

**DMN**

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March 3, 2026

BY EMAIL [amesaros@homewoodil.gov]

Rich Hofeld  
Village President  
Village of Homewood  
2020 Chestnut Road  
Homewood, Illinois 60430

Re: **Class 8 Renewal Application / Village Resolution in Support**  
Control Number: 8227  
Born Again Burgers, LLC  
850 183rd Street  
Homewood, Illinois 60430  
Parcel No.: 29-32-406-047-0000

Dear Mr. Hofeld:

As discussed with Angela Mesaros, Economic and Community Development Director, and on behalf of my client, Born Again Burgers, LLC ("Born Again"), please find enclosed the Draft Cook County Class 8 Renewal Application ("Application"). This Application is attached for the Village's consideration to renew the existing Cook County Class 8 Property Tax Incentive for the above property ("Subject Property"). In support of the Application, Born Again has attached various data and documentation to support the Class 8 Renewal- including, but not limited to, a Statement of Need (See Exhibit A) and a 2025 Real Estate Tax Analysis with and without the Class 8 Property Tax Incentive (See Exhibit B).

As you may know, Born Again has been an idol of consistency in the Village of Homewood, as they have served the community of Homewood for years. Furthermore, and for Born Again's longevity at the Subject Property, the Class 8 Renewal is critical for continued business operations and for Born Again to continue to give back to the community that has so graciously given them the ability to be a stable fixture and a household name.

Rich Hofeld  
March 3, 2026  
Page 2

Therefore, Born Again requests the Village's support in continuing the property tax incentive as set forth by the Cook County Assessor's Ordinance. This renewal is critical not only to Born Again, but also to the supporting community. The renewal incentive to Born Again will also continue economic development for the Village.

In summary, Born Again requests the Village's support through a Village Resolution the renewal of the Cook County Class 8 Property Tax Incentive for the Subject Property. Born Again is happy to answer any questions and looks forward to working with the Village on this important matter.

Please let us know when this matter will be placed on the Village's agenda for consideration and support of the Class 8 Property Tax Incentive Renewal for the Subject Property.

On behalf of Born Again, thank you for your support and consideration.

Very truly yours,



Dennis M. Nolan

DMN: dnap  
Attachments



**DRAFT**

**CLASS 6B/7/8  
RENEWAL APPLICATION**

Control Number

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$500.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

**I. Identification of Applicant**

Born Again Burgers, LLC  
Name: Justin Obrieht, Manager Telephone: ( 708 ) \_\_\_\_\_  
Address: 850 West 183rd Street \_\_\_\_\_  
City, State: Homewood, Illinois Zip Code: 60430 \_\_\_\_\_  
Email Address: \_\_\_\_\_

**Agent/Representative (if any)**

Name: Dennis M. Nolan, Esq. Telephone: ( 630 ) 213-7700 \_\_\_\_\_  
Address: 221 West Railroad Avenue \_\_\_\_\_  
City, State: Bartlett, Illinois Zip Code: 60103 \_\_\_\_\_  
Email Address: lawdnolan@sbcglobal.net \_\_\_\_\_

**II. Description of Subject Property**

Street address: 850 West 183rd Street \_\_\_\_\_  
City, State: Homewood, Illinois Zip Code: 60430 \_\_\_\_\_  
Permanent Real Estate Index Number (s): 29-32-406-047-0000 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Township: Thornton \_\_\_\_\_

**III. Identification of Persons or Entities Having an Interest**

Attach a current and 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. **See attached Exhibit C**  
Attach legal description, site dimensions and square footage, and building dimensions and square footage. **See attached Exhibit C, D (Plat of Survey), and E (Interior Site Plan)**

**IV. Property Use**

Attach a current and detailed description of the precise nature and extent of the use of the subject property, specifying in the case of multiple uses the relative percentages of each use. **See attached Exhibit C**

If there have been any changes from the original application, include current copies of materials which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

**V. Nature of Development**

Indicate the nature of the original development receiving the Class 6B/7/8 designation

New Construction

Substantial Rehabilitation

Occupation of Abandoned Property - No Special Circumstance

Occupation of Abandoned Property - With Special Circumstance

**VI. Employment**

How many permanent full-time and part-time employees do you now employ?

**On-Site:** Full-time: 23 Part-time: 28

**In Cook County:** Full-time: 23 Part-time: 28

**VII. 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) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/7/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

I, Justin Obrieht the undersigned, certify that I have read this Renewal Application and that the statements set forth in this Renewal 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

\_\_\_\_\_  
Date

Justin Obrieht  
Print Name

Manager  
Title

02/10/2020

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**Exhibit A**  
**Statement of Need**  
**Born Again Burgers, LLC**  
**850 183rd Street, Homewood, Illinois 60430**  
**Parcel Number: 29-32-406-047-0000**

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- Items Born Again has accomplished for the Village of Homewood
  - The original site was once home to a dilapidated nursery, and profoundly transformed into a vibrant, well-maintained neighborhood restaurant. The Subject Property has won a number of “Beautification Awards,” as Born Again prioritizes the curb appeal and cleanliness of the restaurant.
  - Born Again works closely with many different aspects of the community. To name a few, James Hart Elementary School, Glenwood Elementary School, Flossmoor Hills PTO, the Homewood Parent Music Association, as well as the Homewood Parent Teacher Association.
  - Born Again offers students and faculty a safe, walkable location that does not require crossing a busy roadway. Born Again goes a step further to partner with school staff on Early Release days and collaborate with teachers to reward students for achievement and positive behavior. Instilling the concept of hard work and consistency to the students of James Hart Elementary.
  - With homelessness on the rise in the suburbs of Chicago, Born Again has taken action to combat same by donating one-thousand dollars (\$1,000) per month to homeless outreach programs focused on providing individuals with resources to secure employment, pursue sobriety, and transition off the streets.
  - Born Again strives to invest in people by hiring locally and promoting from within. Notably, Mentee Owner/Operator Mallory Staley began her career with Culver’s at age sixteen (16) as her very first job, grew up locally, and now raises her family in the area she serves.
  - As part of Born Again’s initiative to encourage higher level education, Culver’s proudly offers scholarships to employees pursuing higher education and creates career pathways that allow young people in Homewood to grow into long-term leadership roles. Born Again stresses a centralized goal to continue serving as a pillar of stability, employment, and community engagement in Homewood for years to come.
  
- Born Again’s Need for the Renewal of the Class 8 Property Tax Incentive
  - Within the next five (5) years, the Subject Property will be required to sign a new Culver’s franchise agreement, which includes a significant renewal fee and a mandated re-image/remodel investment. These improvements will enhance the customer experience through an upgraded drive-thru, digital menu boards, and a refreshed, modernized appearance that will further elevate the corridor and surrounding neighborhood.
  - With various American fast-food chains, a new Casino, and other attractions along the Halstead Corridor, Born Again is faced with increased market pressure and diverted traffic, directly affecting the income they are able to generate. Income that is necessary to cover their largest fixed expense, property tax.

## **Exhibit B**

### **2025 Real Estate Tax Analysis**

**Born Again Burgers, LLC**

**850 183rd Street, Homewood, Illinois 60430**

**Parcel Number: 29-32-406-047-0000**

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**A. 2025 Real Estate Tax Liability With the Class 8/Cook County Tax Incentive:  
\$34,492.75\***

2025 Proposed Market Value: \$749,110

2025 Assessment Level at 10%

2024 Tax Rate: 15.168825%

2024 SEF: 3.0355

**B. 2025 Real Estate Tax Liability Without the Class 8/Cook County Tax Incentive:  
\$86,231.87\***

2025 Proposed Market Value: \$749,110

2025 Assessment Level at 25%

2024 Tax Rate: 15.168825%

2024 SEF: 3.0355

\* Based on the Cook County Assessor's 2025 proposed market value

Exhibit C

III. Identification of Persons or Entities Having an Interest

**Justin Obrieht-** Maintains 60% ownership

**Address:** 1023 Via Baron, Thousand Oaks, California 91320

**Mallory Staley-** Maintains 25% ownership

**Address:** 9415 Calidonia Drive, Tinley Park, Illinois 60487

**Jack Rush-** Maintains 15% ownership

**Address:** 32523 South Elevator Road, Manteno, Illinois 60950

Legal Description:

LOT 1 IN HAROLD'S RESUBDIVISION OF LOT A AND THAT PART OF LOT B LYING WEST OF THE EAST 200.00 FEET IN NELSON'S GARDEN RESUBDIVISION OF LOT 1 IN NELSON'S GARDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 32 AND PART OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS

Building Square Footage: 4,470

Land Square Footage: 96,576

IV. Property Use

The Subject Property is a one-story restaurant housing a Culver's fast-casual operation. Guests are able to dine-in the establishment or utilize the convenient services provided by the drive-thru. The Subject Property prepares freshly made hamburgers, chicken tenders/sandwiches, french fries, cheese curds, premium custard, etc. off of the menu to the guests who choose to dine with this establishment.



By	
Date	

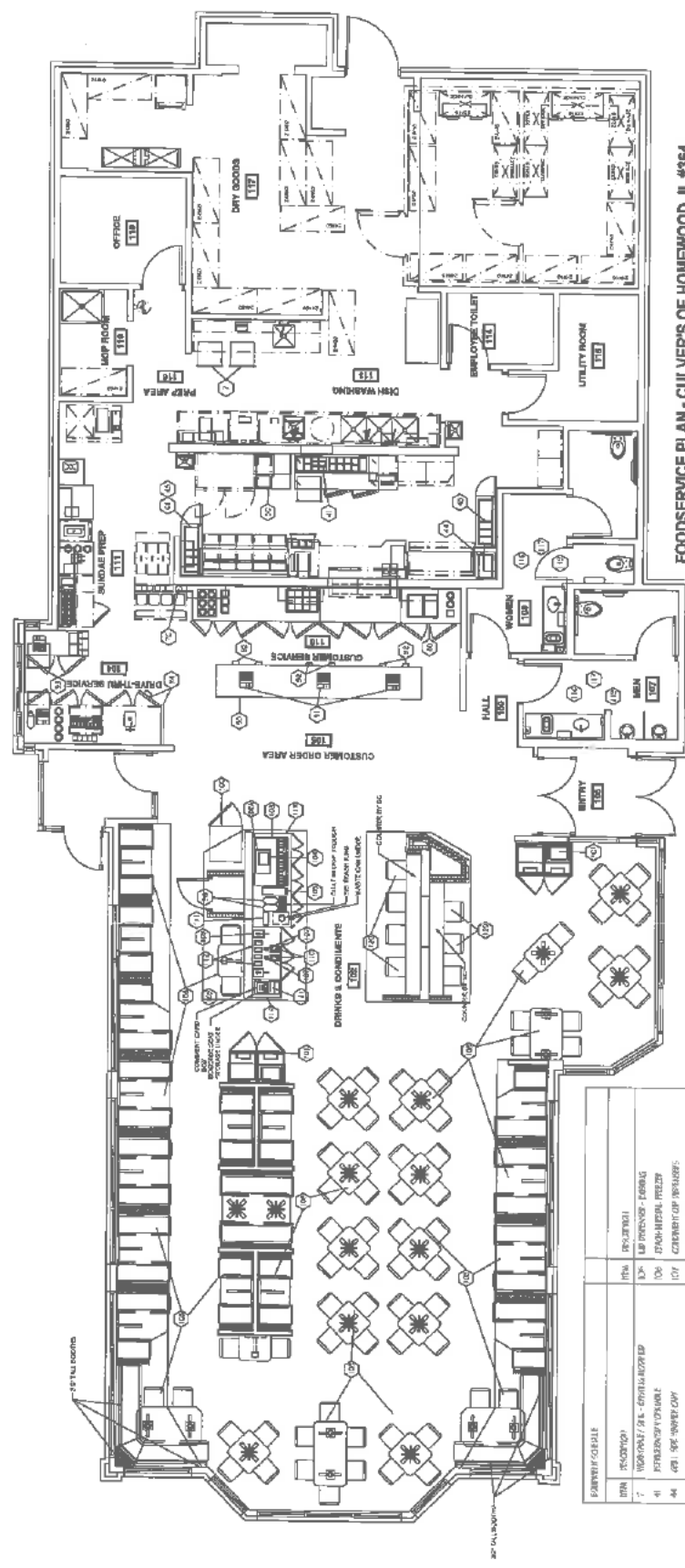
**CULVER'S OF HOMEWOOD, IL #364**  
**REIMAGE 2021**  
**CULVER FRANCHISING SYSTEM, LLC**

**Foodservice PLAN**  
 Homewood, IL #364  
 11/1/2021

Sheet  
**FS-1**

NOTES: These plans are for the exclusive use of Culver's Franchising System, LLC and a licensed business owner only. No part of these plans or the design they represent may be duplicated or reproduced without permission of Culver's Franchising System, LLC.

# Exhibit E



**FOODSERVICE PLAN - CULVER'S OF HOMEWOOD, IL #364**  
 SCALE: 1/4" = 1'-0"

ITEM	DESCRIPTION	AREA	DESCRIPTION
1	RESTROOM	104	RESTROOM - MEN
2	RESTROOM	105	RESTROOM - WOMEN
3	RESTROOM	106	RESTROOM - CHILDREN
4	RESTROOM	107	RESTROOM - SERVICE
5	RESTROOM	108	RESTROOM - SERVICE
6	RESTROOM	109	RESTROOM - SERVICE
7	RESTROOM	110	RESTROOM - SERVICE
8	RESTROOM	111	RESTROOM - SERVICE
9	RESTROOM	112	RESTROOM - SERVICE
10	RESTROOM	113	RESTROOM - SERVICE
11	RESTROOM	114	RESTROOM - SERVICE
12	RESTROOM	115	RESTROOM - SERVICE
13	RESTROOM	116	RESTROOM - SERVICE
14	RESTROOM	117	RESTROOM - SERVICE
15	RESTROOM	118	RESTROOM - SERVICE
16	RESTROOM	119	RESTROOM - SERVICE
17	RESTROOM	120	RESTROOM - SERVICE
18	RESTROOM	121	RESTROOM - SERVICE
19	RESTROOM	122	RESTROOM - SERVICE
20	RESTROOM	123	RESTROOM - SERVICE
21	RESTROOM	124	RESTROOM - SERVICE
22	RESTROOM	125	RESTROOM - SERVICE
23	RESTROOM	126	RESTROOM - SERVICE
24	RESTROOM	127	RESTROOM - SERVICE
25	RESTROOM	128	RESTROOM - SERVICE
26	RESTROOM	129	RESTROOM - SERVICE
27	RESTROOM	130	RESTROOM - SERVICE
28	RESTROOM	131	RESTROOM - SERVICE
29	RESTROOM	132	RESTROOM - SERVICE
30	RESTROOM	133	RESTROOM - SERVICE
31	RESTROOM	134	RESTROOM - SERVICE
32	RESTROOM	135	RESTROOM - SERVICE
33	RESTROOM	136	RESTROOM - SERVICE
34	RESTROOM	137	RESTROOM - SERVICE
35	RESTROOM	138	RESTROOM - SERVICE
36	RESTROOM	139	RESTROOM - SERVICE
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