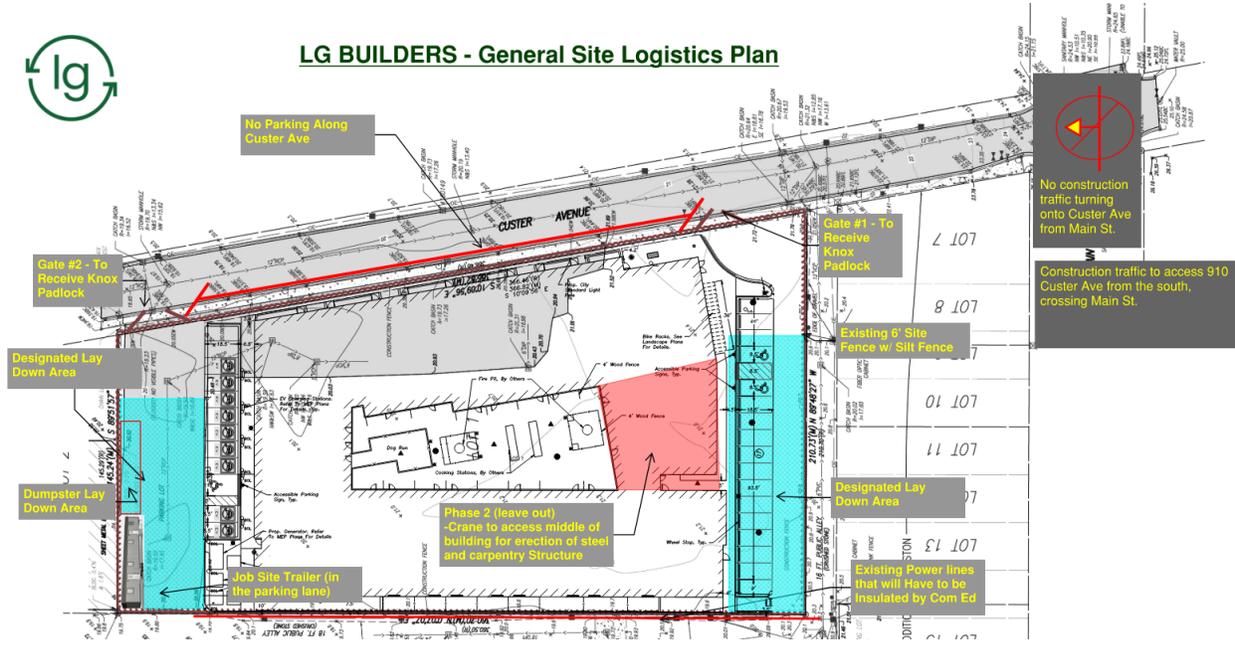
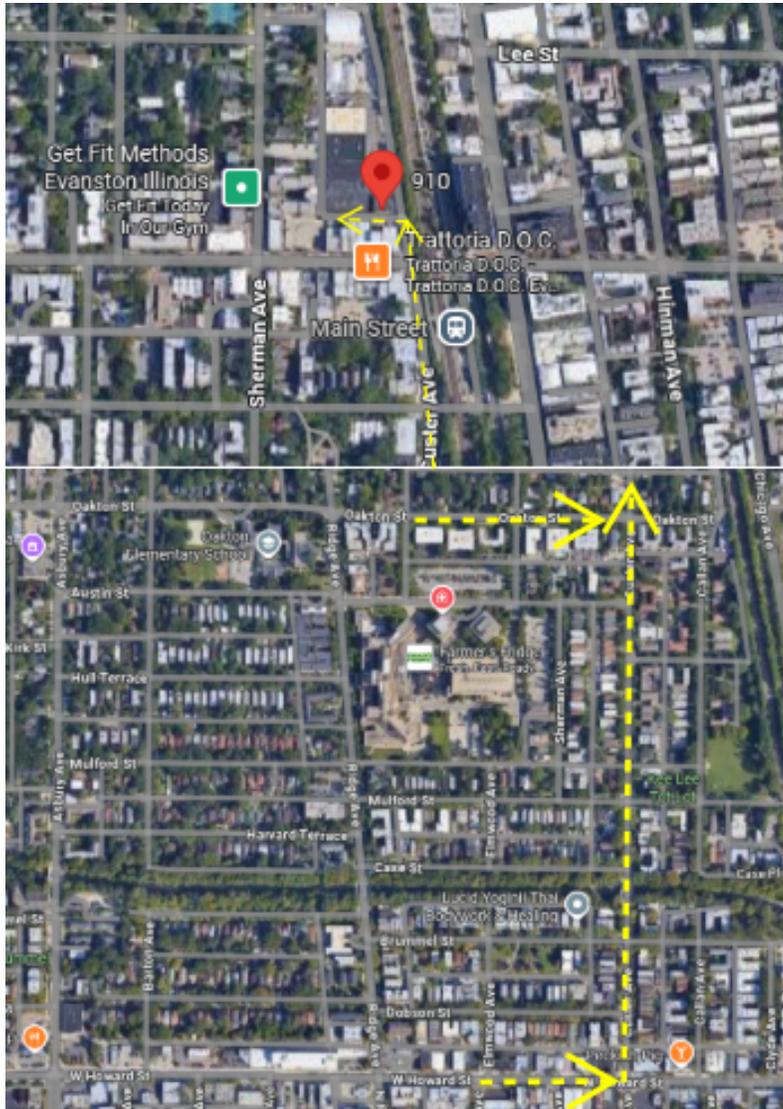




EXHIBIT B – Traffic Routing Plan



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

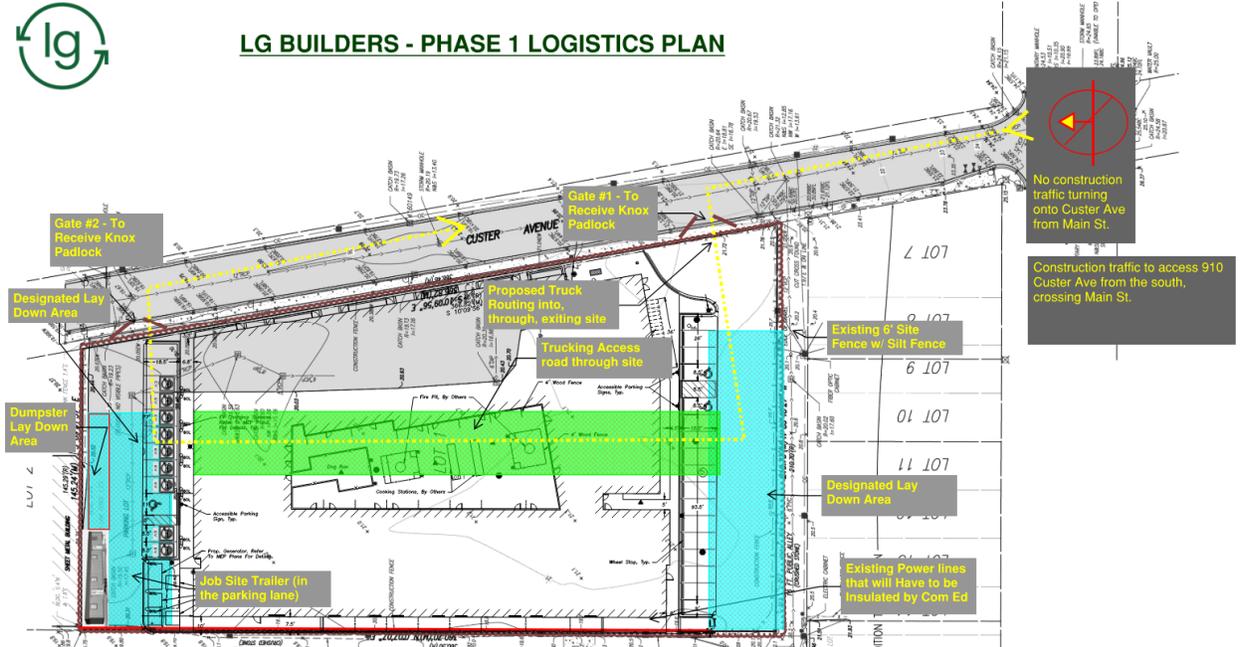




EXHIBIT D – PHASE 2 CONSTRUCTION

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



LG BUILDERS - PHASE 2 LOGISTICS PLAN

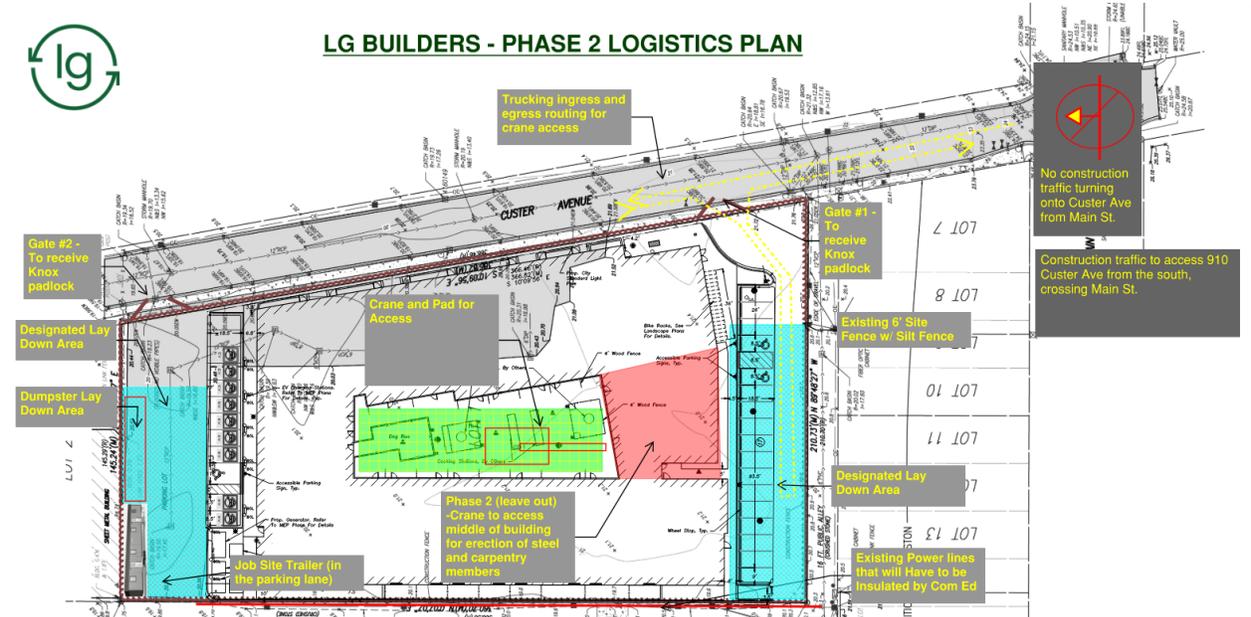




EXHIBIT E – PHASE 3 CONSTRUCTION

Interior Construction



LG BUILDERS - PHASE 3 LOGISTICS PLAN

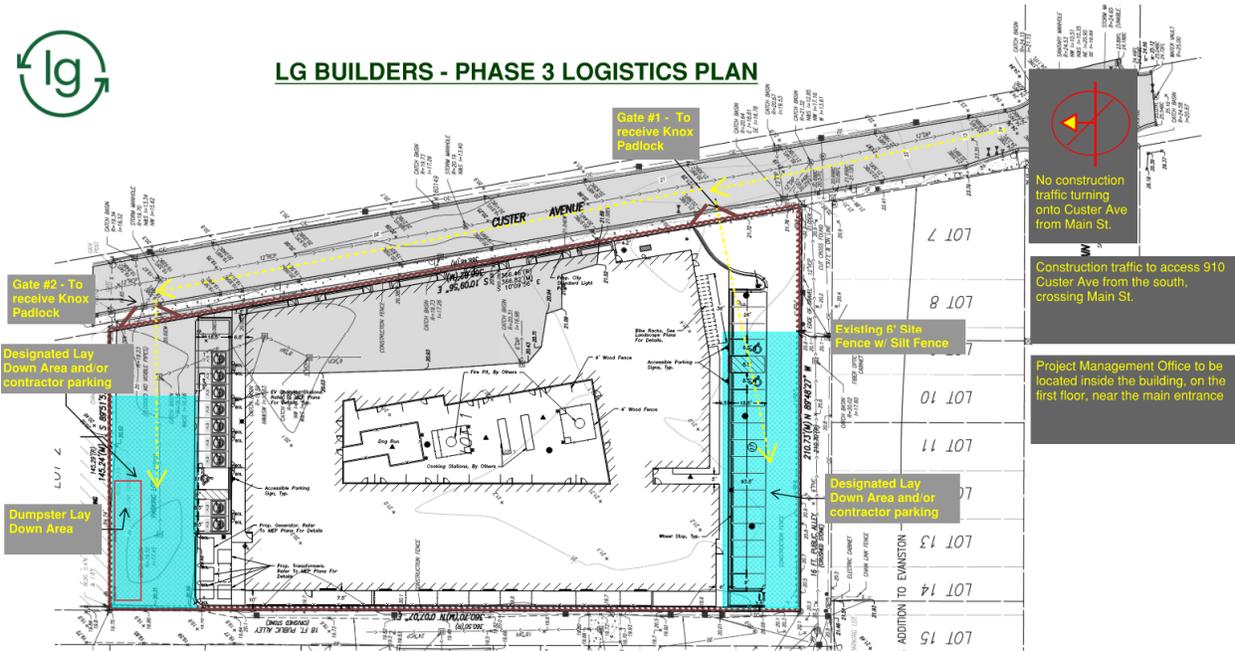


EXHIBIT F – PHASE 4 CONSTRUCTION

Site Utilities

