

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) \_\_\_\_\_  
Waiver of First Requested  
Recommendations of Boards, Commissions & Committees (Green)  
Other Business (Pink)

\_\_\_\_\_  
X  
\_\_\_\_\_

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: August 28, 2007 (B of T) Date: September 6, 2007

TITLE: 355 E. Parkside - Sheldon Peck House

SUBMITTED BY: Department of Community Development *dash*

BACKGROUND/POLICY IMPLICATIONS:

The Lombard Historical Commission transmits for your consideration its recommendation relative to landmark site designation of the Sheldon Peck House. (DISTRICT #4)

The Historical Commission recommended that the entire property, except for the 50-foot easement area at the north end of the property, be designated as a landmark site.

Please place this item for consideration on the September 6, 2007 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X

Finance Director X

Village Manager X

*M. W. S. Lichter*

Date

*8/29/07*

Date

Date

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

**TO:** William T. Lichter, Village Manager  
**FROM:** David A. Hulseberg, AICP *DAH*  
Assistant Village Manager/Director of Community Development  
**DATE:** September 6, 2007  
**SUBJECT:** Lombard Historical Commission Landmark Site Designation – Sheldon Peck House (355 E. Parkside Av.)

Attached please find the following items for Village Board consideration as part of the September 6, 2007 Village Board meeting:

1. A written recommendation from the Lombard Historical Commission recommending the designation of a portion of the property at 355 E. Parkside Avenue as a Landmark site.
2. The Notice of Landmark Site Designation by the President and Board of Trustees.
3. An Ordinance approving landmark site designation for the Sheldon Peck House and property at 355 E. Parkside Avenue.

The Historical Commission held a public meeting regarding this request on August 14, 2007 and made the recommendation set forth herein. They reviewed and approved the written recommendation at a special meeting on August 21, 2007. The Commission recommends that the entire property, except for the previously established 50-foot easement area at the north end of the property, be designated as a landmark site.

For reference purposes, staff has attached a copy of a draft plat of resubdivision depicting the subject property. The plat will make the lot a lot of record and will memorialize the previously executed easement agreement on the north side of the site.

Please contact me if you have any questions regarding the aforementioned materials.

**VILLAGE OF LOMBARD HISTORICAL COMMISSION  
FINDINGS OF FACT RELATIVE TO THE PROPERTY LOCATED AT  
355 EAST PARKSIDE AVENUE, LOMBARD,  
COMMONLY KNOWN AS THE SHELDON PECK HOUSE**

The Lombard Historical Commission voted unanimously at their January 16, 2007 meeting to designate the Lombard Historical Society (LHS) Sheldon Peck Homestead, located at 355 Parkside Street, Lombard, Illinois as a "landmark site".

Pursuant to Section 32.079 of the Lombard Village Code, the Lombard Historical Commission held a public hearing on Tuesday, August 14, 2007, at 7:30 p.m., in the Village Board Room at the Lombard Village Hall, 255 East Wilson Avenue, Lombard, Illinois, in regard to the request by the Lombard Historical Society and the Village of Lombard to designate the Sheldon Peck House (also known as the "Sheldon Peck Homestead"), located at 355 East Parkside Avenue (the "Subject Property") as a "Landmark Site". Notice of the public hearing was provided pursuant to Village Code and public testimony was received at the meeting.

In consideration of the presented testimony, submitted documents and discussion among the membership of the Historical Commission, the Commission considered the following criteria concerning the Subject Property and makes the following findings of fact:

**1. The character, interest, or value as part of the development, heritage, or cultural characteristics of the Village.**

The Commission finds:

- a. The LHS Sheldon Peck Homestead is a well recognized site within the Village of Lombard, which has been on Lombard Historical Commission Historic Site Recognition list since the Commission was established in 1969 and furthermore the LHS Sheldon Peck Homestead has been on the Lombard Historical Society Historic Sites register since the Society began placing plaques to recognize Historic Houses in the early 1970s.

- b. While the home itself is noteworthy of preservation, the Subject Property is an integral part of the history of the site and merits consideration for designation as well. Historically, the Peck House has been commonly referenced to and linked with the larger Peck Homestead. The Subject Property provides context for the Peck Home and the grounds are integral to its historical context. As such, the designation should include the residential structure as well as the surrounding grounds.

c. If in the event the Peck House were damaged or destroyed, the Subject Property still merits consideration for preservation and the designation should remain on the Subject Property.

**2. The identification with a person or persons who significantly contributed to the cultural, economic, social, or historical development of the village.**

The Commission finds:

a. The LHS Sheldon Peck Homestead is the original hand built home of nationally famous folk artist and portrait painter, Sheldon Peck. His original portraits now hang in ranking art museums such as the Art Institute of Chicago, the American Folk Art Museum in New York and similar U. S. east coast art or history museums. Peck and his portraits are featured in many publications about U. S. folk artists.

b. His son, Charles Peck, was a landscape painter who co founded the Chicago Academy of Design, which was a forerunner of the Academy of Fine Art, which became the Art Institute of Chicago. The U. S. national Smithsonian archives document about 60 known Sheldon Peck portraits. Sheldon Peck's limited number of early American portraits have sold for \$80,000 to \$750,000 in recent art markets.

c. The Peck Homestead is the home of a well known pioneer family in Babcock Grove, now known as Lombard. While Peck and his family were not the first settlers, they were among those who came early to the town. Peck hired a woman to begin the first school in Babcock Grove. Many descendants remain in Lombard.

d. LHS Research, family records, and related historical information indicates the Peck Homestead was an Underground Railroad site, possibly between 1840 to 1860. The Underground Railroad (URR) is an informal network of homes and sites that helped people escaping from the south to freedom in the north during the years before the U. S. Civil War. People involved in the URR were generally involved in Methodist or Quaker Churches. Research shows Peck and two of his sons, John and Charles, listed in various abolitionist newspapers (Western Citizen newspaper), related political parties (the Liberty Party), and as a speaker at abolitionist (Warrenville, Ill.) rallies. Some of Peck's portraits were of known abolitionists.

e. The grounds surrounding the Peck House are inextricably linked to the contributions and activities of Sheldon Peck which make both worthy of designation.

3. The architectural significance of a building which is at least 50 years of age and is a good example of a specific architectural style containing distinctive elements of design, detail, materials, or craftsmanship, or is an example of a style which had an impact on the community. Such a building must retain much of its original architectural integrity.

The Commission finds:

a. The LHS Sheldon Peck Homestead is the oldest house in Lombard, and is more than 150 years of age.

b. A unique hand built house, it was restored under recognized national historic guidelines. The guidance of both State of Illinois Historic Preservation agency representative, Ted Hildt, and well known restoration and preservation architect, Jack Leur, between 1997-1999 assured house restoration met historic requirements.

c. The Peck-Mertz family has continuously owned the house until its ownership was transferred to the Lombard Historical Society by Allen Mertz in 1996. Original family photographs guided the restoration team on what Peck built in 1837-39. The family removed the west room when a second floor was added to the house in about 1910, and stucco covered the rebuilt 2 story home. This stucco was removed, and the west room was completely rebuilt in 1998-1999 to conform to family photos showing original 1839 house size and shape.

d. The Village of Lombard purchased the land in 1997 to allow the home to remain on its original site.

e. The Illinois State Historical Society gave the joint Historical Commission, Historical Society, and Community volunteer restoration team a state award in 2000 to recognize the excellent historic restoration work.

f. The LHS Sheldon Peck Homestead is now a community museum with over 2000 visitors per year. School and community groups participate in pioneer living history programs. The Peck Homestead is featured in local and county brochures, television/cable TV shows, print magazines, newspapers and other media.

4. The archaeological importance of a site which has yielded, or may be likely to yield, information important in pre-history or history.

The Commission finds:

a. The LHS Sheldon Peck Homestead is a sample of the pattern of westward settlement significant to Babcock Grove (i. e. Lombard's) early growth and development. Peck sold a triangle portion of his land in 1848 to allow the Chicago Galena Railroad to be built (today's Union Pacific/Metra

(tracks). Peck and his family sold portions of his land to allow early housing subdivisions east of Main Street and north of Maple Street.

b. The Peck Homestead shows visitors/tourists how Peck's family lived on an 1840 era pioneer farm. Pioneer gardens and native plants and grasses show early vegetation. There are very few original farms that remain today to show people pioneer farm life, which is how our village began. DuPage Co. farms are now replaced with suburban homes and industry. Schools gain a resource on pioneer crafts, food and food preservation, gardens, heritage apple trees, health care, clothing, pioneer life, education, etc.

c. The LHS Sheldon Peck Homestead has had some preliminary scanning (foundations and footings). The cellar and the privy areas have not yet been researched by an archeology team. Since the site was continuously owned by the Peck-Mertz family, it is likely that additional historical content will be unearthed. Neighbors occasionally unearth pre-1900 items to share with the museum.

d. While a full archeological review has yet to be completed on the Subject Property, such a review may provide additional insights and information regarding the historical use of the Subject Property, and as such should be preserved. Moreover, the designation for the grounds should also be done concurrent with the designation of the residence, to ensure that activities surrounding the Peck House do not negatively impact the Peck House itself.

e. Situated on the Subject Property are large stones that may have been placed or located on the property by the Peck family, an existing garden that may have been originally established by the Peck family and existing trees located on the property that may date back to the Peck family's ownership of the property.

f. The Commission recognizes that an existing fifty foot easement for future parking and/or roadway improvements was dedicated along the north side of the Subject Property, as part of Village Resolution R 65-99. The Commission recognizes that the easement area does not merit landmark designation. However, the easement area should remain a part of the Subject Property and should not be subdivided from the Subject Property.

Based on the submitted petition to the Lombard Historical Commission and the testimony presented, the Historical Commission finds that the existing Peck House/Homestead at 355 East Parkside Avenue does comply with the criteria established for designation as an landmark site based upon the aforementioned findings of fact, and, therefore, recommends to the Corporate Authorities that the Sheldon Peck House/Homestead at 355 East Parkside Avenue be designated as an historical site, subject to the following conditions:

1. The historical site designation is limited to the existing Peck House, as built in 1839, and also includes areas like Peck's orchard with trees, rocks, roses and potential excavation sites, on the property at 355 East Parkside Avenue, as completed in 1839, legally described as follows:

The South 145.4 feet of the North 195.4 feet of the West 109 feet of the East 138 feet of Block 1 of Cambridge Manor, a subdivision in the West ½ of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

P.I.N.: 06-08-117-023 (part of)

2. The residence shall be maintained in good condition.

This written recommendation set forth above was reviewed and approved by the Lombard Historical Commission at its meeting on \_\_\_\_\_, 2007.

\_\_\_\_\_ Ayes:

\_\_\_\_\_ Nays:

\_\_\_\_\_ Absent:

Sincerely,

Tami Urish, Alternate Chairperson  
Lombard Historical Commission

**Notice of Landmark Site Designation by the  
President and Board of Trustees of the  
Village of Lombard, DuPage County, Illinois**

To: Lombard Historical Society  
23 West Maple Street  
Lombard, Illinois 60148

Bureau of Inspectional Services  
Village of Lombard  
255 East Wilson Avenue  
Lombard, Illinois 60148

Village of Lombard  
255 East Wilson Avenue  
Lombard, Illinois 60148

Plan Commission  
Village of Lombard  
255 East Wilson Avenue  
Lombard, Illinois 60148

Please be advised that pursuant to Ordinance No. \_\_\_\_\_, adopted September \_\_\_\_\_, 2007, the President and Board of Trustees of the Village of Lombard have officially designated the Sheldon Peck House, located on the following described property:

The South 145.4 feet of the North 195.4 feet of the West 109 feet of the East 138 feet of Block 1 of Cambridge Manor, a subdivision in the West ½ of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois;

P.I.N.: Pt. 06-08-117-023;

Common Address: 355 East Parkside Avenue, Lombard, Illinois;

as a Landmark Site pursuant to Title 3, Chapter 32, Section 32.079 of the Lombard Village Code. As a result of said Landmark Site designation, the Sheldon Peck House is now subject to the requirements of Title 3, Chapter 32, Sections 32.079(E) and (F) of the Lombard Village Code.

Lombard Historical Commission  
255 East Wilson Avenue  
Lombard, Illinois 60148



D. That on July 17, 2007, the Lombard Historic Commission met, and made a preliminary finding that the Sheldon Peck House met the criteria for

C. That at the June 7, 2007 Village Board meeting, the President and Board of Trustees, on behalf of the Village of Lombard as owner of the above-described property, upon which the Sheldon Peck House is located, authorized Village Staff to make application with the Lombard Historical Commission for designation of the Sheldon Peck House as a Landmark Site pursuant to Section 32.079 of the Lombard Village Code.

B. That pursuant to a letter dated March 31, 2007, from the Lombard Historical Society to the Lombard Historical Commission, the Lombard Historical Society, as owner of the Sheldon Peck House, petitioned the Lombard Historical Commission for Landmark Site designation pursuant to Section 32.079 of the Lombard Village Code.

Common Address: 355 East Parkside Avenue, Lombard, Illinois.

P.I.N.: Pt. 06-08-117-023;

County, Illinois;

The South 145.4 feet of the North 195.4 feet of the West 109 feet of the East 138 feet of Block 1 of Cambridge Manor, a subdivision in the West 1/2 of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois;

A. That the Village of Lombard is the owner of the following-described property, on which is located a building commonly known as the Sheldon Peck House, which is owned by the Lombard Historical Society:

**SECTION 1:** The President and Board of Trustees hereby find as follows:

Lombard, DuPage County, Illinois, as follows:

**BE IT ORDAINED** by the President and Board of Trustees of the Village of

**AN ORDINANCE APPROVING  
LANDMARK SITE DESIGNATION FOR  
THE SHELDON PECK HOUSE PURSUANT TO  
TITLE 3, CHAPTER 32, SECTION 32.079  
OF THE LOMBARD VILLAGE CODE**

ORDINANCE NO. \_\_\_\_\_

**SECTION 2:** That pursuant to Title 3, Chapter 32, Section 32.079 of the Lombard Village Code, the Sheldon Peck House, which is located on the property described in Section 1A above, is hereby officially designated as a Landmark Site. Said Landmark Site designation shall be limited solely to the Sheldon Peck House, and the surrounding areas containing Sheldon Peck's orchard with trees, rocks, roses and

- J. The President and Board of Trustees hereby approve and adopt the findings and recommendations of the Lombard Historical Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.
  - I. That at its August 21, 2007 meeting, the Lombard Historical Commission voted to authorize Landmark Site designation relative to the Sheldon Peck House and approved a written decision in relation thereto, a copy of which is attached hereto as EXHIBIT A and made part hereof.
  - H. That after the close of the public hearing, the Lombard Historical Commission directed that a written recommendation be prepared, relative to the designation of the Sheldon Peck House as a Landmark Site pursuant to Section 32.079 of the Lombard Village Code.
  - G. That on August 14, 2007, the Lombard Historical Commission convened and held a public hearing in regard to the Lombard Historical Society's and Village's application for Landmark Site designation for the Sheldon Peck House.
  - F. That on July 25, 2007, the Lombard Historical Commission published a notice of the public hearing in the *Lombardian*, as required by Section 32.079(D) of the Lombard Village Code.
  - E. That on July 24, 2007, the Lombard Historical Commission sent notice of the public hearing, by certified mail, return receipt requested, to the Lombard Historical Society, as owner of the Sheldon Peck House, and to the Village of Lombard, as owner of the property on which the Sheldon Peck House is located, as required by Section 32.079(D) of the Lombard Village Code.
- Landmark Site designation pursuant to Section 32.079(C) of the Lombard Village Code, and, as a result thereof, set August 14, 2007 as the date for a public hearing in regard to Landmark Site designation for the Sheldon Peck House.

potential excavation sites, all as located on the property described in Subsection 1A above.

**SECTION 3:** That the Village Clerk, on behalf of the Lombard Historical Commission, is directed to take the following action pursuant to Section 32.079(D)(3) of the Lombard Village Code:

A. Forward a copy of the Notice attached hereto as EXHIBIT B, and made part hereof, to the Village's Bureau of Inspectional Services;

B. Forward a copy of the Notice attached hereto as EXHIBIT B, and made part hereof, to the Lombard Plan Commission;

C. Forward a copy of the Notice attached hereto as EXHIBIT B, and made part hereof, along with a certified copy of this Ordinance, by certified mail, return receipt requested, to the Lombard Historical Society;

D. Forward a copy of the Notice attached hereto as EXHIBIT B, and made part hereof, along with a certified copy of this Ordinance, by certified mail, return receipt requested, to the Village of Lombard;

E. File a certified copy of this Ordinance with the DuPage County Assessor's Office; and

F. Record a certified copy of this Ordinance with the DuPage County Recorder's Office.

**SECTION 4:** That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2007, pursuant to a roll call vote as follows.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:  
\_\_\_\_\_  
William J. Mueller  
Village President

\_\_\_\_\_  
Brigitte O'Brien  
Village Clerk

Published by me in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Brigitte O'Brien  
Village Clerk

**Written Recommendation of the  
Lombard Historical Commission**

**EXHIBIT A**

**EXHIBIT B**

**Notice of Landmark Site Designation by the  
President and Board of Trustees of the  
Village of Lombard, DuPage County, Illinois**

To: Lombard Historical Society  
23 West Maple Street  
Lombard, Illinois 60148

Bureau of Inspectional Services  
Village of Lombard  
255 East Wilson Avenue  
Lombard, Illinois 60148

Village of Lombard  
255 East Wilson Avenue  
Lombard, Illinois 60148

Plan Commission  
Village of Lombard  
255 East Wilson Avenue  
Lombard, Illinois 60148

Please be advised that pursuant to Ordinance No. \_\_\_\_\_, adopted September \_\_\_\_\_, 2007, the President and Board of Trustees of the Village of Lombard have officially designated the Sheldon Peck House, located on the following described property:

The South 145.4 feet of the North 195.4 feet of the West 109 feet of the East 138 feet of Block 1 of Cambridge Manor, a subdivision in the West ½ of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois;

P.I.N.: P# 06-08-117-023;

Common Address: 355 East Parkside Avenue, Lombard, Illinois;

as a Landmark Site pursuant to Title 3, Chapter 32, Section 32.079 of the Lombard Village Code. As a result of said Landmark Site designation, the Sheldon Peck House is now subject to the requirements of Title 3, Chapter 32, Sections 32.079(E) and (F) of the Lombard Village Code.

Lombard Historical Commission  
255 East Wilson Avenue  
Lombard, Illinois 60148