

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF THE
VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON OCTOBER 6, 2025

VILLAGE HALL

October 6, 2025

7:00 PM

Mayor Nelson called the meeting to order at 7:02 p.m.

Village Clerk Porter took roll. There was a quorum.

PRESENT: Mayor Nelson and Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers

ABSENT: None

ALSO PRESENT:

Bridget Wachtel, Village Manager	Carl Estelle, Chief of Police
Jonathan Bogue, Asst Village Manager	John Brunke, Director of Public Works
Karl Ottosen, Village Attorney	29 Community Members, Media and Others
Scott Bugner, Director of Building & Zoning	
Bob Kopec, Fire Chief	

RECOGNITIONS AND APPOINTMENTS: None

GENERAL STATEMENT/RULES OF ORDER (Announced by Mayor Nelson):

The meeting was streamed via Zoom. Mayor Nelson reviewed the public comment policy, which is available on the Village website. Mayor Nelson also advised that Action Item #8 on the Board Agenda (A consideration of a Class B liquor license for Tornado BP Gas Station (3950 Vollmer Road)) was for an off-premise liquor consumption only, and not for on-premise consumption, as had been publicized by a community member.

PUBLIC PRESENT WISHING TO ADDRESS THE BOARD:

(Note: That in reporting these comments, the Village has not researched the accuracy of any comments.)

1. **Sheree Redd Jones (Flossmoor resident):** Gave commentary in support of surveillance cameras at the Heather Hill detention basin.
2. **Leonard Harris (Flossmoor resident):** Spoke in opposition to the Village granting future liquor licenses in Flossmoor, specifically the liquor license that has been requested by Tornado BP Gas Station (hereafter "Tornado BP")(see Action Item #8 on the agenda). Mr. Harris believes the authorizations that are being considered by the Board under the liquor license requested by Tornado BP are unclear. Mayor Nelson advised that the liquor license requested by Tornado is for the retail sale, in original packaging, for off-site consumption.
3. **Troy Holmes (Flossmoor resident):** Noted that he enjoys the convenience of being able to purchase liquor close to his home. He states that there has been recent criminal activity at Tornado BP and asks that the Board take this into consideration when reviewing Tornado BP's request for a liquor license.

There were no further public comments.

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CONSENT AGENDA

Mayor Nelson called for a Motion to approve the **Consent Agenda Items 1-7**. Trustee Daggett so moved, Trustee Lofton seconded. Mayor Nelson asked if there were any items on the consent agenda that were requested to be removed from the consent agenda for discussion, and there were none.

A vote on the Motion was presented and passed unanimously by a roll call vote.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers
ABSENT: None
ABSTAIN: None
NAYS: None

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS ACTION ITEMS:

Mayor Nelson stated there were none.

Mayor Nelson recognized the following Flossmoor Commissions: (a) **Flossmoor's Green Commission** for Recyclepalooza, the native plant sale and tree give away at Oaktoberfest, trees planted at Homewood Flossmoor High School, the repair café event that was held at Village Hall, the vegetable garden harvest at Homewood Flossmoor High School, and the upcoming parkway tree planting event; (b) **Flossmoor's Public Art Commission** for the recent silent art auction fundraiser at Oaktoberfest, its display of World Peace Day Pennants at the Sculpture Park, and the apparel sale fundraiser to support the Public Art Commission; and (c) **Flossmoor's Community Relations Commission** for its Love Flossmoor Week that celebrated acts of kindness and the yard sign fundraiser that is being held to support Flossmoor's Public Art Commission.

ACTION ITEMS

Agenda Item #8: Consideration of a Class B Liquor License for Tornado BP Gas Station.

Mayor Nelson called for a Motion to approve this action item. Trustee Daggett so moved, and Trustee Mitros seconded.

This action item was presented by Village Manager Wachtel, who provided information about Tornado BP's request for a Class B retail liquor license that is for the sale of alcohol and liquor in original packages for off-premises consumption. Village Manager Wachtel reported that Tornado BP's owners were cooperative and agreeable to making changes to their plan, and that the liquor license they have requested is similar to the liquor license that is held by Meijer's gas station. Village Manager Wachtel further reported that the police department expressed concerns regarding Tornado BP's liquor license request, and that these concerns were in part based on Tornado BP's proximity to the expressway and its 24-hour business operations. Village Manager Wachtel advised about possible ways to amend the liquor license to address these concerns.

Mr. Hassan Hussein, owner/manager of Tornado BP, was present to answer questions. Mayor Nelson and the Board discussed with Mr. Hussein the appearance of the outside of the gas station, safety concerns that have been raised

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by residents, his design plan for selling alcohol/liquor, employee training, his experience selling alcohol/liquor, security measures that he will take to deter criminal activity, his business hours for selling alcohol/liquor, and his customer needs.

A vote on the Motion was presented and failed after a roll call vote.

AYES: None
ABSENT: None
ABSTAIN: None
NAYS: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers

Mayor Nelson asked if there was a Motion for drafting a BW License or a new Class BW-1 License for Tornado BP that has restrictions on sale hours and restricted access during non-sale hours. Trustee Mitros made a motion for Tornado BP to have a Class BW-1 License with the following restrictions: (a) no alcohol/liquor sales after 10 p.m.; and (b) alcohol/liquor kept only in locked display cases during non-sale hours. Trustee Dorsey seconded this motion. The Board engaged in discussion about the different types of liquor licenses, the hours Tornado BP should have for selling alcohol/liquor, and the need to have an amended license prepared for review and consideration before making a final decision. The Village Attorney and Mayor Nelson confirmed that the Motion to be voted on is for drafting an amended BW-1 license for review and voting on by the Board.

A vote on the Motion was presented and passed by a roll call vote.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers
ABSENT: None
ABSTAIN: None
NAYS: None

DISCUSSION ITEMS: None

OTHER BUSINESS

Mayor Nelson asked if there was other business before leaving to go into Executive Session and the Board responded as follows:

Trustee Mustafa: Made inquiries about: (a) Discussions with the school board regarding surveillance cameras at the Heather Hill detention basin; (b) The work to remedy the sink hole at Flossmoor Public Library; and (c) Group training for the Board on Robert’s Rules of Procedure. Mayor Nelson and Village Manager Wachtel advised about different educational resources that are available to all board members.

Trustee Rodgers: Echoed Trustee Mustafa’s sentiments about needing more training on how to be a board member, along with training on procedural rules used during Board meetings.

Trustee Daggett: Praised the following: (a) Flossmoor’s Regional Championship Girls Softball Team at Parker Junior High; and (b) Public Works for their hard work during the downtown renovation project.

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Trustee Dorsey: Joined Trustee Daggett's praise of Public Works for their beautification of the downtown area.

Trustee Lofton: Recognized the new businesses in Flossmoor that include Beyond Borders Café and Flossmoor Social and how both are welcome additions to our community.

Trustee Mitros: Is pleased with the downtown renovation project, is looking forward to seeing the final steps take place and is confident that the new downtown area will look great.

Clerk Porter: Recognized Stephanie Wright and each of the Village departments and staff that made Oaktoberfest a success.

Village Attorney Ottosen: No Comments

Village Manager Wachtel: Praised the hard work from the Village departments, residents, and community partners who made Oaktoberfest a wonderful event.

Mayor Nelson: Recognized and expressed thanks to everyone who made Oaktoberfest a success, including Flossmoor Service League for the bags tournament that was held as fundraiser; announced the upcoming tour of the Frank Lloyd Wright home in Flossmoor as a fundraiser for the Foundation for the Preservation of Flossmoor History; asked that all use caution while the downtown renovation project is being completed and trees are being planted; and also announced that native plants will be planted during the Spring months in the planters that have been installed downtown as part of the renovation project.

Agenda Item #9: A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition, and Litigation.

Mayor Nelson called for a Motion to go into executive session to discuss the employment of a community service officer. Trustee Mustafa so moved, and Trustee Daggett seconded.

A vote on the Motion was presented and passed by a roll call vote.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers
ABSENT: None
ABSTAIN: None
NAYS: None

The Board returned from Executive Session and Mayor Nelson called the meeting to order at approximately 8:43 p.m.

PRESENT: Mayor Nelson and Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers

ABSENT: None

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ALSO PRESENT:

Bridget Wachtel, Village Manager

Jonathan Bogue, Asst Village Manager

Karl Ottosen, Village Attorney

Carl Estelle, Chief of Police

ADJOURNMENT OF MEETING

Mayor Nelson called for a motion to adjourn the meeting. Trustee Mustafa so moved, seconded by Trustee Daggett. All were in favor, none opposed.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers

ABSENT: None

ABSTAIN: None

NAYS: None

The Regular Meeting was adjourned at approximately 8:45 p.m.

Respectfully Submitted,

Cecil E. Porter

Village Clerk