VILLAGE OF ROSEMONT

VILLAGE HALL – VILLAGE BOARD ROOM
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REGULAR VILLAGE BOARD MEETING MINUTES **SEPTEMBER 14, 2026**

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 9:19 A.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 9:41 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 9:46 A.M.

ROLL CALL

Name	Title	Status
Steve Price	Village Trustee	Absent
Samantha Wong-Balogh	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 Fazio, to **approve the Agenda Meeting Minutes and the Board Meeting Minutes of August 10, 2026**.

A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

CLERK'S CORRESPONDENCE – None

FINANCE COMMITTEE

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

GENERAL FUND	$	3,582,687.77
PUBLIC SAFETY OFFICER PENSION FUND		835.00
MOTOR FUEL TAX FUND		-
SPECIAL SERVICE AREA 2		10,180.00
CONVENTION CENTER		2,680,129.49
ROSEMONT VISITOR AND TOURISM BUREAU		287,470.50
TIF 4		419,801.52
TIF 6		334,633.00
TIF 7		59,952.07
TIF 8		575,646.24
ALLSTATE ARENA		1,770,472.13
WATER FUND		454,318.20
ROSEMONT HEALTH AND FITNESS		129,448.91
COMMERCIAL PROPERTIES		130,812.08
ENTERTAINMENT DISTRICT		187,205.58
ROSEMONT THEATRE		209,994.62
IMPACT FIELD		81,328.08
DEBT SERVICE		-
TOTAL	$	**10,914,915.19**

A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

2. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve **Ordinance 2026-9-14, an ordinance authorizing the sale or disposal of surplus property [1994 International 8100 Truck].**

A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

3. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve **Ordinance 2026-9-14A, an ordinance establishing the 2026 tax levy for Village of Rosemont Special Service Area Number Two.**

   A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

4. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve **Ordinance 2026-9-14B, an ordinance amending Sections 1 and 3 of Village of Rosemont Ordinance No. 95-2-1 titled, "An Ordinance providing grants to the owners of owner-occupied residential property located within the Village of Rosemont."**

   A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

5. A motion was made by Trustee Dorgan, seconded by Trustee Fazio, to approve **an annual renewal with Allied Benefit Systems, LLC effective October 1, 2026.**

   A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

6. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve **a purchase and sale agreement with Quality Mat Company for approximately 127,441 sq. ft. of I-Trac modular flooring** in the amount of $700,925.50.

   A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

7. A motion was made by Trustee Dorgan, seconded by Trustee Fazio, to **approve a contract with Nicholas Construction for tenant buildout and landlord work for Chubby Cattle and Chicago Wolves located at 5490 Park Place** in an amount not to exceed $5,995,206.00.

   A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

8. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve **a proposal from Olympic Sign Company for multi-tenant exterior building signage located at 5490 Park Place** in an amount not to exceed $455,000.00.

   A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

9. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve **a Construction Management Contract with D-R Rosemont LLC for the buildout of the WESCOM dispatch center located at 9501 Technology Boulevard** at a guaranteed maximum price of $1,581,898.82.

   A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

10. A motion was made by Trustee Dorgan, seconded by Trustee Fazio, to approve **a contract with Evans Consoles Incorporated for Dispatch Center Furniture** in the amount of $947,079.82.

    A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

11. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve **a proposal from H&H Electric Company for the purchase of 6 decorative light poles** in the amount of $134,617.66.

    A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

12. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve **and ratify a proposal from Peak Construction Corporation for landlord work at 9500 Higgins Road** in an amount not to exceed $2,306,500.00.

    A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

13. A motion was made by Trustee Dorgan, seconded by Trustee Fazio, to approve **a proposal from Olympic Sign Company for a multi-tenant pylon sign located at 9500 Higgins Road** in an amount not to exceed $148,908.00.

A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

14. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve **a proposal from Stryker Sales LLC for the purchase of 10 Lifepak 35 Heart Monitors/Defibrillators** in the amount of $658,046.60.

A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

15. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve **a proposal from Delta Heating & Air Conditioning for the purchase of 22 boilers for Village-owned senior and employee housing buildings on Kirschoff and Devon** in the amount of $204,500.00.

A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

16. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve and **ratify a proposal from Javco Trailer Sales, Inc. for the purchase of 11 used Stoughton 48' trailers for Rosemont Exposition Services** in the amount of $63,250.00.

A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

17. A motion was made by Trustee Dorgan, seconded by Trustee DiMatteo, to approve **a proposal from Rush Truck Center for the purchase of a 2028 HV607 SBA tractor for Rosemont Exposition Services** in the amount of $127,929.00.

A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

18. A motion was made by Trustee Dorgan, seconded by Trustee Fazio, to approve **a proposal from National Lift Truck for the purchase of a Skyjack SJ3219E for the Rosemont Health & Fitness Center i**n the amount of $15,250.00.

A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

PUBLIC SAFETY COMMITTEE

1. A motion was made by Trustee DiMatteo, seconded by Trustee Fazio, to approve **Ordinance 2026-9-14C, an ordinance amending Title 8, "Motor Vehicles and Traffic," Chapter 8, "Motorized Skateboards and Scooters," of the Rosemont Village Code to provide micromobility regulations consistent with Public Act 104-0854**.

A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

2. A motion was made by Trustee DiMatteo, seconded by Trustee Fazio, to approve **Ordinance 2026-9-14D, an ordinance amending Sections 6-10-1 and 6-10-2 of the Rosemont Village Code to authorize the seizure and impoundment of motor- driven cycles and electric mobility devices.**

A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

3. A motion was made by Trustee DiMatteo, seconded by Trustee Pappas, to approve **Ordinance 2026-9-14E, an ordinance amending Sections 6-1-1, 6-1-5, and 6-1-8 of the Rosemont Village Code to make technical changes for the Department of Public Safety.**

A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

4. A motion was made by Trustee DiMatteo, seconded by Trustee Fazio, to approve **Resolution R2026-9-14, a resolution authorizing an intergovernmental cooperation agreement for medical service reimbursement from the Chicago Transit Authority.**

A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

STREET COMMITTEE – none

MUNICIPAL DEVELOPMENT COMMITTEE

1. A motion was made by Trustee Fazio, seconded by Trustee DiMatteo, to approve **Ordinance 2026-9-14F, an ordinance authorizing the execution of a lease agreement with WESCOM** for a portion of the Village-owned office building at 9501 Technology Boulevard.

   A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

2. A motion was made by Trustee Fazio, seconded by Trustee DiMatteo, to approve **Ordinance 2026-9-14G, an ordinance authorizing a Loan Agreement with WESCOM for the buildout of its leased space** located at 9501 Technology Boulevard.

   A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

3. A motion was made by Trustee Fazio, seconded by Trustee DiMatteo, to approve **Ordinance 2026-9-14H, an ordinance authorizing a Renovation Assistance Agreement with CDJL Rosemont, LLC** for renovation and remodeling located at 5509 Park Place in TIF No. 4.

   A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

4. A motion was made by Trustee Fazio, seconded by Trustee DiMatteo, to approve **Ordinance 2026-9-14J, an ordinance authorizing a Second Amendment to License Agreement,** providing for updated insurance requirements for the Licensee's operations at and management of the Rosemont Ice Arena located at 7115 Barry Street in TIF No. 7.

   A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

HEALTH AND LICENSE COMMITTEE – none

BUILDING AND ZONING COMMITTEE

1. A motion was made by Trustee Wong-Balogh, seconded by Trustee DiMatteo, to approve **Ordinance 2026-9-14K, an ordinance repealing the Special Use previously granted for the Sugar Factory Rosemont restaurant**.

   A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

2. A motion was made by Trustee Wong-Balogh, seconded by Trustee DiMatteo, to approve **Ordinance 2026-9-14L, an ordinance amending the text of Section 12-3B-4 of the Village Code to authorize an adult use cannabis dispensary licensee to also sell cannabis products to registered medical users pursuant to compliance with State laws and regulations.**

   A vote on the motion was unanimous:

AYES:	5-	**Wong-Balogh, Dorgan, Fazio, Pappas, DiMatteo**
NAYS:	0-	none
ABSENT:	1-	**Price**
RESULT:		**MOTION CARRIED**

APPOINTMENTS – none

NEW BUSINESS – none

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 10:09 AM.

_____
MAYOR

ATTEST:

_____
VILLAGE CLERK