

Village of Long Grove
Conservancy/Scenic Corridor Application
(See back page for instructions and additional information.)

Applicant Name: DEKHTYAR, ALEKSANDR Date: 11/22/20

Applicant

Address: 6881 SEPTEMBER BLVD., Long Grove, IL

Subdivision: ELEANORA ESTATES

Phone: 224 8056085 E-mail: DKHTYR@YAHOO.COM
LEOBGERDOR@gmail.com

Area (or areas) where work is to be performed:

Lowland Conservancy District

Upland Conservancy District

Wooded Conservancy District

Scenic Corridor

Other (_____)

RECEIVED

NOV 23 2020

VILLAGE OF LONG GROVE

Description of work to be performed (Check all that apply):

Remove unwanted materials. Specify: _____

Add prairie grass and wildflowers. Specify by Latin name.: Rudbeckia subtomentosa,
Rudbeckia triloba, Rudbeckia hirta

Add trees and shrubs. Specify by Latin name.: _____

Other. Specify: _____

Professional assistance (If any) provided by:

Name of Firm: GILBERTO'S LANDSCAPING

Address: 4023 Rail Rd, East Chicago Phone: (708) 374-1063

Contact: TW 46312

Administrative Information (To be completed by Long Grove Village Officials):

Application Submitted by: A. DEKHTYAR Application # 20-02

Date of Application Filing: 11/23/20

Application Fee Paid: Yes No Date: 11/23/20 ✓ 2419

Conservancy Verified by: JMH Date: 11/23/20

Date Forwarded to Committee: 12/2/20

Committee Recommendation: Approve Disapprove Date: _____

Date Forwarded to Board: _____

Board Decision: Approve Disapprove Date: _____

Date Notification Letter Sent to Applicant: _____

Instructions:

1. The following items must be submitted to the Village Office with this Application:
 - a. The Application Fee (\$30.00)
 - b. Six (6) copies of the Plat of Survey and Project Plans
 - c. Six (6) copies of any lists or other attachments to the Application
2. Work shall not be commenced until approval has been received from the Village.
3. Grasses, flowers, trees, shrubs, and other materials to be used in the project must be selected from approved lists available from the Conservancy and Scenic Corridor Committee (CSC) or the Village Offices. Note that the Latin names of trees, plants, and other materials must be shown on the lists, drawings and attachments submitted with the Application.
4. If work is to be performed in common areas of a subdivision, the Application must be submitted by the person(s) with responsibility for those areas.
5. Property owners are advised to inform neighbors of the work to be performed in private areas that abut or are near the property of others.
6. Members of the CSC or the Village Office are available to answer questions or provide assistance in the completion of the Application.

Application Process:

1. Completed Applications are forwarded to the CSC Committee by the Village Office. One or more members of the Committee will contact the Applicant or his/her contact within a few days following receipt of the Application and arrangements will be made to visit the property and discuss the work to be performed.
2. The Application will then be discussed in the Committee and a recommendation of approval or disapproval will be forwarded to the Village Board where action will be taken. The Applicant will be notified of approval or disapproval following the vote of the Board. Applicants are not required to attend the meetings of either the Committee or the Board; but, are welcome to do so if they wish.
3. Although the Committee and the Village Board will make every effort to expedite the application process, approval may take several weeks. The actual time needed for consideration will depend upon the timing of the Application and may be delayed if there are unusual circumstances involved in the project. Questions regarding the schedule of Committee and Board meetings should be addressed to the Village Office or any CSC Member.

I understand that as a Conservancy/Scenic Corridor Applicant, I shall be responsible for all professional fees incurred by the Village in connection with said request, including, but not limited to, engineering fees, attorney fees and planning fees. By signing this application, I agree to be liable for such costs, and agree to the filing and foreclosure of a lien against the Subject Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment. Furthermore, this application shall not be forward to the Village Board until the Village Manager verifies that the above described fees have been paid in full.

Name of applicant  Signature of applicant  11/22/2020

Record of CSC Activity (To be completed by the CSC):

Date Received: _____

Application Assigned to: Primary: _____

Secondary: _____

Record of Contacts with Applicant and Others: _____

CSC Recommendation: Approve Disapprove Date: _____

Date: 11/22/2020

Gilberto Quintero

**Gilberto's Landscaping
4023 Rail RD
East Chicago IN 46312
(708)374-1063**

**Aleksandr Dekhtyar
6881 September Blvd
Long Grove IL 60047**

Landscape restoration plan:

We will plant the following type of plants as on the approved plant list: Rudbeckia hirta (Black eyed susan), Rudbeckia subtomentosa (Showy black eyed Susan), Rudbeckia triloba (Brown eyed Susan). These species of wild flowers will be planted on the conservative easement area. The amount of these specimens will be 50 of each to total 150 flowers. This work will begin in the Spring of 2021.

Gilberto Quintero



Aleksandr Dekhtyar

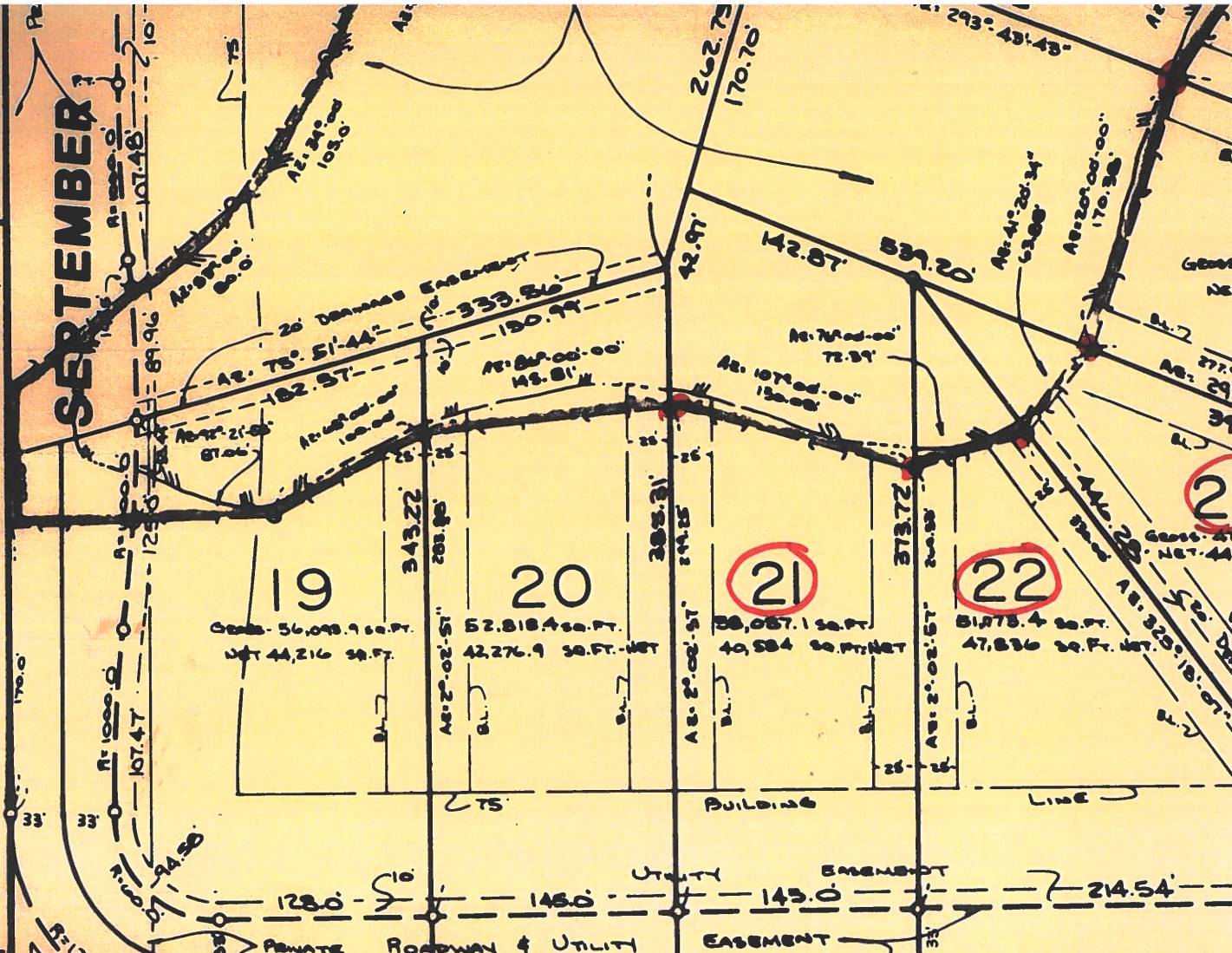


ESTATES OF INDIAN

EAST LINE, ESTATE

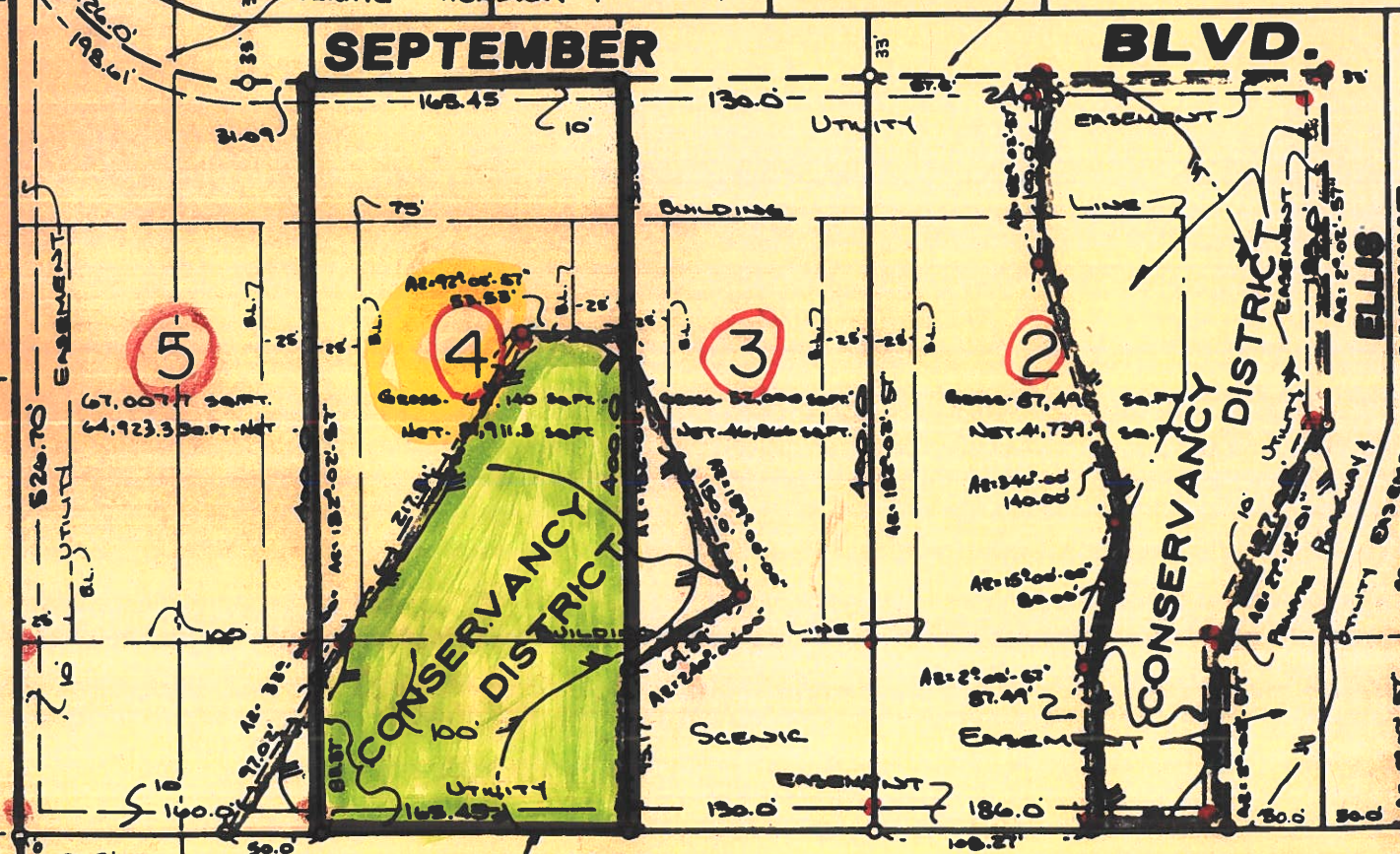
SEPTEMBER

Ac: 2°-21'-55"



SEPTEMBER

BLVD.



INDIAN

1411.51'

CREEK

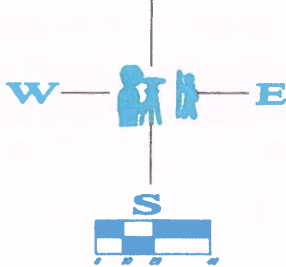
ELLIS

North

PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of

Property located at: 6881 SEPTEMBER BOULEVARD



1 IN. = 40 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC

BASIS OF BEARINGS IS ASSUMED

Legally described as:

PARCEL 1: LOT 4 IN LAKE ELEANORA ESTATES, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 1988 AS DOCUMENT 2750338, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON SEPTEMBER BOULEVARD AND ELLIS AVENUE AS MORE FULLY DELINEATED ON THE PLAT OF LAKE ELEANORA ESTATES RECORDED AS DOCUMENT 2750338.

LINE TABLE

Line	Bearing	Distance
L1	S.87°57'03"E.	165.45'
L2	S.02°02'57"W.	400.00'
L3	N.87°57'03"W.	165.45'
L4	N.02°02'57"E.	400.00'

Line	Measure
L1	165.45'
L2	400.00'
L3	165.45'
L4	400.00'

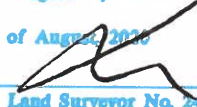
	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.00	.00	.00	.00	.00	.00	.00	00 = 1 INCH
1 AND	.00	.00	.01	.02	.04	.07	.10	01 = 2 INCHES
2 AND	.00	.00	.00	.01	.02	.05	.08	02 = 3 INCHES
3 AND	.00	.00	.00	.00	.01	.03	.05	03 = 4 INCHES
4 AND	.00	.00	.00	.00	.00	.01	.03	04 = 5 INCHES
5 AND	.00	.00	.00	.00	.00	.00	.01	05 = 6 INCHES
6 AND	.00	.00	.00	.00	.00	.00	.00	06 = 7 INCHES
7 AND	.00	.00	.00	.00	.00	.00	.00	07 = 8 INCHES
8 AND	.00	.00	.00	.00	.00	.00	.00	08 = 9 INCHES
9 AND	.00	.00	.00	.00	.00	.00	.00	09 = 10 INCHES
10 AND	.00	.00	.00	.00	.00	.00	.00	10 = 11 INCHES
11 AND	.00	.00	.00	.00	.00	.00	.00	11 = 12 INCHES
12 AND	.00	.00	.00	.00	.00	.00	.00	12 = 1 FOOT

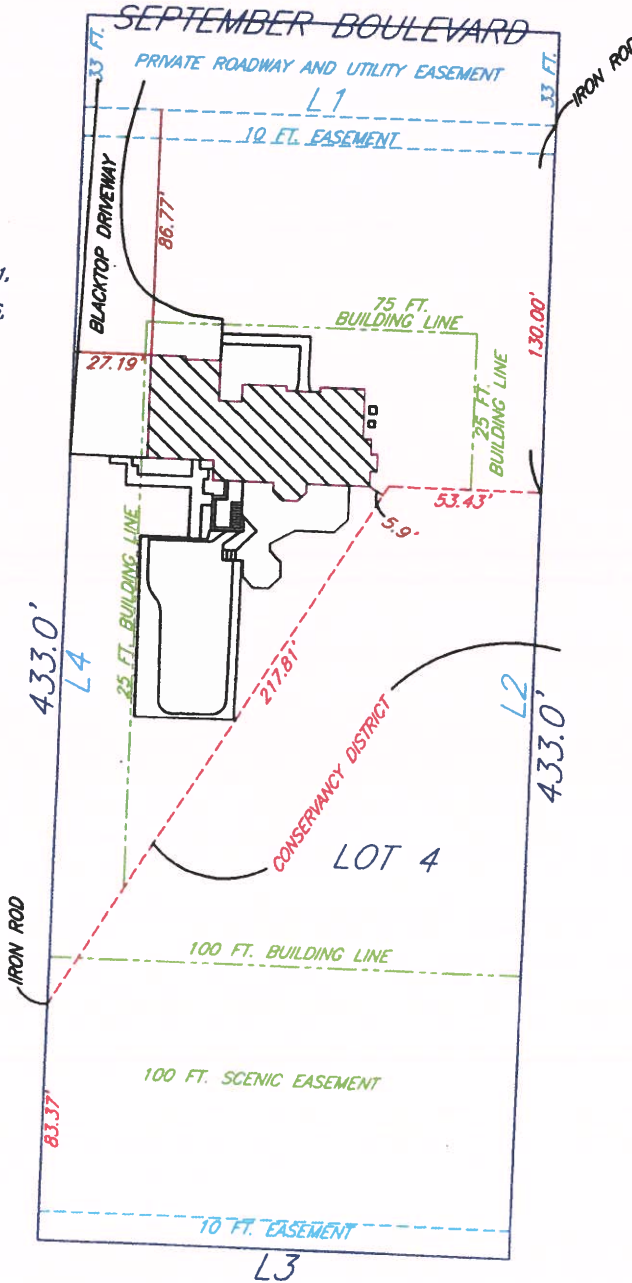
Survey ordered by: Aleksandr Dekhtyar

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc. does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements and other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey. Date of field survey: August 20, 2020

Dated this 20th. day of August, 2020

By:  President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2020
Professional Design Firm Land Surveyor Corporation No. 184.004811



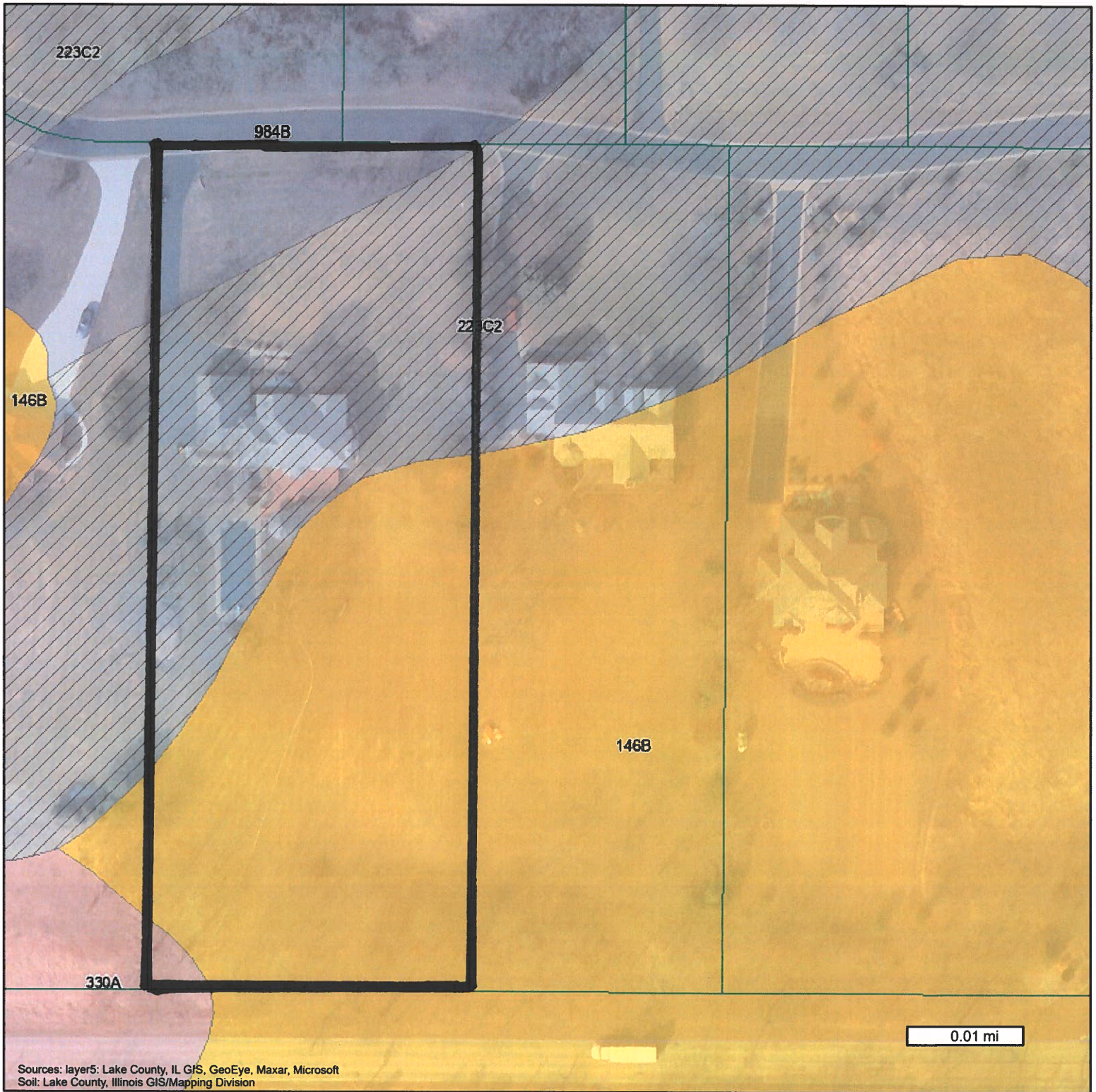
INDIAN CREEK ROAD



PAGE 1 OF 2

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

Lake County, Illinois



Lake County, Illinois

Map Printed on 11/24/2020

Tax Parcel Lines

Tax Parcel Information

Disclaimer: The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Lake County, Illinois



Lake County, Illinois



Map Printed on 11/23/2020



Tax Parcel Lines

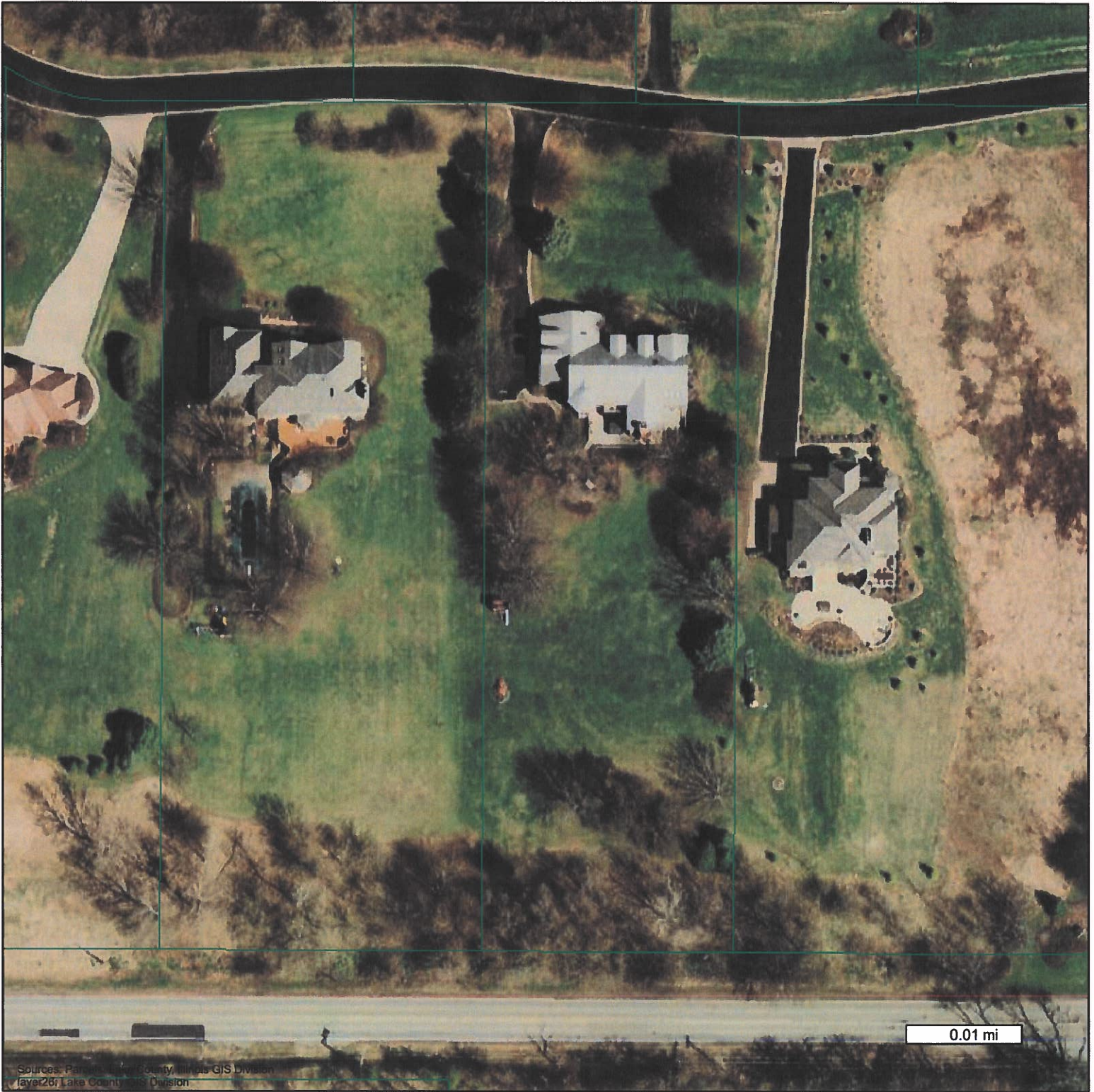
Tax Parcel
Information

2018

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Lake County, Illinois



Lake County, Illinois



Map Printed on 11/23/2020



Tax Parcel Lines

Tax Parcel
Information

2014

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Lake County, Illinois



Lake County, Illinois



Map Printed on 11/23/2020



Tax Parcel Lines

Tax Parcel
Information

2008

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Lake County, Illinois



Lake County, Illinois



Map Printed on 11/23/2020



Tax Parcel Lines

Tax Parcel
Information

2007

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Lake County, Illinois



Lake County, Illinois



Map Printed on 11/23/2020



Tax Parcel Lines

Tax Parcel
Information

2000

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Lake County, Illinois



Lake County, Illinois



Map Printed on 11/23/2020



Tax Parcel Lines

Tax Parcel
Information

1997

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

June 24, 2020

Mr. Alex Dekhtyar
6881 September Boulevard
Long Grove, IL 60047

Re: Notice of Violation
Unauthorized Work within Floodplain & Conservancy Easement
6881 September Boulevard
Village of Long Grove, IL

GHA **GEWALT HAMILTON**
ASSOCIATES, INC.
CONSULTING ENGINEERS

625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

Hard Copy & Via Email: dekhtyarpsychiatry@gmail.com

Mr. Dekhtyar:

The Village of Long Grove notified our office of a potential violation at the above referenced property involving unauthorized work within a federally regulated floodplain and recorded Conservancy Easement. On Wednesday, June 24, 2020, I observed your property and discussed the ongoing work with you. As discussed, a permit has not been issued for this work. I am certified to enforce the provisions of the Lake County Watershed Development Ordinance, on behalf of the Lake County Stormwater Management Commission, within the Village.

Based on our observations and review of the Lake County aerial topography, unpermitted work has occurred within the floodplain and the recorded Conservancy Easement. The work completed at this property is a violation of the following sections of the Lake County Watershed Development Ordinance (WDO):

Section 300 states that a Watershed Development Permit is required for development on all properties in the Regulatory Floodplain and disturbs over 5,000 square feet. Lot 4 of Lake Eleanora Estates contains "Basin No. 2," which has a volume of approximately 0.78 acre-feet. This volume meets the requirements of regulatory floodplain; see definition of Regulatory Floodplain in Appendix A.

Section 401.08 states that tracking of sediment off-site needs to be prevented.

Section 704 states that compensatory storage is required for all storage lost or displaced in a Regulatory Floodplain due to development.

The term "development" is defined in Appendix A of the WDO and includes man-made changes to private real estate and is encompassing of all grading activities.

You are hereby required to submit proper building permit applications for these improvements so they can be permitted "after the fact" or permitted to allow the work to continue. Until all work on this property is properly permitted, no additional work can continue. As this work is on private property, it is your responsibility to retain a design team to prepare the improvement plans for review and approval.

Please note that separate approvals may be needed for any work within the recorded Conservancy Easement. Restoration plans for any disturbed property within the Conservancy Easement will need to be done in conformance with the Village Code and will require review and approval from both the Conservancy and Scenic Corridor Committee as well as the Village Board

The Village requests that all permit applications be submitted by June 30, 2020 or fines in the amount of \$1,000 per day will be assessed. The Village considers this a willful act to increase flood damages on this property and the surrounding properties.

If you have any questions regarding the above, please do not hesitate to call me at 847-821-6231 or email me at: gperry@gha-engineers.com.

Sincerely,
Gewalt Hamilton Associates, Inc.



Geoffrey L. Perry, P.E.
Village Engineer

cc (via email): Mr. David Lothspeich, Village Manager – Village of Long Grove
Ms. Margerita Romanello, Building Commissioner – Village of Long Grove
Mr. Jim Hogue, Village Planner - Village of Long Grove

5000.100 6881 September Boulevard_Notice of Violation_20200624.docx

6601 Stephens Station Road, Unit 107, Columbia, MO 65202 ■ TEL 573.397.6900 ■ FAX 573.397.6901

PHOTOGRAPH LOG REPORT

Project Name: Unpermitted Work
Project Location: 6881 September Boulevard / Lot 4 Lake Eleanora Estates
Client: Village of Long Grove

625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

GHA Project No.: 5000.100
Project Manager: Geoffrey L. Perry, P.E.

General Contractor: Mango Construction

Day & Date: Wednesday, June 24, 2020



East Sideyard



Rear Yard, looking southwest



Rear Yard, looking west



Rear Yard, looking west (closer to house)

Prepared By:
Geoffrey L. Perry, P.E.
Village Engineer

PHOTOGRAPH LOG REPORT

Project Name: Unpermitted Work
Project Location: 6881 September Boulevard / Lot 4 Lake Eleanora Estates
Client: Village of Long Grove

625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

GHA Project No.: 5000.100
Project Manager: Geoffrey L. Perry, P.E.

General Contractor: Mango Construction

Day & Date: Wednesday, June 24, 2020



Driveway, Looking south



End of Driveway, looking south / construction access



Equipment Onsite



Delivery Truck

Prepared By:
Geoffrey L. Perry, P.E.
Village Engineer

PHOTOGRAPH LOG REPORT

Project Name: Unpermitted Work
Project Location: 6881 September Boulevard / Lot 4 Lake Eleanora Estates
Client: Village of Long Grove

625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

GHA Project No.: 5000.100
Project Manager: Geoffrey L. Perry, P.E.

General Contractor: Mango Construction

Day & Date: Wednesday, June 24, 2020



Disturbed Area, looking north towards house



Grade Stakes



September Boulevard, track-out



Sump Discharge Outlet, at September Boulevard

Prepared By:
Geoffrey L. Perry, P.E.
Village Engineer