



I. AGENDA MEETING AT 9:15 A.M.

CALL TO ORDER

The agenda meeting of the Board of Trustees of the Village of Rosemont was called to order by Mayor Stephens at 9:07A.M.

MAYOR’S REVIEW OF REGULAR BOARD MEETING AGENDA ITEMS

Mayor Stephens briefly described each item listed on the Regular Board Meeting Agenda.

DISCUSSION

None

ADJOURNMENT

The agenda meeting was adjourned at 9:19 A.M.

II. REGULAR BOARD MEETING AT 9:30 A.M.

CALL TO ORDER

The Regular Meeting of the Board of Trustees of the Village of Rosemont was called to order by Mayor Stephens at 9:25 A.M.

ROLL CALL

Name	Title	Status
Steve Price	Village Trustee	Present
Jack Dorgan	Village Trustee	Present
Karen Fazio	Village Trustee	Present
Harry Pappas	Village Trustee	Present
Ralph DiMatteo	Village Trustee	Present

Others in attendance: Mayor Bradley Stephens, Village Attorney John Donahue, Village Clerk Kathryn Lawler

APPROVAL OF MINUTES

A motion was made by Trustee Dorgan, seconded by Trustee Pappas, to **approve the Agenda Meeting Minutes and the Board Meeting Minutes of September 8, 2025.**

A vote on the motion was unanimous:

AYES:	5-	Price, Dorgan, Fazio, Pappas, DiMatteo
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		MOTION CARRIED

CLERK’S CORRESPONDENCE - none

PUBLIC HEARING

A public hearing on the vacation of a portion of the Berwyn Avenue Right-of-Way.



FINANCE COMMITTEE

1. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to **approve and ratify the following paid bills:**

GENERAL FUND	\$	3,850,991.55
PUBLIC SAFETY OFFICER PENSION FUND		-
MOTOR FUEL TAX FUND		431,222.70
SPECIAL SERVICE AREA 2		-
CONVENTION CENTER		2,661,705.32
ROSEMONT VISITOR AND TOURISM BUREAU		220,877.03
TIF 4		189,958.45
TIF 6		42,667.70
TIF 7		2,147,793.38
TIF 8		983,270.94
ALLSTATE ARENA		2,100,988.69
WATER FUND		375,889.59
ROSEMONT HEALTH AND FITNESS		59,772.09
COMMERCIAL PROPERTIES		95,709.38
ENTERTAINMENT DISTRICT		243,896.24
ROSEMONT THEATRE		270,829.83
IMPACT FIELD		63,759.19
DEBT SERVICE		-
TOTAL	\$	13,739,332.08

A vote on the motion was unanimous:

AYES:	5-	Price, Dorgan, Fazio, Pappas, DiMatteo
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		MOTION CARRIED

2. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to **approve Ordinance No. 2025-10-13, an Ordinance establishing the 2025 tax levy for Village of Rosemont Special Service Area Number Two.**

A vote on the motion was unanimous:

AYES:	5-	Price, Dorgan, Fazio, Pappas, DiMatteo
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		MOTION CARRIED

3. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to **approve Ordinance 2025-10-13A, an Ordinance authorizing the Village of Rosemont**



to renew a \$3,000,000.00 line of credit at the Parkway Bank & Trust Company (Loan Number 36953) on which the interest is intended to be tax-exempt.

A vote on the motion was unanimous:

AYES:	5-	Price, Dorgan, Fazio, Pappas, DiMatteo
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		MOTION CARRIED

4. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to **approve a Guaranteed Maximum Price Construction Contract with 41 North Contractors for the foundation work the Village is required to complete for the restaurant project south of the EXP Building.**

A vote on the motion was unanimous:

AYES:	5-	Price, Dorgan, Fazio, Pappas, DiMatteo
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		MOTION CARRIED

5. A motion was made by Trustee Dorgan, seconded by Trustee Price, to **approve a contract with 41 North Contractors for work to be reimbursed by the developer, 9902 Berwyn Ave., LLC, for work related to the development of a Yard House restaurant.**

A vote on the motion was unanimous:

AYES:	5-	Price, Dorgan, Fazio, Pappas, DiMatteo
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		MOTION CARRIED

6. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to **approve and ratify a proposal from Rush Truck Center for the purchase of a 2026 International Series HV607 Tractor in the amount of \$118,938.12.**

A vote on the motion was unanimous:

AYES:	5-	Price, Dorgan, Fazio, Pappas, DiMatteo
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		MOTION CARRIED

7. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to **approve a Second Amendment to the Advertising Agreement between the Village of Rosemont and the Molson Coors Beverage Company.**

A vote on the motion was unanimous:

AYES:	5-	Price, Dorgan, Fazio, Pappas, DiMatteo
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		MOTION CARRIED

PUBLIC SAFETY COMMITTEE - none



STREET COMMITTEE – none

MUNICIPAL DEVELOPMENT COMMITTEE

1. A motion was made by Trustee Fazio, seconded by Trustee DiMatteo, to **approve Ordinance 2025-10-13B, an Ordinance authorizing the acquisition of property, by condemnation or otherwise, for a portion of the TIF No. 7 Redevelopment Plan and Project Area [10600 Higgins Road].**

A vote on the motion was unanimous:

AYES:	5-	Price, Dorgan, Fazio, Pappas, DiMatteo
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		MOTION CARRIED

2. A motion was made by Trustee Fazio, seconded by Trustee DiMatteo, to **approve Ordinance 2025-10-13C, an Ordinance authorizing the execution of a Restated Purchase and Sale Agreement for a portion of the TIF No. 8 Redevelopment Plan and Project Area.**

A vote on the motion was unanimous:

AYES:	5-	Price, Dorgan, Fazio, Pappas, DiMatteo
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		MOTION CARRIED

HEALTH AND LICENSE COMMITTEE – none

BUILDING AND ZONING COMMITTEE

1. A motion was made by Trustee DiMatteo, seconded by Trustee Fazio, to **approve Ordinance 2025-10-13D, an Ordinance vacating a portion of Berwyn Avenue and approving the Final Plat of Pearl Street Station 3rd Resubdivision (Yard house Development).**

A vote on the motion was unanimous:

AYES:	5-	Price, Dorgan, Fazio, Pappas, DiMatteo
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		MOTION CARRIED

2. A motion was made by Trustee DiMatteo, seconded by Trustee Pappas, to **approve the Rosemont Elementary School Plat of Subdivision.**

A vote on the motion was unanimous:

AYES:	5-	Price, Dorgan, Fazio, Pappas, DiMatteo
NAYS:	0-	none
ABSENT:	0-	none
RESULT:		MOTION CARRIED

APPOINTMENTS – none



VILLAGE OF ROSEMONT

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REGULAR VILLAGE BOARD MEETING MINUTES

OCTOBER 13, 2025

NEW BUSINESS

Mayor Stephens stated applications and resumes for the vacant Village Trustee position should be addressed to the Mayor's Office and will be accepted through October 31st at 4:00 PM. Mayor Stephens briefly outlined the requirements for the position and stated a memo with further detail will be distributed.

PUBLIC COMMENT – none

EXECUTIVE SESSION – none

- Personnel – Section 2(c)(1)
- Appointment/Removal of Officers – Section 2(c)(3)
- Purchase or Lease of Real Property – Section 2(c)(5)
- Sale or Lease of Property – Section 2(c) (6)
- Litigation – Section 2 (c)(11)
- Approval of Closed Meeting Minutes – Section 2(c)(21)

ADJOURNMENT

There being no further business to come before the board, the meeting was adjourned at 9:37 A.M.



MAYOR

ATTEST:



VILLAGE CLERK