

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 14, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Cook County Class 8 Incentive Renewal – 850 183rd Street

PURPOSE

Born Again Burgers, LLC, the owner of Culver’s Restaurant, is seeking Village support to renew a Class 8 property tax designation for the property at 850 183rd Street. The Village of Homewood granted support for this designation in 2006. At that time, the property had been vacant for approximately five years.

The Class 8 program encourages commercial development throughout Cook County by stimulating expansion, retaining existing businesses, and increasing employment opportunities. Under this program, the property is assessed at 10% during the first 10 years and for any subsequent 10-year renewal period.

The current Class 8 property tax incentive is near the end of its term and set to expire. If the incentive is not renewed, the property would be assessed at 15% in year 11, 20% in year 12, and 25% in subsequent years.

PROCESS

The Cook County tax system has placed a heavy tax burden on commercial properties that must compete with the lower tax rates in adjacent counties and in Indiana, where the property tax rate is as much as 45% less. Cook County has recognized the property tax issue for the Chicago Southland and created the Class 8 Cook County Tax Incentive Program. The program identifies five (5) Cook County townships that have automatic certification for the incentive; the subject property is located in Thornton Township, one of the five designated townships.

The Cook County Assessor administers the Class 8 real estate tax designation to encourage industrial and commercial development in areas experiencing economic stagnation. Under this program, qualified commercial real estate is assessed at 10 percent of the market value for the first 10 years, 15 percent in the 11th year, and 20 percent in the 12th year. The Class 8 designation may be renewed during the last year that a property is entitled to a 10 percent assessment or when the incentive is still applied at the 15 percent or 20 percent assessment level, subject to approval by the Village Board and the passing of a resolution consenting to the renewal.

VILLAGE OF HOMEWOOD



Born Again Burgers, LLC operates an approximately 4,470-square-foot, restaurant. Culver's currently employs 23 full-time staff and 28 part-time staff at this property. Retaining the Class 8 incentive is crucial for the financial health of this business and its ability to serve the community.

OUTCOME

With various American fast-food chains, a new Casino, and other attractions along the Halstead Corridor, Born Again faces increased market pressure and diverted traffic, directly affecting the income they are able to generate. Within the next five (5) years, the Culver's franchise will require an extensive remodel investment. Approval of this incentive renewal will assist Born Again in its ability to continue to cover their largest fixed expense, property tax.

With the incentive, property taxes are approximately \$35,000 annually. Born Again estimates that without an incentive, taxes would be more than \$86,000 annually. The Class 8 results in an annual savings of \$51,000.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution supporting and consenting to a Class 8 Cook County tax classification for the Culver's property located at 850 183rd Street, owned by Born Again Burgers, LLC.

ATTACHMENT(S)

- Resolution
- Request for Class 8 Renewal