



## **ACTIONS**

**Preservation Commission**

**Tuesday, September 9, 2025**

**909 Davis Street, Floor 2 Council Chambers 7:00 PM**

### **1. CALL TO ORDER/DECLARATION OF A QUORUM**

### **2. PUBLIC COMMENT**

Members of the public are afforded three minutes per person to provide testimony related to items listed under discussion, review and comment, staff reports, or to otherwise address the Commission generally. Members of the public wishing to provide testimony on new or unfinished business shall be given the opportunity to do so following presentation by the applicant in a manner and under time limits determined by the Chair.

### **3. SPEAKER SERIES**

#### **A. Lessons from the Elijah Muhammad House Museum Restoration**

Listed on the National Register of Historic Places in 2021, the Elijah Muhammad House is also included in Chicago's Kenwood Landmark District. Wendy Muhammad, a preservation consultant, will provide background on her leadership in restoring the long neglected Elijah Muhammad House, dedication in face of adversity, and her fierce love for Chicago's cultural heritage.

Wendy Muhammad received the City of Chicago Department of Planning and Development Preservation Excellence award for her work on the Elijah Muhammad House (4847 S. Woodlawn Ave., Kenwood), also known as Sadjha House, and is the founder of the Coalition of Black House Museums.

#### 4. NEW BUSINESS

##### A. 25PRES-0104 - 706 Forest Avenue - Lakeshore Historic District

Karmen Behrens, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to alter the structure's rear volume by demolishing a non-original deck, constructing a single-story mudroom addition and raised deck, and altering the pattern of fenestration including new windows and doors in new and existing openings.

**Applicable Standards:** Alteration [1-10]; and Construction [1-5, 7-13, and 15]

The Preservation Commission is the determining body, pending a 30 day appeal period, for the proposed scope of work per Code Section 2-8-8 and Article 5 of the Commissions Rules of Procedure.

**Action:** Approved on a vote of 8-0 with the condition that the applicant work with City staff to propose a rear entry door that is compatible with the homes design vocabulary.

#### 5. APPROVAL OF MEETING MINUTES

##### A. Minutes of July 15, 2025

**Action:** Approved without amendment on a vote of 7-0-1. Commissioner Ziehm abstaining.

#### 6. DISCUSSION (NO VOTE WILL BE TAKEN)

##### A. Dog Beach ADA Access Project Update

**Action:** By a show of hands, the Commission unanimously resolved that the two alternatives proposed resolved their concerns with the first concept for the dog beach access project, and that both alternatives minimized impact to the dune and native plant areas as well as the visual impact to the lakefront.

##### B. Potential Survey Areas for Fall of 2025

**Action:** The Commission agreed to survey the Dempster Street corridor in late September or early October.

##### C. 2025 Cultural Heritage Awards

#### 7. ADJOURNMENT

**Order & Agenda Items are subject to change.** [Information about the Preservation Commission is available online.](#) Questions can be directed to Cade W. Sterling at 847-448-8231 or at [csterling@cityofevanston.org](mailto:csterling@cityofevanston.org) The city is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact the Planning and Zoning Division at (847-448-8687) 48 hours in advance so that arrangements can be made for the accommodation if possible.

**Español** - La ciudad de Evanston tiene la obligación de hacer accesibles todas las reuniones públicas a las personas minusválidas o a quienes no hablan inglés. Si usted necesita ayuda, favor contacte de la Oficina de Planificación y Zonificación llamando al (847/448-4311) o [csterling@cityofevanston.org](mailto:csterling@cityofevanston.org) con 48 horas de anticipación para acomodar su pedido en lo posible