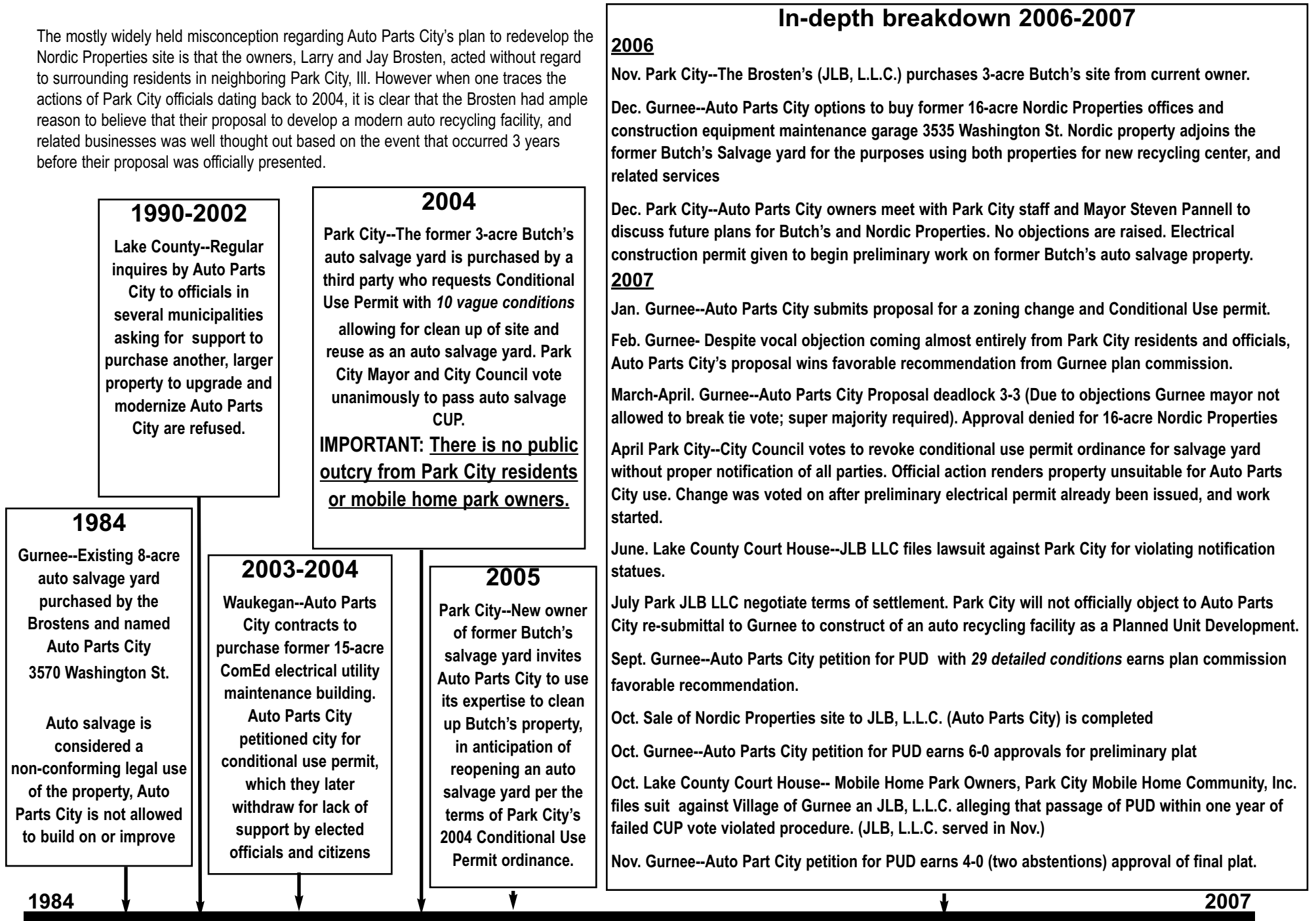


Auto Parts City: Auto Recycling Development Timeline

The mostly widely held misconception regarding Auto Parts City's plan to redevelop the Nordic Properties site is that the owners, Larry and Jay Brosten, acted without regard to surrounding residents in neighboring Park City, Ill. However when one traces the actions of Park City officials dating back to 2004, it is clear that the Brosten had ample reason to believe that their proposal to develop a modern auto recycling facility, and related businesses was well thought out based on the event that occurred 3 years before their proposal was officially presented.



1990-2002

Lake County--Regular inquires by Auto Parts City to officials in several municipalities asking for support to purchase another, larger property to upgrade and modernize Auto Parts City are refused.

2004

Park City--The former 3-acre Butch's auto salvage yard is purchased by a third party who requests Conditional Use Permit with *10 vague conditions* allowing for clean up of site and reuse as an auto salvage yard. Park City Mayor and City Council vote unanimously to pass auto salvage CUP.

IMPORTANT: There is no public outcry from Park City residents or mobile home park owners.

1984

Gurnee--Existing 8-acre auto salvage yard purchased by the Brostens and named Auto Parts City 3570 Washington St.

Auto salvage is considered a non-conforming legal use of the property, Auto Parts City is not allowed to build on or improve

2003-2004

Waukegan--Auto Parts City contracts to purchase former 15-acre ComEd electrical utility maintenance building.

Auto Parts City petitioned city for conditional use permit, which they later withdraw for lack of support by elected officials and citizens

2005

Park City--New owner of former Butch's salvage yard invites Auto Parts City to use its expertise to clean up Butch's property, in anticipation of reopening an auto salvage yard per the terms of Park City's 2004 Conditional Use Permit ordinance.

In-depth breakdown 2006-2007

2006

Nov. Park City--The Brosten's (JLB, L.L.C.) purchases 3-acre Butch's site from current owner.

Dec. Gurnee--Auto Parts City options to buy former 16-acre Nordic Properties offices and construction equipment maintenance garage 3535 Washington St. Nordic property adjoins the former Butch's Salvage yard for the purposes using both properties for new recycling center, and related services

Dec. Park City--Auto Parts City owners meet with Park City staff and Mayor Steven Pannell to discuss future plans for Butch's and Nordic Properties. No objections are raised. Electrical construction permit given to begin preliminary work on former Butch's auto salvage property.

2007

Jan. Gurnee--Auto Parts City submits proposal for a zoning change and Conditional Use permit.

Feb. Gurnee- Despite vocal objection coming almost entirely from Park City residents and officials, Auto Parts City's proposal wins favorable recommendation from Gurnee plan commission.

March-April. Gurnee--Auto Parts City Proposal deadlock 3-3 (Due to objections Gurnee mayor not allowed to break tie vote; super majority required). Approval denied for 16-acre Nordic Properties

April Park City--City Council votes to revoke conditional use permit ordinance for salvage yard without proper notification of all parties. Official action renders property unsuitable for Auto Parts City use. Change was voted on after preliminary electrical permit already been issued, and work started.

June. Lake County Court House--JLB LLC files lawsuit against Park City for violating notification statues.

July Park JLB LLC negotiate terms of settlement. Park City will not officially object to Auto Parts City re-submittal to Gurnee to construct of an auto recycling facility as a Planned Unit Development.

Sept. Gurnee--Auto Parts City petition for PUD with *29 detailed conditions* earns plan commission favorable recommendation.

Oct. Sale of Nordic Properties site to JLB, L.L.C. (Auto Parts City) is completed

Oct. Gurnee--Auto Parts City petition for PUD earns 6-0 approvals for preliminary plat

Oct. Lake County Court House-- Mobile Home Park Owners, Park City Mobile Home Community, Inc. files suit against Village of Gurnee an JLB, L.L.C. alleging that passage of PUD within one year of failed CUP vote violated procedure. (JLB, L.L.C. served in Nov.)

Nov. Gurnee--Auto Part City petition for PUD earns 4-0 (two abstentions) approval of final plat.

1984

2007