



## PLAN COMMISSION STAFF REPORT

Meeting date: July 13, 2023

APPLICATION NO:	REZ-2023-02
SUBJECT:	Change of Zoning
LOCATION:	6199 S ST RD 13; 0 S SR 13
PROPERTY OWNER(S):	Carolyn L Wilson & Wilson Land Trust c/o Dick Wilson
PETITIONER(S):	LKQ Midwest Inc. (Randy Smith) and FMC Advisors LLC (Chris Farrar)
SUMMARY:	Rezoning of the real estate from Agricultural to General Industrial zoning district.
WAIVERS REQUESTED:	None
RECOMMENDATION:	Recommend APPROVAL of Rezone to the Council
PREPARED BY	Oksana Polhuy, Planning Administrator
EXHIBITS	Exhibit 1. Location and Use Map Exhibit 2. Aerial Map Exhibit 3. Submittal Exhibit 4. Site Plan Exhibit 5. Site and Neighborhood Pictures Exhibit 6. Comprehensive Plan, Recommended Land Use Map Exhibit 7. Parks Plan. Sand Creek Nature Park Map

## **PROCEDURE**

The application was filed on June 8, 2023 for a public hearing at the July 13, 2023 Plan Commission meeting. Prior to the public hearing before the Commission, a published legal notice was advertised on June 22<sup>nd</sup> and public hearing notices were mailed to the surrounding property owners on June 28<sup>th</sup>.

The Plan Commission hears the evidence presented by Staff, petitioner/owner, and any individuals in the audience wishing to speak for or against the proposed project or to just ask questions. The Plan Commission then holds a discussion among themselves and makes a recommendation to the Town Council to either allow the request, deny the request, and/or amend the applicants' proposal. The Plan Commission has the authority to modify the proposal and/or attach conditions to the recommendation.

The Council then hears the proposal, including the Plan Commission's recommendation at the Council meeting(s). At the final Council meeting, the proposal as presented in an Ordinance format is either adopted, denied, or modified by the Council.

## **STANDARDS FOR AMENDMENTS**

Per Lapel UDO, V1.8.6, in reviewing the rezoning petition, the Plan Commission and Town Council shall pay reasonable regard to the following:

1. Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan;
2. Whether the proposed amendment is compatible with current conditions and the overall character of uses in the immediate vicinity of the subject property;
3. Whether the proposed amendment is the most desirable use for which the land in the subject property is adapted;
4. Whether the proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction; and
5. Whether the proposed amendment reflects responsible standards for development and growth.

## **CORRESPONDENCE**

As of this writing, staff has received some questions from Mr. Bowman, the owner of Madison County Cabinets, about this project regarding the operating hours, lighting, and dust control. The staff answered those questions. No opinion was given for or against this project.

## **ABOUT PROJECT**

### **Location**

The subject site is located on the west side of SR 13, about 975 feet south of the intersection of SR 38 and SR 13. The 102-acre subject site is comprised of three parcels, all in the same ownership, currently zoned Agricultural and used for farming (see Exhibits 1, 2, and 5).

### **Proposal**

The petitioners, LKQ Midwest Inc., would like to rezone this property to General Industrial to use it for a vehicle recycling facility (see Exhibit 3. Submittal). The petitioner would like to conduct recycling operations inside of a newly built facility and store the vehicle shells outdoors. These uses are not permitted in the Agricultural zoning district. Due to that, the petitioner is requesting to rezone the property to General Industrial where the uses described above would be permitted or permitted as a Special Use.

Exhibit 4, the *concept* site plan, shows the following planned improvements:

- a building with offices and indoor facilities for dismantling vehicles (≈133,400 sf);
- a parking lot to serve the office;
- a storage yard around the building and on the rest of the lot;
- a fence to screen the storage yard around the entire perimeter of the yard;
- a planned landscape buffer outside of the fence;
- a drainage detention pond;
- a floodplain around the Sand (or Mud) Creek that the construction won't encroach into.

The preliminary exhibits of the building and some examples of it being constructed in Colorado and Arizona are in Exhibit 3 in the "Presentation" section.

## **ANALYSIS**

### **Compatibility with Surrounding Area**

The subject site is zoned "Agricultural" and is "vacant land" or "agricultural" per tax use records. It contains an old building that would be demolished. The surrounding zoning and uses are displayed in Exhibit 1 and in Exhibit 5. The site is surrounded by the following uses:

- North: vacant or agricultural use; Zoning: Agricultural.
- East: vacant or agricultural use; Zoning: Agricultural and General Industrial.
- South: vacant, agricultural, industrial, and residential uses; Zoning: Agricultural and General Industrial.
- West: vacant or agricultural use; Zoning: Agricultural.

The proposed zoning district either matches some of the adjacent properties zoned General Industrial, or will have minimal impact on the vacant or agricultural properties around.

### **Consistency with Lapel Comprehensive Plan**

**Consistency with the community vision, land use goals, objectives and policies.** In the recent survey conducted for the Comprehensive Plan 2021, the community supported growth and diversification of commercial and industrial activities south of State Road 38, which is where the site is located.

### **Consistency with the Proposed Land Uses in CP**

The Lapel Comprehensive Plan's Proposed Land Use Map (see Exhibit 6) designates the property for light industrial use, which matches the character of some of the uses requested by the applicant as well as the architectural character of the proposed building. Though the requested General Industrial zoning district is not shown on the map of recommended uses at all, the recommended Light Industrial is the closest recommended use to the General Industrial zoning district.

### **Character of uses permitted in the General Industrial district per Lapel's UDO**

*"The "Ig", General Industrial District is intended to provide locations for general industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of industrial uses in locations and under conditions that minimize land use conflicts. This district should be used to support industrial retention and expansion in Lapel."*

**Analysis of the Impact on Surrounding Uses.** Given that the majority of the land around the subject site are vacant lands or used for agricultural and industrial purposes, an addition of the industrial use will not be creating a negative impact on the surrounding uses. Some of the features like a fence around the entire perimeter of the storage yard and landscape buffers would also create a visual buffer with the surrounding uses. The only conflicting surrounding use is a residential use located to the southwest of the project site. However, since there is a floodplain on the west side of the project site, it will create a 300-450-ft-wide buffer between the residential and the proposed industrial uses.

### **Consistency with Lapel Parks and Recreation Master Plan**

One of the seven major goals listed in this plan is to create policy to *"preserve floodplain areas as open space and, where possible, to maintain them as park areas with trails"*. The Sand Creek Nature Park and Greenway is the proposed long-term project to create this area (Exhibit 7). The west portion of the project is within this area. The applicant is aware of it and is willing to work with the town to rezone that floodplain area on the lot into the Parks and Open Space zoning district in the future.



## RECOMMENDATION

Staff recommends APPROVAL of application REZ-2023-02 because:

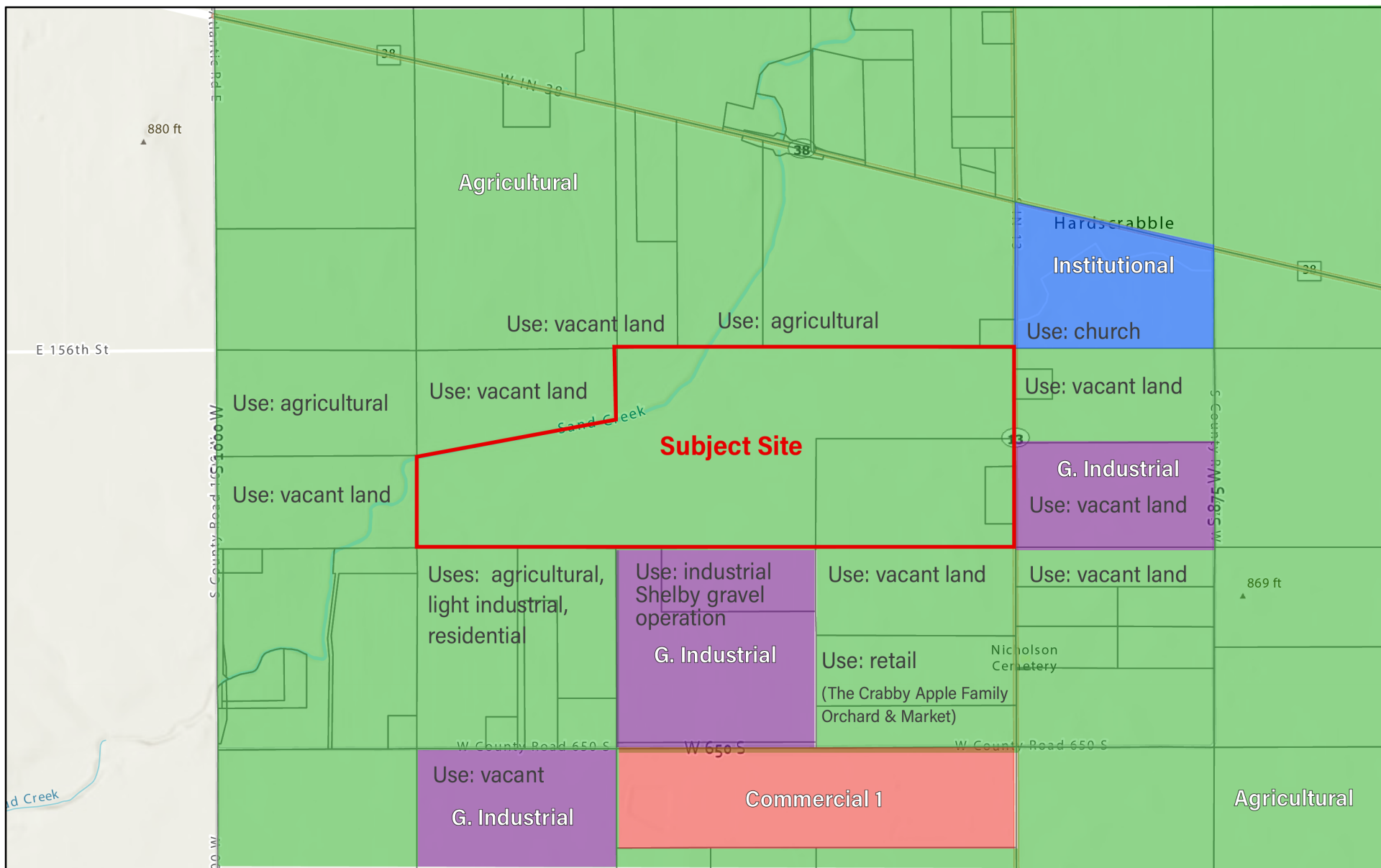
1. The proposed zoning district is consistent with the policies of the Comprehensive Plan;
2. The proposed use and zoning district is compatible with the surrounding uses in the immediate vicinity;
3. The subject site is located in a place that is most logical for a General Industrial zoning district to be within the planning jurisdiction of Lapel;
4. Keeping industrial uses close to the state roads and highways is the typical location for industrial zoning districts, and keeping this area far away from the residential core of the town preserves the property values throughout the jurisdiction; and
5. The proposed location of the zoning district would use the state road infrastructure and some utility infrastructure governed by non-Lapel utilities, which decreases the need to use Lapel's public resources.

## MOTION OPTIONS (Change of Zoning Request)

1. Motion to forward a *favorable* recommendation to the Council for adoption of the Change of Zoning from Agricultural to General Industrial Zoning District for the subject real estate as per submitted application REZ-2023-02.
2. Motion to forward an *unfavorable* recommendation to the Council for adoption of the Change of Zoning from Agricultural to General Industrial Zoning District for the subject real estate as per submitted application REZ-2023-02 because... **(List reasons, findings of fact)**
3. Motion to *continue* the review of the application REZ-2023-02 until the next regular meeting on August 10, 2023.

Next Plan Commission meeting date(s): August 10, 2023.

# EXHIBIT 1. LOCATION, ZONING & LAND USE MAP



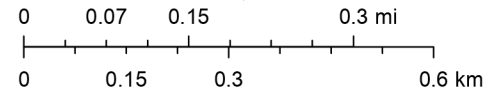
6/29/2023, 11:19:45 AM

Madison County Parcels 6-Local

Road\_Labels\_Symbology

3-State Road

1:14,445

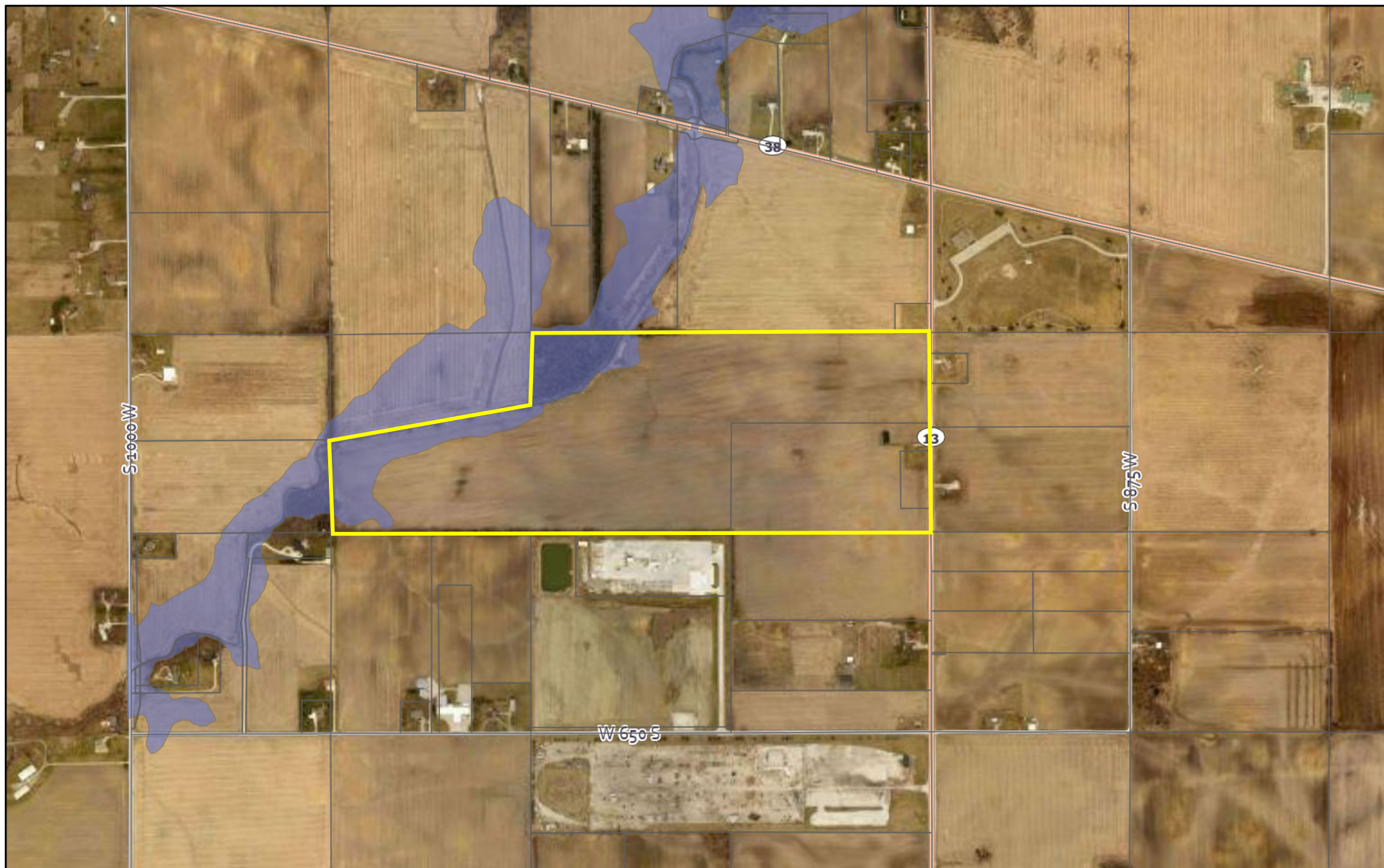


Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, MCOG, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

MCCOG

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, MCOG, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | MCOG |

# EXHIBIT 2. AERIAL MAP



6/29/2023, 1:43:06 PM

Madison County Parcels

X Min

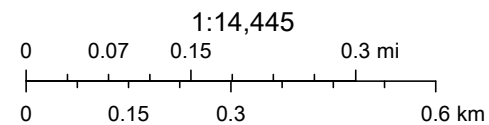
6-Local

FEMA Floodplain

Road\_Labels\_Symbology

AE

3-State Road







## EXHIBIT 3. SUBMITTAL REZONE/PUD PETITION CHECKLIST

**NOTE:** All documents must be legible. All text documents must be typewritten, or computer generated. All drawings, such as site plans, elevations, sign details, maps, surveys, must be drawn to an appropriate scale, dimensioned, and in ink.

1. **Checklist.** One (1) completed checklist (this form).
2. **Application.** One (1) completed petition, signed by the owner of the subject property or an authorized agent, notarized, and filed according to the adopted Filing Calendar.
3. **Location Map.** One (1) copy of a general location or area map indicating (in a reproducible manner) the location of the property and the surrounding area. Maps created using internet mapping sites are acceptable.
4. **Legal Description.** Four (4) copies of the legal description attached to the petition. Attach one to the petition; attach one copy to each of the Ordinances as referenced above.  
*Metes and bounds descriptions should include two (2) copies of the perimeter survey, drawn to scale.  
- or -Recorded subdivision legal description includes lot number, section number, subdivision name, plat book number with page number and must include a plat map (plat maps are available in Room 741 of the City-County Building/or a nominal charge).*
5. **Site Plan.** Three (3) copies of a site plan must be filed. Plans must be legible and drawn to a scale of 1"= 10', 1"=20', 1"=30', or 1"=40'. Additional information may be required, but at the minimum, plans must include the information described on the site plan.
6. **Non-refundable filing fee.** See Fee Schedule for fee.
7. **On-site hearing notice sign fee.** The On-Site Notice must be posted in a conspicuous location along each street frontage of the affected property. There is a non-refundable fee of \$10 per sign required.
8. **Surrounding property owners address list.** The petitioner must obtain a list of surrounding property owners from the Madison County Assessor's Office **not** earlier than 30 days before the public hearing.
9. **Contact person. NOTE:** The Contact Person, listed in the application will be contacted regarding all applications steps, including being contacted by the newspaper publisher for Legal Notice payment.

Acceptable methods of payment include cash, check, or MasterCard, VISA, Discover or American Express credit card. Checks must be made payable to "Town of Lapel." Credit cards are accepted; however, the credit card processing agency assesses a fee ~3% of the transaction amount.



# PLAN COMMISSION

DOCKET NO.

## PETITION APPLICATION

PETITIONER REQUEST CIRCLE ONE THAT APPLIES	Rezone - PUD - Ordinance/PUD Amendment - Modification to commitments		
MEETING DATE REQUEST	July 13, 2023		
PROPERTY OWNER	Carolyn L Wilson & Wilson Land Trust c/o Dick Wilson		
OWNER'S ADDRESS	3154 MYRTLE DR LAPEL, IN 46051/P.O. Box 5950 SUN CITY CENTER, FL 33571		
PROJECT ADDRESS	0 SR 13 LAPEL, IN 46051	TOWNSHIP	Green Township
OWNER'S EMAIL ADDRESS	dickwilson@c21be.com	PHONE NUMBER	(813) 326-5900
PETITIONER	LKQ Midwest Inc./Randy Smith & Chris Farrar/Woodside Cptal Advisors		
PETITIONER'S ADDRESS	500 West Madison Street Suite 2800 Chicago, IL 60661		
PETITIONER'S EMAIL ADDRESS	rrsmith@lkqcorp.com/chris@woodside-capital.cr	PHONE NUMBER	(602) 692-6420
LEGAL DESCRIPTION (SELECT ONE)	COMPLETE METE AND BOUNDS LEGAL DESCRIPTION ATTACHED -OR- PLATTED SITE WITHIN A RECORDED SUBDIVIION, COPY OF PLAT MAP ATTACHED.  SUBDIVION NAME <u>Legal Description Attached</u> LOT NUMBER(S) _____ SECTION NUMBER(S) _____ RECORDED IN PLAT BOOK NUMBER _____ PAGE(S) _____ OR RECORDED AS INSTRUMENT NUMBER _____		
OWNERSHIP	DOES THE PETITIONER OWN 100% OF THE AREA INVOLVED IN THE PETITION? YES <input type="radio"/> NO <input checked="" type="radio"/> OTHER OWNERS?		
TAX PARCEL NUMBERS	Parcel # 48-15-16-100-001.000-044 Parcel # 48-15-16-500-001.000-044 Parcel # 48-15-16-100-003.000-044		



ACREAGE	102 Acres	PARCEL COUNT	3
CODE ENFORCEMENT	IS THE PROPERTY SUBJECT TO ANY CODE ENFORCEMENT ACTION? YES                      NO		
CURRENT ZONING CLASSIFICATION	Vacant Land; Other Agricultural Use		
CURRENT COMPREHENSIVE PLAN RECOMMENDATION	Industrial - Distribution Warehouse & Logistics		
EXISTING PROPERTY USE	Farming		
EXISTING IMPROVEMENTS ON PROPERTY	2700 SF Metal Barn		
PROPOSAL NARRATIVE	ATTACH NARRATIVE IF NEEDED See Attached		
ORDINANCE	SPECIFY ANY SPECIFIC ORDINANCE(S), STANDARD(S), CONDITION(S), COMMITMENT(S), AND/OR REGULATION(S) SOUGHT TO BE MODIFIED. ATTACH ADDITION PAGE IF NEEDED. See Attached Narrative Detailing Special Use Request for Outside Storage		

OATH: THE PETITION APPLICATION INFORMATION, TO MY KNOWLEDGE AND BELIEF, IS TRUE AND CORRECT.

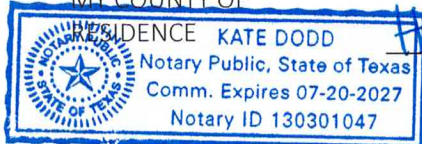
*[Handwritten Signature]*  
 \_\_\_\_\_  
 PETITIONER SIGNATURE

\_\_\_\_\_  
 OWNER SIGNATURE

**NOTARY**  
 SUBSCRIBED AND SWORN  
 TO BEFORE ME THIS  
 NOTARY PUBLIC  
 SIGNATURE  
 NOTARY PUBLIC PRINTED  
 NAME  
 MY COMMISSION EXPIRES

DATE 6/7/23  
 \_\_\_\_\_  
*Kate Dodd*  
 \_\_\_\_\_  
*Kate Dodd*  
 \_\_\_\_\_  
7/20/27  
 \_\_\_\_\_

MY COUNTY OF HARRIS  
 MY RESIDENCE KATE DODD



**NOTARY**  
 SUBSCRIBED AND SWORN  
 TO BEFORE ME THIS  
 NOTARY PUBLIC  
 SIGNATURE  
 NOTARY PUBLIC PRINTED  
 NAME  
 MY COMMISSION EXPIRES

DATE \_\_\_\_\_  
 \_\_\_\_\_  
**See Attached**  
 \_\_\_\_\_  
**Owner Affidavit**  
 \_\_\_\_\_  
 \_\_\_\_\_

MY COUNTY OF \_\_\_\_\_  
 MY RESIDENCE \_\_\_\_\_



TOWN OF LAPEL  
825 Main St, Lapel, IN 46051  
Planning@lapelindiana.org

**OWNER AFFIDAVIT FORM**

STATE OF Indiana  
COUNTY OF Madison S.S.

The undersigned, having been duly sworn on oath, states that they are the Owner of the Property involved in this application and that they hereby acknowledge and consent to the forgoing Application.

Owner printed name\*\*: CAROLYN L Wilson

Owner signature\*\*: Carolyn L Wilson

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the Property Owner, who having been duly sworn acknowledged and consents to the execution of the foregoing Application.  
Subscribed and sworn to before me this 24<sup>th</sup> day of May, 2023.

Notary printed name: Courtney Courtney

Notary signature: Courtney Courtney



Courtney Courtney, Notary Public  
Madison County, State of Indiana  
Commission No: NP0735746  
My Commission Expires 08/24/2029

My commission expires: 08/24/2029

**\*\* A signature from each party having interest in the property involved in this application is required. If the Property Owner's signature cannot be obtained on the application, then a notarized statement by each Property Owner acknowledging and consenting to the filing of this application is required with the application.**



TOWN OF LAPEL  
825 Main St, Lapel, IN 46051  
Planning@lapelindiana.org

**OWNER AFFIDAVIT FORM**

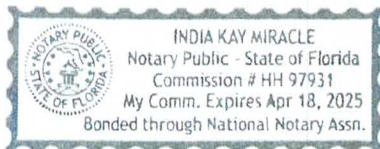
STATE OF Florida  
COUNTY OF Hillsborough S.S.

The undersigned, having been duly sworn on oath, states that they are the Owner of the Property involved in this application and that they hereby acknowledge and consent to the forgoing Application.

Owner printed name\*\*: RICHARD S WILSON

Owner signature\*\*: Richard Wilson, Trustee

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the Property Owner, who having been duly sworn acknowledged and consents to the execution of the foregoing Application. Subscribed and sworn to before me this 25 day of May, 20 23.



Notary printed name: INDIA KAY MIRACLE

Notary signature: India Kay Miracle

My commission expires: 4/18/2025

*\*\* A signature from each party having interest in the property involved in this application is required. If the Property Owner's signature cannot be obtained on the application, then a notarized statement by each Property Owner acknowledging and consenting to the filing of this application is required with the application.*





## FINDINGS OF FACT for Rezoning and Planned Unit Developments

**Rezoning/PUD Criteria:** The Indiana Code and the Lapel Zoning Ordinance establish specific criteria to which both the Plan Commission and Town Council must pay reasonable regard to when considering a rezoning request. Those criteria are listed below. Explain how this request addresses each criterion (answers may be labeled and attached as additional pages):

1. **The Comprehensive Plan:** This proposed change of zoning supports the comprehensive plan because

See Attached Narrative

Find Lapel's Comprehensive Plan at <https://lapelindiana.org/news.asp?id=237>

2. **Characteristics & Current Conditions:** This proposed change of zoning supports the current conditions and the character of current structures and uses in each district because

See Attached Narrative

3. **Desired Use:** This proposed change of zoning supports the most desirable use for which the land in each district is adapted because

See Attached Narrative

4. **Property Values:** This proposed change of zoning supports the conservation of property values throughout the jurisdiction because

See Attached Narrative

5. **Growth Management:** This proposed change of zoning supports responsible development and growth because

See Attached Narrative

*Fill out additional criteria for PUD applications on the next page.*

**Additional criteria from Lapel Zoning Ordinance, V12.2.3 Preliminary Plan & Rezoning** (for a Preliminary Plan, Planned Unit Development Request):

- **Requirements and Intent** - This proposed change of zoning to Planned Unit Development fulfills the requirements and intent of this Article (The Zoning Ordinance) and the Subdivision Control Ordinance because

N/A

- **Overlay Requirements** - This proposed change of zoning to Planned Unit Development is Consistent with the requirements of all applicable overlay districts because

N/A



Commitment No. NCS-1176301-CHI2

**EXHIBIT A**

The Land referred to herein below is situated in the County of **Madison**, State of **Indiana**, and is described as follows:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 6 EAST, SAID POINT BEING 746 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, AND RUNNING THENCE WESTERLY 1,335.1 FEET ON AND ALONG A PROPERTY LINE FENCE TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER, SAID POINT BEING 746.5 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER, THENCE NORTHERLY 1,306.35 FEET ON AND ALONG SAID WEST LINE, THENCE EASTERLY 1,334.1 FEET TO A POINT ON SAID EAST LINE OF THE NORTHEAST QUARTER, SAID POINT BEING 607 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 16, THENCE SOUTH 1,305.10 FEET TO THE PLACE OF BEGINNING. CONTAINING IN ALL 40 ACRES, MORE OR LESS;

EXCEPT:

A PARCEL OF GROUND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 6 EAST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF LAPEL, GREEN TOWNSHIP, MADISON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 746.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 59 SECONDS WEST ALONG SAID EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 583.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 58 MINUTES 46 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER, A DISTANCE OF 1333.58 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER, A DISTANCE OF 583.54 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, A DISTANCE OF 1333.82 FEET TO THE POINT OF BEGINNING. CONTAINS 17.860 ACRES, MORE OR LESS.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

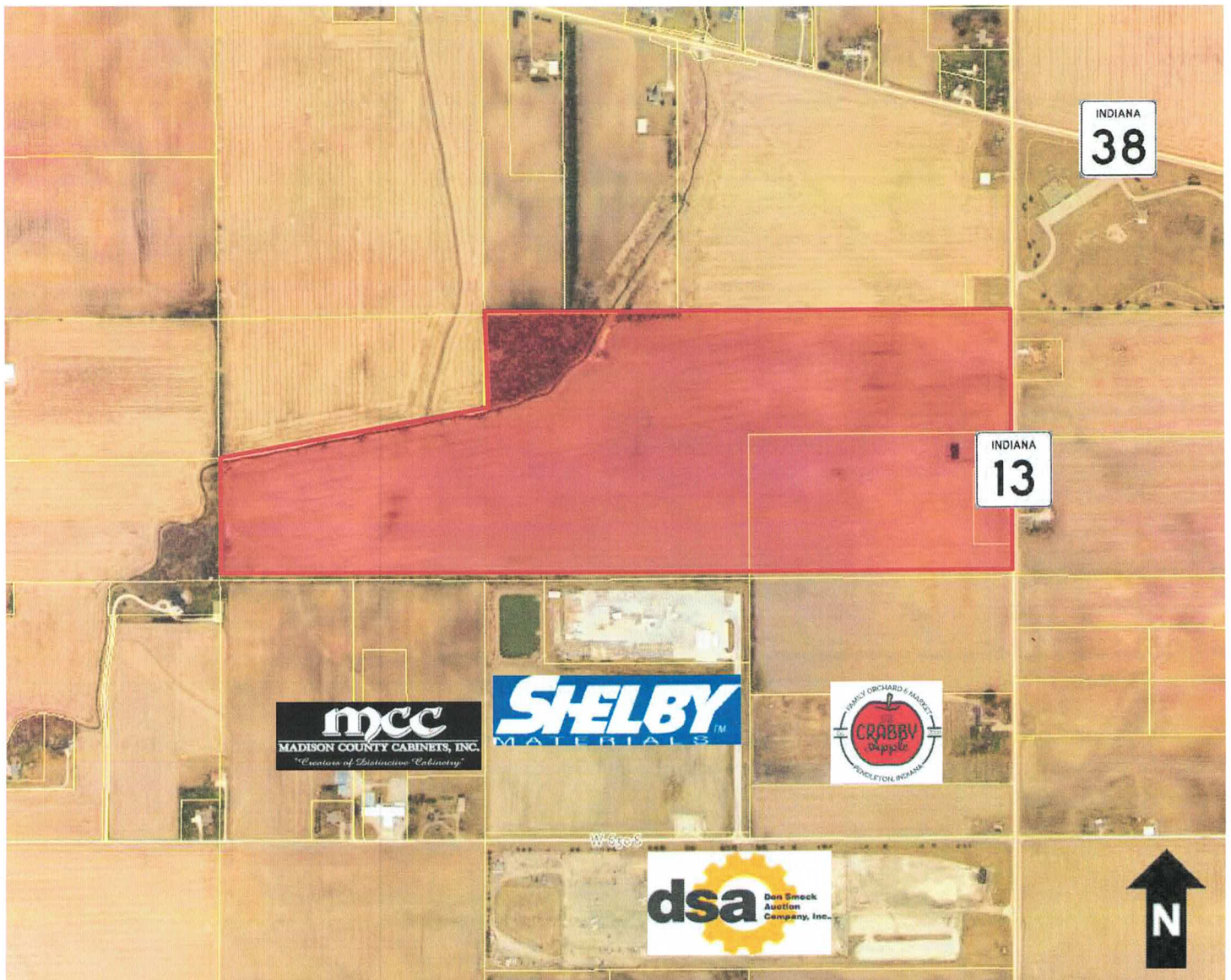
**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# Lapel Wilson Property Overview

<https://www.google.com/maps/place/40%C2%B000'55.5%22N+85%C2%B050'36.4%22W/@40.015428,-85.843449,855m/data=!3m1!1e3!4m4!3m3!8m2!3d40.015428!4d-85.843449>



# LKQ Distribution Facility

Lapel, IN

**LKQ**

Keeping you moving

# LKQ's Global Presence

- LKQ is a global distributor of vehicle products, including replacement parts, components and systems used in repair and maintenance of vehicles and specialty products and accessories
- Founded in 1998 through a combination of wholesale recycled products businesses, which subsequently expanded through organic growth
- 290 acquisitions of aftermarket, recycled, refurbished and remanufactured product suppliers
- Organized into four reportable segments: Wholesale - North America, Europe, Specialty and Self Service
- 1,500 facilities, including roughly 460 in the U.S. and 1,010 in over 25 other countries with 45,000 employees (18,000 in North America)



# Our Mission

- To be the leading global value-added sustainable distributor of vehicle parts and accessories by offering our customers the most comprehensive, available and cost-effective selection of part solutions while building strong partnerships with our employees and the communities in which we operate.



• Like

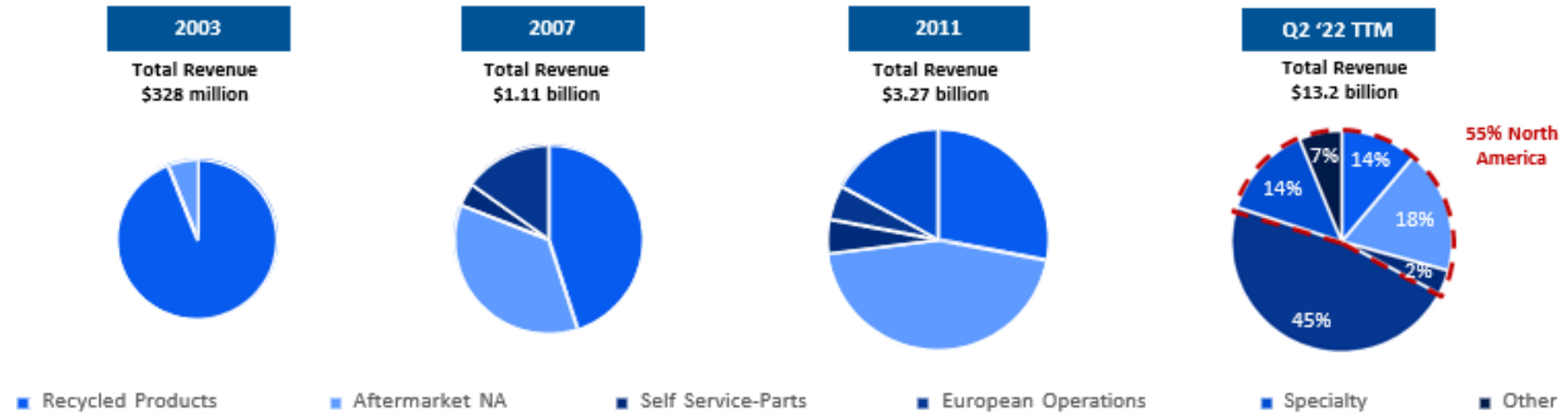
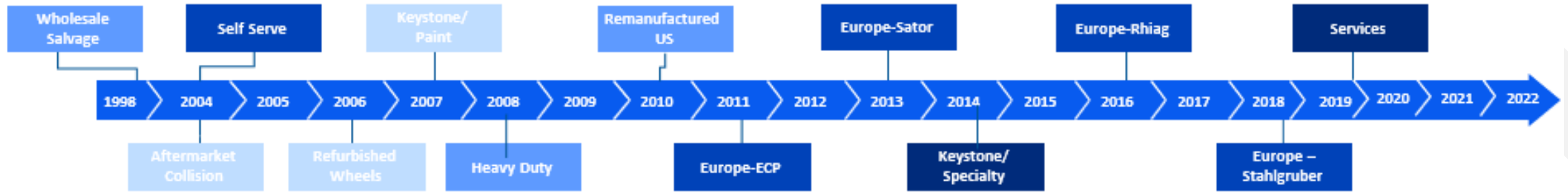
• Kind

• Quality





# LKQ's Evolution Process



LKQ has grown from a North American collision operation to a globally diversified aftermarket distributor

# Operating Units Overview

## Product Overview

### Wholesale - North America

- Collision
  - Aftermarket automotive products
  - Recycled & Refurbished
- Mechanical
  - Recycled engines & transmissions
  - Remanufactured engines & transmissions



## Product Overview

### Specialty

- Performance products
- Appearance & accessories
- RV, trailer & other
- Specialty wheels & tires
- Marine



### Europe

- Mechanical
  - 175,000+ small part SKUs
  - Brakes, filters, hoses, belts, etc.
- Collision
  - Aftermarket (UK) & Recycled (Sweden)

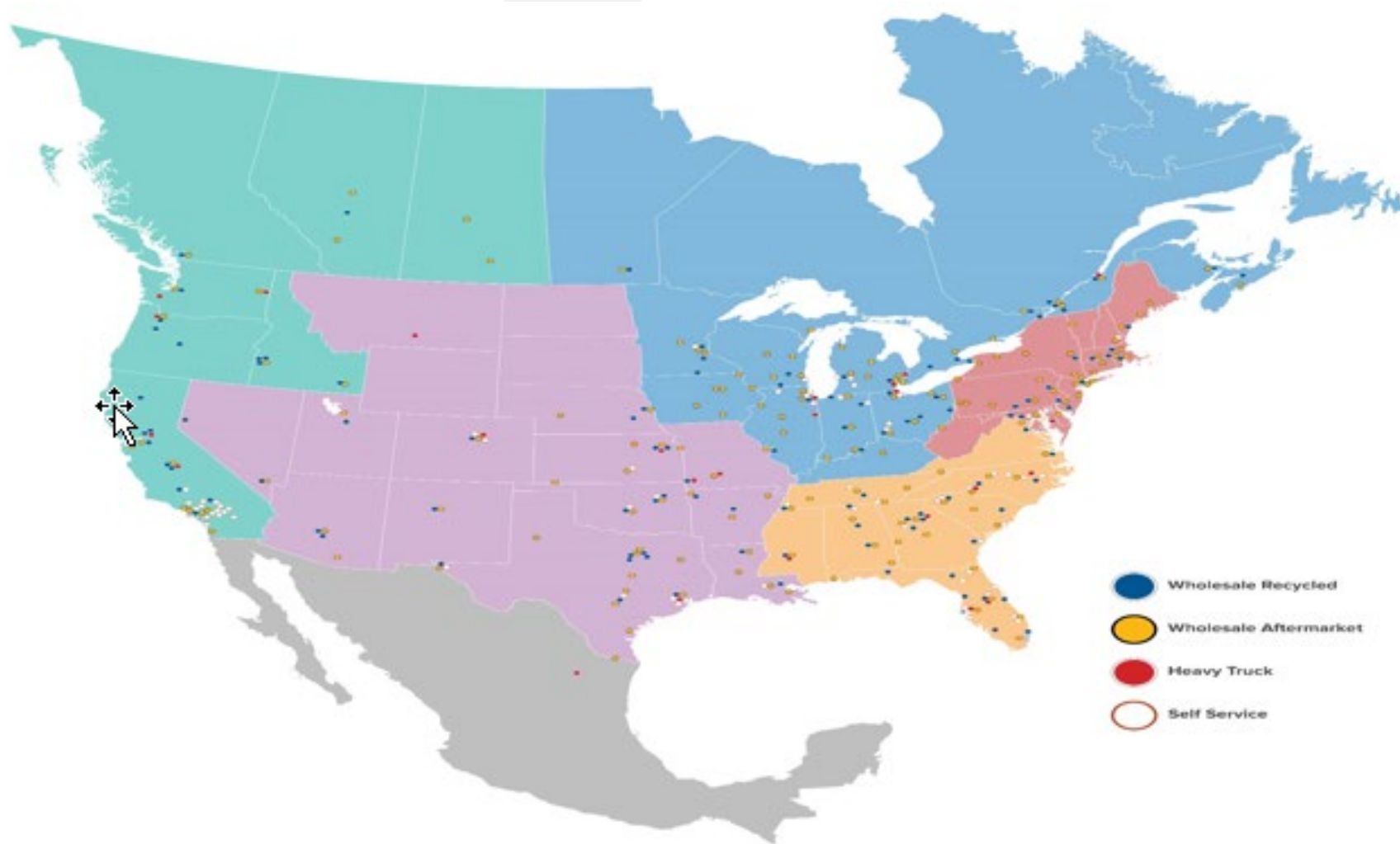


### Self Service

- Largest buyer of used vehicles
  - More than 550,000 recycled car and truck parts



# Wholesale North America Footprint



# Vehicles Dismantled Per Year

- LKQ dismantles or processes over 800,000 vehicles a year through its full service and self serve operations.



# Expanding Global ESG Programs

**Our core business enables a circular economy**

## Our 2021 North America Recycling Achievements

783,000	1,462,000	1,107,000	13,794,000	740,000
Number of vehicles procured	Catalytic converters	Tons of Crush Auto/Scrap	Total number of individual parts sold	Batteries

**Established new sustainability goals to advance success**

### Goals in progress to cut carbon emissions 30% by 2030

- Reduce emissions intensity relative to revenue and reduce logistics fleet emissions

### Motivating and retaining our winning workforce

- Established 2025 and 2030 goals to increase employee engagement and scores

**Governance framework for aligning priorities**

### Launched LKQ Cares ESG Advisory Committee

- Cross-function team focused on aligning priorities across business units and geographies

### Linked Executive Compensation with ESG goals

- Added ESG metrics to incentive compensation plans for certain senior executives

# ESG Focus Areas



**Carbon Footprint  
& Recycling**



**Employee  
Engagement**



**Talent  
Development**



**Diversity, Equity  
& Inclusion**



**Sustainable  
Supply Chain**

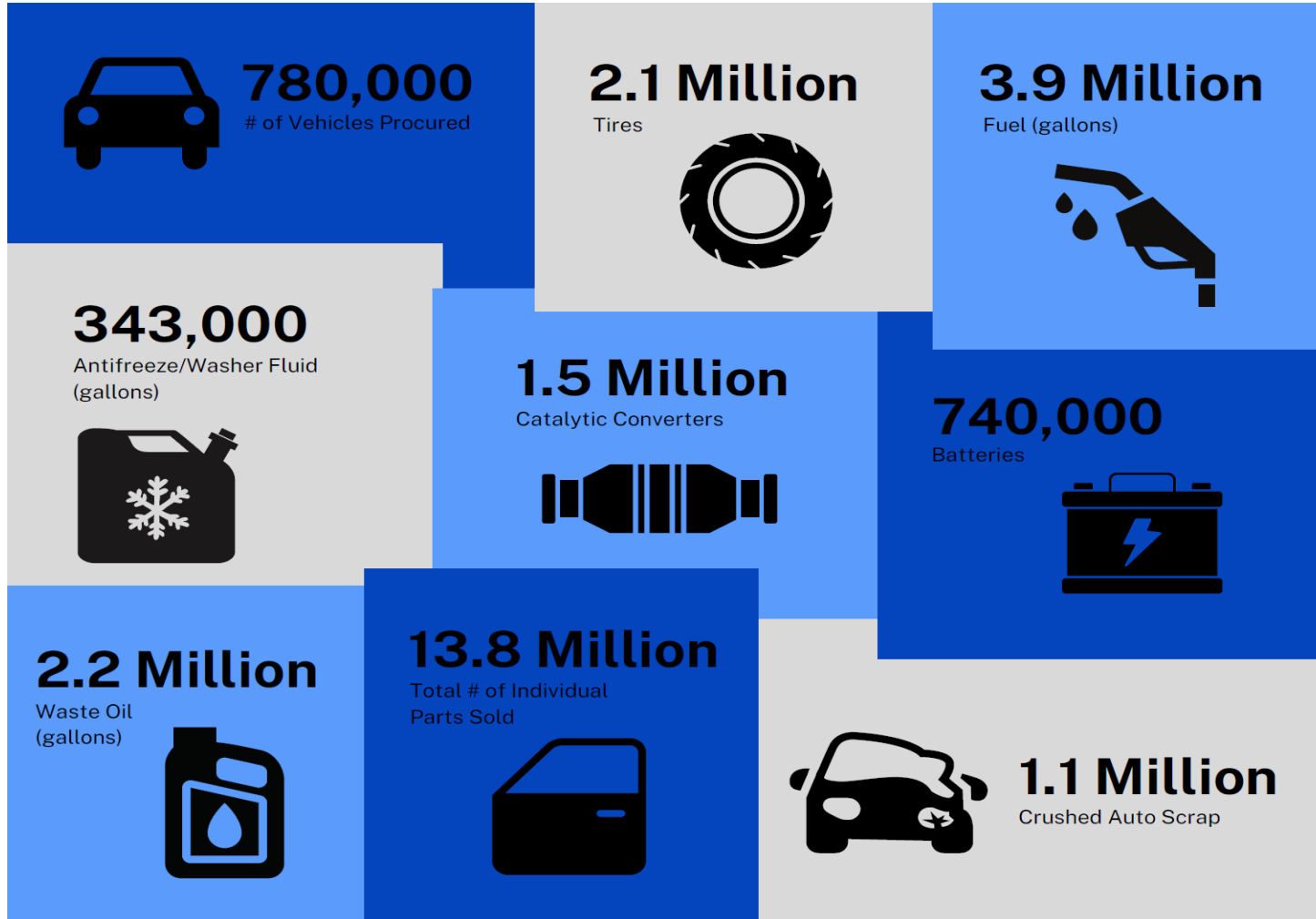


**Community  
Support**



# Environmental Impact

## BY THE NUMBERS: LKQ's 2021 RECYCLING ACHIEVEMENTS



# EPA Monitoring at LKQ Facilities

- Standard Storm Water Testing
- Independent Environmental Audits
- Annual Employee Compliance Training at All Locations
- No Smoke, Smell or Excess Noise from Distribution Facilities





# LKQ Recycling Achievements

Material	2019	2020	2021
Fuel (gallons)	4.2M	3.9M	3.9M
Tires	2.6M	2.3M	2.1M
Batteries	630,000	658,000	740,000
Waste Oil (gallons)	2.6M	2.3M	2.2M
Aluminum (millions of lbs)	119.9	99.1	97.9
Copper (millions of lbs)	7.9	7.1	6.9
Steel (millions of lbs)	148.6	128.6	123.3

- LKQ's sustainability efforts help decrease the need of metal manufacturers
- As a result, green house gases are significantly reduced and energy is conserved

# LKQ Corporate Citizenship

- **Our mission is to build strong partnerships in the communities in which we operate**
  - Local Fire Department Training
  - Recycled Rides
  - LKQ Joseph M. Holsten Scholarship
  - Feeding America (National Foodbank Program across the US)



# LKQ Employment in Indiana

City	# of Employees
Plainfield	49
Avon	33
Ft. Wayne	15
Michigan City	13
South Bend	12
Evansville	17
LaPorte	4

- LKQ Lapel will create potentially 70+ jobs after Year 1 of operations
- Average wages are between \$25 - \$40 per hour; 2-3 salaried employees earning near \$90,000. Main employee shift from 7 am – 6 pm.
- Employees receive full benefits and 401k retirement plans

# Traffic Impact Analysis (LKQ vs. Industrial Park)

- Lapel Location – 103 acres

	LKQ Facility (133,400 SF)		1,400,000 SF Industrial Park
Type	Trips Per Day (Mon – Fri)	Type	Trips Per Day (Mon - Fri)
Facility Employees (Non-Truck)	<b>70</b>	Facility Employees (Non-Truck)	<b>300</b>
Delivery Box Trucks	<b>25</b>	Delivery Trucks/Vans	<b>80</b>
Tractor Trailers	<b>5</b>	Tractor Trailers (Trailers Stored on Site)	<b>40</b> <b>(85)</b>
Delivery Service (USPS/FedEx/Amazon)	<b>4</b>	Delivery Service (USPS/FedEx)	<b>40</b>

# LKQ On-Site Operations

- **NO PUBLIC ACCESS OR WALK UP CUSTOMERS**
- Nothing stored above 4 feet outside the building
- 8 foot solid panel fence around entire property perimeter
- Extensive landscape buffer and screening
- No smell or excess noise



New LKQ Facility in Denver CO (Completed in 2022)



# New LKQ Facility in Salt Lake UT Market (Completed in 2019)



# New LKQ Facility in Phoenix AZ Market (Completed in 2018)





# Screening



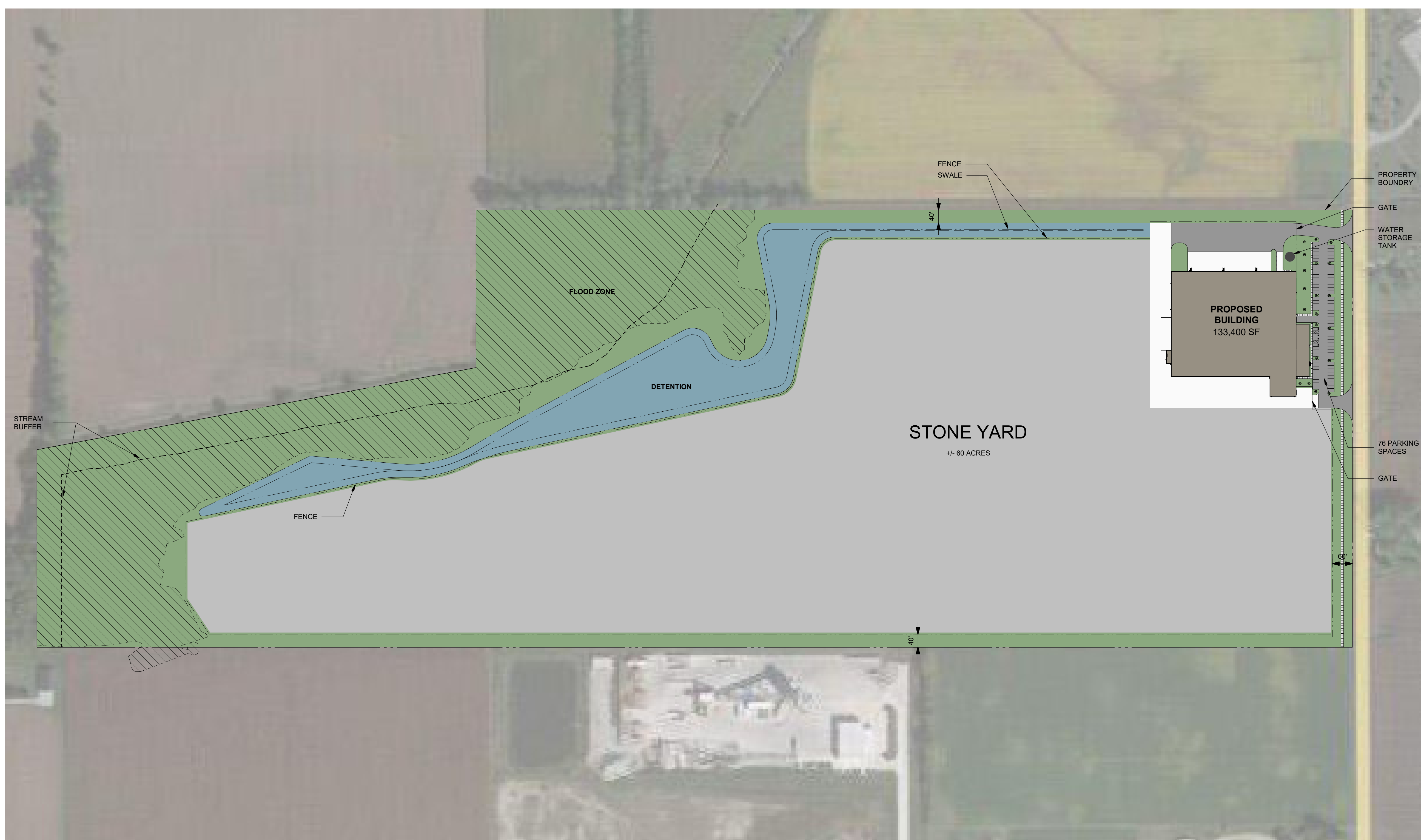
# Warehousing





# Lapel Distribution Facility

- 133,400 SF Tilt Wall Building
- 103 Acre Site
- \$35M - \$40M Estimated Project Cost
- 60-70 New Jobs Created



SEAL:  
**NOT FOR CONSTRUCTION**

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
1	2023.06.07	SCHEMATIC SET

PROJECT NO.: 19-1700  
 DRAWN BY: DFW

SHEET TITLE:  
**ARCHITECTURAL SITE PLAN**

These plan drawings are the property of the registered Designer / Engineer and may not be copied, reproduced or used without their written permission.

SHEET NO.:

**A100**

**PARKING SCHEDULE**

CAR PARKING	HANDICAP PARKING	TRAILER PARKING	FUTURE CAR PARKING	FUTURE TRAILER PARKING
72	4	0	0	0

DISCLAIMER:  
 CONCEPTUAL SITE PLAN SUBJECT TO CHANGE  
 PENDING FINAL DESIGN COORDINATION AND  
 APPROVALS BY THE TOWN OF LAPEL

**1** PRESENTATION SITE PLAN  
 A100 SCALE: 1" = 160'-0"

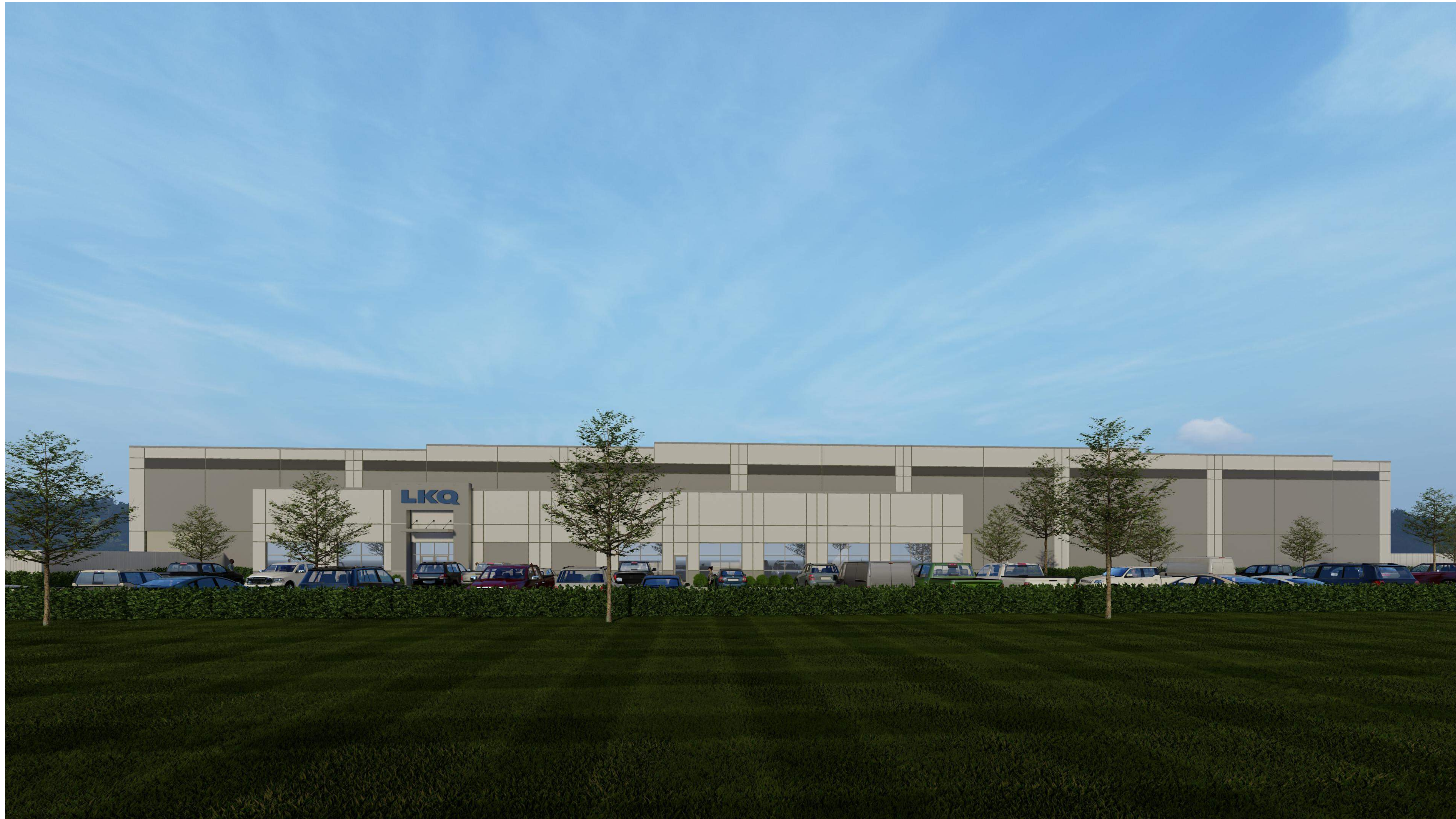












DESIGNER / BUILDER:  
**ARCO**  
 DESIGN/BUILD

**ADB** | DESIGN SERVICES  
 ARCHITECTURE | PLANNING | INTERIORS  
 5424 KATY FREEWAY, SUITE 200 HOUSTON, TX 77007  
 © 281.310.8900



**NELSON COMMERCIAL PROPERTIES**

**LKQ**

SEAL:

**NOT FOR CONSTRUCTION**

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
	2022.12.22	SCHEMATIC SET

PROJECT NO.: --- DRAWN BY: DFW

SHEET TITLE:  
**EXTERIOR RENDERING**

These plans drawings are the property of the registered architect and may not be copied, reproduced or used without his written permission.

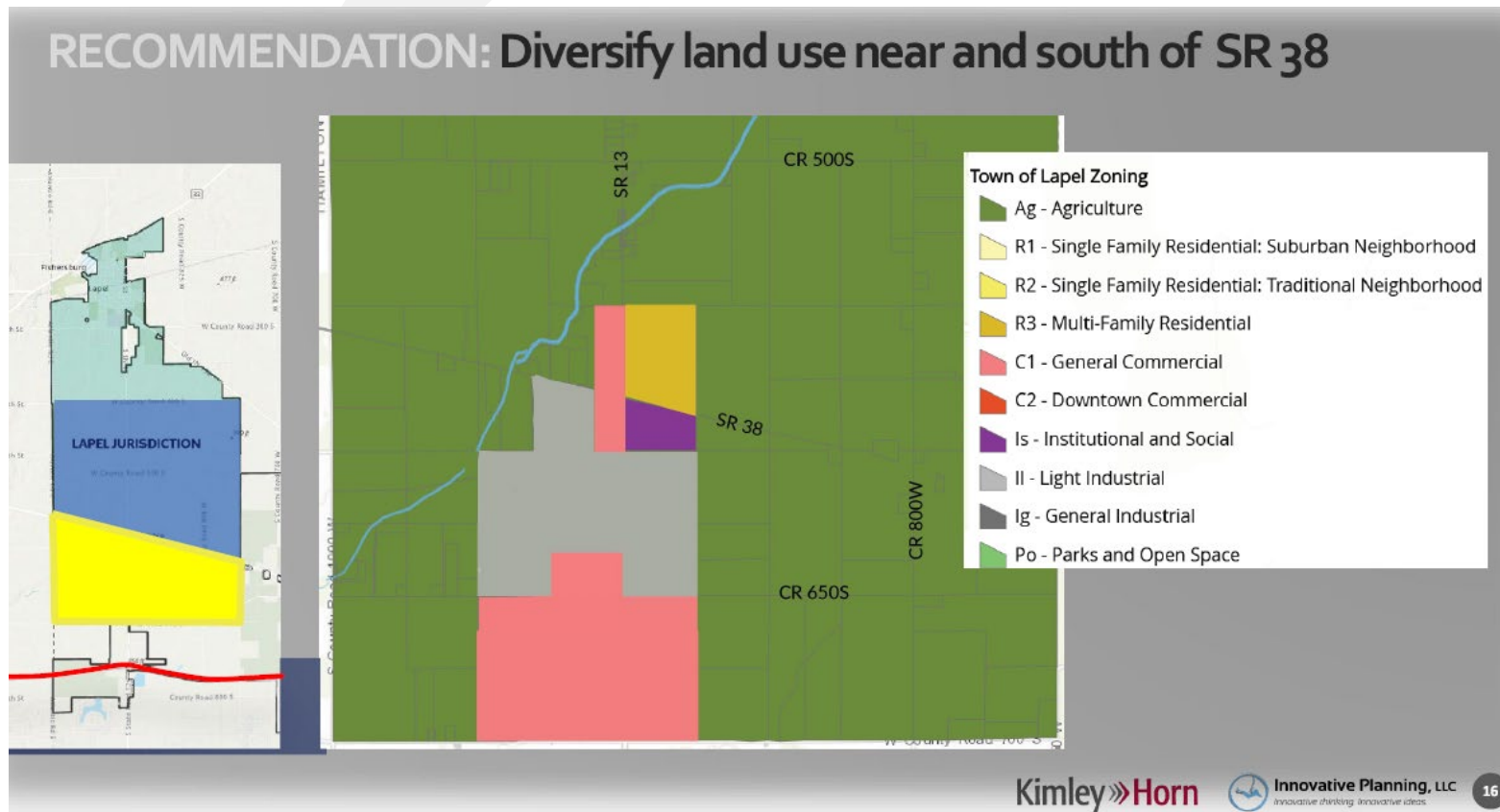
SHEET NO.:

**A205**



# Lapel Findings of Fact for ReZone and PUDs

- 1. THE COMPREHENSIVE PLAN:** This proposed change of zoning supports the comprehensive plan **per the recommended land use (Industrial) for property near and south of SR 38.** This is found on page 16 of the Lapel Comprehensive Plan 2021 . See below





# Lapel Findings of Fact for ReZone and PUDs

**2. CHARACTERISTICS & CURRENT CONDITIONS:** This proposed change of zoning supports the current conditions and the character of current structures and uses in each district. **The intended Industrial land use complies with the master plan's recommended use for property near and south of SR 38. The existing metal barn structure will be razed during construction.**

**3. DESIRED USE:** This proposed change of zoning supports the most desirable use for which the land in each district is adapted because **it complies with the master plan's recommended land use for property near and south of SR 38.**

**4. PROPERTY VALUES:** This proposed change of zoning supports the conservation of property values throughout the jurisdiction because **the new distribution improvements exceed the current value of the vacant land utilized for agricultural/farming operations.**

**5. GROWTH MANAGEMENT:** This proposed change of zoning supports responsible development and growth because **the new distribution warehouse complies with the master plan's recommended land use.**

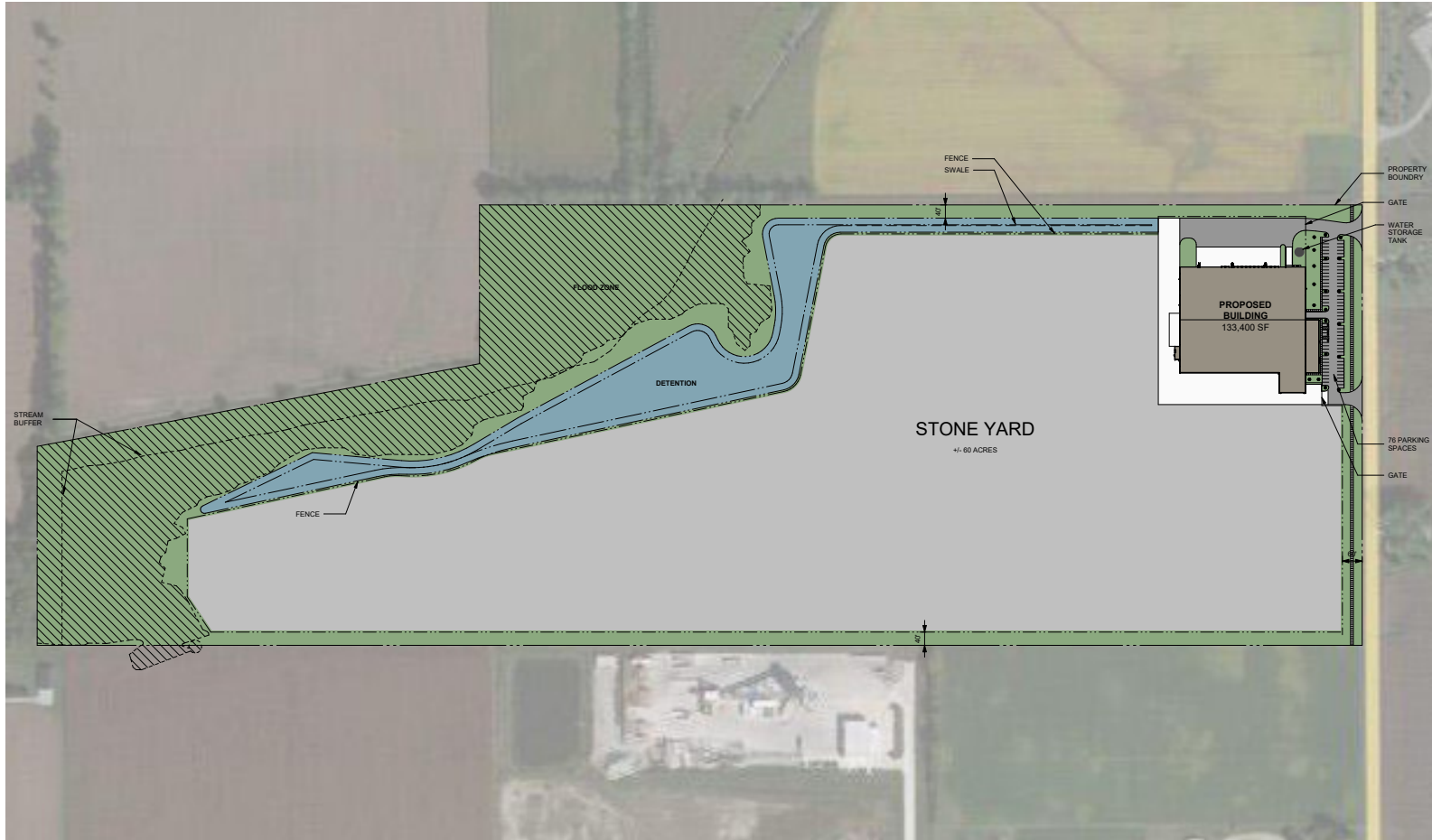
**SPECIAL USE REQUEST: If the General Industrial ReZone is approved, Petitioner will submit a Special Use Request to the Advisory Board of Zoning Appeals to allow Outside Storage in the stone yard (enclosed by fence and landscape buffer)**

# Thank You – Questions?

**LKQ Corporation takes pride in working with the community and preserving the environment.**

**LKQ has been credited with raising industry standards and continues to set itself apart by partnering with local businesses and demonstrating its stewardship of making the necessary investments in not only its business, but also within the communities it serves.**

# EXHIBIT 4. CONCEPT SITE PLAN



NELSON COMMERCIAL PROPERTIES  
PROJECT TITLE:  
LKQ - LAPEL, IN



NOT FOR CONSTRUCTION

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
1	2023.06.07	SCHEMATIC SET

PROJECT NO.: 19-1700 DRAWN BY: DFW

SHEET TITLE:  
ARCHITECTURAL SITE PLAN

1 A100 PRESENTATION SITE PLAN SCALE: 1" = 160'-0"

PARKING SCHEDULE				
CAR PARKING	HANDICAP PARKING	TRAILER PARKING	FUTURE CAR PARKING	FUTURE TRAILER PARKING
72	4	0	0	0

DISCLAIMER:  
CONCEPTUAL SITE PLAN SUBJECT TO CHANGE  
PENDING FINAL DESIGN COORDINATION AND APPROVALS BY THE TOWN OF LAPEL

These plan drawings are the property of the registered Designer / Engineer and may not be copied, reproduced or used without their written permission.

SHEET NO.:

# A100



## EXHIBIT 5. SITE AND VICINITY PICTURES







EXHIBIT 6. RECOMMENDED LAND USE MAP

Comprehensive Plan Proposed Land Use - Entire Town of Lapel

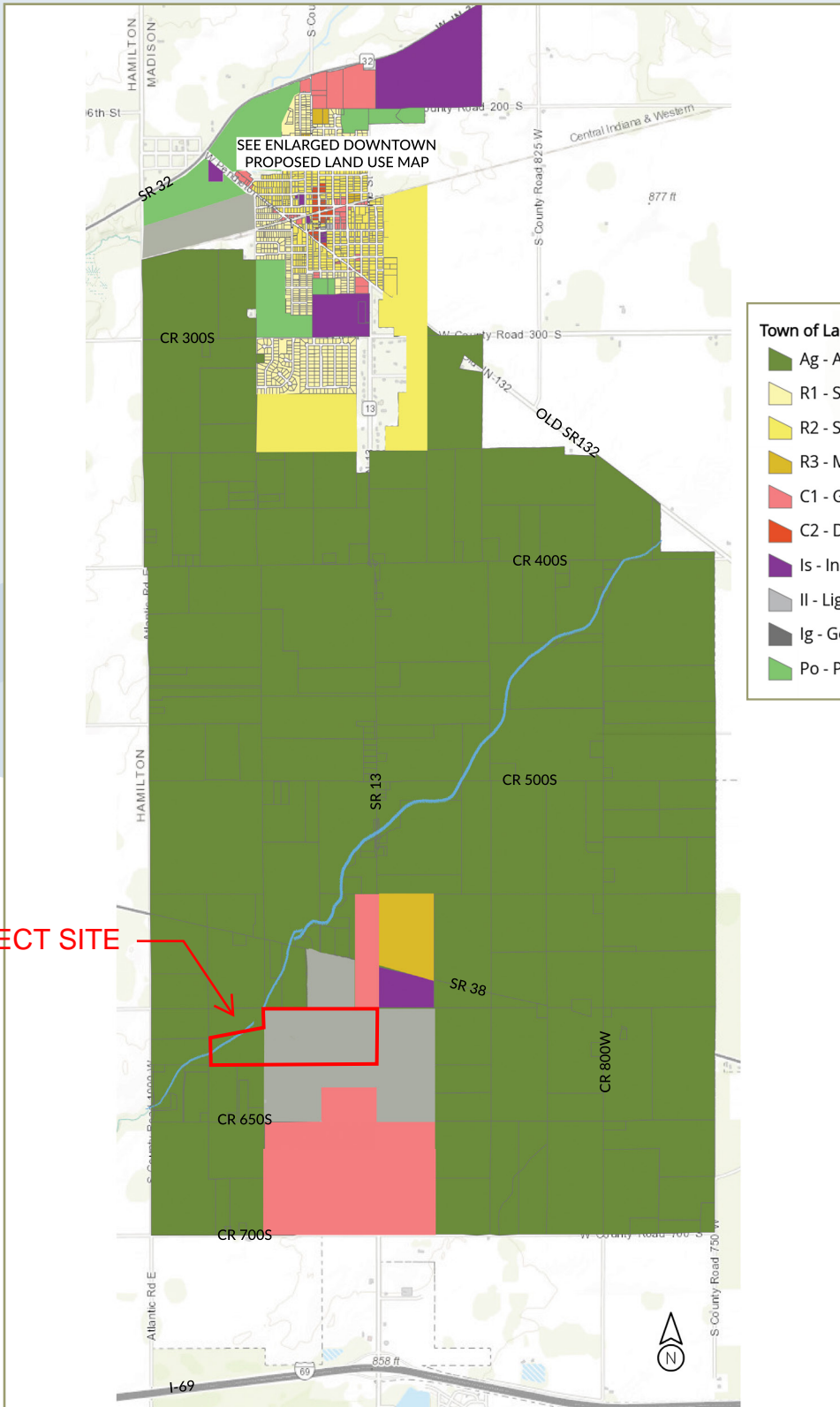
LAND USE

TRANSPORTATION

ECONOMIC DEVELOPMENT

NATURAL RESOURCES

APPENDIX



**Town of Lapel Zoning**

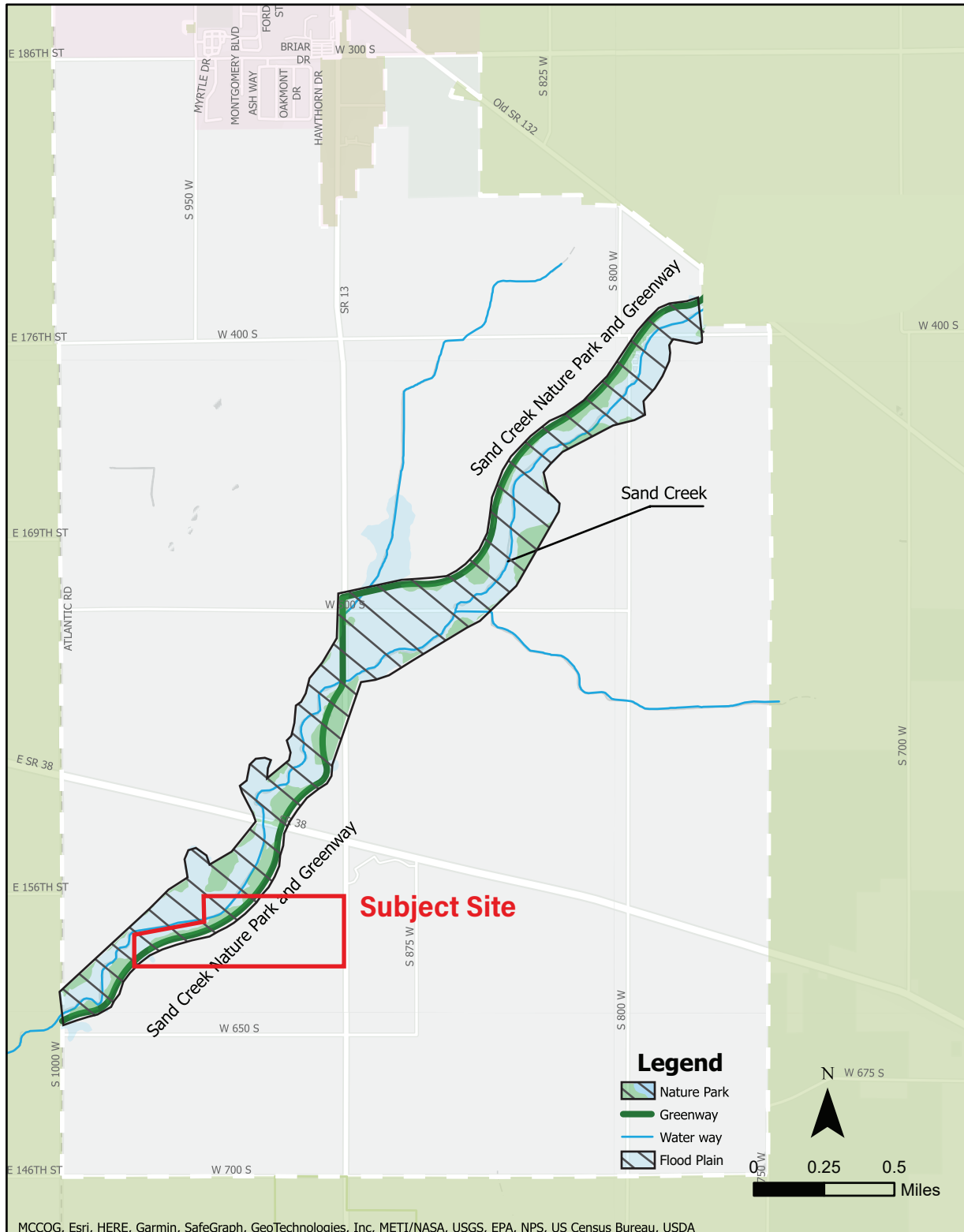
- Ag - Agriculture
- R1 - Single Family Residential: Suburban Neighborhood
- R2 - Single Family Residential: Traditional Neighborhood
- R3 - Multi-Family Residential
- C1 - General Commercial
- C2 - Downtown Commercial
- Is - Institutional and Social
- Ii - Light Industrial
- Ig - General Industrial
- Po - Parks and Open Space

SUBJECT SITE



# EXHIBIT 7. Lapel Parks Master Plan

## Sand Creek Nature Park & Greenway



Lapel Nature Park & Sand Creek Greenway