

**GLENBROOK HIGH SCHOOLS**  
**Office of the Assistant Superintendent for Business/CSBO**  
**Regular Meeting Monday, January 25, 2016**

**TO: Dr. Michael Riggle**

**FROM: Hillarie Siena**

**DATE: January 25, 2016**

**RE: Discussion/Action: Village of Northbrook Cook County 6B Program Request for 3411 Woodhead Drive**

Attached is a Village of Northbrook report regarding a request by Atlas Fibre/Matrix Financial II, for a Cook County Class 6B tax incentive. The request is relative to substantial rehabilitation and occupation of abandoned property located at 3411 Woodhead Drive, Northbrook, IL. The Applicant has submitted a Class 6b Eligibility Application to Cook County to receive the 6b property tax classification on the added value that would result from the renovation and occupation of the Subject Property.

The Cook County Class 6B program allows for commercial or industrial property to be treated as residential property for taxation purposes, for a period of up to twelve years. A Class 6B designation is eligible for renewal upon the expiration of its initial term however; Village of Northbrook policy prohibits renewals. As per the Village of Northbrook's general procedures, 6B tax incentive requests are forwarded for review and comment to the affected school and park districts. Although the Village of Northbrook Board of Trustees is solely responsible for granting a 6B incentive, the Village actively seeks input from the impacted taxing districts.

The applicant proposes to renovate an existing 117,000 square foot vacant building by expanding office space and replacing current HVAC units. The applicant plans to invest \$600,000 in building and site improvements. The company currently employs 63 employees and plans to add approximately 22 new employees, once relocated into the rehabilitated facility in Northbrook.

The location of this property is within an industrial section of the Village of Northbrook, which has experienced slow growth and development. This property was toured in 2012 by members of the Village's Economic Development Ad Hoc Committee, and considered a viable candidate for a 6B. Based upon estimates furnished by the applicant and based upon current rates, the increased tax revenue over the life of the 6B is approximately \$333,000, of which District 225 would receive roughly 27% or \$90,000. The applicant has also agreed to not seek a property tax appeal that would result in an assessed valuation lower than the value set by the Cook County Assessor during the first year of the Class 6B.

The Village of Northbrook is asking for a letter of support that will be submitted as part of the application process. District 225 appreciates the opportunity to review and comment on Cook County Class 6B Program requests. After careful review of the impact of this project upon District 225, it is recommended that the Glenbrook Board of Education support the Cook County Class 6B program request by Atlas Fibre/Matrix Financial II.





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**MEMORANDUM**  
**VILLAGE OF NORTHBROOK**  
**DEVELOPMENT AND PLANNING SERVICES DEPARTMENT**

**TO: RICHARD A. NAHRSTADT, VILLAGE MANAGER**  
**FROM: DAVID SCHOON, ASSISTANT DIRECTOR**  
**DATE: January 12, 2016**  
**SUBJECT: BOT-15-14: 3411 WOODHEAD DR - ATLAS FIBRE/MATRIX FINANCIAL II CLASS 6B**

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**INTRODUCTION**

On January 12, 2016, the Board of Trustees is scheduled to consider a Cook County Class 6b request by Matrix Financial II (the "Applicant"), who has entered into a contract with 3411 Woodhead, LLC ("Owner") owner of 3411 Woodhead Drive (the "Subject Property") to purchase the site. The Applicant intends to lease the building to the Atlas Fibre Company as well as two other divisions of Atlas, which all are referred to in this report as "Atlas". The principals of the Applicant and Atlas are for practical purposes one in the same. The Applicant plans to submit a Class 6b Program application to Cook County to receive **the 6b property tax classification for substantial rehabilitation and occupation of an "abandoned property" purchased for value with special circumstances.**

The Applicant is seeking initial Board comments on its request for the Village Board to adopt a resolution supporting and consenting to the filing of their Class 6b application with Cook County. The application materials submitted by the Applicant are attached to this report.

On July 2, 2012, the Village's Economic Development Ad Hoc Committee toured a handful of industrial buildings (including the Subject Property) that were thought to be candidates for the Class 6b incentive, making them more attractive for sale and reuse. The task force consisted of Trustees Heller, Scolaro, and Ciesla, and ICDC Chairman Patrick Lederer, EDC Chairman Jim Kahan, Chamber of Commerce President Tensley Garris, School District 225 Business Manager Hillarie Sienna, and School District 27 Board member Ed Feld. All of the ad hoc committee members were on the July 2 tour except Mr. Feld. Though the Ad Hoc Committee did not have a formal discussion of all the buildings nor did it take a formal vote, during the tour of the Subject Property, Committee members at that time expressed reservations regarding the appropriateness of the Class 6b on the property given the condition of the building and the fact that the building had been vacant for not quite two years at that time.

**THE COMPANY**

Atlas Fibre Company warehouses, manufactures and distributes plastics and precision machining. Two other divisions of the company will also occupy the Subject Property:

- (1) SGM Precision, which specializes in the machining of plastic, non-metallic, and metal components for many industries and
- (2) Atlas Billiard Supplies, which manufactures parts and supplies for the billiard industry.

The company has submitted further description of its operations in the attached materials. Atlas currently occupies 55,000 square feet of space in Skokie, Illinois and needs to relocate to a larger facility due to its growth needs.

Atlas currently employs 63 individuals. Once it moves to Northbrook, it plans to initially grow to 70 full-time employees with an average annual salary of \$51,000. Within five years they project to have 85 full-time employees. Atlas provides its employees the following benefits: major-medical health and life insurance, 401k and profit sharing, days off on federal holidays, and a standard vacation policy.

## **THE BUILDING**

In August 2012, the Owner purchased the property, which at the time was vacant, for \$2,387,500 and since then has invested nearly \$1 million in the site (e.g. parking lot repairs, exterior walls, windows and door repairs, replaced roof, interior floor and loading dock repairs, HVAC repairs, electrical system repairs and lighting replacement, exterior painting, etc.). The Owner made this investment to make the building more attractive to potential tenants.

The building has remained vacant since August 2012, except for a period of time between August 11, 2014 and September 22, 2014, during which time the Owner leased the Subject Property to Maot Chitim of Greater Chicago, a non-profit organization. The owner did not charge this occupant rent, as the use of the building was for a charitable cause.

The size of the building would allow Atlas to grow. In addition to purchasing the property for \$4.6 million, the Applicant has stated that it would invest approximately \$600,000 in the facility by building out the office space and installing new HVAC units. The Applicant has submitted an appraisal conducted by a certified appraiser supporting the purchase price of the property. The cover letter to the appraisal is attached; a full copy of the appraisal is on file in the Village Hall.

The Applicant has indicated that receiving the Class 6b approval is necessary in order for it to move forward with acquiring and occupying the building. The Applicant has provided the Village a copy of the purchase and sales agreement which includes a tax incentive contingency period during which time the Applicant is provided the opportunity to receive approval of its Class 6b request. If it should not receive such approval, it can withdraw from the agreement. (A copy of the purchase and sales agreement is on file in the Village Hall.) The Applicant's plans are to acquire the building in March 2016.

## **THE 6B PROGRAM**

The Cook County Class 6b program reduces the overall property tax bill for industrial and warehouse buildings over the course of 12 years. Under the program, properties are assessed at 10% of market value for the first 10 years, 15% in the 11<sup>th</sup> year, and 20% in the 12<sup>th</sup> year. In year 13, the property is assessed at the normal assessed value of 25% of market value.

Real estate is eligible for Class 6b status if it is used primarily for "industrial purposes" and is one of the following: (a) new construction, (b) substantial rehabilitation, or (c) occupation of "abandoned" property. An "abandoned" property is defined as "a building and other structures that, after having been vacant and unused for at least 24 continuous months, have been substantially rehabilitated or purchased for value by a purchaser in whom the seller has no direct financial interest." If a building has been vacant for less than 24 months, it still may be considered abandoned if the Village Board and County Board both find the special circumstances justify granting the incentive for a building vacant less than two years.

The Applicant requests that the Subject Property qualify under the program for occupation of

“abandoned” property with special circumstances. The building has been vacant for over two years; except for a six week period in 2014, when the building was occupied by a non-profit organization for charitable purposes at no cost to that organization. Given the building has not been completely vacant and unused for the last two years, the Board needs to determine if special circumstances warrant supporting the Class 6b classification for the Subject Property.

Under the occupation of “abandoned” property category, the lower assessment rates would apply to the entire value of the property, thus reducing the Applicant’s property tax obligation by slightly over half during the term of the Class 6b schedule when compared to if the Class 6b classification was not applied to the property.

### **VILLAGE PROCEDURES FOR PROCESSING CLASS 6B APPLICATIONS**

Resolution No. 07-R-48, “Establishing Eligibility Guidelines and Procedures for Review and Approval of Cook County Class 6B Classification Requests” contains the Village’s guidelines for considering a Class 6b request. The guidelines consist of three basic categories:

1. Economic & Fiscal Impacts of the Business on the Community (50% consideration)
2. Conditions of Existing Building/Site and Private Financial Contribution Compared to Public Assistance (30% consideration)
3. Quality of Jobs Created (20% consideration)

In addition, bonus consideration of up to 5% can be awarded due to environmental features of the proposed business. When the Village Board established these eligibility guidelines, they were adopted as general guidelines as a way for the Board to evaluate requests. The “consideration” percentages were provided as a means to weigh the three guidelines categories in terms of their importance to the Village Board. *Attachment A to this memo elaborates further as to how this request is consistent with the guidelines.* In addition, attached is a spreadsheet comparing the current request with previous Class 6b requests that past Village Boards have considered.

The Village’s general procedures for processing a County 6b tax incentive request provides impacted school districts (in this case, School Districts 27 & 225), the Northbrook Park District, and Northbrook Library with a 45-day time period to comment on the proposed request prior to the Board taking final action on the resolution of support. The Village’s procedures also provide the ICDC and EDC an opportunity to comment on the proposed requests. Staff has already forwarded the application material along with this staff report to the other taxing districts, ICDC, and EDC for review. ***Based upon this time schedule, the latest this item would be back before the Village Board for the Board’s consideration of the resolution of support and consent would be the February 23 Board meeting, but could be sooner if we receive comments sooner.***

### **PROPERTY TAX IMPACT OF PROVIDING THE CLASS 6B INCENTIVE**

The following table summarizes the potential property tax savings to the Applicant from receiving the Class 6b property tax incentive over the life of the incentive. The annual savings for the Applicant during the first year would be approximately \$168,000.

**Total Difference in Projected Property Taxes Collected from 1880 Holste Road  
Over the 12-Year Period of the Class 6b Schedule**

	Property Tax Obligation <b>Without Class 6b</b>	Property Tax Obligation <b>With Class 6</b>	<b>Difference Between Property Tax Obligation Without &amp; With Class 6b</b>
<b>All Taxing Districts</b>	\$3,367,000	\$1,516,600	\$1,850,400

The Applicant has also provided information comparing the current property taxes collected on the vacant building with the property taxes that would be collected should it occupy the building, make improvements, and receive the Class 6b incentive. Based upon its calculations, the property would annually generate approximately \$14,000 more with the Class 6b than if the building remained vacant.

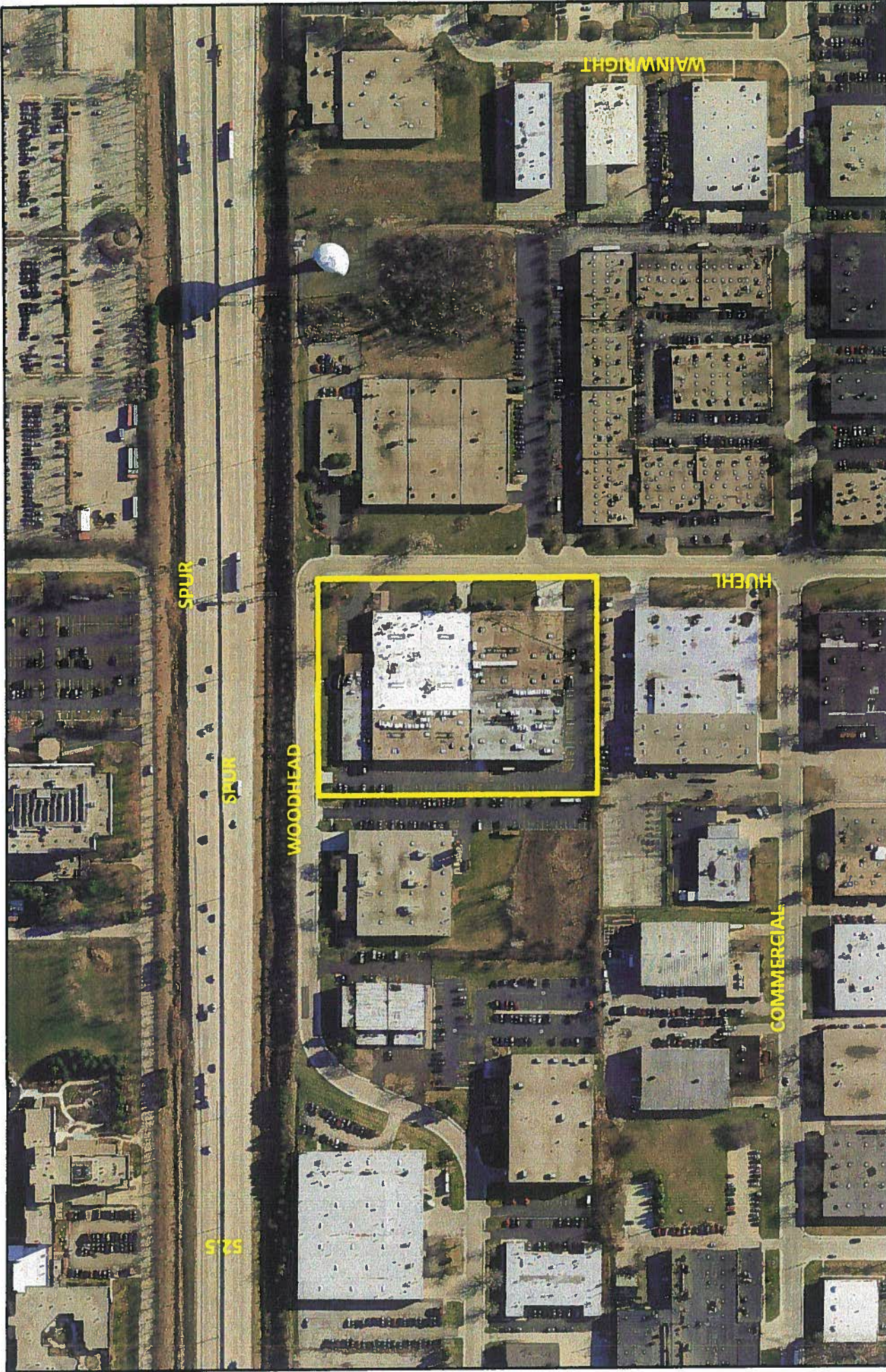
**SUMMARY**

The Board will need to decide if the incentive is necessary to encourage the occupancy of the building and the attraction of a growing business to Northbrook.

Staff suggests that the Board of Trustees focus on the following questions in reviewing this request:

1. Does the Applicant's Class 6b request satisfy the general Cook County criteria for the approval of a Class 6b incentive involving occupation of an abandoned property purchased for value with special circumstances?
2. Does the Applicant's 6b proposal satisfy the general Village criteria for the approval of a 6b incentive?
3. Is the incentive necessary to encourage the relocation of this business to the community?

I, along with the Applicant, will be present at the January 12 meeting to answer any questions from the Board.



0 55 110 220 Feet

# 3411 Woodhead Drive



SPUR

WOODHEAD

HUEHL

# 3411 Woodhead Drive

0 25 50 100 Feet





**Site Photos:**

**3411 Woodhead – 6b**



**Frontage on Woodhead**

**Site Photos:**

**3411 Woodhead – 6b**



**Frontage along Huehl**



**Parking lot at west end of property**

**ATTACHMENT A  
VILLAGE OF NORTHBROOK CLASS 6B ELIGIBILITY GUIDELINES  
ATLAS FIBRE COMPANY/MATRIX FINANCIAL II – 3411 WOODHEAD DRIVE**

<b>ELIGIBILITY GUIDELINES</b>	<b>ATLAS FIBRE/MATRIX FINANCIAL II</b>
<p><b>ECONOMIC &amp; FISCAL IMPACTS OF BUSINESS ON THE COMMUNITY (50% consideration)</b> <i>Higher consideration to be given for:</i></p>	
<p>1. Potential for future growth of <u>industry</u>.</p>	<p><i>Industry - Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing (NAICS326130)</i></p> <p><i>Atlas Fibre is a warehouse, manufacturer, and distributor of plastics and precision machining. Two divisions of Atlas Fibre will also occupy the building: (1) SGM Precision, which specializes in the machining of plastic, non-metallic, and metal components for many industries and (2) Atlas Billiard Supplies, which manufactures parts and supplies for the billiard industry.</i></p> <p><i>The company anticipates increasing its employment by approximately 25% within five years.</i></p>
<p>2. A greater increase in the assessed value of the property through the construction of building additions or making other significant improvements to the site.</p>	<p><i>Cook County has assessed the property as vacant for 2012, 2013, 2014, and 2015. The occupancy of the building would increase the assessment of the property. In addition, Atlas plans to invest \$600,000 (office building out and new HVAC units) into the Subject Property. It should be noted that the current property owner has invested nearly \$1 million into the Subject Property to make it more attractive for tenants.</i></p>
<p>3. Projects not requiring new public capital improvements. If public infrastructure improvements are necessary, a greater contribution by the developer for public infrastructure improvements.</p>	<p><i>None required.</i></p>
<p>4. A greater amount of sales tax base expansion.</p>	<p><i>Atlas estimates that it would directly generate approximately \$3,000 annually in sales tax revenue.</i></p>
<p>5. Businesses that have a history of contributing to their communities through volunteer work, financial contributions or other means. If a new start-up business, the business demonstrates its commitment to becoming involved in the community.</p>	<p><i>Atlas annually donates approximately \$25,000 to various charities. Atlas states that many of its employees volunteer their time to various causes.</i></p>
<p>6. Start-up companies and expansions of existing local operations.</p>	<p><i>Atlas will be relocating its total operations from Skokie to Northbrook.</i></p>

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<b>ELIGIBILITY GUIDELINES</b>	<b>ATLAS FIBRE/MATRIX FINANCIAL II</b>
<p><b>CONDITIONS OF EXISTING BUILDING /SITE AND PRIVATE FINANCIAL CONTRIBUTION COMPARED TO PUBLIC ASSISTANCE (30% consideration)</b> <i>Higher consideration to be given for:</i></p>	
<p>1. Buildings that have been vacant for two years or more.</p>	<p><i>The building has been vacant for as long as the current property owner has owned the building, which has been since August 2012, except between August 11, 2014 and September 22, 2014, during which time the facility was leased to Maot Chitim of Greater Chicago, a non-profit organization. The current property owner did not charge this organization rent for the use of the property. The building had also been vacant prior to the current owner purchasing the Subject Property.</i></p>
<p>2. Sites for which prior to applying for a Class 6b exemption, a vacancy appeal for the site has been granted by Cook County.</p>	<p><i>Vacancy appeals have been granted for the Subject Property for 2012, 2013, 2014, and 2015. (Copies of the appeal forms are available at the Village Hall.)</i></p>
<p>3. A property owner demonstrating that reasonable efforts have been made to market the property over time.</p>	<p><i>The current property owner has stated it has attempted to market the property for lease since August 2012.</i></p>
<p>4. Sites that are difficult to lease or sell due to age, size, condition, or unique characteristics of the building.</p>	<p><i>The current property owner states that the property is difficult to lease or sell for the following reasons:</i></p> <ul style="list-style-type: none"> <li>• <i>It's a large building (117,000 sf) for its location and is not easily divisible.</i></li> <li>• <i>It's 20 foot ceiling heights are low compared to current standards of 30 to 32 feet.</i></li> <li>• <i>The property has interior docks, while new industrial buildings have exterior docks.</i></li> </ul>
<p>5. Sites for which the purchase price of the property is market rate and is not the reason for needing a 6b incentive and for which deferred maintenance issues are not the reasons for needing the 6b incentive.</p>	<p><i>The Applicant plans to purchase the property for \$4.6 million or \$39.32/square foot. Atlas has submitted an appraisal by a certified appraiser supporting the purchase price of the building. (A copy of the appraisal is available at the Village Hall.)</i></p>
<p>6. A greater ratio of investment (value of improvements to existing building) by the assisted business compared to amount of Class 6b relief.</p>	<p><i>The Applicant plans to invest \$600,000 into the Subject Property, and the Applicant estimates the Class 6b relief would provide a savings of approximately \$1.85 million in taxes over a 12-year period resulting in an investment to</i></p>

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<b>ELIGIBILITY GUIDELINES</b>	<b>ATLAS FIBRE/MATRIX FINANCIAL II</b>
	<i>Class 6b relief ratio of 0.32.</i>
7. A lower ratio of Class 6b relief compared to total annual payroll.	<i>Atlas estimates the Class 6b tax savings would equal approximately \$1.85 million over a 12-year period. Based upon the average annual salary for all of its employees, Atlas' total annual payroll when employment expands to 85 employees in 5 years would be approximately \$4.3 million resulting in a Class 6b relief to total annual payroll ratio of 0.43.</i>
8. A greater ratio of value of improvements to the existing building to purchase price of the real property.	<i>The Applicant plans to invest \$600,000 into the Subject Property, which it is purchasing for \$4.6 million, for a value of improvements to purchase price ratio of 0.13. It should be noted that the current property owner has invested nearly \$1 million in improvements to the site to help it find a tenant for the building.</i>
9. Quality of the case being made that the Class 6b is necessary for the project to move forward.	<i>The Applicant has stated the following reasons the Class6b is necessary for it to purchase the building:</i> <ul style="list-style-type: none"> <li>• <i>The subject building (117,000 sf) is much larger than the company needs resulting in property taxes nearly double to what it is currently paying of its Skokie campus (50,500 sf).</i></li> <li>• <i>The Applicant will need to invest \$600,000 in the building to occupy it.</i></li> <li>• <i>The Applicant could pay lower taxes by relocating to a Lake County site.</i></li> </ul>
<b>QUALITY JOBS TO BE CREATED (20% consideration) <i>Higher consideration to be given for:</i></b>	
1. Higher wage rates.	<i>Average annual salary for all employees is approximately \$51,000. The company has informed staff that it provides the following employee benefits: major-medical health and life insurance, 401k and profit sharing, days off on federal holidays, and a standard vacation policy.</i>  <i>Estimated total annual payroll in Year 1 = \$3.6 million Estimated total annual payroll in Year 5 = \$4.3 million</i>  <i>For comparison purposes: Cook County Living Wage with benefits = \$11.66/hr.</i>

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ELIGIBILITY GUIDELINES	ATLAS FIBRE/MATRIX FINANCIAL II
	<p><i>(40 hrs/wk for 52 wks. = \$24,253)</i>  <i>Cook County Living Wage without benefits = \$14.57/hr.</i>  <i>(40 hrs/wk for 52 wks. = \$30,305.60)</i></p> <p><i>According to the Illinois Department of Employment Security, the median annual salary for all occupations in Cook County is approximately \$37,166, while the annual salary for experienced workers over all occupations in Cook County is approximately \$65,101.</i></p>
1. Full-time; long-term, non-seasonal positions.	<p><i>70 full-time employees initially</i>  <i>85 full-time employees in five years</i></p>
<b>ENVIRONMENTAL IMPACT</b>	
<p><i>(Bonus Consideration of up to 5%)</i>  <i>Higher consideration to be given for:</i></p>	
<ul style="list-style-type: none"> <li>• The more environmentally sound the company's operation, including but not limited to:               <ul style="list-style-type: none"> <li>○ Comprehensive energy and resource efficiency programs, including green buildings (e.g. LEED certification, binding energy efficiency commitments, etc.)</li> <li>○ Comprehensive waste reduction, waste exchange, and recycling programs.</li> </ul> </li> </ul>	<p><i>The Applicant states the current property owner has incorporated the following environmentally sustainable improvements to the building: new emergency efficient reflective thermoplastic white roof and energy efficient T5 warehouse lighting. The Applicant states that it will consider implementing further sustainable improvements if it relocates to the property.</i></p>
<ul style="list-style-type: none"> <li>• The more environmentally sound the company's products/services, including but not limited to:               <ul style="list-style-type: none"> <li>○ Products/services that expand markets for recycled materials.</li> <li>○ Development of renewable energy resources or products that conserve energy.</li> </ul> </li> </ul>	<p><i>The Applicant did not identify such products or services.</i></p>
<b>CLASS 6B GENERAL REQUIREMENTS &amp; STANDARDS</b>	
1. The proposal must satisfy all applicable Cook County criteria for the approval of a Class 6b incentive;	<p><i>Complies with basic criteria subject to the Village Board finding that special circumstances exist.</i></p>
2. The proposal must be consistent with the Comprehensive Plan and Strategic Plan for	<p><i>The proposal complies with the existing zoning for the site, which is consistent with the Comprehensive Plan, and the</i></p>

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<b>ELIGIBILITY GUIDELINES</b>	<b>ATLAS FIBRE/MATRIX FINANCIAL II</b>
Economic Development	<i>proposal is consistent with Strategic Plan for Economic Development</i>
3. The applicant shall agree to develop, operate, and maintain the Subject Property in compliance with all codes and ordinances of the Village of Northbrook;	<i>The Applicant acknowledges and agrees to. Resolution consenting to Class 6b would include such a requirement.</i>
4. The Village shall not renew a Class 6b incentive after the initial 12-year 6b assessment time period has expired.	<i>Applicant acknowledges and agrees to. Resolution consenting to Class 6b would include such statement.</i>
5. The Village's support of a particular Class 6b request shall be tied to a specific business(es) that will occupy the subject property and benefit from the Class 6b property classification.	<i>Applicant acknowledges and agrees to Resolution consenting to the Class 6b would include such a requirement.</i>
6. During the life of the Class 6b schedule, the applicant shall agree not to seek a property tax protest that would result in a property value less than the fair market value set by the Cook County Assessor's Office during the first year of the Class 6b schedule.	<i>Applicant acknowledges and agrees to. Resolution consenting to Class 6b would include such a prohibition.</i>
7. The Village shall require an agreement with the applicant setting the terms and conditions for Class 6b approval.	<i>Applicant acknowledges and agrees to. A separate agreement will outline the terms and conditions for the Class 6b property tax incentive.</i>





**Current and Past Class 6b Applications  
As of January 8, 2015**

Business	Property Address	Year	Request Approved or Denied by Village	Type of Application	Project Status	Length of Vacancy of Building (in months)	Vacancy Appeal Granted Prior to 6b Request	Purchase Price of Real Property (Building & Land)	Building Floor Area (Existing Sq.Ft.)	Purchase Price Per Building Square Foot
Atlas Fibre	3411 Woodhead	2015	In Process	Abandoned Property	In Process	3+ years with the exception or 6 weeks.	Yes	\$ 4,600,000	117,000	\$ 39.32
Panek Precision Products	455 Academy Lane	2015	In Process	Renewal	Applicant occupying building	NA- Renewal	NA	NA	108,000	NA
Wiss, Janney, Eistner Associates, Inc.	330 Pfingsten Road	2015	In Process	New Construction	In Process	NA	NA	NA	69,390 (New)	NA
Bell Flavors/Fragrances	3200 Arnold Lane	2015	Approved	New Construction	Applicant occupying building	NA	NA	NA	20,000 (addition only)	NA
TZAM Diagnostics	1880 Holste	2014	Approved	Abandoned Property	Applicant has acquired property.	45	Yes	\$ 750,000	21,708	\$ 34.55
MicroLink Devices	300 Wainwright	2011	Approved <u>only</u> Substantial Rehabilitation	Abandoned Property and Substantial Rehabilitation	Applicant did not occupy building; Building now occupied	<4	No	\$ 2,070,000	41,453	\$ 49.94
Nestle USA (lessee)	885 Sunset Ridge	2010	Approved	Substantial Rehabilitation - Incentive Only on Added Improvements	Incentive transferred to Barilla, who will occupy building.	<10	Yes	\$ 4,073,541	74,626	\$ 54.59
Granite America/(Bell Flavors)	3200 Arnold Lane	2007	Approved	Abandoned Property and Substantial Rehabilitation	Bell Flavors purchased building in 2011	37+	Yes	\$ 3,412,500	84,600	\$ 40.34
Panek Precision Products	455 Academy Lane	2006	Approved	Abandoned Property and Substantial Rehabilitation	Applicant occupying building	13	No	\$ 2,950,000	106,000	\$ 27.83

NA - Not applicable

A blank means the information is not available

Abandoned property - lower assessment on entire property value

Substantial rehabilitation - lower assessment applies only on added value to property

**Current and Past Class 6b Applications  
As of January 8, 2015**

Business	Property Address	Projected Property Tax Savings for Applicant (Comparing w/ 6b to w/out 6b)	Projected Value of Improvements to Existing Building(1)	Projected Number of Full-Time Jobs	Average Hourly Wage or Annual Salary	Estimated Total Annual Payroll	Projected Class 6b Relief per Job	Ratio of Value of Building Improvements to Property Tax Savings	Ratio of Value of Improvements to Existing Building to Purchase Price of Real Property	Ratio of Class 6b Relief Compared to Total Annual Payroll
Atlas Fibre	3411 Woodhead	\$ 1,850,400	\$ 600,000	85	\$ 51,000	\$ 4,335,000	\$ 21,769	0.32	0.13	0.43
Panek Precision Products	455 Academy Lane	~\$1,200,000	NA	174	\$16.50 to \$40.00/hr	Not available	~\$6,900	NA	NA	Not available
Wiss, Janney, Eistner Associates, Inc.	330 Pfingsten Road	\$ 2,318,060	\$ 25,000,000	68 (new jobs only)	\$100,000 (new jobs only)	\$6,800,000 (new jobs only)	\$ 34,089	10.78	NA	0.34 (new jobs only)
Bell Flavors/Fragrances	3200 Arnold Lane	\$ 108,000	\$ 5,000,000	25-30 (new jobs only)	\$40,000 to 80,000 (new jobs only)	\$2,000,000 (new jobs only)	\$3600-\$4320	46.29	NA	0.05
TZAM Diagnostics	1880 Holste	\$ 263,658	\$ 300,000	20	\$ 60,000	\$ 1,200,000	\$ 13,183	1.14	0.40	0.22
MicroLink Devices	300 Wainwright	\$ 811,600	\$ 3,000,000	75	\$65,000 to \$70,000	\$ 4,500,000	\$ 10,821	3.70	1.45	0.18
Nestle USA (lessee)	885 Sunset Ridge	\$ 1,914,000	\$ 15,000,000	168	\$ 110,000	\$ 18,480,000	\$ 11,393	7.84	3.68	0.10
Granite America/(Bell Flavors)	3200 Arnold Lane	\$ 1,314,000	\$ 600,000	11	\$14,40 to \$48,00		\$ 119,455	0.46	0.18	
Panek Precision Products	455 Academy Lane	\$ 1,135,400	\$ 1,400,000	135	\$ 14.20	\$ 3,987,360	\$ 8,410	1.23	0.47	0.28

NA - Not applicable  
A blank means the information is not available  
Abandoned property - lower assessment on entire property value  
Substantial rehabilitation - lower assessment applies only on added value to property

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As of January 8, 2015**

Business	Property Address	Year	Request Approved or Denied by Village	Type of Application	Project Status	Length of Vacancy of Building (in months)	Vacancy Appeal Granted Prior to 6b Request	Purchase Price of Real Property (Building & Land)	Building Floor Area (Existing Sq.Ft.)	Purchase Price Per Building Square Foot
International Derivatives	2300 Carlson Drive	2006	Approved	Abandoned Property and Substantial Rehabilitation	Applicant occupying building	> 24	No	\$ 1,850,000	16,283	\$ 113.62
Genesis Technologies	2942 MacArthur Blvd.	2006	Approved	Abandoned Property and Substantial Rehabilitation.	Applicant occupying building	20	Significant	\$ 2,934,000	49,700	\$ 59.03
Highland Baking	2301 Shermer Road	2006	Approved	Abandoned Property and Substantial Rehabilitation.	Applicant occupying building	0	No	\$ 8,000,000	250,000	\$ 32.00
Diversified Metal Products	2205 Carlson Drive	2006	Denied	Renewal	Applicant occupying building	NA - Renewal	NA	NA	26,000	NA
Wittek Golf Supply	3865 Commercial Ave.	2006	Denied	Abandoned Property	Applicant did occupy building	6	No	\$ 1,800,000	36,000	\$ 50.00
Speculative Building (The Misner Group)	3200 Arnold Lane	2005	Approved	Abandoned Property	See Granite America	25		\$ 2,725,000	84,600	\$ 32.21
Nestle Waters North America	310 Huehl Road (31,400 sq.ft. of 71,000 sq.ft. bldg.)	2004	Approved	Substantial Rehabilitation - Incentive Only on Added Improvements	Applicant occupying building	> 24		Lease	31,400	Lease
Revell-Mongram	725 Landwehr Road	2003	Approved	Abandoned Property & Substantial Rehabilitation	Applicant vacated building. Building now occupied by Others.	20	Significant	\$ 8,000,000	166,000	\$ 48.19
Bell Flavors	500 Academy Drive	1998	Approved	Enlarge an Existing Building	Incentive expired. Applicant occupying building	NA	NA	NA		
Pylon Tools	1855 Holste Road	1998	Tabled by Applicant	Enlarge an Existing Building	NA	NA	NA	NA		
Bernhard Woodwork	3670 Woodhead Drive	1997	Approved	Enlarge an Existing Building	Incentive expired. Applicant occupying building	NA	NA	NA		

NA - Not applicable

A blank means the information is not available

Abandoned property - lower assessment on entire property value

Substantial rehabilitation - lower assessment applies only on added value to property

**Current and Past Class 6b Applications  
As of January 8, 2015**

Business	Property Address	Projected Property Tax Savings for Applicant (Comparing w/ 6b to w/out 6b)	Projected Value of Improvements to Existing Building(1)	Projected Number of Full-Time Jobs	Average Hourly Wage or Annual Salary	Estimated Total Annual Payroll	Projected Class 6b Relief per Job	Ratio of Value of Building Improvements to Property Tax Savings	Ratio of Value of Improvements to Existing Building to Purchase Price of Real Property	Ratio of Class 6b Relief Compared to Total Annual Payroll
International Derivatives	2300 Carlson Drive	\$ 712,000	\$ 1,000,000	20			\$ 35,600	1.40	0.54	
Genesis Technologies	2942 MacArthur Blvd.	\$ 1,129,000	\$ 1,600,000	65	\$ 49,000	\$ 3,185,000	\$ 17,369	1.42	0.55	0.35
Highland Baking	2301 Shermer Road	\$ 4,500,000	\$ 7,000,000	360	\$ 16.00	\$ 11,980,800	\$ 12,500	1.56	0.88	0.38
Diversified Metal Products	2205 Carlson Drive	\$ 1,200,000	NA	17			NA	NA	NA	
Witek Golf Supply	3865 Commercial Ave.	\$ 680,000		40	\$ 16.00	\$ 1,331,200	\$ 17,000		-	0.51
Speculative Building (The Misner Group)	3200 Arnold Lane	\$ 520,000	\$ 1,100,000	NA	NA	NA	NA	2.12	0.40	
Nestle Waters North America	310 Huehl Road (31,400 sq.ft. of 71,000 sq.ft. bldg.)	\$ 545,000	\$ 1,300,000	45	\$ 21.75	\$ 2,035,800	\$ 12,111	2.39	NA	0.27
Reveil-Mongram	725 Landwehr Road	\$ 3,360,000		160		\$ -	\$ 21,000			
Bell Flavors	500 Academy Drive									
Pylon Tools	1855 Holste Road									
Bernhard Woodwork	3670 Woodhead Drive									

NA - Not applicable

A blank means the information is not available

Abandoned property - lower assessment on entire property value

Substantial rehabilitation - lower assessment applies only on added value to property

**Current and Past Class 6b Applications  
As of January 8, 2015**

Business	Property Address	Year	Request Approved or Denied by Village	Type of Application	Project Status	Length of Vacancy of Building (in months)	Vacancy Appeal Granted Prior to 6b Request	Purchase Price of Real Property (Building & Land)	Building Floor Area (Existing Sq.Ft.)	Purchase Price Per Building Square Foot
Gold Realty	1000 Sunset Ridge	1997	Approved	Refurbish an Existing Building. Application denied by County because not all PINS were industrial.	Site Approved for Senior Housing Project					
Diversified Metal Products	2205 Carlson Drive	1996	Approved	New Building	Incentive expired 2007 Applicant occupying building	NA - New building	NA	NA	26,000	NA
Institutional Foods Packaging	2900 Shermer Road	1995	Approved	New Building	Incentive expired 2006 Building most recently occupied by Tasty Breads	NA - New building	NA	NA		NA
Rose Group	3411 Commercial Drive	1995	Withdrawn	Refurbish an Existing Building	NA					

NA - Not applicable

A blank means the information is not available

Abandoned property - lower assessment on entire property value

Substantial rehabilitation - lower assessment applies only on added value to property

**Current and Past Class 6b Applications  
As of January 8, 2015**

Business	Property Address	Projected Property Tax Savings for Applicant (Comparing w/ 6b to w/out 6b)	Projected Value of Improvements to Existing Building(1)	Projected Number of Full-Time Jobs	Average Hourly Wage or Annual Salary	Estimated Total Annual Payroll	Projected Class 6b Relief per Job	Ratio of Value of Building Improvements to Property Tax Savings	Ratio of Value of Improvements to Existing Building to Purchase Price of Real Property	Ratio of Class 6b Relief Compared to Total Annual Payroll
Gold Realty	1000 Sunset Ridge									
Diversified Metal Products	2205 Carlson Drive									
Institutional Foods Packaging	2900 Shermer Road									
Rose Group	3411 Commercial Drive									

NA - Not applicable

A blank means the information is not available

Abandoned property - lower assessment on entire property value

Substantial rehabilitation - lower assessment applies only on added value to property

THE LAW OFFICES OF  
**LISTON & TSANTILIS**  
A PROFESSIONAL CORPORATION



33 NORTH LASALLE STREET, 28TH FLOOR CHICAGO, ILLINOIS 60602  
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3908 FACSIMILE (312) 580-1592

December 23, 2015

**VIA FEDERAL EXPRESS**

Thomas Poupard, AICP  
Director of Development and Planning Services  
Village of Northbrook  
1225 Cedar Lane  
Northbrook, Illinois 60062

**RE: Class 6b Tax Incentive  
Matrix Financial II or its Assignee  
3411 Woodhead Drive  
Northbrook, Illinois 60062  
PIN: 04-05-102-014-0000**

Dear Thomas:

Matrix Financial II or its assignee (collectively, the "Applicant") is planning to purchase the above referenced property and is requesting a Resolution from the Village of Northbrook supporting and consenting to a Class 6b Tax Incentive for the subject property based on occupation of abandoned property for less than twenty-four (24) months continuous vacancy with a purchase for value, special circumstances and substantial rehabilitation. The Applicant plans to lease the subject property to a related entity, Atlas Fibre Company, for its use as a warehouse, manufacturer and distributor of plastic and precision machining.

The subject property consists of an approximately 117,000 square foot building on an approximately 207,454 square foot site. The current owner of the subject property is 3411 Woodhead LLC. It purchased the subject property in August 2012.

3411 Woodhead LLC has been a great steward of the subject property. Even though it did not have a tenant at the site, it has spent almost \$1,000,000 to completely renovate the property. These renovations include the following:

<b>Improvement</b>	<b>Approximate Cost</b>	<b>Improvements Include</b>
Repair Parking Lot	\$72,000	Patch asphalt. Seal cracks. Restripe parking layout. Repair concrete.
Repair Exterior Walls	\$17,000	Repair brick. Caulk expansion joints.

Thomas Poupard, AICP

December 22, 2015

Page 2

Repair Windows and Doors	\$29,000	Re-caulk windows. Replace doors. Weather strip doors. Repair overhead doors.
Repair Interior Slab & Floor	\$70,000	Clean and epoxy floors. Grind and sand floors. Epoxy floors.
Repair Loading Docks	\$14,500	Add new vehicle bumpers.
Repair Roof	\$620,000	Replace roof
Repair HVAC System	\$79,000	Add heaters and repair gas line.
Repair Electrical System	\$23,000	Repair electrical system and replace lighting.
Repair Sanitary, Water & Drainage Systems	\$5,000	Repair basins and manholes.
Repaint	\$36,000	Repaint much of the interior.
<b>Total</b>	<b>\$965,500</b>	

Even with these improvements, except for a month and half in 2014, the property has been 100% vacant and unused since 3411 Woodhead LLC purchased the site in August 2012 (or more than three years ago). Between August 11, 2014 and September 22, 2014, 3411 Woodhead LLC leased the Subject Property to Maot Chitim of Greater Chicago ("Maot Chitim"), a Jewish non-profit organization. As this was for a charitable cause, 3411 Woodhead LLC did not charge Maot Chitim rent for its use of the Subject Property.

The subject property has been completely vacant despite 3411 Woodhead LLC's aggressive efforts to market the site. Colliers International marketed the site for lease between August 2012 and January 2015. Since January 2015, Avison Young has been marketing the site for lease.

During this time, 3411 Woodhead LLC has only had a few companies interested in purchasing or leasing the property. One possible tenant was thredUp, Inc. In August 17, 2015, thredUp, Inc. sent a Request for Proposal to 3411 Woodhead LLC to lease the site. thredUp, Inc. did discuss a possible Class 6b Tax Incentive for the site. In the end, thredUp, Inc. decided to lease space in Lake County instead.

3411 Woodhead LLC believes there are several reasons why it has been having trouble leasing out or selling the site. First, the building is very large for its location at approximately 117,000 square feet. Unlike other large buildings, the building on the property is not easily divisible. Accordingly, any occupant at the site would likely have to occupy the entire building.

Second, the building does not meet modern building standards. For instance, the building's ceiling height at the subject property is only approximately 20 feet, which is smaller than the ceiling heights of approximately 30 to 32 feet at newly constructed industrial buildings. Additionally, the property has interior docks, with new industrial buildings having exterior docks.

During this time of vacancy, 3411 Woodhead LLC has been requesting total vacancy reductions of its Cook County assessment. In tax years 2012, 2013, 2014 and 2015, the property received total vacancy reductions of its assessments from Cook County.



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Thomas Poupard, AICP

December 22, 2015

Page 3

The Applicant (Matrix Financial II or its assignee) will have to perform certain improvements to the property to make it suitable for Atlas Fibre Company's use. Accordingly, the Applicant has allotted approximately \$600,000 to substantially rehabilitate the subject property. This rehabilitation will include, but will not be limited to the construction of new offices and the installation of new HVAC units. These improvements will likely create approximately 12 construction jobs. Construction will likely begin after the closing occurs (which is scheduled for early March 2016) and will be completed within six months thereafter.

Atlas Fibre Company's operations are currently located in a multi-building campus in the Village of Skokie (the "Skokie Campus"). This Skokie Campus consists of the following buildings:

<b>Location</b>	<b>Lease or Own</b>	<b>Approx. Square Feet</b>
7337 North Lawndale, Skokie, IL	Rent	3,000
7307 Ridgeway, Skokie, IL	Own	4,000
7315 Ridgeway, Skokie, IL	Rent	5,000
3721 West Chase, Skokie, IL	Own	38,500
<b>Total Existing Approx. Square Feet:</b>		<b>50,500</b>

Though the Skokie Campus has allowed Atlas Fibre Company to grow its business, it suffers from the following three chronic issues: 1) excessive and unnecessary overhead costs; 2) inefficient transportation of products from building to building; and 3) the inability to grow further within the Skokie Campus.

Being at multiple locations has created inefficiencies that have needlessly increased the overhead costs Atlas Fibre Company has had to bear. For instance, each of the above buildings has a small office. Atlas Fibre Company has to pay separate overhead costs for each office (such as separate HVAC costs for each office). Relocating to the subject property will allow Atlas Fibre Company to combine all of the offices into one location, removing the need for unnecessary overhead costs.

Additionally, being at multiple locations has forced Atlas Fibre Company to lose time when transporting products, supplies and equipment between multiple buildings. For instance, during the winter, Atlas Fibre Company is forced to drive its forklifts between buildings on the icy road. Relocating to the subject property will allow Atlas Fibre Company to hold all of its products, supplies and equipment in one building.

Finally, Atlas Fibre Company's operations have started to outgrow the building square footage available at the Skokie Campus. As stated above, the available building square footage at the Skokie Campus is approximately 50,500 square feet. The available building square footage at the subject property is approximately 117,000 square feet (more than double the square footage). Atlas Fibre Company plans to continue to expand its business. It expects to increase its employment count by approximately 25.88% in the next five years (from the current approximately 63 full-time employees to the projected approximately 85 full-time employees). The subject property's additional approximately 66,500 building square feet will allow Atlas Fibre Company to thrive and expand.

Once fully operational at the site, Atlas Fibre Company plans to use the site for manufacturing, warehousing and distributing its products. It also plans to use the site for its corporate offices. The composition of the approximately 117,000 square foot building on the property will consist of the following:

**LISTON & TSANTILIS**

Thomas Poupard, AICP

December 22, 2015

Page 4

- Approximately 12,000 square feet of the building on the property will be used for corporate offices.
- Approximately 6,000 square feet of the building on the property will be used for docks.
- Approximately 99,000 square feet of the building on the property will be used for manufacturing, warehousing and distributing its products.

Atlas Fibre Company was created in 1957 and has grown into the world's largest manufacturer of turned and precision ground rods. Atlas Fibre Company has achieved this growth through the following business practices:

- **Large Inventory of Products:** Atlas Fibre Company has the world's largest inventory of phenolic, melamine and glass epoxy. It provides its clients a choice of plastic rods, sheets and tubes. Atlas Fibre Company provides these plastics in an endless variety of sizes and materials.
- **Precision Fabrication:** Atlas Fibre Company works with each client to fabricate plastic for the client's unique needs. For example, Atlas Fibre Company uses the following machinery in fabricating its products: custom machining grinding, shearing, sanding and sawing.
- **Quick Service:** Atlas Fibre Company knows that its products are needed by its clients as soon as possible. Accordingly, Atlas Fibre Company custom fabricates its items within 48 hours and ships stock orders within 24 hours.
- **High Quality Products:** Atlas Fibre Company uses only the best and toughest quality materials. It scrutinizes each finished product to ensure that the product is of the highest and best quality. Finally, Atlas Fibre Company uses tolerance standards that are close to those used by NEMA and Federal or Military specifications.

Atlas Fibre Company will continue to follow these business practices once it relocates to the subject property. For more information regarding Atlas Fibre Company, please visit its website at <http://www.atlasfibre.com> or see the attached brochure.

The Applicant and Atlas Fibre Company are requesting a new Class 6b Incentive based on occupation of abandoned property for less than twenty-four (24) months continuous vacancy with a purchase for value, special circumstances and substantial rehabilitation and are eager to work with the Village of Northbrook in order to bring more jobs and commerce to the community. Please review this letter and the attached materials and, if possible, place the Applicant on the agenda for the next committee meeting to approve the Class 6b Incentive on this property. Should you have any other questions or need any additional information or documentation, please do not hesitate to contact me at (312) 580-1595.

Regards,



Patrick Kilmer-Lipinski

Encls.



**CLASS 6B**  
**ELIGIBILITY APPLICATION**

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, a *filing fee of \$500.00*, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

**Applicant Information**

Name: Matrix Financial II or its Assignee Telephone: ( 847 ) 317-0221  
Address: 2550 Palmer Court  
City: Riverwoods State: IL Zip Code: 60015

**Contact Person (if different than the Applicant)**

Name: Richard Welch Telephone: ( 847 ) 317-0221  
Address: 2550 Palmer Court  
City: Riverwoods State: IL Zip Code: 60015  
Email: Rich@atlasfibre.com

**Property Description (per PIN)**

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 3411 Woodhead Drive  
Permanent Real Estate Index Number: 04-05-102-014-0000  
(2) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
(3) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
City: Northbrook State: IL Zip Code: 60062  
Township: Northfield Existing Class: 5-93

Attach legal description, site dimensions and square footage and building dimensions and square footage.

***Identification of Person Having an Interest in the Property***

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

***Industrial Use***

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

***Nature of Development***

Indicate nature of proposed development by checking the appropriate space:

- New Construction (**Read and Complete Section A**)
- Substantial Rehabilitation (**Read and Complete Section A**)  
**Incentive only applied to the market value attributable to the rehabilitation**
- Occupation of Abandoned Property - No Special Circumstance  
**(Read and Complete Section B)**
- Occupation of Abandoned Property - With Special Circumstance  
**(Read and Complete Section C)**
- Occupation of Abandoned Property - (**TEERM Supplemental Application**)  
**(Read and Complete Section C)**

**SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)**

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (*excluding demolition, if any*): ASAP

Estimated date of construction completion: ASAP

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1<sup>st</sup> floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

**SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)**

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 24 continuous months prior to the purchase for value?

YES       NO

When and by whom was the subject property last occupied prior to the purchase for value?

n/a

n/a

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation:	n/a
Date of Purchase:	n/a
Name of purchaser:	n/a
Name of seller:	n/a
Relationship of purchaser to seller:	n/a

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

**SECTION C (SPECIAL CIRCUMSTANCES)**

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of **abandonment prior to purchase was less than 24 months**, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 24 continuous months or greater**, complete section (2).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application was greater than 12 continuous months and less than 24 continuous month**, complete section (2) and the **TEERM Supplemental Application**.

1. How long was the period of abandonment prior to the purchase for value? See Attached.

When and by whom was the subject property last occupied prior to the purchase for value?

See Attached.

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 24-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation:	<u>ASAP</u>
Date of purchase:	<u>March 2016</u>
Name of purchaser:	<u>Matrix Financial II</u>
Name of seller:	<u>3411 Woodhead LLC</u>
Relationship of purchaser to seller:	<u>None</u>

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- 24 or greater continuous months (*Eligible for Special Circumstance*)
- 12 continuous months but less than 24 continuous months (*Eligible for Special Circumstance under TEERM*) - **Complete TEERM Supplemental Application**
- Less than 12 continuous months (*Not Eligible for Special Circumstance*)

When and by whom was the subject property last occupied prior to the filing of this application?

n/a

---

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Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: n/a

**TEERM SUPPLEMENTAL APPLICATION**

*(This form will ONLY be utilized for applicants who specifically elect for TEERM)*

*This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) for at least 12 continuous months and less than 24 continuous months with no purchase taking place.*

*Under the TEERM Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.*

*No applications will be taken after November 30, 2018.*

I n/a applicant/representative hereby specifically elect to submit this Supplemental Application for the TEERM program.

Further affiant sayeth not.

n/a  
Agent's Signature

n/a  
Agent's Name & Title

n/a  
Agent's Mailing Address

n/a  
Agent's Telephone Number

n/a  
Applicant's Name

n/a  
Applicant's Mailing Address

n/a  
Applicant's e-mail address

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public



**EMPLOYMENT OPPORTUNITIES**

How many construction jobs will be created as a result of this development? See attached.

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: See attached. Part-time: See attached.

How many new permanent full-time jobs will be created as a result of this proposed development?

See attached.

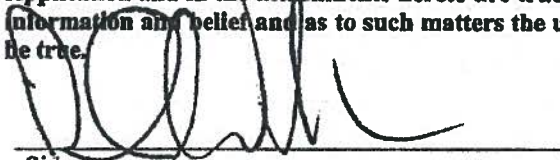
How many new permanent full-time jobs will be created as a result of this proposed development?

See attached.

**LOCAL APPROVAL**

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B Application and that it finds Class 6B necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.



Signature

Richard Welch

Print Name

12-23-15

Date

Agent

Title

10/4/13

# INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Richard Welch

as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (*circle as appropriate*) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:

Class 6B     Class 8 (*Industrial property*)     Class 9

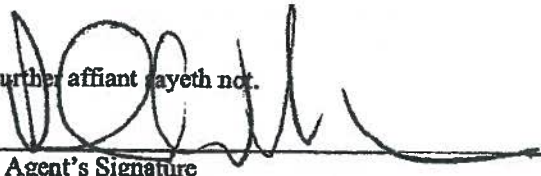
3. I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division 1 and The Cook County Living Wage Ordinance, Sec. 34-127 et seq., as amended (*the "Ordinance"*), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (*check as appropriate*):

Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.



Agent's Signature

2550 Palmer Court, Riverswood, IL 60015

Agent's Mailing Address

Matrix Financial II or its Assignee

Applicant's Name

rich@atlasfibre.com

Applicant's e-mail address

Richard Welch - Agent

Agent's Name & Title

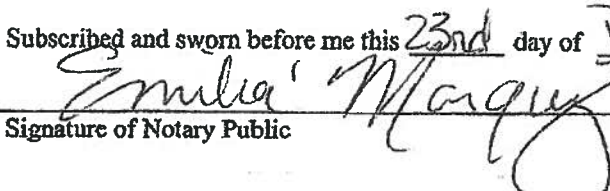
(847) 317-0221

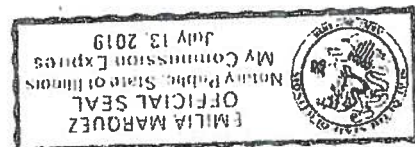
Agent's Telephone Number

2550 Palmer Court, Riverswood, IL 60015

Applicant's Mailing Address

Subscribed and sworn before me this 23rd day of December, 2015

  
Signature of Notary Public



### **Basic Site Information**

The total land area of the property located at 3411 Woodhead Drive in Northbrook, Illinois (PIN: 04-05-102-014-0000) is approximately 207,454 square feet and the total building area of the subject property is approximately 117,000 square feet.

The following documentation regarding the subject property are attached hereto:

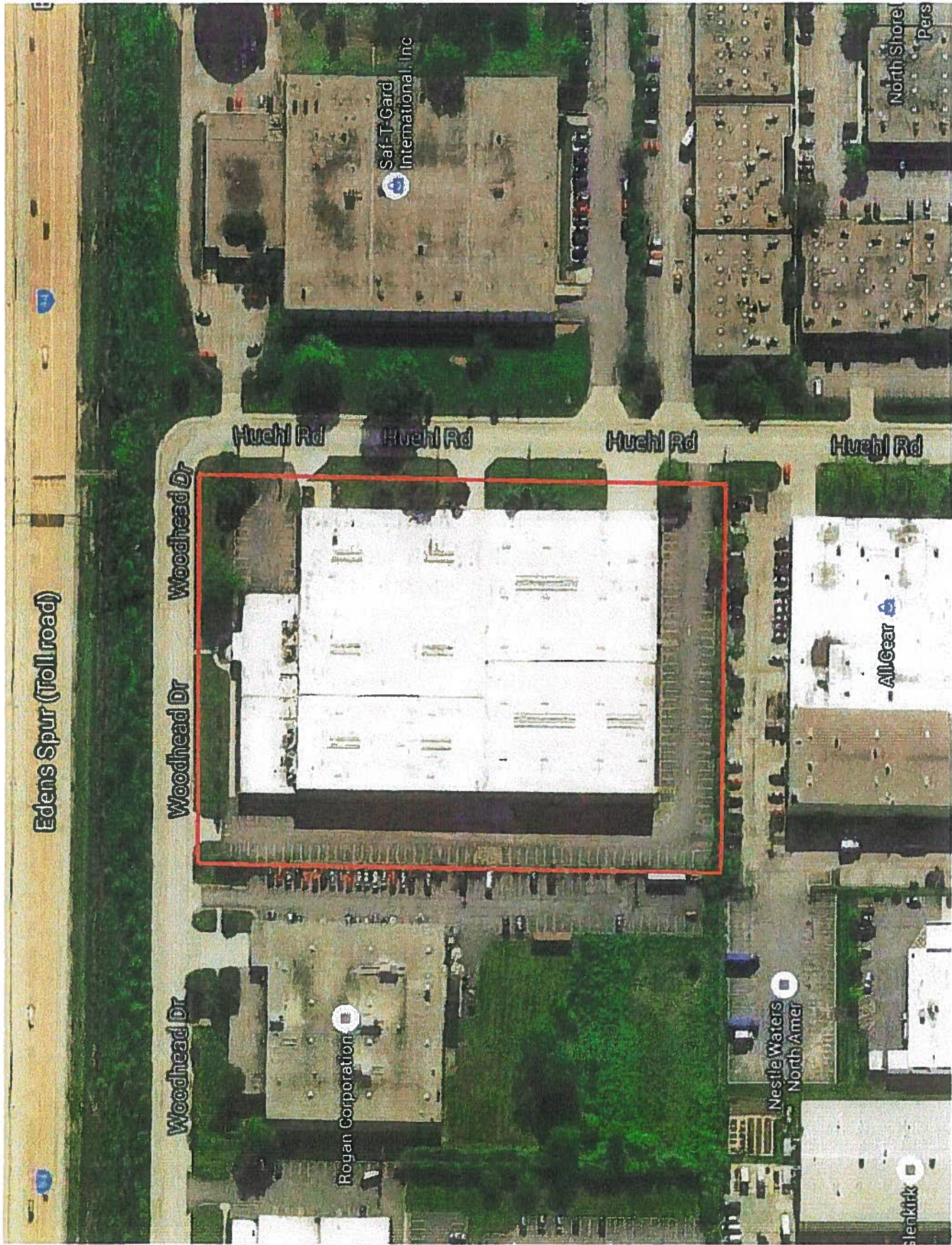
- Legal Description.
- Aerial.
- Real Estate Listing from Avison Young.
- Real Estate Listing from Colliers International
- 2012, 2013 and 2014 Tax Bills.

EXHIBIT A

THE UNNUMBERED LOT IN NORTHBROOK EDENS INDUSTRIAL PARK SUBDIVISION UNIT 2 , BEING A SUBDIVISION IN THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 29, 1966 AS DOCUMENT 19928904 AND RE-RECORDED DECEMBER 7, 1966 AS DOCUMENT 20017188, IN COOK COUNTY, ILLINOIS.

C/K/A: 3411 WOODHEAD DRIVE, NORTHBROOK, ILLINOIS

PIN: 04-05-102-014-0000



Edens Spur (Toll road)

Woodhead Dr

Woodhead Dr

Woodhead Dr

Huchl Rd

Huchl Rd

Huchl Rd

Huchl Rd

Rogan Corporation

Saf-T-Gard International, Inc

Nestle Waters North Amer

AllGear

lenKirk

North Shore Pers

**AVISON  
YOUNG**

# 3411 Woodhead Drive, Northbrook, IL

FOR SALE OR LEASE | 117,000 SF



- Total building size: 117,000sf
- Office: new – build-to-suit (5% build out included in rental rate)
- Clear height: 20'
- Site size: 4.71 acres
- Loading: 6 interior docks (exp.), 2 drive-in doors (exp.)
- Power: 2,000 amps, 480 volts, 3-phase
- Heat: new gas-fired unit heaters
- Construction: masonry, 31'8 x 31'8 column spacing
- Parking: 168 cars

SALE PRICE: \$5,500,000 (\$47.00 p.s.f.)  
LEASE RATE: \$4.25 p.s.f. net

(rate based on NEW 5% office)

2013 R.E. TAXES: \$0.00 p.s.f.

Partnership. Performance.



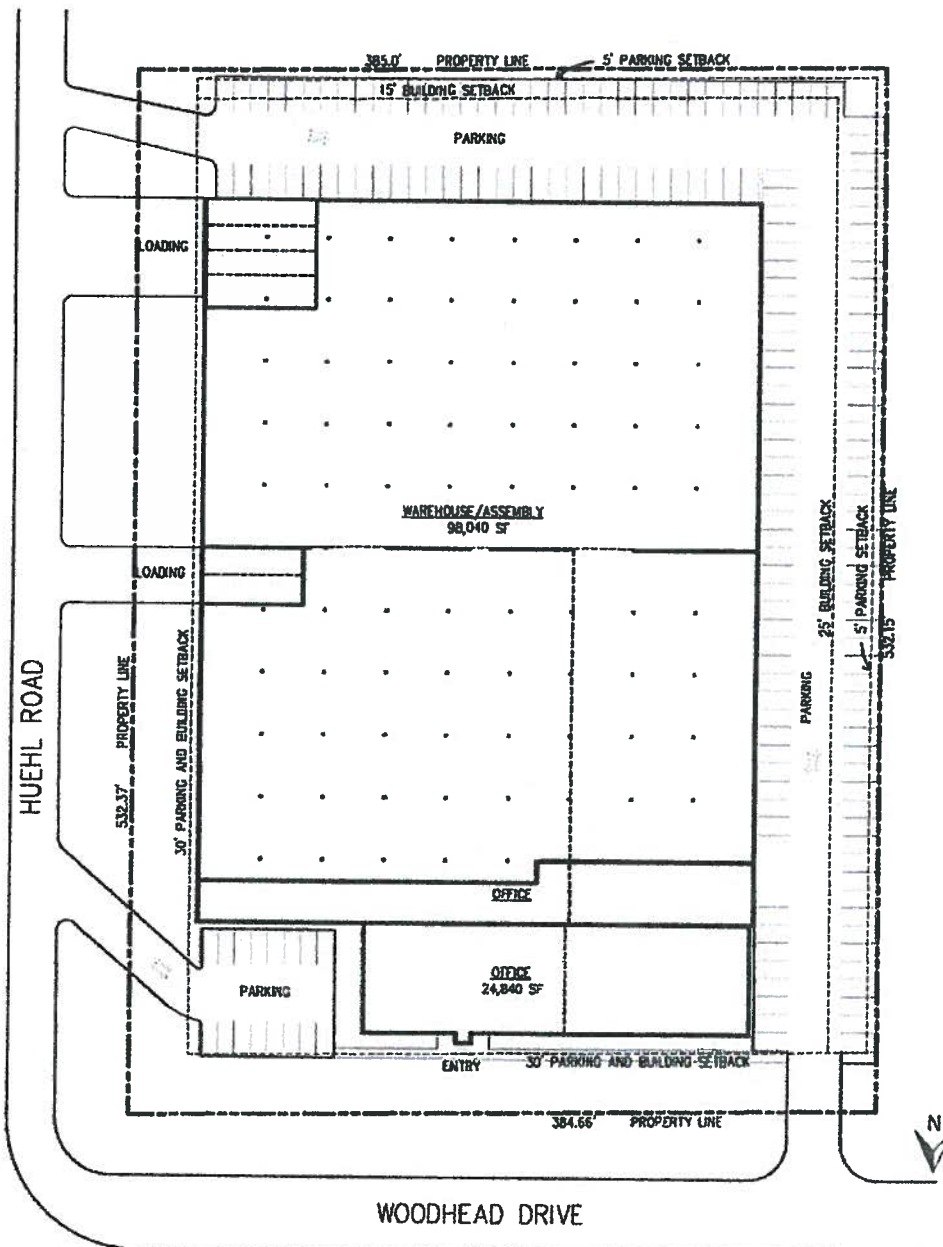
**Keith Puritz**, Principal | 847.886.0220 | keith.puritz@avisonyoung.com

**Brett Kroner**, Principal | 847.886.0222 | brett.kroner@avisonyoung.com

**Eric Fischer**, Sr. VP | 847.886.0225 | eric.fischer@avisonyoung.com

**Michael Scadron**, Associate | 847.886.0224 | michael.scadron@avisonyoung.com

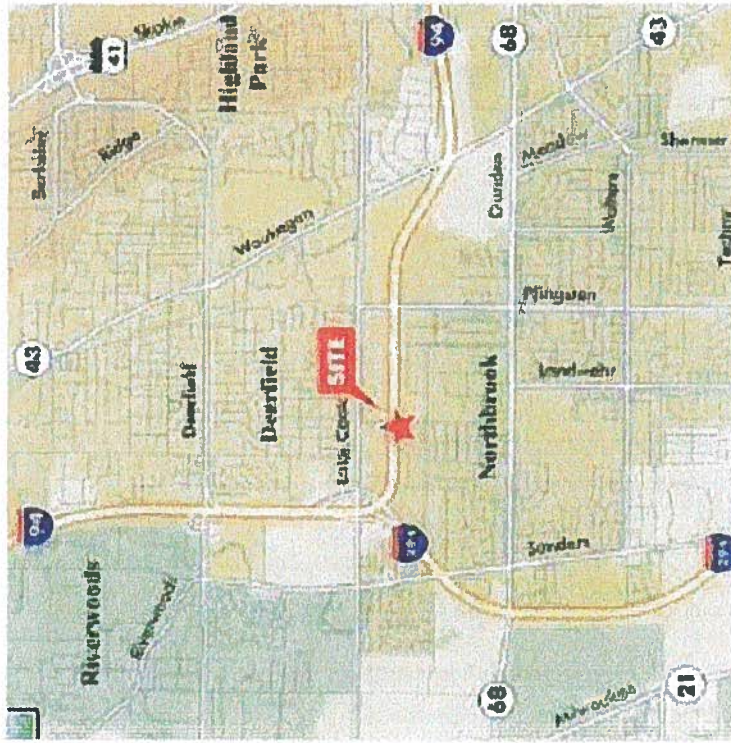
**FLOOR PLAN**



- Completely renovated warehouse
- New office to-suit
- New mechanical systems throughout
- New T5 lighting throughout warehouse
- New thermoplastic white energy efficient roof
- Building is eligible for 6B tax incentive

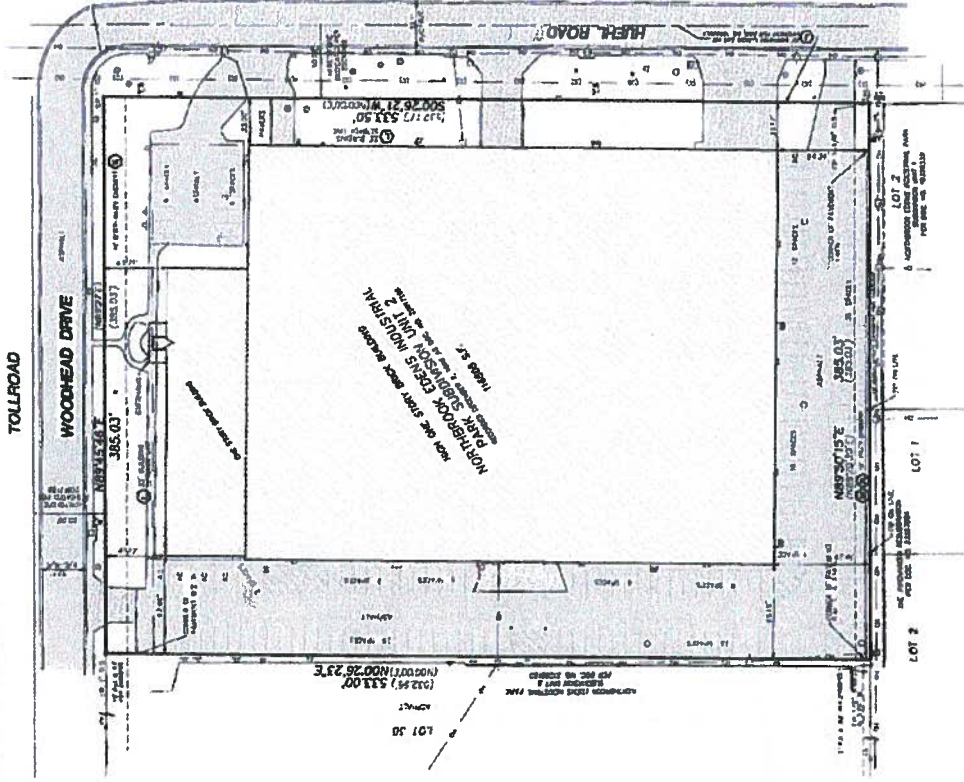
Keith Puritz, Principal | 847.886.0220 | keith.puritz@avisonyoung.com  
 Brett Kroner, Principal | 847.886.0222 | brett.kroner@avisonyoung.com  
 Eric Fischer, Sr. VP | 847.886.0225 | eric.fischer@avisonyoung.com  
 Michael Scadron, Associate | 847.886.0224 | michael.scadron@avisonyoung.com

**AREA MAP**



- I-94 exposure (50,000 cars per day)
- Located in Sky Harbor Business Park

**SITE SURVEY**



**Keith Puritz**, Principal | 847.886.0220 | keith.puritz@avisonyoung.com  
**Brett Kroner**, Principal | 847.886.0222 | brett.kroner@avisonyoung.com  
**Eric Fischer**, Sr. VP | 847.886.0225 | eric.fischer@avisonyoung.com  
**Michael Scadron**, Associate | 847.886.0224 | michael.scadron@avisonyoung.com





FOR SALE OR LEASE > RENOVATED CORPORATE HQ BUILDING

3411 Woodhead Drive

NORTHBROOK, IL



## Fast Facts

- > New thermoplastic white roof, new offices, refurbished warehouse floor, newly painted, T5 warehouse lighting - completely renovated
- > 117,000 SF corporate HQ building / manufacturing / distribution
- > New mechanical systems
- > 168 car parking
- > New office space to suit
- > Building is 6B eligible
- > I-94 exposure (49,300 cars per day)
- > 2,000 amps, 480/277 volts
- > Sale Price: \$6,395,000
- > Lease Rate: \$4.45/SF Net (rate based on 5% office)

## Contact Us

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[jack.rosenberg@colliers.com](mailto:jack.rosenberg@colliers.com)

FREDERICK L. REGNERY

847 698 8238

[frederick.regnery@colliers.com](mailto:frederick.regnery@colliers.com)

NED FRANK

847 698 8261

[ned.frank@colliers.com](mailto:ned.frank@colliers.com)

No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.

COLLIERS INTERNATIONAL  
6250 N. River Road, Suite 11-100  
Rosemont, IL 60016  
[www.colliers.com](http://www.colliers.com)

# 3411 Woodhead Drive > Map



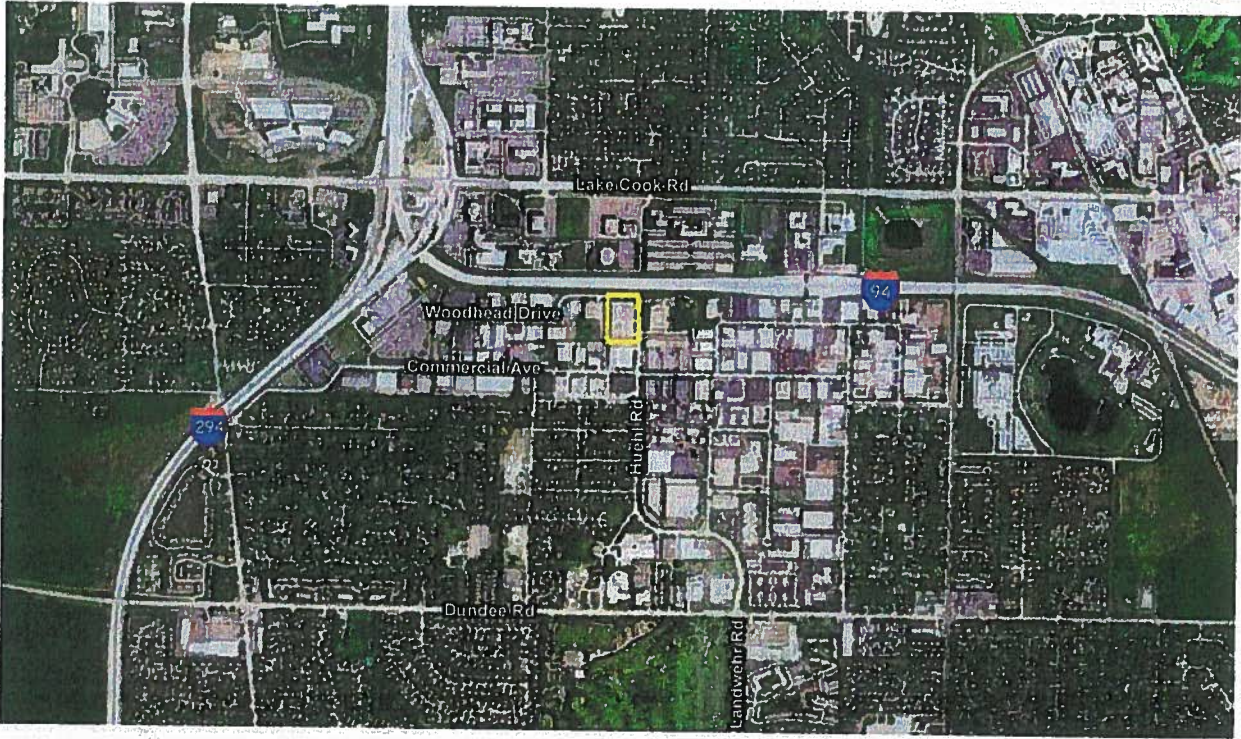
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frederick.regnery@colliers.com

NED FRANK  
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ned.frank@colliers.com



3411 Woodhead Drive > Aerial



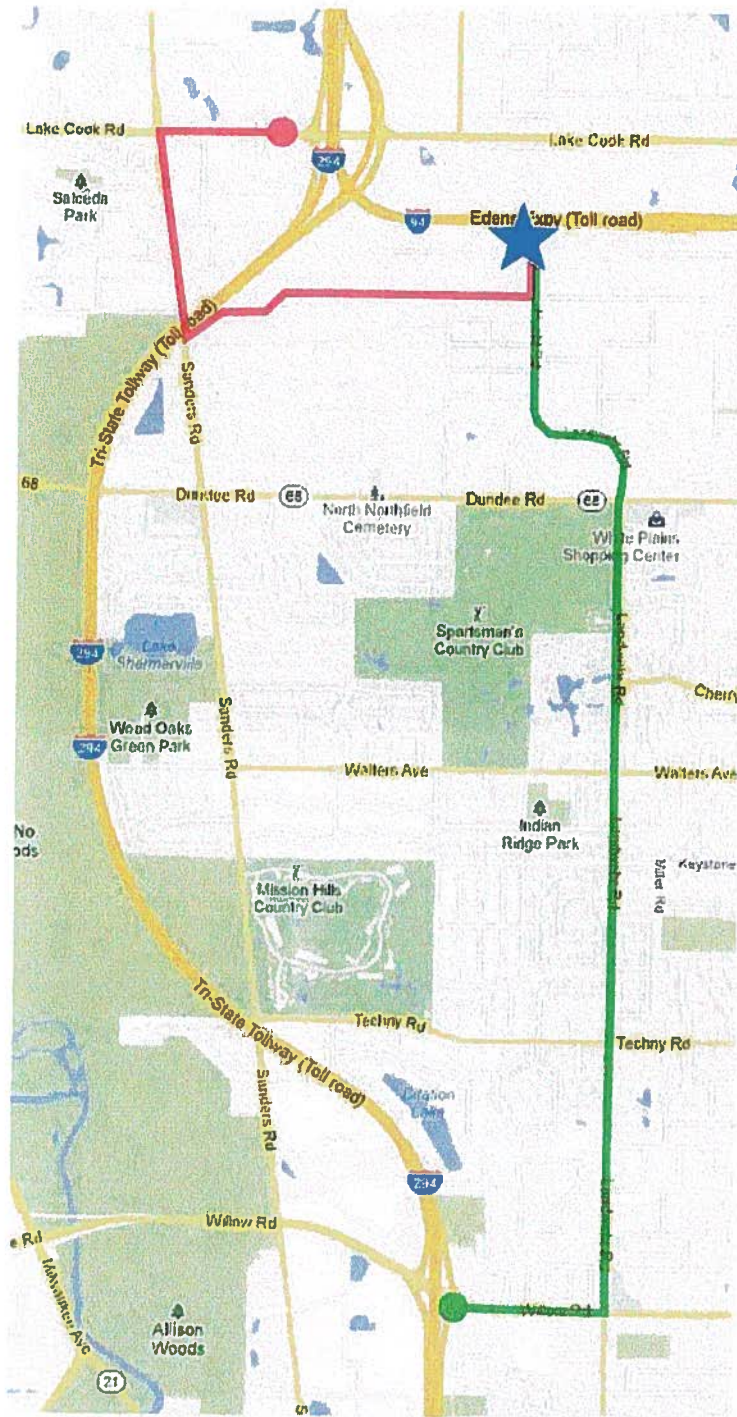
JACK H. ROSENBERG, SIOB  
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## 3411 Woodhead Drive > Directions



From the North on I-94:

- > Take the Lake -Cook exit going West
- > Turn left (South) onto Sanders Road
- > Turn Left (East) onto Commercial Avenue
- > Turn left onto Huehl (North) Road
- > Veer left onto Woodhead Drive, building is on your left (South Side of Woodhead)

From the South on I-294:

- > Take the Willow Road exit going East
- > Take a left (North) onto Landwehr Road
- > Continue straight onto Huehl Road
- > Veer left onto Woodhead Drive, building is on your left (South Side of Woodhead)

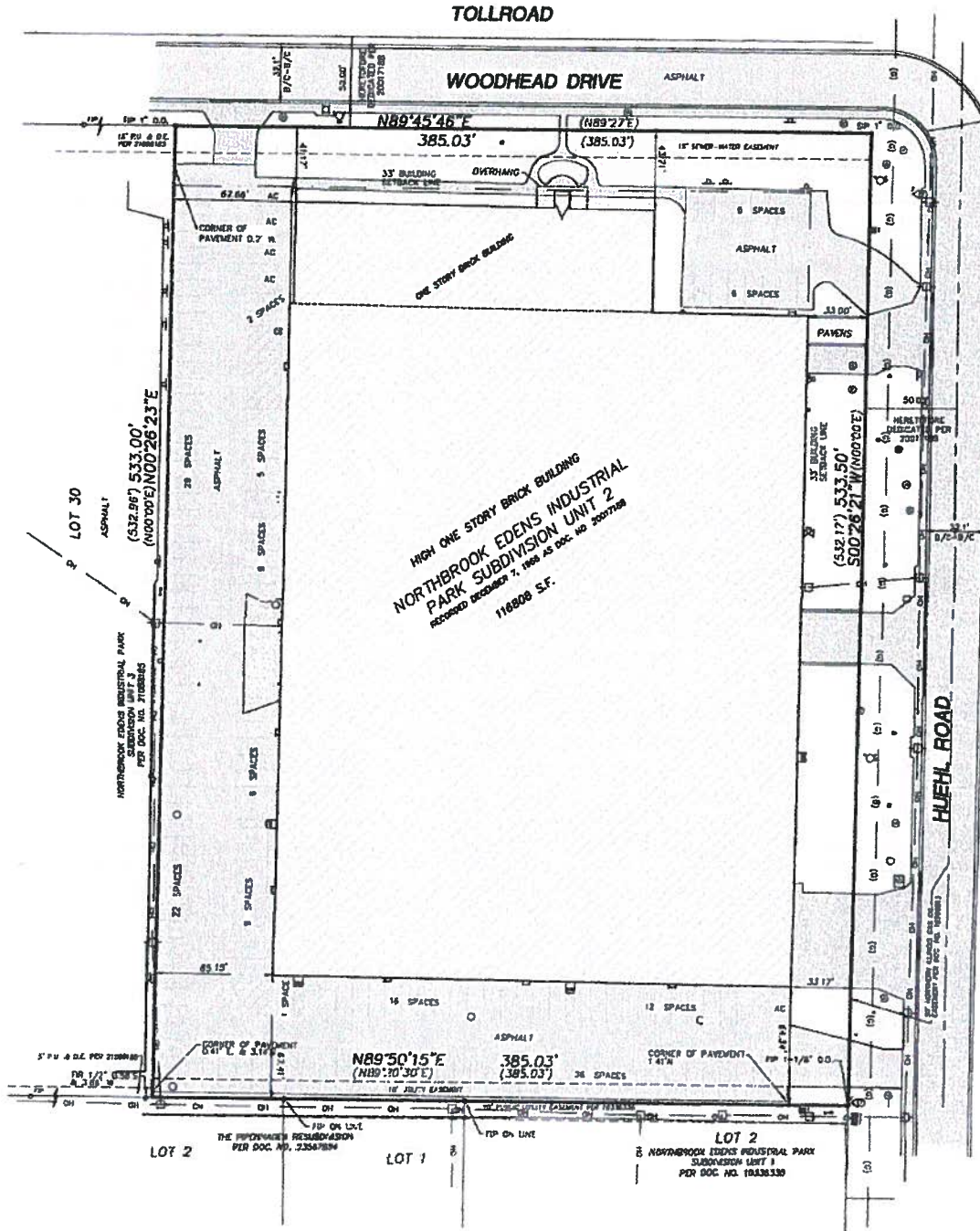
JACK H. ROSENBERG, SIOR  
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# 3411 Woodhead Drive > Survey



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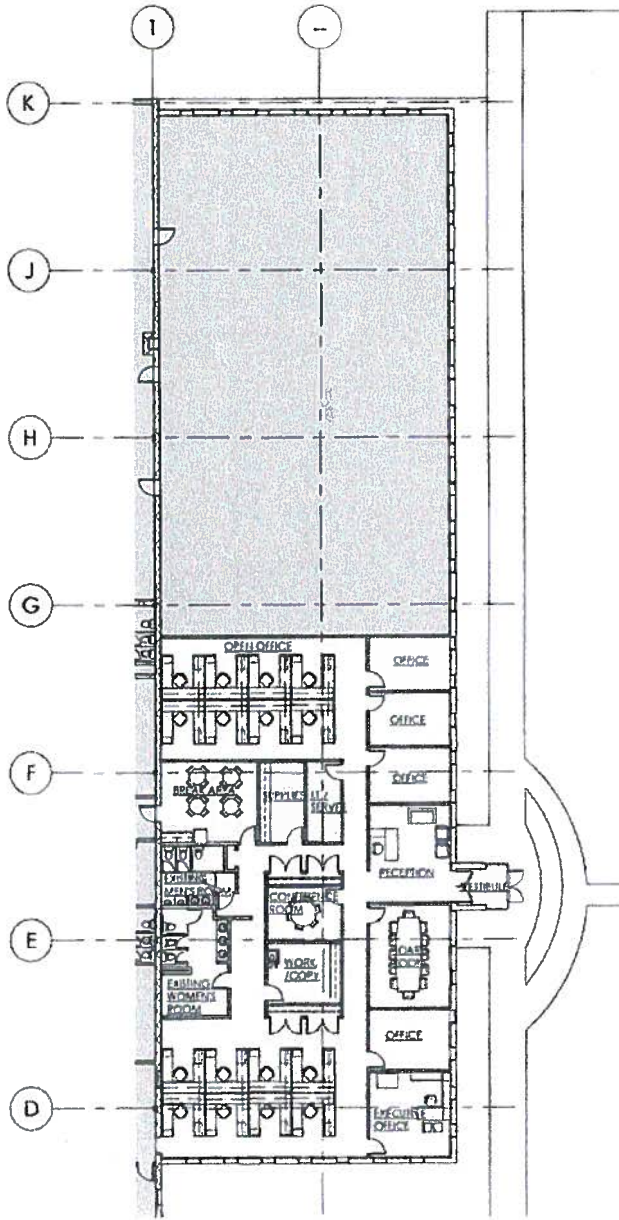
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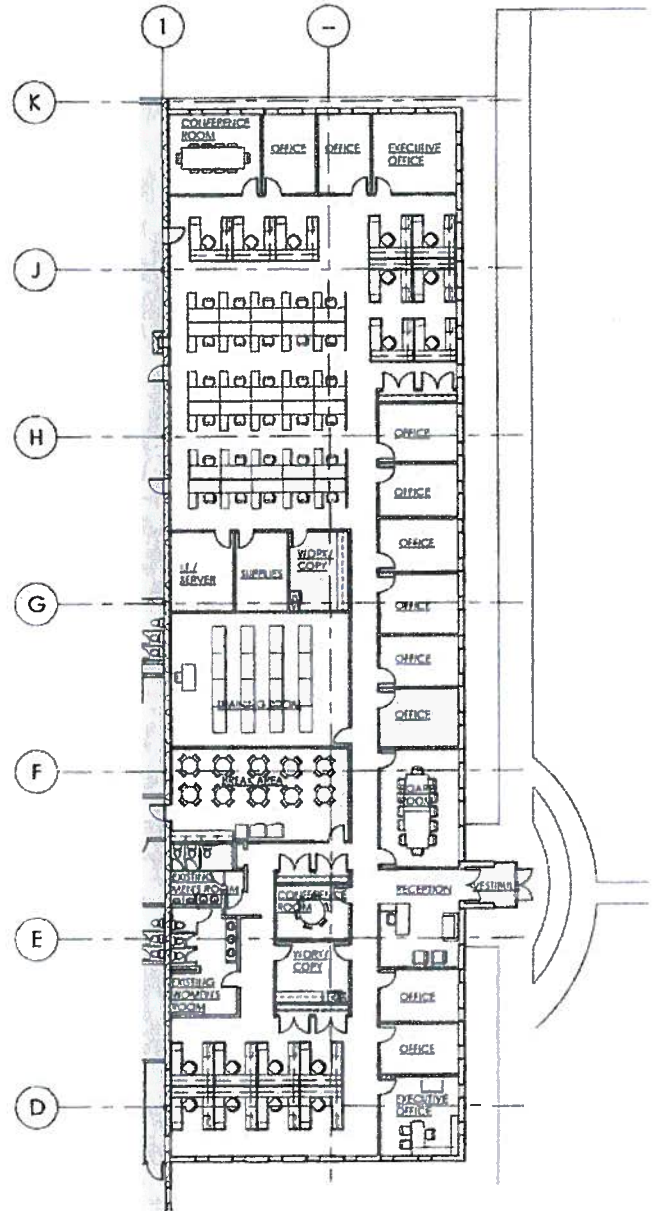


# 3411 Woodhead Drive > Space Plans

PLAN A



PLAN B



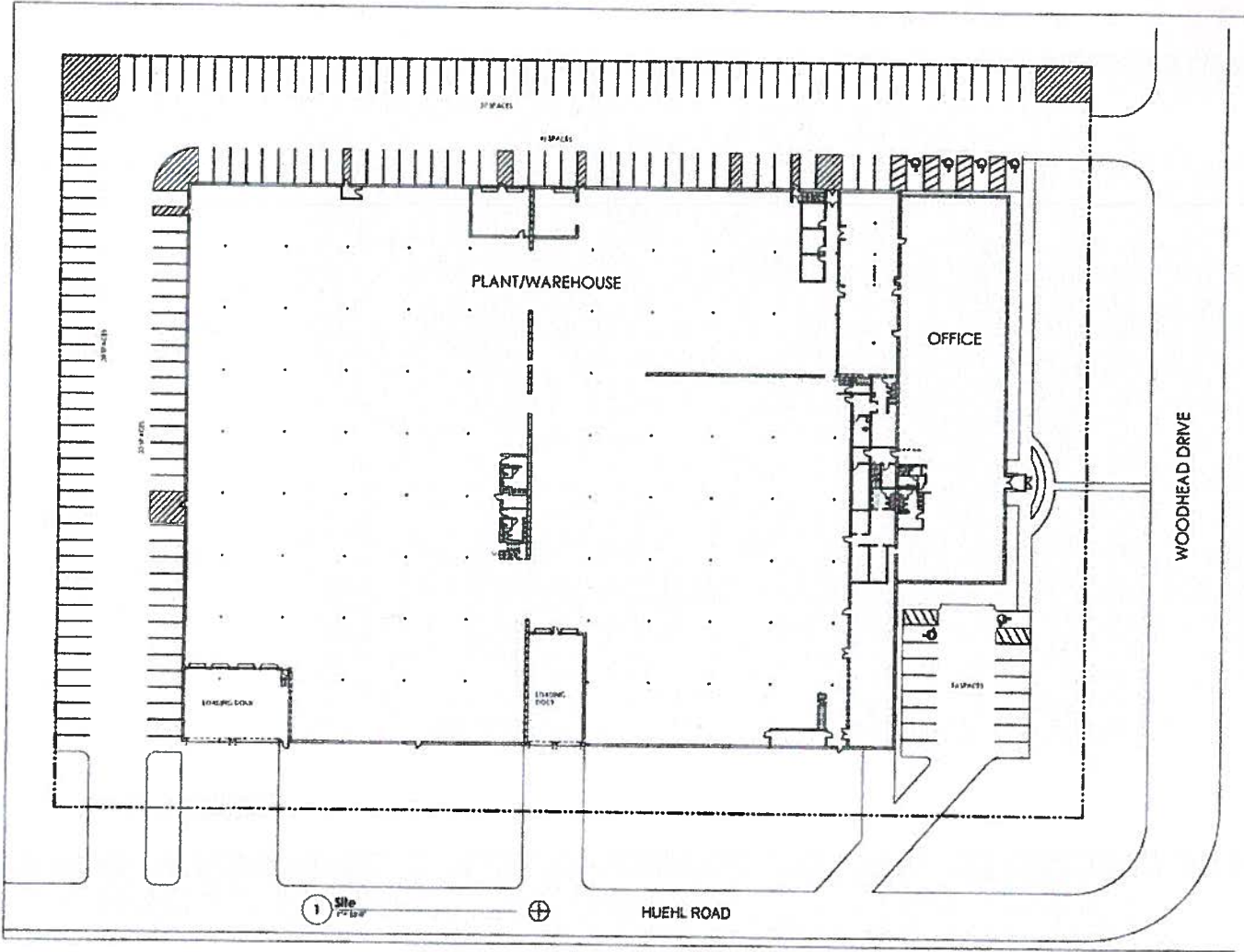
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# 3411 Woodhead Drive > Site Plan



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 847 698 8261  
 neo.frank@colliers.com



PAY ONLY THIS AMOUNT

\$ 59,020.80

BY 03/01/13 (on time)

# 2012 First Installment Property Tax Bill

Property Index Number (PIN) 04-05-102-014-0000 Volume 131 Code 25076 Tax Year 2012 (Payable In) (2013) Township NORTHFIELD

IF PAID LATE 03/02/13 - 04/01/13  
\$ 59,906.11

IF PAID LATE 04/02/13 - 05/01/13  
\$ 60,791.42

IF PAID LATE 05/02/13 - 06/01/13  
\$ 61,676.73

TAX CALCULATOR

PAYMENT INFO

PAY THIS BILL AT COOKCOUNTYTREASURER.COM OR AT ANY CHASE BANK.

LATE PENALTY IS 1.5% PER MONTH, BY STATE LAW.

2011 TOTAL TAX 107,310.55  
2012 ESTIMATE X 55%  
2012 1ST INSTALLMENT  
= 59,020.80

Cook County Treasurer  
cookcountytreasurer.com  
312.443.5100

FOR MORE DETAILS ON TAXING DISTRICTS PLEASE SEE THE ENCLOSED BROCHURE.

*Handwritten:* 302444  
711 23220

3411 WOODHEAD LLC 700  
18W140 BUTTERFIELD RD  
OAKBROOK TER IL 60181-4835

Property location and classification for this PIN

3411 WOODHEAD DR

NORTHBROOK IL 60062

Property Classification 5-93

### NEW INFORMATION: YOUR TAXING DISTRICTS DEBT AND FINANCIAL DATA

Pursuant to Section 2-243 of the Cook County Code of Ordinances, commonly referred to as the Debt Disclosure Ordinance, primary taxing districts are required to provide their most recent financial statements and certain other financial disclosures to the Cook County Treasurer's Office. Below, please find the data for the primary taxing districts who receive a share of the property taxes for this PIN.

Your Taxing Districts	Total Debts And Liabilities	Gross Operating Budget	Total Pension Liability	Total Unfunded Pension Liability	Pension Funded Ratio
County Of Cook	\$6,841,042,098	\$2,949,118,327	\$14,908,845,849	\$6,409,743,833	55.19%
Cook County Forest Preserve District	\$229,671,728	\$78,842,734	\$289,321,074	\$111,185,011	61.68%
Town Northfield	\$2,379,128	\$5,145,642	\$2,560,839	\$488,072	81.72%
Village Of Northbrook	\$87,586,898	\$82,392,178	\$157,109,846	\$43,776,837	72.13%
School District 27	\$78,394	\$23,288,680	\$1,895,089	\$1,895,089	N/A
Northfield Twp High School Dist 225	\$116,290,000	\$110,043,088	\$44,106,803	\$20,473,882	53.68%
Oakton Community College Dist 535	\$78,195,453	\$120,116,284	\$0	\$0	00.00%
Northbrook Park District	\$21,014,728	\$8,651,488	\$12,945,734	\$2,700,935	79.13%
Metro Water Reclamation District	\$3,117,851,000	\$1,040,849,819	\$2,485,885,088	\$1,343,601,882	48.16%
Northwest Mosquito Abatement	\$2,747,838	\$2,614,743	\$3,682,443	\$704,415	80.76%

IF YOUR TAXES ARE PAID BY MORTGAGE ESCROW, BE SURE NOT TO DOUBLE PAY.

PAYMENT COUPON

\$ 59,020.80

BY 03/01/13 (on time)  
If paying later, refer to amounts above.

PAYMENT INFO

Use of this coupon authorizes the Treasurer's Office to reduce the check amount to prevent overpayment. Include only one check and one original coupon per envelope.

Property Index Number (PIN) 04-05-102-014-0000 Volume 131 Amount Paid

\$ 59,020.80

Include name, PIN, address, location, phone and e-mail on check payable to Cook County Treasurer.

SN 0020120100 RTN 500001075 AN (see PIN) TC 008922

Name/Mailing Address change? Check box and complete form on back to update your name and/or mailing address.

00201201004040510201400007008922400059020801000599061130006079142900061676732



3411 WOODHEAD LLC 700  
OR CURRENT OWNER  
18W140 BUTTERFIELD RD  
OAKBROOK TER IL 60181-4835

COOK COUNTY TREASURER  
PO BOX 805438  
CHICAGO IL 60680-4116



04051020140000/0/12/E/0005902080/1

KEEP UPPER PORTION FOR YOUR RECORDS

DETACH & INCLUDE WITH PAYMENT



**TOTAL PAYMENT DUE**  
**\$42,391.52**  
 By 09/01/13 (on time)

**2012 Second Installment Property Tax Bill**

Property Index Number (PIN) 04-05-102-014-0000 Volume 131 Code 25078 Tax Year (Payable In) 2012 (2013) Township NORTHFIELD Classification 5-93

IF PAYING LATE PLEASE PAY 08/02/13-09/01/13 \$43,027.39 09/02/13-10/01/13 \$43,663.26 10/02/13-11/01/13 \$44,299.13 LATE PENALTY IS 1.5% PER MONTH, BY STATE LAW

**TAXING DISTRICT BREAKDOWN**

Taxing District	2012 Tax	2012 Rate	2012 %	Pension	2011 Tax
<b>MISCELLANEOUS TAXES</b>					
Northwest Mosquito Abatement	147.69	0.011	0.15%		158.35
Metro Water Reclamation District	4,967.90	0.370	4.90%	281.98	5,067.05
Northbrook Park District	6,324.00	0.471	6.24%	631.05	6,719.84
<b>Miscellaneous Taxes Total</b>	<b>11,439.59</b>	<b>0.852</b>	<b>11.29%</b>		<b>11,939.24</b>
<b>SCHOOL TAXES</b>					
Oakton Community College Dist 535	2,940.48	0.219	2.90%		3,103.57
Northfield Twp High School Dist 225	27,229.47	2.028	28.65%	738.47	28,802.99
School District 27	39,702.93	2.957	39.15%	1,114.42	42,230.86
<b>School Taxes Total</b>	<b>69,872.88</b>	<b>5.204</b>	<b>68.90%</b>		<b>74,137.22</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Northbrook Library Fund	4,028.03	0.300	3.97%	349.09	4,259.49
Village of Northbrook	7,085.62	0.524	6.94%	1,389.52	7,252.21
Road & Bridge Northfield	817.63	0.046	0.61%		849.22
General Assistance Northfield	120.84	0.009	0.12%		126.68
Town Northfield	322.24	0.024	0.32%		318.69
<b>Municipality/Township Taxes Total</b>	<b>12,124.36</b>	<b>0.903</b>	<b>11.96%</b>		<b>12,604.29</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	845.89	0.063	0.83%	26.85	918.40
Consolidated Elections	0.00	0.000	0.00%		395.88
County of Cook	3,853.49	0.287	3.79%	1,450.09	3,531.08
Cook County Public Safety	2,430.24	0.181	2.40%		2,549.36
Cook County Health Facilities	845.89	0.063	0.83%		1,235.09
<b>Cook County Taxes Total</b>	<b>7,975.51</b>	<b>0.594</b>	<b>7.85%</b>		<b>8,628.79</b>
<b>(Do not pay these totals)</b>	<b>101,412.32</b>	<b>7.553</b>	<b>100.00%</b>		<b>107,310.54</b>

**TAX CALCULATOR**

2011 Assessed Value	533,041	2012 Total Tax Before Exemptions	101,412.32
2012 Assessed Value	478,578	Homeowner's Exemption	00
2012 State Equalization Factor X	2.8056	Senior Citizen Exemption	00
2012 Equalized Assessed Value (EAV)	1,342,676	Senior Assessment Freeze Exemption	00
2012 Local Tax Rate X	7.553%	2012 Total Tax After Exemptions	101,412.32
2012 Total Tax Before Exemptions	101,412.32	First Installment	59,020.80
		Second Installment +	42,391.52
		Total 2012 Tax (Payable in 2013)	101,412.32

**IMPORTANT MESSAGES**

Thank you for your first installment payment of: \$59,020.80 on 02-04-13

*Oh Tak [Signature]* 304763 711,853.10.00000 23220 fl post

**PROPERTY LOCATION**

3411 WOODHEAD DR  
 NORTHBROOK IL 60062 1812

**MAILING ADDRESS**

3411 WOODHEAD LLC 700  
 18W140 BUTTERFIELD RD  
 OAKBROOK TER IL 60181-4843

**TOTAL PAYMENT DUE**

**\$42,391.52**  
 By 09/01/13 (on time)  
 If paying later, refer to amounts above.

**IMPORTANT PAYMENT MESSAGES**

Use of this coupon authorizes the Treasurer's Office to reduce the check amount to prevent overpayment. Include only one check and one original coupon per envelope.

Property Index Number (PIN) 04-05-102-014-0000 T16 Volume 131

Amount Paid  
**\$ 42,391.52**

Name/Mailing Address change? Check box and complete form on back to update your name and/or mailing address. Include name, PIN, address, location, phone and e-mail on check payable to Cook County Treasurer.

00201202002040510201400007006922400042391527000430273970004366326100044299132

COOK COUNTY TREASURER  
 PO BOX 805438  
 CHICAGO IL 60680-4116

04051020140000/0/12/F/0004239152/2

**TOTAL PAYMENT DUE**

**\$55,776.78**

By 03/04/14 (on time)

**2013 First Installment Property Tax Bill**

Property Index Number (PIN) 04-05-102-014-0000 Volume Code 131 25076 Tax Year (Payable In) 2013 (2014) Township NORTHFIELD Classification 5-93

IF PAYING LATE PLEASE PAY 03/05/14-04/01/14 \$56,613.43 04/02/14-05/01/14 \$57,450.08 05/02/14-06/01/14 \$58,286.73 LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

**TAXING DISTRICT DEBT AND FINANCIAL DATA**

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
Northwest Mosquito Abatement Wheeling	\$2,810,924	\$4,036,297	\$756,458	81.27%
Metro Water Reclamation Dist of Chicago	\$3,100,842,000	\$2,531,184,223	\$1,399,448,059	44.71%
Northbrook Park District	\$12,061,130	\$13,531,866	\$2,224,819	83.56%
Oakton College Dist Skokie Des Plaines	\$56,237,541	\$5,713,308	\$5,713,308	00.00%
Glenbrook HS District 225 (Glenview)	\$115,290,000	\$44,106,803	\$20,473,982	53.69%
Northbrook School District 27	\$65,173	\$8,811,158	\$4,103,416	52.35%
Village of Northbrook	\$87,797,635	\$158,595,055	\$42,073,981	72.61%
Town of Northfield	\$2,473,113	\$0	\$0	00.00%
Cook County Forest Preserve District	\$187,950,000	\$318,850,490	\$146,268,534	57.12%
County of Cook	\$7,487,384,994	\$15,264,096,075	\$7,430,213,149	51.32%
<b>Total</b>	<b>\$11,052,722,510</b>	<b>\$18,343,727,273</b>	<b>\$9,051,290,703</b>	

VENDOR # V 61984		AMOUNT TO PAY \$55,776.78		APPROVED BY 	DATE 2-11-14
ACCOUNT #	OBJECT #	DESCRIPTION	AMOUNT		
108410	535-010-00	2013 Property Taxes and how they affect your taxes, visit <a href="http://cookcountytreasurer.com">cookcountytreasurer.com</a>	55776.78		
		Tax paid in 2014 1st Install			

**IMPORTANT MESSAGES**

Pay this bill at [cookcountytreasurer.com](http://cookcountytreasurer.com) or at any Chase Bank

**TAX CALCULATOR**

2012 TOTAL TAX 101,412.33  
 2013 ESTIMATE x 55%  
 2013 1st INSTALLMENT = 55,776.78

The first installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your second installment tax bill.

**PROPERTY LOCATION**

**MAILING ADDRESS**

3411 WOODHEAD DR  
 NORTHBROOK, IL 60062

3411 WOODHEAD ILL 600  
 15W146 BULLIFF FLD RD  
 OAKBROOK, ILL 60191 JRA3

**TOTAL PAYMENT DUE**

**\$55,776.78**

**IMPORTANT MESSAGES**

Use of this coupon authorizes the Treasurer's Office to

Property Index Number (PIN) 04-05-102-014-0000  
 Volume Code 131  
 Tax Year (Payable In) 2013 (2014)  
 Township NORTHFIELD  
 Classification 5-93

**TOTAL PAYMENT DUE**

**\$47,086.72**

By 08/01/14 (on time)

**2013 Second Installment Property Tax Bill**

Property Index Number (PIN) 04-05-102-014-0000 Volume 131 Code 25076 Tax Year 2013 (Payable in) 2014 Township NORTHFIELD Classification 5-93

IF PAYING LATE  
PLEASE PAY

08/02/14-08/01/14  
\$47,793.02

09/02/14-10/01/14  
\$48,499.32

10/02/14-11/01/14  
\$49,205.62

LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

**TAXING DISTRICT BREAKDOWN**

Taxing District	2013 Tax	2013 Rate	2013 %	Pension	2012 Tax
<b>MISCELLANEOUS TAXES</b>					
Northwest Mosq Abatement Dist Wheeling	153.79	0.013	0.15%		147.69
Metro Water Reclamation Dist of Chicago	4,933.19	0.417	4.80%	485.03	4,967.90
Northbrook Park District	6,340.98	0.536	6.16%	662.49	6,324.00
<b>Miscellaneous Taxes Total</b>	<b>11,427.96</b>	<b>0.966</b>	<b>11.11%</b>		<b>11,439.59</b>
<b>SCHOOL TAXES</b>					
Oakton College Dist Skokie Des Plaines	3,028.53	0.256	2.94%		2,940.46
Glenbrook HS District 225 (Glenview)	27,694.47	2.341	26.92%	733.47	27,229.47
Northbrook School District 27	40,364.61	3.412	39.24%	1,135.69	39,702.93
<b>School Taxes Total</b>	<b>71,087.61</b>	<b>6.009</b>	<b>69.10%</b>		<b>69,872.86</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Northbrook Library Fund	4,247.04	0.359	4.13%	366.73	4,026.03
Village of Northbrook	7,204.59	0.609	7.00%	1,549.75	7,035.62
Road & Bridge Northfield	627.00	0.053	0.61%		617.83
General Assistance Northfield	94.64	0.008	0.09%		120.84
Town of Northfield	366.74	0.031	0.36%		322.24
<b>Municipality/Township Taxes Total</b>	<b>12,540.01</b>	<b>1.060</b>	<b>12.19%</b>		<b>12,124.36</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	816.28	0.069	0.79%	23.68	845.89
Consolidated Elections	366.74	0.031	0.36%		0.00
County of Cook	3,253.30	0.275	3.17%	1,407.79	3,853.49
Cook County Public Safety	2,590.81	0.219	2.52%		2,430.24
Cook County Health Facilities	780.78	0.066	0.76%		845.89
<b>Cook County Taxes Total</b>	<b>7,807.92</b>	<b>0.660</b>	<b>7.60%</b>		<b>7,975.51</b>
<b>(Do not pay these totals)</b>	<b>102,863.50</b>	<b>8.895</b>	<b>100.00%</b>		<b>101,412.32</b>

**TAX CALCULATOR**

2012 Assessed Value	476,570	2013 Total Tax Before Exemptions	102,863.50
		Homestead's Exemption	00
		Senior Citizen Exemption	00
2013 Assessed Value	444,352	Senior Assessment Freeze Exemption	00
2013 State Equalization Factor X 2.6871			
2013 Finalized Assessed Value (EAV)	1,123,019	2013 Total Tax After Exemptions	102,863.50
2013 Local Tax Rate X 8.0052		First Installment	55,776.76
2013 Total Tax Before Exemptions	102,863.50	Second Installment -	17,086.72
		Total 2013 Tax (Payable in 2014)	102,863.50

INVOICE # 0405102014-0114 INV DATE 7/10/14

61034110 555,776.76 2013 Property Tax paid 2013

Thank you for your installment of: \$55,776.76 of 03-04-14

PROPERTY OPER / CONST / NON-BLDG OPER SERVICE / RECUR NON-CONT / ENG TOTAL \$47,086.72

**PROPERTY LOCATION**

3411 WOODHEAD DR  
NORTHBROOK, IL 60062-1012

**MAILING ADDRESS**

3111 WINDHEAD LLC 200  
18N140 BUTLER HILL RD  
NORTHBROOK, IL 60061-4543

**TOTAL PAYMENT DUE**

**\$47,086.72**

**IMPORTANT PAYMENT MESSAGES**

Use of this coupon authorizes the Treasurer's Office to return the check without the resident's signature.

Property Index Number (PIN)  
04-05-102-014-0000

Volume  
131

Account Paid

**TOTAL PAYMENT DUE**

**\$56,574.93**

By 03/03/15 (on time)

**2014 First Installment Property Tax Bill**

Property Index Number (PIN) 04-05-102-014-0000 Volume 131 Code 25076 Tax Year (Payable In) 2014 (2015) Township NORTHFIELD Classification 5-93

IF PAYING LATE, PLEASE PAY: 03/04/15-04/01/15 \$57,423.55; 04/02/15-05/01/15 \$58,272.17; 05/02/15-06/01/15 \$59,120.79

RECEIVED FEB 03 2015 LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

**TAXING DISTRICT DEBT AND FINANCIAL DATA**

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
Northwest Mosquito Abatement Wheeling	\$128,401	\$3,590,959	\$523,590	86.42%
Metro Water Reclamation Dist of Chicago	\$3,052,668,000	\$2,455,275,893	\$1,145,888,877	53.33%
Northbrook Park District	\$13,002,380	\$13,216,774	\$1,827,127	87.89%
Oakton Collage Dist Skokie Des Plaines	\$87,466,315	\$5,782,812	\$2,834,812	50.55%
Glenbrook HS District 225 (Glenview)	\$107,001,569	\$52,513,800	\$23,971,053	54.35%
Northbrook School District 27	\$84,177	\$8,725,136	\$8,957,498	54.64%
Village of Northbrook	\$93,833,721	\$170,768,363	\$51,178,841	70.03%
Town of Northfield	\$2,473,113	\$0	\$0	00.00%
Cook County Forest Preserve District	\$287,847,845	\$324,873,865	\$142,119,278	58.23%
County of Cook	\$8,110,864,341	\$15,615,343,867	\$7,233,899,380	53.87%

Total \$11,734,987,862 \$18,848,840,869 \$8,606,001,358

*Township 902.23900.00000 Balch H 310387*

For a more in-depth look at government finances and how they affect your taxes, visit [coo.kcountytreasurer.com](http://coo.kcountytreasurer.com)

VEN#	INVOICE#	INV DATE	
461984	0405 0204-3315	2/3/15	
PROP#	ACCT or PO#	DESCRIPTION	AMOUNT
1024110	535-00-00	2014 RE TAX paid in 2015 1st installment	56,574.93
Pay this bill at <a href="http://coo.kcountytreasurer.com">coo.kcountytreasurer.com</a> or at any Chase Bank.			
PROP MGR	OPER / CONST / NON-REGUL OPER SERVICE / RECUR NON-CONT / ENG	TOTAL	\$56,574.93

**TAX CALCULATOR**

2013 TOTAL TAX 102,863.51  
 2014 ESTIMATE x 55%  
 2014 1st INSTALLMENT = 56,574.93

The First Installment amount is 55% of 1st year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

**PROPERTY LOCATION**

**MAILING ADDRESS**

3411 WOODHEAD DR  
 NORTHBROOK, IL 60062

2411 WOODHEAD ILL 600  
 16W140 HUNTERFIELD RD  
 OAKBROOK, ILL 60181-4940

**TOTAL PAYMENT DUE**

**\$56,574.93**

**IMPORTANT MESSAGES**

Use of this coupon authorizes the Treasurer's Office to

Property Index Number (PIN) 04-05-102-014-0000 Volume 131

Amount Paid

TOTAL PAYMENT DUE

**\$49,275.56**

By 08/03/15 (on time)

**2014 Second Installment Property Tax Bill**

Property Index Number (PIN) 04-05-102-014-0000 Volume Code 131 25076 Tax Year (Payable In) 2014 (2015) Township NORTHFIELD Classification 5-93

IF PAYING LATE, PLEASE PAY 08/04/15-09/01/15 \$50,014.69 09/02/15-10/01/15 \$50,753.82 10/02/15-11/01/15 \$51,492.95 LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN

Taxing District	2014 Tax	2014 Rate	2014 %	Pension	2013 Tax
<b>MISCELLANEOUS TAXES</b>					
Northwest Mosq Abatement Dist Wheeling	157.44	0.013	0.15%		153.79
Metro Water Reclamation Dist of Chicago	5,207.75	0.430	4.92%	484.44	4,933.19
Northbrook Park District	6,503.63	0.537	6.14%	690.32	6,340.98
<b>Miscellaneous Taxes Total</b>	<b>11,868.82</b>	<b>0.980</b>	<b>11.21%</b>		<b>11,427.96</b>
<b>SCHOOL TAXES</b>					
Oakton College Dist Skokie Des Plaines	3,124.65	0.258	2.95%		3,028.53
Glenbrook HS District 225 (Glenview)	28,666.83	2.367	27.08%	671.99	27,694.47
Northbrook School District 27	41,698.31	3.443	39.39%	1,174.77	40,364.61
<b>School Taxes Total</b>	<b>73,489.79</b>	<b>6.068</b>	<b>69.42%</b>		<b>71,087.61</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Northbrook Library Fund	4,323.64	0.357	4.08%	387.55	4,247.04
Village of Northbrook	7,327.18	0.605	6.92%	1,562.32	7,204.59
Road & Bridge Northfield	654.00	0.054	0.62%		627.00
General Assistance Northfield	84.78	0.007	0.08%		94.64
Town of Northfield	387.55	0.032	0.37%		368.74
<b>Municipality/Township Taxes Total</b>	<b>12,777.15</b>	<b>1.055</b>	<b>12.07%</b>		<b>12,540.01</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	835.66	0.069	0.79%	24.22	816.28
Consolidated Elections	0.00	0.000	0.00%		366.74
County of Cook	3,584.87	0.296	3.40%	1,307.99	3,253.30
Cook County Public Safety	2,918.76	0.241	2.76%		2,590.81
Cook County Health Facilities	375.44	0.031	0.35%		780.79
<b>Cook County Taxes Total</b>	<b>7,714.73</b>	<b>0.637</b>	<b>7.30%</b>		<b>7,807.92</b>
<b>(Do not pay these totals)</b>	<b>105,850.49</b>	<b>8.740</b>	<b>100.00%</b>		<b>102,863.50</b>

TAX CALCULATOR

2013 Assessed Value	444,393	2014 Total Tax Before Exemptions	105,850.49
2014 Assessed Value	444,393	Homeowner's Exemption	00
2014 State Equalization Factor X	2.7253	Senior Citizen Exemption	00
2014 Equalized Assessed Value (EAV)	1,211,104	Senior Assessment Freeze Exemption	00
2014 Local Tax Rate X	8.740%	<b>2014 Total Tax After Exemptions</b>	<b>105,850.49</b>
<b>2014 Total Tax Before Exemptions</b>	<b>105,850.49</b>	First Installment	56,574.93
		Second Installment	49,275.56
		Total 2014 Tax (Payable in 2015)	105,850.49

IMPORTANT MESSAGES

Thank you for your first installment payment of \$56,574.93 on 03-03-15

PROPERTY LOCATION

3411 WOODHEAD DR  
NORTHBROOK IL 60062-1812

MAILING ADDRESS

3411 WOODHEAD LLC 700  
182140 BUTTERFIELD RD  
OAKBROOK IL 60181-4843

TOTAL PAYMENT DUE

**\$49,275.56**

By 08/03/15 (on time)  
If paying later, refer to amounts above

IMPORTANT PAYMENT MESSAGES

Use of this coupon authorizes the Treasurer's Office to reduce the check amount to prevent overpayment. Include only one check and one original coupon per envelope.

Property Index Number (PIN) 04-05-102-014-0000 Volume Code 131

Amount Paid



Name/Mailing Address Change? Check box and complete form on back to update your name and/or mailing address.

SN 0020140200 RTN 500001075 AN (see PIN) TC 008922

Include name, PIN, address location, phone, and email on check payable to "Cook County Treasurer".

00201402005040510201400007008922400051492956000492755680005001469900050753829



3411 WOODHEAD LLC 700  
OR CURRENT OWNER  
182140 BUTTERFIELD RD  
OAKBROOK TER IL 60181-4843

COOK COUNTY TREASURER  
PO BOX 805438  
CHICAGO IL 60680-4116



04051020140000/0/14/F/0004927556/2

### Recent History of the Property

Matrix Financial II or its assignee (collectively, the "Applicant) plans to purchase the property located at 3411 Woodhead Drive in Northbrook, Illinois (PIN: 04-05-102-014-0000). The Applicant plans to lease the subject property to a related entity, Atlas Fibre Company, for its use as a warehouse, manufacturer and distributor of plastic and precision machining.

The current owner of the subject property is 3411 Woodhead LLC. It purchased the subject property in August 2012.

3411 Woodhead LLC has been a great steward of the subject property. Even though it did not have a tenant at the site, it has spent almost \$1,000,000 to completely renovate the property. These renovations include the following:

<b>Improvement</b>	<b>Approximate Cost</b>	<b>Improvements Include</b>
Repair Parking Lot	\$72,000	Patch asphalt. Seal cracks. Restripe parking layout. Repair concrete.
Repair Exterior Walls	\$17,000	Repair brick. Caulk expansion joints.
Repair Windows and Doors	\$29,000	Re-caulk windows. Replace doors. Weather strip doors. Repair overhead doors.
Repair Interior Slab & Floor	\$70,000	Clean and epoxy floors. Grind and sand floors. Epoxy floors.
Repair Loading Docks	\$14,500	Add new vehicle bumpers.
Repair Roof	\$620,000	Replace roof
Repair HVAC System	\$79,000	Add heaters and repair gas line.
Repair Electrical System	\$23,000	Repair electrical system and replace lighting.
Repair Sanitary, Water & Drainage Systems	\$5,000	Repair basins and manholes.
Repaint	\$36,000	Repaint much of the interior.
<b>Total</b>	<b>\$965,500</b>	

Even with these improvements, except for a month and half in 2014, the property has been 100% vacant and unused since 3411 Woodhead LLC purchased the site in August 2012 (or more than three years ago). Between August 11, 2014 and September 22, 2014, 3411 Woodhead LLC leased the Subject Property to Maot Chitim of Greater Chicago ("Maot Chitim"), a Jewish non-profit organization. As this was for a charitable cause, 3411 Woodhead LLC did not charge Maot Chitim rent for its use of the Subject Property.

The subject property has been completely vacant despite 3411 Woodhead LLC's aggressive efforts to market the site. Colliers International marketed the site for lease between August 2012 and January 2015. Since January 2015, Avison Young has been marketing the site for lease.

During this time, 3411 Woodhead LLC has only had a few companies interested in purchasing or leasing the property. One possible tenant was thredUp, Inc. In August 17, 2015, thredUp, Inc. sent a Request for Proposal to 3411 Woodhead LLC to lease the site. thredUp, Inc. did discuss a possible Class 6b Tax Incentive for the site. In the end, thredUp, Inc. decided to lease space in Lake County instead.

3411 Woodhead LLC believes there are several reasons why it has been having trouble leasing out or selling the site. First, the building is very large for its location at approximately 117,000 square feet. Unlike other large buildings, the building on the property is not easily divisible. Accordingly, any occupant at the site would likely have to occupy the entire building.

Second, the building does not meet modern building standards. For instance, the building's ceiling height at the subject property is only approximately 20 feet, which is smaller than the ceiling heights of approximately 30 to 32 feet at newly constructed industrial buildings. Additionally, the property has interior docks, with new industrial buildings having exterior docks.

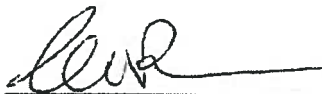
During this time of vacancy, 3411 Woodhead LLC has been requesting total vacancy reductions of its Cook County assessment. In tax years 2012, 2013, 2014 and 2015, the property received total vacancy reductions of its assessments from Cook County.

AFFIDAVIT

I, Michael Powers, if called to testify would attest to the following facts:

1. That I am a representative of 3411 Woodhead LLC, the owner of the property located at 3411 Woodhead Drive in Northbrook, Illinois (PIN: 04-05-102-014-0000) ("Subject Property").
2. That 3411 Woodhead LLC purchased the Subject Property in August 2012.
3. That between August 11, 2014 and September 22, 2014, 3411 Woodhead LLC leased the Subject Property to Maot Chitim of Greater Chicago ("Maot Chitim"), a Jewish non-profit organization. As this was for a charitable cause, 3411 Woodhead LLC did not charge Maot Chitim rent for its use of the Subject Property.
4. That except for Maot Chitim's occupancy of the Subject Property between August 11, 2014 and September 22, 2014, the Subject Property has been 100% vacant and unused since 3411 Woodhead LLC purchased the Subject Property in August 2012.

Further Affiant Sayeth Not



Michael Powers

Date: 12/23/15

Subscribed and sworn before me

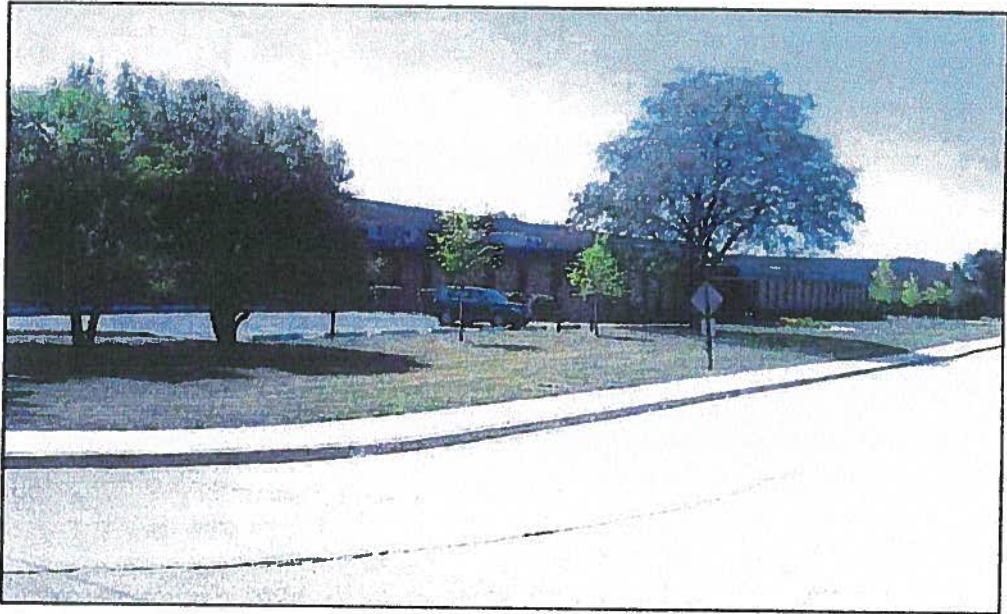
This 23 day of December 2015



Signature of Notary Public



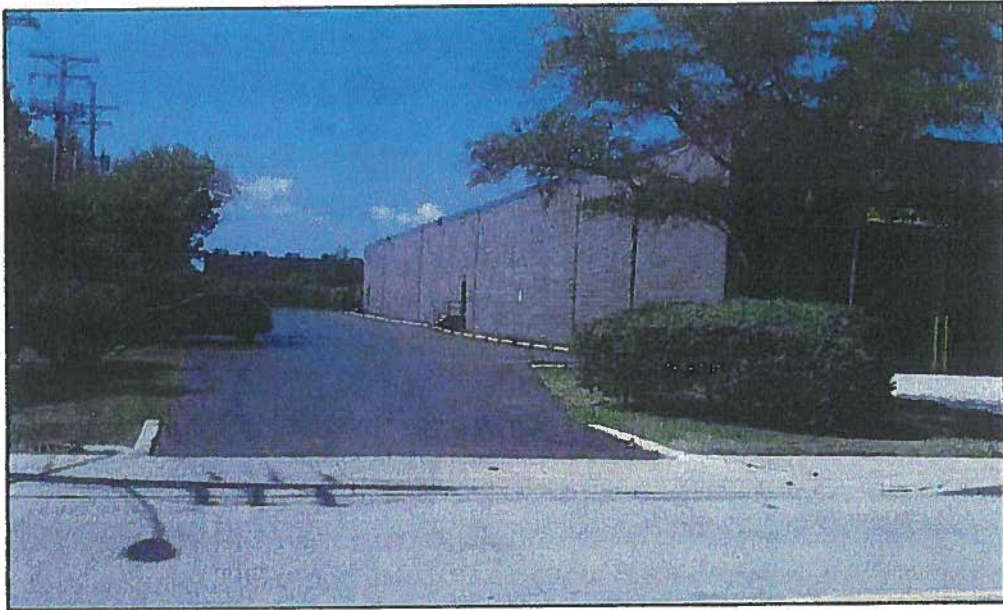




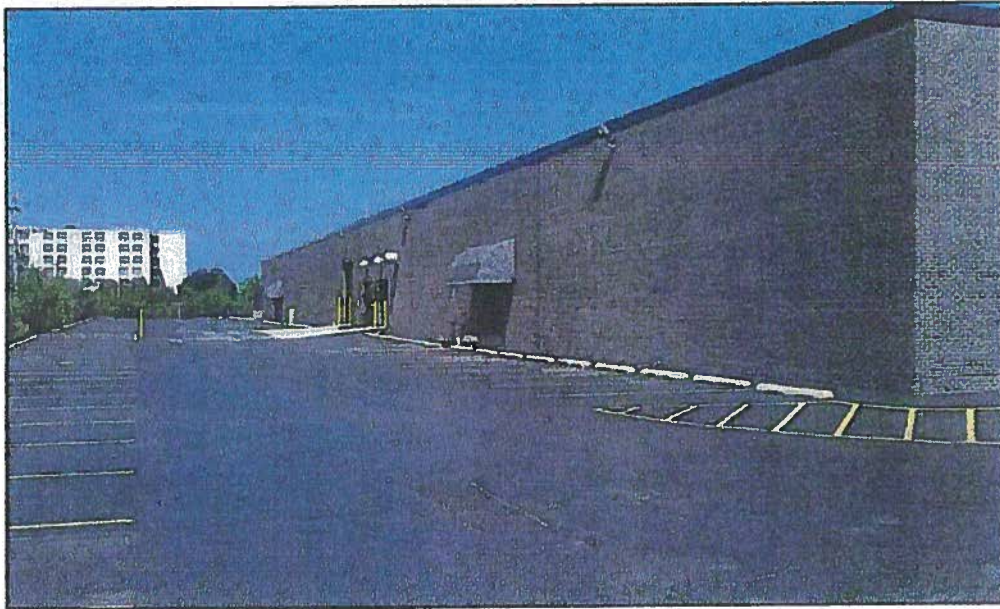
**VIEW OF SUBJECT'S NORTH (FRONT) ELEVATION FROM WOODHEAD DRIVE  
FACING SOUTHWEST**



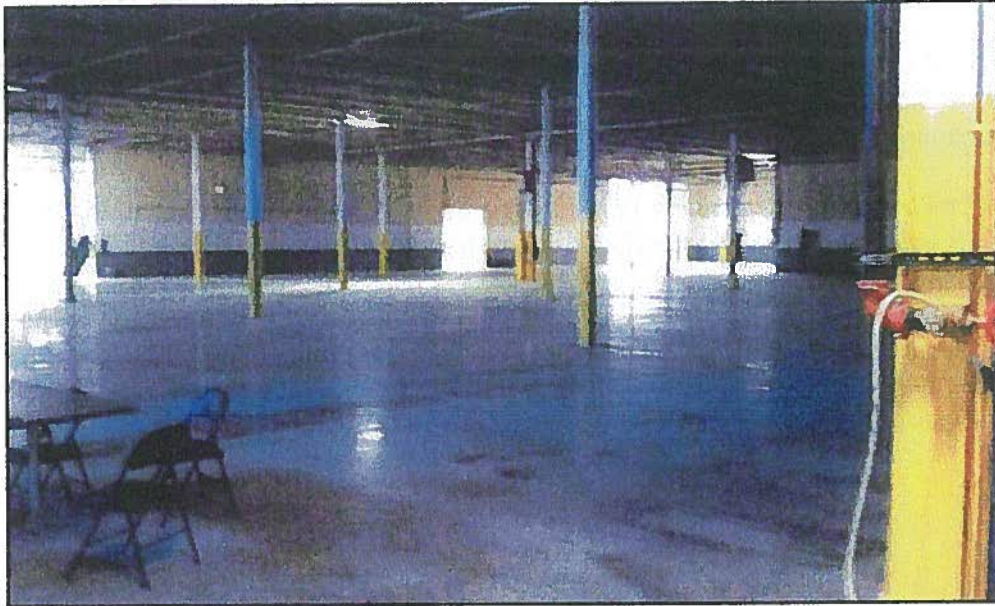
**VIEW OF SUBJECT'S EAST ELEVATION FROM HUEHL ROAD  
FACING NORTHWEST**



**VIEW OF SUBJECT'S SOUTH ELEVATION FROM HUEHL ROAD  
FACING NORTHWEST**



**VIEW OF SUBJECT'S WEST ELEVATION FACING NORTHEAST**



**TYPICAL VIEW OF SUBJECT'S WAREHOUSE SPACE**



**TYPICAL VIEW OF SUBJECT'S OFFICE SPACE, ENTIRELY UNFINISHED**

### **Substantial Rehabilitation Information**

Matrix Financial II or its assignee (collectively, the "Applicant) plans to purchase the property located at 3411 Woodhead Drive in Northbrook, Illinois (PIN: 04-05-102-014-0000). The Applicant plans to lease the subject property to a related entity, Atlas Fibre Company, for its use as a warehouse, manufacturer and distributor of plastic and precision machining.

As of today, the approximately 117,000 square foot building located on a 207,454 square foot site is in need of substantial rehabilitation. In order to make the property suitable for Atlas Fibre Company's use, the Applicant has allotted approximately \$600,000 to substantially rehabilitate the subject property. This rehabilitation will include, but will not be limited to the construction of new offices and the installation of new HVAC units. These improvements will likely create approximately 12 construction jobs. Construction will likely begin after the closing occurs (which is scheduled for early March 2016) and will be completed within six months thereafter.

### **Description of Business Operations**

Matrix Financial II or its assignee (collectively, the "Applicant") plans to purchase the property located at 3411 Woodhead Drive in Northbrook, Illinois (PIN: 04-05-102-014-0000). The Applicant plans to lease the subject property to a related entity, Atlas Fibre Company, for its use as a warehouse, manufacturer and distributor of plastic and precision machining.

Atlas Fibre Company's operations are currently located in a multi-building campus in the Village of Skokie (the "Skokie Campus"). This Skokie Campus consists of the following buildings:

<b>Location</b>	<b>Lease or Own</b>	<b>Approx. Square Feet</b>
7337 North Lawndale, Skokie, IL	Rent	3,000
7307 Ridgeway, Skokie, IL	Own	4,000
7315 Ridgeway, Skokie, IL	Rent	5,000
3721 West Chase, Skokie, IL	Own	38,500
<b>Total Existing Approx. Square Feet:</b>		<b>50,500</b>

Though the Skokie Campus has allowed Atlas Fibre Company to grow its business, it suffers from the following three chronic issues: 1) excessive and unnecessary overhead costs; 2) inefficient transportation of products from building to building; and 3) the inability to grow further within the Skokie Campus.

Being at multiple locations has created inefficiencies that have needlessly increased the overhead costs Atlas Fibre Company has had to bear. For instance, each of the above buildings has a small office. Atlas Fibre Company has to pay separate overhead costs for each office (such as separate HVAC costs for each office). Relocating to the subject property will allow Atlas Fibre Company to combine all of the offices into one location, removing the need for unnecessary overhead costs.

Additionally, being at multiple locations has forced Atlas Fibre Company to lose time when transporting products, supplies and equipment between multiple buildings. For instance, during the winter, Atlas Fibre Company is forced to drive its forklifts between buildings on the icy road. Relocating to the subject property will allow Atlas Fibre Company to hold all of its products, supplies and equipment in one building.

Finally, Atlas Fibre Company's operations have started to outgrow the building square footage available at the Skokie Campus. As stated above, the available building square footage at the Skokie Campus is approximately 50,500 square feet. The available building square footage at the subject property is approximately 117,000 square feet (more than double the square footage). Atlas Fibre Company plans to continue to expand its business. It expects to increase its employment count by approximately 25.88% in the next five years (from the current approximately 63 full-time employees to the projected approximately 85 full-time employees). The subject property's additional approximately 66,500 building square feet will allow Atlas Fibre Company to thrive and expand.

Once fully operational at the site, Atlas Fibre Company plans to use the site for manufacturing, warehousing and distributing its products. It also plans to use the site for its corporate offices. The composition of the approximately 117,000 square foot building on the property will consist of the following:

- Approximately 12,000 square feet of the building on the property will be used for corporate offices.
- Approximately 6,000 square feet of the building on the property will be used for docks.
- Approximately 99,000 square feet of the building on the property will be used for manufacturing, warehousing and distributing its products.

Atlas Fibre Company was created in 1957 and has grown into the world's largest manufacturer of turned and precision ground rods. Atlas Fibre Company has achieved this growth through the following business practices:

- **Large Inventory of Products:** Atlas Fibre Company has the world's largest inventory of phenolic, melamine and glass epoxy. It provides its clients a choice of plastic rods, sheets and tubes. Atlas Fibre Company provides these plastics in an endless variety of sizes and materials.
- **Precision Fabrication:** Atlas Fibre Company works with each client to fabricate plastic for the client's unique needs. For example, Atlas Fibre Company uses the following machinery in fabricating its products: custom machining grinding, shearing, sanding and sawing.
- **Quick Service:** Atlas Fibre Company knows that its products are needed by its clients as soon as possible. Accordingly, Atlas Fibre Company custom fabricates its items within 48 hours and ships stock orders within 24 hours.
- **High Quality Products:** Atlas Fibre Company uses only the best and toughest quality materials. It scrutinizes each finished product to ensure that the product is of the highest and best quality. Finally, Atlas Fibre Company uses tolerance standards that are close to those used by NEMA and Federal or Military specifications.

Atlas Fibre Company's clients include military contractors. For instance, Atlas Fibre Company manufactures plastic for various government contractors for aircraft, such as Boeing and Northrop, or avionics manufacturers such as Rockwell Collins and Honeywell. These companies use Atlas Fibre Company's plastics to construct products for the military.

Atlas Fibre Company is excited to relocate to the Village of Northbrook. For more information regarding Atlas Fibre Company, please visit its website at <http://www.atlasfibre.com> or see the attached brochure.



# ATLAS FIBRE COMPANY

Quality and Precision in Plastics



*Solutions for Global Industries*



# 1

## The world's largest inventory of phenolic, melamine and glass epoxy

### □ RODS

#### WE MANUFACTURE IT

Atlas Fibre began operation in 1957. Since then, we've become the world's largest manufacturer of turned and precision ground rod— BECAUSE WE LISTENED, LEARNED AND RESPONDED.

We listened to industry's need for impeccable quality and urgent timing. We learned how to get the most out of our equipment and our people. And we responded to innovations, keeping our engineering current with the latest technological and industry advances.

#### WE STOCK IT

No manufacturer of phenolic rods in the world has an inventory to compare with Atlas Fibre. We also carry a substantial stock of sheets in an almost endless variety of sizes and materials.

We've grown because our customers know that WE HAVE WHAT THEY WANT WHEN THEY WANT IT!

### □ RODS

1/2" to 6" diameter  
Lengths up to 6'

### □ SHEETS

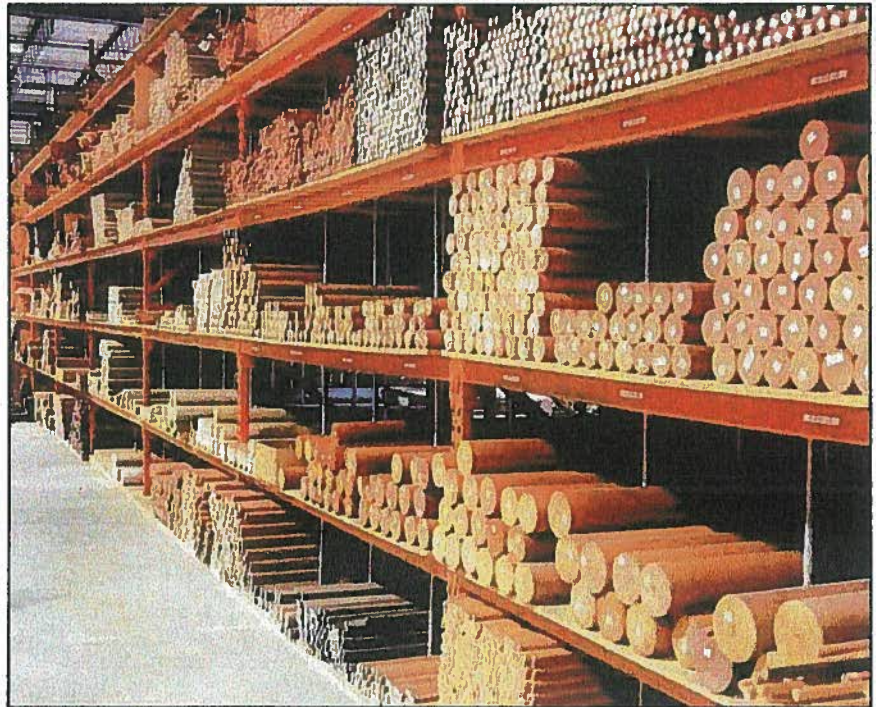
.004" through 6" thick  
Sizes up to 48" x 120"

### □ TUBES

A huge variety of inside and outside diameters custom made to your specifications.

### □ SHEETS

### □ TUBES



#### WE FABRICATE IT

We wanted to answer all your needs, so we developed the know-how—and installed the equipment—for custom machining, grinding, shearing, sanding and sawing.

This expansion encouraged an interrelationship based on pride: each department works together within a network of quality standards and controls.

The results: we guarantee unequalled accuracy in the precision manufacture of custom parts made from any of our materials.

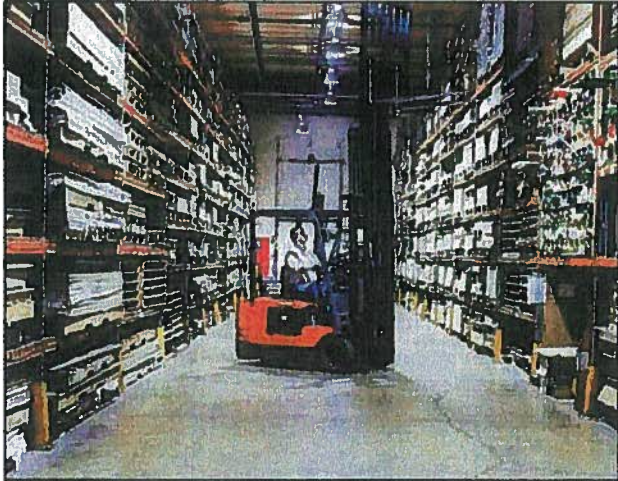
Send us your blueprints and specifications for a prompt quote without obligation.

EMAIL [sales@atlasfibre.com](mailto:sales@atlasfibre.com)  
FAX 1.847.674.1723



# 2

## We ship stock orders in 24 hours!!



We ship your order before the competition has a chance to read their email or faxes... they may take days...we ship stock orders in 24 hours. Every time! Our large inventory is only part of the reason.

Our sales engineers are all experienced thermoset plastic experts. Over the years they've gained a thorough knowledge of the specific manufacturing needs of the consumer and defense industries.

We're proud of their record- they'll match your needs to our capabilities; they'll anticipate problems and suggest alternatives which often prove more economical.

Their expertise will save you time and money. Their courtesy and efficiency will save you frustration.

Additionally they have the support of a highly efficient computerized tracking system. They'll always have up-to-the-minute information on stock availability because every update is immediately entered into our comprehensive database.

**And accurate competitive cut-to-size prices can be quoted on the spot, saving you time and money.**



# 3

## Custom fabricated sizes shipped within 48 hours— AND THAT'S TOUGH TO BEAT!



Our 4' x 10' CNC router gives us greater capability to produce your complex flat work quickly.

That's the service our customers have learned to expect. And we go to great lengths to make sure it happens...every time.



# 4

## We're tough on quality.

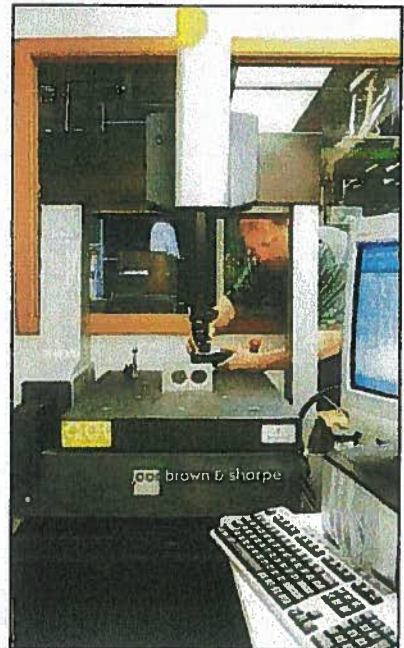
WE ARE CERTIFIED DOCK-TO-STOCK SUPPLIERS FOR SOME OF AMERICA'S LARGEST MANUFACTURING CORPORATIONS.

Quality Control begins with the purchase of raw materials, and our suppliers know we're tough.

We set the toughest specifications... we reject any raw material that doesn't measure up.

Each shipment we receive is subjected to the scrutiny of our professional inspection staff. Only the very finest raw materials meet their criteria.

It comes naturally to us—our affiliate, Standard Grinding and Manufacturing Co., supplies the most critical requirements of the aerospace and defense industry. This has forced us to reach for—and to demand—**QUALITY WITHOUT COMPROMISE.**



# 5

## We won't bend on precision.

WE GUARANTEE TOLERANCES OF  $\pm .001$ " AND THAT'S TOUGH TO BEAT!

Our standard tolerances are far closer than NEMA, Federal or Military Specifications.

Our customers often ask why we do more than is necessary—why we insist on holding the closest tolerances in the industry.

We believe in creating standards, not conforming to them. We're on top of technological advances which affect the manufacturing, defense and aerospace industries. We're equipped with the finest state-of-the-art equipment. We don't just keep pace with the industry, **WE SET THE PACE.**



6

We're unbeatable on value,  
and we'll show you why!



Modern manufacturing methods and controls virtually eliminate mistakes; costly re-runs are a thing of the past.

Computerized equipment means faster, more efficient manufacturing and fabrication. Each job is entered into our computerized control system and tracked through every phase of production. And behind the modern computers and microchip controls is our real story: the old-fashioned dedication of highly skilled craftsmen, challenged and encouraged to reach beyond their limits.

Finally, there's the economic law of the marketplace: we're the largest manufacturer, and that means that we buy our raw material in the greatest quantities. Larger quantities mean lower prices: the savings go to you.



1.800.323.1408 (In IL: 1.847.674.1234) FAX 1.847.674.1723 [www.atlasfibre.com](http://www.atlasfibre.com) ISO 9001:2000 Certified





# We have what it takes to meet your every requirement... INCLUDING THE NEWEST ENGINEERING THERMOPLASTICS

## WE'VE GOT THE SELECTION.

Atlas Fibre can recommend and supply the products best suited to your specific application. The following is only a partial listing of our abundant stock of materials.

### THERMOSET PLASTIC MATERIALS

All Atlas Fibre thermoset materials are uniformly dense, solid materials which are produced by the application of heat and pressure to layers of paper, cotton or glass fabric impregnated with a synthetic resin.

These materials are extremely versatile because of their unusual combination of properties. All grades are light in weight (about half the weight of aluminum), dense, structurally strong, resistant to moisture, and none will soften appreciably under the reapplication of heat.

No one grade can possess all the properties desirable for all applications, therefore we manufacture and stock a number of grades so that the proper material may be selected for almost any application.

#### GRADE XXX—PAPER PHENOLIC

A paper base phenolic laminate with good mechanical properties, high dielectric strength, and good resistance to moisture. Grade XXX is our most economically priced grade and is recommended for most mechanical applications, for use at radio frequencies, and in high humidity situations. Typical applications include insulating washers, sleeves, switch bases and panelboards. Specification: MIL-1-24768/10, Type PBE

#### GRADE CE—CANVAS PHENOLIC

A coarse weave cotton fabric base phenolic laminate with greater mechanical strength than Grade XXX. Grade CE is strong, tough, and has high impact strength. It machines readily, and is excellent for a variety of mechanical applications such as gears, pulleys, sheaves, insulators, bushings, washers, and rollers. Specification: MIL-1-24768/14, Type FBG

#### GRADE LE—LINEN PHENOLIC

A fine weave cotton fabric base phenolic laminate which provides a finer surface texture and better machinability than Grade CE. Grade LE is low in moisture pick-up and dissipation factor, and is excellent

in all electrical properties. It can be machined easily and cleanly to very close tolerances, and is recommended for use where there is need for good mechanical properties combined with excellent electrical characteristics. Applications for Grade LE include intricate machined parts, radio components, fine gears and pinions, spacers, bushings and rollers. Specification: MIL-1-24768/13, Type FBE

#### GRADE G-9—GLASS MELAMINE

A continuous woven glass fabric laminated with a melamine resin. Grade G-9 has good mechanical properties plus high resistance to flame, heat, arcing, and most strong alkali solutions. It is recommended for use where good mechanical properties are needed under wet conditions. Grade G-9 is used for switchboard panels, arc barriers, structural electrical parts, specialty terminal blocks and circuit breaker components. Specification: MIL-1-24768/1, Type GME

#### GRADE G-10 FR4—GLASS EPOXY

A continuous woven glass fabric laminated with an epoxy resin. This grade is extremely high in mechanical strength, has low water absorption and dissipation factors and has superior electrical characteristics, which are exhibited over a wide range of temperatures and humidities. Grade G-10 is used for terminal boards, washers, sleeves, structural components, and parts where the strength to size ratio is critical. Specification: MIL-1-24768/27, Type GEE-F

#### GRADE G-11—HIGH TEMPERATURE GLASS EPOXY

A grade similar in composition and properties to Grade G-10 but more suitable for continuous use at elevated temperature. G-11 retains at least 50% of its structural strength at continuous operating temperatures in excess of 300°F. Due to its high cost, G-11 applications are limited to only the most critical high heat situations. Specification: MIL-1-24768/3, Type GEB

#### GRADE G-7—GLASS SILICONE

A continuous glass fabric laminated with a silicone resin. Grade G-7 is unequalled for high heat and arc resistance applications, and where good mechanical and electrical properties must be exhibited in humid conditions in excess of 500°F. Specification: MIL-1-24768/17, Type GSG

### THERMOPLASTICS MATERIAL AVAILABILITY

ABS  
ACETAL  
ACETRON® GP  
ACRYLIC  
CELAZOLE®  
CELCON®  
CPVC  
DELRIN®  
DELRIN AF®  
ERTALYTE® (PET)  
HALAR® (E-CTFE)  
HYDLAR®  
KEL-F® (PCTFE)  
KYNAR® (PVDF)  
NORYL®  
NYLATRON GS®  
NYLON  
POLYCARBONATE  
POLYETHERETHERKETONE (PEEK)  
POLYETHERSULFONE (VICTREX®)  
POLYETHYLENE (HDPE)  
POLYETHYLENE (LDPE)  
POLYMETHYLPENTENE (TPX®)  
POLYPROPYLENE (PROPYLLUX®)  
POLYSTYRENE (HI-IMPACT)  
POLYSULFONE (THERMALUX®)  
POLYURETHANE  
POLYVINYLCHLORIDE (PVC)  
RYTON®  
TECHTRON  
TEFLON® (PTFE)  
TEFLON® (FEP)  
TEFZEL® (E-TFE)  
TORLON®  
UHMW  
ULTEM®  
VESPEL®



...even your toughest fabricating jobs  
COMPLETE IN HOUSE CNC MACHINING CAPABILITY

#### □ OUR QUALITY CONTROL

We are ISO 9001-2000 certified and produce parts to the strictest government and military standards. We use the latest CNC and laser measuring equipment, and all our master gauging is traceable to the National Bureau of Standards. In addition, we are fully compliant with all applicable aeronautical inspection standards.

Our entire production and quality areas are fully air conditioned and humidity controlled to assure consistent dimensional accuracy.

#### □ OUR DEDICATION

Our dedication to excellence has made us a leader in precision custom fabrication, in delivery, and in service. We are one of the country's most experienced shops in machining the new, challenging, high-performance thermoplastics such as Peek, Torlon and Vespel. From typical applications to the experimental and unusual; from simple machining to high-precision CNC fabrication, we welcome the challenges you bring us.

#### □ OUR GUARANTEE

FAX us your blueprints and specifications. We'll quote without obligation. With our extensive facilities and equipment, we can tackle tough jobs that most fabricators can't touch. And we'll do it efficiently and economically. Let us prove it. We guarantee satisfaction—in quality, in delivery, in price.

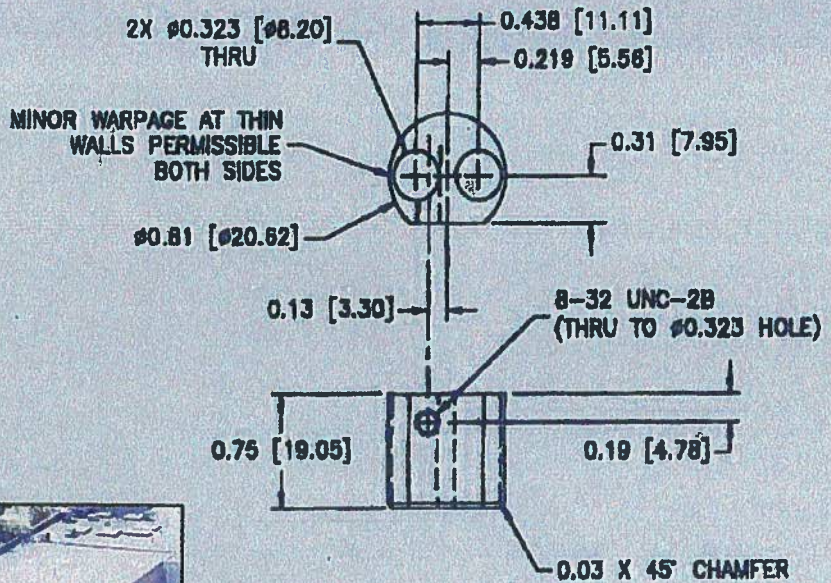
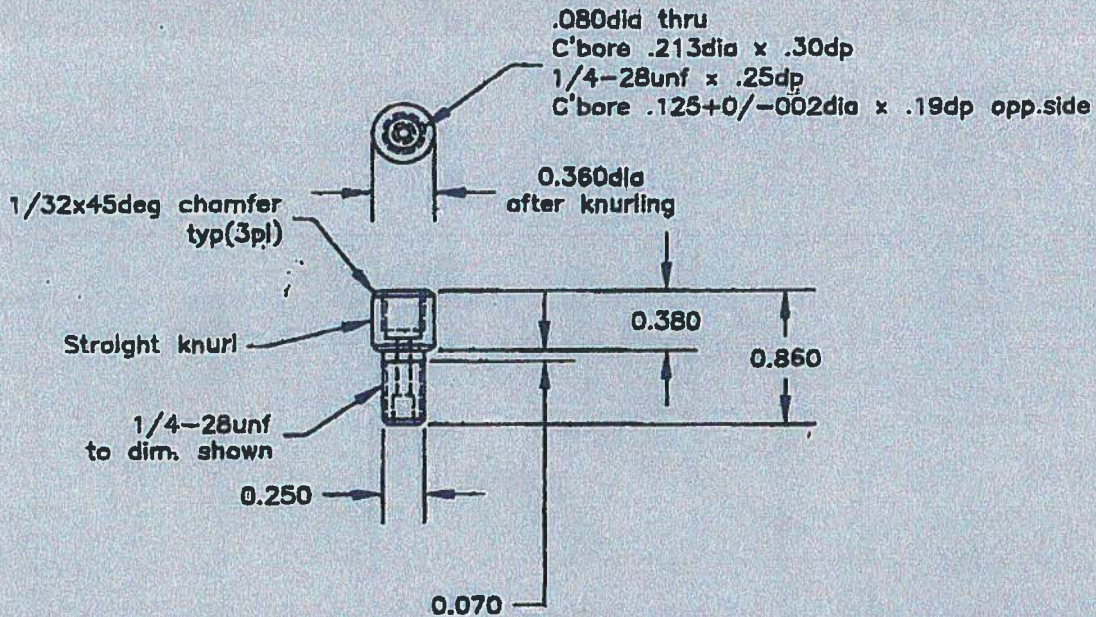


1.800.323.1408 (In IL: 1.847.674.1234) FAX 1.847.674.1723 [www.atlasfibre.com](http://www.atlasfibre.com) ISO 9001:2000 Certified



**Send us your prints for a prompt quotation**

**EMAIL [sales@atlasfibre.com](mailto:sales@atlasfibre.com) FAX 1.847.674.1723**



**ATLAS FIBRE COMPANY**

3721 West Chase Avenue  
 Skokie, Illinois 60076-4008  
 Phone 1.800.323.1408  
 Fax 1.847.674.1723  
<http://www.atlasfibre.com>

**ISO 9001:2000 Certified**

### Justification for the Class 6b Incentive

Matrix Financial II or its assignee (collectively, the "Applicant") plans to purchase the property located at 3411 Woodhead Drive in Northbrook, Illinois (PIN: 04-05-102-014-0000). The Applicant plans to lease the subject property to a related entity, Atlas Fibre Company, for its use as a warehouse, manufacturer and distributor of plastic and precision machining.

Atlas Fibre Company has outgrown the approximately 50,500 building square footage available at its Skokie locations (the "Skokie Campus"). It has been aggressively looking for locations throughout the area to relocate its operations. Though Atlas Fibre Company plans to relocate to the subject property, the subject property's approximately 117,000 facility is double the square footage of the Skokie Campus and substantially bigger than many of the other facilities it considered relocating to.

For instance, Atlas Fibre Company was very close to purchasing the facility located at 634 Glenn Avenue in Wheeling, Illinois. It ended up not purchasing the subject property due to possible environmental issues with the property. This facility was approximately 82,450 square feet. In comparison, the subject property's facility is approximately 34,550 square feet larger.

With such a large building square footage, the subject property's real estates taxes without a Class 6b will be very large in comparison to the Skokie Campus. As can be seen in the attached tax estimates, the estimates taxes for the subject property without a Class 6b will be approximately \$280,854.60. The 2014 property taxes for the Skokie Campus were approximately \$149,000. If the property obtained a Class 6b Tax Incentive, the estimated taxes would be approximately \$112,341.84.

Though the current owner of the property, 3411 Woodhead LLC, has taken great care of the site, the Applicant has to spend approximately \$600,000 to make the property suitable for Atlas Fibre Company. Atlas Fibre Company and the Applicant cannot afford both investing \$600,000 into the property and paying such high property taxes.

The Applicant could avoid paying high property taxes by relocating to Lake County. Taxes in Lake County are customarily half of what the taxes are in Cook County. This difference is due to the state multiplier. The 2014 state multiplier (the most recent available multiplier) for Lake County was 1.0000 while the Cook County 2014 state multiplier is 2.7253. This leads to the following real estate tax differential using a simple \$1,000,000 market value to illustrate:

	<b>Cook County</b>	<b>Lake County</b>
<b>Market Value</b>	\$1,000,000	\$1,000,000
<b>Assessment Level</b>	25%	33.33%
<b>2014 State Multiplier</b>	2.7253	1.0000
<b>Sample Tax Rate</b>	10.00%	10.00%
<b>Estimated Taxes</b>	\$68,132.50	\$33,330.00

Though the Applicant and Atlas Fibre Company are excited about relocating the subject property, they do not believe it will be financially feasible without the help of the Class 6b Tax Incentive. This is the reason that they are respectively requesting the Village of Northbrook support their application for a Class 6b Tax Incentive.



**Taxes If \$600,000 in New Improvements are Constructed and 6B is Granted  
Vs.**

**Taxes if \$600,000 in New Improvements are Constructed and 6B is not Granted**

Liston & Tsantilis, P.C.

**3411 Woodhead Drive  
Northbrook, Illinois  
04-05-102-014-0000**

**Table A: Estimated Taxes if 6B is Granted and \$600,000 in Improvements are Constructed**

Estimated Market Value of the Property	Assessment Level	Estimated Assessed Value of the Property	2014 Tax Rate	2014 Equalization Factor	Effective Tax Rate	Estimated Total Taxes
\$4,716,456	10%	\$471,646	8.7400%	2.7253	23.82%	\$112,341.84

**Note 1:** The above Estimated Market Value was calculated based on the 2015 Cook County Market Value (without Vacancy) of \$4,116,456 and \$600,000 in construction costs.

**Note 2:** Please note that the 2014 tax rate and multiplier were not increased to account for possible increases in the future.

**Table B: Estimated Taxes if 6B is not Granted and \$600,000 in Improvements are Constructed**

Estimated Market Value of the Property	Assessment Level	Estimated Assessed Value of the Property	2014 Tax Rate	2014 Equalization Factor	Effective Tax Rate	Estimated Total Taxes
\$4,716,456	25%	\$1,179,114	8.7400%	2.7253	23.82%	\$280,854.60

**Note 1:** The above Estimated Market Value was calculated based on the 2015 Cook County Market Value (without Vacancy) of \$4,116,456 and \$600,000 in construction costs.

**Note 2:** Please note that the 2014 tax rate and multiplier were not increased to account for possible increases in the future.

**The above estimates are speculative, and should be treated as such.**

### **Fiscal Effect**

Matrix Financial II or its assignee (collectively, the "Applicant") plans to purchase the property located at 3411 Woodhead Drive in Northbrook, Illinois (PIN: 04-05-102-014-0000). The Applicant plans to lease the subject property to a related entity, Atlas Fibre Company, for its use as a warehouse, manufacturer and distributor of plastic and precision machining.

### **Property Tax Effect**

The subject property has been 100% vacant and unused since at least August 2012 (or more than three years). 3411 Woodhead LLC purchased the property in August 2012 and has confirmed that it has been fully vacant since this purchase. 3411 Woodhead LLC believes the property has likely been vacant before this purchase.

Once the Applicant (Matrix Financial II or its assignee) purchases, rehabilitates and leases the subject property to Atlas Fibre Company, the property has the potential to generate significant property tax revenue for the Village of Northbrook. It is because of the comparatively high taxes in Cook County that it is likely that the property will continue to remain vacant for a long time if the Applicant is unable to obtain a Class 6b Incentive. Without a Class 6b Incentive, the subject property will most likely continue to sit vacant and on vacancy relief from the Cook County Assessor's Office, which it has been obtaining since 2012.

Granting a property vacancy relief at the Cook County Assessor's Office means that the Cook County Assessor's Office lowers a property's overall building assessment due to the property being vacant (typically, 80% of the building assessed value is removed). Although the Class 6b Incentive will lower the assessment level from 25% to 10% for an industrial property for ten years (15% in the eleventh year and 20% in the twelfth year), the property will generate a greater tax even with a Class 6b Incentive than it would if it were to remain on vacancy relief. This is because an occupied building, along with the significant capital improvements the Applicant will be putting into the building, should raise the overall assessment of the property.

The attached breakdown reveals the effect of what the taxes will be with and without a Class 6b Incentive as well as the comparably lower taxes on this property if it remains vacant and without any improvements. By looking at this breakdown, one can see that the overall taxes for this property with a Class 6b Incentive along with the investment to be added should be greater than the taxes for this property if it were to remain on vacancy relief.

Additionally, should the site continue to sit vacant, it could require even more rehabilitation work and may potentially become a blight to the neighborhood as well as a likely haven for nefarious behavior. By rehabilitating and leasing the subject property to a tenant to occupy the currently vacant site, the Applicant will be beautifying the site, preventing unwanted activities and most likely increasing the subject property's value as well as the property values in the immediate area.

**Estimated Taxes over the Life of the Incentive**

**3411 Woodhead Drive**

**Northbrook, Illinois**

**04-05-102-014-0000**

Tax Year	Final AV	Taxes	Vacancy Reduction
2014	\$444,393	\$105,850.48	Full Vacancy Reduction
2013	\$444,393	\$102,863.50	Full Vacancy Reduction
Estimated 2015 Taxes based on Current AV and 2014 Tax Rate and Multiplier: \$98,061			

**Estimated Taxes Based on:**

An Estimated Market Value based on the 2015 Cook County Assessor's Office Market Value that Includes Full Vacancy Reduction and No Class 6b  
Compared to

An Estimated Market Value based on 2015 Cook County Assessor's Office at Full Occupancy, Construction Costs of \$600,000 and a Class 6b

Tax Year	2014 Tax Rate	2014 Multiplier	Estimated Effective Tax Rate <sup>1</sup>	Estimated Taxes without a Class 6b at Full Vacancy				Estimated Taxes with a Class 6b				
				An Estimated Market Value based on the 2015 Cook County Assessor's Office Market Value that has Full Vacancy Reduction	Assessment Level Without a Class 6b	Estimated Assessed Value Without a Class 6b	Estimated Tax Without a Class 6b <sup>2</sup>	An Estimated Market Value based on the 2015 Cook County Assessor's Office at Full Occupancy and Construction Cost of \$600,000	Year of Proposed Incentive <sup>3</sup>	Assessment Level With a Class 6b	Estimated Assessed Value With a Class 6b	Estimated Taxes With a Class 6b
2016	8.740%	2.7253	23.819%	\$1,858,244	25.00%	\$414,081	\$98,828	\$4,716,458	1st	10%	\$471,846	\$112,342
2017	8.740%	2.7253	23.819%	\$1,858,244	25.00%	\$414,081	\$98,828	\$4,716,458	2nd	10%	\$471,846	\$112,342
2018	8.740%	2.7253	23.819%	\$1,858,244	25.00%	\$414,081	\$98,828	\$4,716,458	3rd	10%	\$471,846	\$112,342
2019	8.740%	2.7253	23.819%	\$1,858,244	25.00%	\$414,081	\$98,828	\$4,716,458	4th	10%	\$471,846	\$112,342
2020	8.740%	2.7253	23.819%	\$1,858,244	25.00%	\$414,081	\$98,828	\$4,716,458	5th	10%	\$471,846	\$112,342
2021	8.740%	2.7253	23.819%	\$1,858,244	25.00%	\$414,081	\$98,828	\$4,716,458	6th	10%	\$471,846	\$112,342
2022	8.740%	2.7253	23.819%	\$1,858,244	25.00%	\$414,081	\$98,828	\$4,716,458	7th	10%	\$471,846	\$112,342
2023	8.740%	2.7253	23.819%	\$1,858,244	25.00%	\$414,081	\$98,828	\$4,716,458	8th	10%	\$471,846	\$112,342
2024	8.740%	2.7253	23.819%	\$1,858,244	25.00%	\$414,081	\$98,828	\$4,716,458	9th	10%	\$471,846	\$112,342
2025	8.740%	2.7253	23.819%	\$1,858,244	25.00%	\$414,081	\$98,828	\$4,716,458	10th	10%	\$471,846	\$112,342
2026	8.740%	2.7253	23.819%	\$1,858,244	25.00%	\$414,081	\$98,828	\$4,716,458	11th	15%	\$707,468	\$168,613
2027	8.740%	2.7253	23.819%	\$1,858,244	25.00%	\$414,081	\$98,828	\$4,716,458	12th	20%	\$943,281	\$224,684
				<b>Total Estimated Taxes (2016 to 2027)</b>				<b>Total Estimated Taxes (2016 to 2027)</b>				
								<b>\$1,183,598</b>				
								<b>\$1,518,615</b>				

Property Tax Revenue Generated from the approval of the Property's Class 6b Tax Incentive:	<b>\$333,107</b>
--	------------------

**Notes:**

**Note 1:** The 2014 Effective Tax Rate (the 2014 tax rate x the 2014 multiplier) does not take into account any increases in the tax rate and the multiplier.

**Note 2:** The estimated 2017 taxes at full vacancy are lower than the 2014 taxes at full vacancy due to the estimated 2017 taxes being based on the 2015 assessed value at full vacancy.

**Note 3:** The above is based on the assumption that the Class 6b Tax Incentive for the subject property will be activated in 2018.

**The above estimates are speculative, and should be treated as such.**

### Sales Tax Effect

Atlas Fibre Company's generates approximately \$3,000 in sales tax revenue annually; however, Applicant will be creating approximately 10 to 15 construction jobs for the planned improvements and anticipates that it will bring approximately 63 full-time employees to the site. Within the next five years, Atlas Fibre Company's employment count at the site will likely increase to approximately 85 full-time employees. The Village of Northbrook can expect that Atlas Fibre Company and its employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. The Village of Northbrook can also expect this tenant will attract business and various customers to the Village in the course of their operations.

Additionally, Atlas Fibre Company has global suppliers and North American clients who regularly visit Atlas Fibre Company's operations. While visiting the subject property, these guests would also visit local establishments such as restaurants, gas stations, grocery stores and more.

**Physical Impact of Atlas Fibre Company's Occupancy of the Subject Property**

Matrix Financial II or its assignee (collectively, the "Applicant") plans to purchase the property located at 3411 Woodhead Drive in Northbrook, Illinois (PIN: 04-05-102-014-0000). The Applicant plans to lease the subject property to a related entity, Atlas Fibre Company, for its use as a warehouse, manufacturer and distributor of plastic and precision machining.

If the Applicant is able to procure a Class 6b Tax Incentive for the site, Atlas Fibre Company will occupy the property. This will bring life to a property that has been 100% vacant and unused since at least August 2012 (or more than 3 years).

Before Atlas Fibre Company occupies the subject property, it plans to spend approximately \$600,000 to improve the property. These improvements will include new offices and a new HVAC system.

Atlas Fibre Company will be a good neighbor if it relocates to the subject property. Its use fits the current zoning requirements of the subject property. Atlas Fibre Company will not create any issues with pollution or traffic for the surrounding neighboring properties. Its use will not require the Village of Northbrook to invest in additional public improvements.

### **Environmental Sustainability**

Matrix Financial II or its assignee (collectively, the "Applicant") plans to purchase the property located at 3411 Woodhead Drive in Northbrook, Illinois (PIN: 04-05-102-014-0000). The Applicant plans to lease the subject property to a related entity, Atlas Fibre Company, for its use as a warehouse, manufacturer and distributor of plastic and precision machining.

The Applicant is purchasing the subject property from 3411 Woodhead LLC, which recently made substantial improvements to the property. These improvements include, among other items, building a new energy efficient reflective thermoplastic white roof and installing energy efficient T5 warehouse lighting at the property.

Atlas Fibre Company does not have comprehensive energy and resource efficiency programs and waste reduction programs. Its products also do not expand the market for recycled materials and it does not develop renewal energy resources; however, Atlas Fibre Company is committed to bettering the environment. It will review its energy programs for sustainability if it relocates to the subject property.

## Community Involvement

Matrix Financial II or its assignee (collectively, the "Applicant) plans to purchase the property located at 3411 Woodhead Drive in Northbrook, Illinois (PIN: 04-05-102-014-0000). The Applicant plans to lease the subject property to a related entity, Atlas Fibre Company, for its use as a warehouse, manufacturer and distributor of plastic and precision machining.

With a focus on community, Atlas Fibre Company will be a great addition to the Village of Northbrook business community. Atlas Fibre Company annually donates approximately \$25,000 to various charities. Additionally, many of its employees volunteer their time for important causes. For instance, Vice President Howard Natal is on the Scholarship Committee of the International Association of Plastic Distribution. Atlas Fibre Company plans to continue this community involvement if it relocates to the subject property.

Atlas Fibre Company already has a strong connection with the Village of Northbrook. Many of Northbrook's businesses provide services to Atlas Fibre Company, including but not limited to the following:

- Rogan Corporation located at 3455 Woodhead Drive provides assembly assistance.
- All Gear located at 322 Huehl Road provides machining services.
- Bluewire Communications located at 1955 Raymond Drive provides phone services.
- Lease Line located at 1251 Shermer Road provides vehicle leasing.
- National Bushing and Manufacturing located at 1936 Raymond Drive provides machining services.
- National Coating Tech located at 3625 Woodhead Drive provides finishing services.

Atlas Fibre Company also provides its services to many Northbrook businesses. These businesses include but are not limited to the following:

- Underwriters Laboratories located at 333 Pfingsten Road.
- Electro-Assemblies located at 2909 MacArthur Boulevard.
- MBFM Group located at 841 Pony Lane.

Atlas Fibre has personal connections to the Village of Northbrook. Approximately 4 employees of Atlas Fibre Company are residents of the Village of Northbrook, including the general manager of the Atlas Fibre Company and the president of one of Atlas Fibre Company's major divisions. Atlas Fibre Company's president, Richard Welch, lived in the Village of Northbrook between 1970 and 2000 and now lives in the neighboring Village of Riverwoods.

### Employment Opportunities

Below please find the estimates of the potential employment at the property located at 3411 Woodhead Drive in Northbrook, Illinois (PIN: 04-05-102-014-0000):

- |  |               |
|--|---------------|
| 1. <u>Employment at Current Skokie Locations:</u>                    | 63 Full-Time  |
| 2. <u>Projected Temporary Employment (employed in construction):</u> | 10 to 15      |
| 3. <u>Projected Initial Employment at the Subject Property:</u>      | 70 Full-Time  |
| 4. <u>Projected Employment in Three Years of Occupancy:</u>          | 80 Full-Time  |
| 5. <u>Projected Employment in Five Years of Occupancy:</u>           | 85 Full-Time  |
| 6. <u>Projected Employment in Ten Years of Occupancy:</u>            | 85+ Full-Time |

Atlas Fibre Company takes care of its employees. The average salary of the employees at the subject property will be approximately \$51,000. The total annual payroll at the subject property will likely be approximately \$4,250,000.

Atlas Fibre Company will look to hire as many qualified Village of Northbrook residents as possible for these and other future hires. To hire these residents, Atlas Fibre Company would like to advertise employment opportunities with the Village of Northbrook and attend Village of Northbrook job fairs.



### **Ownership**

**Applicant:** Matrix Financial II or its assignee (collectively, the "Applicant) plans to purchase the property located at 3411 Woodhead Drive in Northbrook, Illinois (PIN: 04-05-102-014-0000).

**Members:** Judith G. Welch (99% Ownership)  
2550 Palmer Court  
Riverwoods, IL 60015

Richard Welch (1% Ownership)  
2550 Palmer Court  
Riverwoods, IL 60015

**Occupant:** The Applicant plans to lease the subject property to a related entity, Atlas Fibre Company, for its use as a warehouse, manufacturer and distributor of plastic and precision machining.

### **Agreement of Village Conditions**

Matrix Financial II or its assignee (collectively, the "Applicant) plans to purchase the property located at 3411 Woodhead Drive in Northbrook, Illinois (PIN: 04-05-102-014-0000). The Applicant plans to lease the subject property to a related entity, Atlas Fibre Company, for its use as a warehouse, manufacturer and distributor of plastic and precision machining.

Pursuant to the Village of Northbrook application, the Village asked the Applicant to confirm the following:

- Does the Applicant agree to develop, operate, and maintain the Subject Property in compliance with all code and ordinances of the Village of Northbrook?
- Does the Applicant acknowledge that the Village shall not renew a Class 6b incentive after the initial 12-year Class 6b assessment time period has expired?
- Does the Applicant agree to tie the property tax relief from the Class 6b classification to a specific business(es) locating and remaining on the subject property for length of the 12-year Class 6b assessment time period?
- Does the Applicant agrees that during the life of the Class 6b schedule, the Applicant shall agree not to seek property tax protest that would result in a property value less than the fair market value set by the Cook County Assessor's Office during the first year of the Class 6b schedule.
- The Applicant must acknowledge that it must enter into an agreement with the Village setting the terms and conditions for the Village's support and consent to the Class 6b classification.

The Applicant acknowledges and agrees with all of the above.

### **Description of Employment Benefits**

Matrix Financial II or its assignee (collectively, the "Applicant) plans to purchase the property located at 3411 Woodhead Drive in Northbrook, Illinois (PIN: 04-05-102-014-0000). The Applicant plans to lease the subject property to a related entity, Atlas Fibre Company, for its use as a warehouse, manufacturer and distributor of plastic and precision machining.

Atlas Fibre Company will bring approximately 63 full-time employees to the site. Within the next five years, Atlas Fibre Company's employment count at the site will likely increase to approximately 85 full-time employees. Atlas Fibre Company provide its employees the following benefits:

- Major-medical health and life insurance policy (Atlas Fibre Company pays for 90% of employee and 50% of dependent costs).
- 401k and Profit Sharing.
- Days off on federal holidays including 2 paid days at Thanksgiving and an extra one-half paid day at Christmas.
- Standard vacation policy. If there are any unused vacation days by year-end, the employees get paid in full for those unused days.

### **Description of Planned Businesses at the Subject Property**

Matrix Financial II or its assignee (collectively, the "Applicant) plans to purchase the property located at 3411 Woodhead Drive in Northbrook, Illinois (PIN: 04-05-102-014-0000). The Applicant plans to lease the subject property to a related entity, Atlas Fibre Company, for its use as a warehouse, manufacturer and distributor of plastic and precision machining.

With its transfer to the subject property, Atlas Fibre Company will be also transferring to the subject property two related entities:

- **SGM Precision**: specializes in the machining of plastic, non-metallic, and metal components for many industries.
- **Atlas Billiard Supplies**: manufactures parts and supplies for the billiard industry.

These two entities are divisions under the Atlas Fibre Company. The information in this application (including the employment and location information referenced in this application) takes into account the above entities.



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December 30, 2015

Homayra Flores  
WINTRUST FINANCIAL CORPORATOIN AND LIBERTYVILLE BANK AND TRUST  
1101 Lakeview Parkway  
Vernon Hills, Illinois 60061

RE: Appraisal of 3411 Woodhead Drive  
3411 Woodhead Drive  
Northbrook, Cook County, Illinois 60062  
CBRE, Inc. File No. 15-164CH-3347

Dear Ms. Flores:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject is a 117,000-square foot industrial building located at 3411 Woodhead Drive in Northbrook, Cook County, Illinois. The improvements are situated on a 4.762-acre site and was originally constructed in 1972. The building is 117,000 square feet with 10.3% office space and 20' clear heights. The first floor includes approximately 12,000 square feet of raw office space, with approximately \$600,000 budgeted for renovations. The building includes a partial second-story portion that holds unfinished office space. This space has not been included within the overall building area within this analysis, per market standards.

The subject is currently under contract with an expected closing date in February/March 2016 and will be occupied by an owner/user.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

<b>MARKET VALUE CONCLUSION</b>			
<b>Appraisal Premise</b>	<b>Interest Appraised</b>	<b>Date of Value</b>	<b>Value Conclusion</b>
As Is	Fee Simple Estate	December 29, 2015	\$4,600,000

Compiled by CBRE

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It also conforms to Title XI Regulations and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) updated in 1994 and further updated by the Interagency Appraisal and Evaluation Guidelines promulgated in 2010.

According to Illinois Statute (225 ILCS 459/) Appraisal Management Company Registration Act, CBRE, Inc. must register and declare itself as an Appraisal Management Company. To remain in compliance with this Statute, the Client for this report is considered to be CBRE, Inc. According to Illinois Statute, "End-user client" means any person who utilizes or engages the services of an appraiser through an appraisal management company. In this instance, for state regulatory purposes only, Wintrust Financial Corporation and Libertyville Bank and Trust, is considered the end-user client. For all other purposes, Wintrust Financial Corporation and Libertyville Bank and Trust, is consider to be the client as defined in the Uniform Standards of Professional Appraisal Practice, as well as in federal banking regulations. For state regulatory purposes, the Intended User of the report is CBRE, Inc, with Wintrust Financial Corporation and Libertyville Bank and Trust, named as an additional intended user. For all other purposes, Wintrust Financial Corporation and Libertyville Bank and Trust, is considered to be the intended user of this report. Tom Kim and Lesley Linder, the appraisers, are salaried employees and received no separate appraisal fee for this assignment. CBRE, Inc's Illinois registration number is 558000129 and it expires on December 31, 2016.

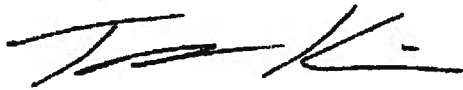
The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to non-client, non-intended users does not extend reliance to any other party and CBRE will not be responsible for unauthorized use of the report, its conclusions or contents used partially or in its entirety.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Homayra Flores  
December 30, 2015  
Page 3

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



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Vice President  
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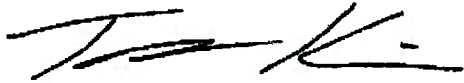
## Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Illinois.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report, Lesley Linder, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
11. As of the date of this report, Thomas Kim has completed the Standards and Ethics Education Requirements for Candidates/Practicing Affiliates of the Appraisal Institute.
12. Thomas Kim has and Lesley Linder, MAI has not made a personal inspection of the property that is the subject of this report.
13. No one provided significant real property appraisal assistance to the persons signing this report.
14. Valuation & Advisory Services operates as an independent economic entity within CBRE, Inc. Although employees of other CBRE, Inc. divisions may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.
15. Thomas Kim and Lesley Linder, MAI have not provided any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

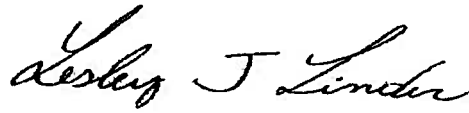


16. Thomas Kim and Les Linder, MAI, the appraisers, are salaried employees and received no separate appraisal fee for this assignment.



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Thomas Y. Kim  
State of Illinois License No. 553.002109  
Expiration Date: 9/30/2017



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Lesley J. Linder, MAI, CCIM  
State of Illinois License No. 553.001947  
Expiration Date: 9/30/2017

