



## Village of Poplar Grove – Board Meeting Memo

**UPDATE: March 25, 2026**

January 23, 2026

**\*\*Subject:\*\***

Driveway Located on PIN 03-24-276-011

### **1. Background:**

As I understand there used to be a building located on PIN 03-24-276-011 when it was removed Veteran's Park was created. The driveway/alleyway between the buildings was never removed.

According to the current owner of 105 N. State Street, he approached the Village looking to acquire permits to repair the driveway, as it was causing leaking into the basement to discover the driveway was not apart of his building and it owned by the Village.

Mr. Barajas has been maintaining the driveway to mitigate the water issue. His tenants use this driveway for building parking.

### **2. Current Status:**

Recently, we discussed the driveway and issues pertaining to parking. Mr. Barajas has purchased a small parcel of land to the north of 105 N. Sate with the intention of adding additional paved parking spaces. He has interest in purchasing the existing driveway area from the Village.

***UPDATE: Title Policy Search was conducted on our parcel containing the driveway and yielded no results. A records search was conducted on property 105 N State Street looking for any documentation indicating the driveway had been deeded to the building. No such records were found.***

### **3. Fiscal Impact:**

Fiscal impact will include any legal counsel services, office time. Other fiscal impact will be dependent upon sale price, if the board chooses to proceed.

### **4. Legal Review (if applicable):**

Legal Counsel was engaged during the discovery of this issue for an understanding of the process that would have to occur, such the board wishes to sell this section of land.

**5. Recommendation:**

Recommendation is to sell this section to building owner for use.

Other considerations may include, the long-term maintenance costs of this driveway or the costs for the removal and grading. The impact removal may have on the existing building owner. The impact the driveway has to the current park use.

**6. Supporting Documents (if applicable):**

Attached – A GIS Map of the property.

Not Applicable

**\*\*Signature:\*\***

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Kristi Richardson

Village President