

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON FEBRUARY 2, 2026

VILLAGE HALL

February 2, 2026

7:00 PM

Mayor Nelson called the meeting to order at 7:00 p.m. and gave an introduction about the Village of Flossmoor's proud tradition of celebrating Black History Month. For Black History Month, the Village is flying Pan-African flags, recognizing Black educators in the community, and will be having a proclamation read at the next Board meeting. Mayor Nelson encouraged everyone to go to the Village's website to nominate friends and neighbors who are educators to be recognized for Black History Month.

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:

Ann Novoa, Finance Director	Carl Estelle, Chief of Police
Scott Bugner, Director of Bldg & Zoning	Douglas Merkle, Deputy Chief of Police
John Brunke, Public Works Director	Bob Kopec, Fire Chief
Bridget Wachtel, Village Manager	Nicole Castagna, Asst to Vlg Mgr/Comm Mgr
Jonathan Bogue, Asst Village Manager	Joe Miller, Village Attorney

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.

RECOGNITIONS AND APPOINTMENTS: None

PUBLIC PRESENT WISHING TO ADDRESS THE BOARD: None

Mayor Nelson requested Ann Novoa, Finance Director, to provide an update about Cook County's recent property tax disbursements. Ann Nova reported the following: (a) Cook County, as of the date of this meeting, had issued two disbursements; (b) The Village has received a total of \$2.1 million for its corporate taxing district, which is about 62% of what is anticipated from the second installment property tax bills; (c) Cook County still owes the Village approximately \$1.3 million for its corporate taxing district, and this amount does not include what is owed for fire pension, police pension, road and bridge, or the TIF districts. Cook County owes the Village about 50% of the amounts due for each district; and (d) The Village is reducing spending until further notice because Cook County is behind in issuing property tax disbursements.

Mayor Nelson recognized a representative from Cook County Commissioner McCaskill's office who was present at the Board meeting and also recognized Cook County Commissioner Donna

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Miller for her assistance in attempting to resolve these issues. Mayor Nelson advised that she will appear at the next Cook County Board Meeting to discuss the issues that are coming up because of Cook County's failure to make timely property tax disbursements. Mayor Nelson asked the Board for comments regarding Finance Director Ann Novoa's updated financial report, and there were none.

CONSENT AGENDA:

Mayor Nelson called for a Motion to approve **Consent Agenda Items #1-4**. Trustee Lofton so moved, Trustee Mustafa seconded. Mayor Nelson asked if there were any items on the Consent Agenda that were requested to be removed 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:

Mayor Nelson reported that Flossmoor's Community Relations Commission is hosting a Lunar New Year Celebration on Saturday, February 14, 2026, from 10 a.m. to 12 p.m. at Flossmoor Public Library and all are welcome to attend.

ACTION ITEMS:

Agenda Item #5: Consideration of an Ordinance Approving an Amendment to a Final Plan for a Planned Unit Development, a Special Use and a Plat of Re-subdivision -3900 Vollmer Road (Chipotle and 7 Brew)

Mayor Nelson called for a Motion to approve Agenda Item #5. Trustee Daggett so moved, Trustee Mustafa seconded.

Scott Bugner, Director of Building and Zoning, along with Dan Abdo of Joseph Development, LLC, presented this action item. Scott Bugner reported that the Plan Commission had a public hearing and recommended approval for the construction of the proposed Chipotle restaurant (www.chipotle.com) and 7 Brew (<https://7brew.com>).

Dan Abdo, Joseph Development, LLC, provided information about the project plans for Chipotle, and he was joined by Christopher George, Who Brew, LLC, a 7 Brew franchisee. Mayor Nelson

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advised that Mr. Abdo was behind other Flossmoor businesses, including Starbucks, AT&T, and Jersey Mike's that are each located in front of Meijer. Mr. Abdo discussed Joseph Development's business, his family's connections to Flossmoor, and plans for the Chipotle restaurant. He introduced Christopher George from Who Brew, LLC, who gave a presentation about 7 Brew and its proposed business in Flossmoor.

Mayor Nelson asked the Board if there were comments and questions for Mr. Abdo and/or Mr. George regarding Chipotle and 7 Brew. The Board inquired about the menus, drive-through operations, safety, and the differences between 7 Brew and Starbucks, along with customer demographics. The Board expressed tremendous support and appreciation to Mr. Abdo and Mr. George for bringing these new businesses to the community.

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

Agenda Item #6: Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois Approving a Memorandum of Understanding (SDA)

Mayor Nelson called for a Motion to approve Agenda Item #6. Trustee Daggett so moved, Trustee Lofton seconded. This action item was presented by Brian Mott, an economic development strategist with Southland Development Authority (www.southlanddevelopment.org) and Edward Peck of Edward Peck Design (www.epeckdesign.com). Mayor Nelson also recognized David Agosto, a Flossmoor resident, for his work to bring this partnership to Flossmoor. Village Manager Wachtel advised that the property for this action item was east of Meijer, and extended west to Dunkin Donuts, and was owned by the Village. Mr. Mott and Mr. Peck provided background information about the Southland Development Authority, their real estate development projects, their in-house equity fund, and their concept design for a pedestrian-friendly retail and restaurant development in Flossmoor that will focus on regional and local businesses. Mr. Peck also advised the Board that he is an Olympia Fields resident, with children at HF schools, so he has a vested interest in the success of this project.

Mayor Nelson asked the Board if they had questions for Mr. Mott and Mr. Peck. The Board responded with questions about the types of businesses that would go into this project, and also confirmed that the property size was sufficient for their plans. Mr. Peck advised that they intend to have a mix of high-end retail establishments with cafes and restaurants, and that their focus will be on regional Chicago businesses. The Board had high praise for Mr. Mott and Mr. Peck and were pleased to have them bring to the community this urban streetscape concept. The Board looks

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forward to seeing the results of their work, which will hopefully include letters of interest and development proposals.

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

Mayor Nelson, following this vote, expressed thanks to Village staff and Board members who have worked to bring several Village-owned properties (four at present) to development.

Agenda Item #7: Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois Approving the Purchase of Boilers for Village Hall

Mayor Nelson called for a Motion to approve Agenda Item #7. Trustee Daggett so moved, Trustee Mustafa seconded. John Brunke presented this action item. Mr. Brunke advised that two boilers in the mechanical room, which were responsible for heating and cooling, had failed. The boilers were installed in 2011, reached the end of their useful life, and needed to be replaced as soon as possible.

Mayor Nelson asked the Board if there were any questions for Mr. Brunke about the proposed boiler replacement. The Board responded with questions about the need to replace the boilers, the time required to complete the project, funding, the risk assessment, the life span for new boilers, and the installation process. Village Manager Wachtel provided information about the funding and why this project had to be completed now. The Board agreed to approve this action item.

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

DISCUSSION ITEMS: None

OTHER BUSINESS:

Mayor Nelson called for other business and the Board responded as follows:

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Trustee Mustafa: Inquired about the following:

- **Alarm fee ordinance referenced under Consent Agenda Item No. 4.** Village Manager Wachtel responded that the purpose of the ordinance was to assist with keeping the Village updated about residential alarm systems and permit holders. Chief Estelle stated that it is impossible to know whether alarm fees recouped by the Village for false alarms cover the costs and expenses of police officers that respond to false alarms. Village Manager Wachtel further advised that the new ordinance differentiates between a resident fee and a commercial fee, with the fee for commercial alarms being greater than the fee for residential alarms.
- **Building repairs at the library:** Village Manager Wachtel advised that there are meetings scheduled with contractors to address the floor issues and repairs. John Brunke reported that they have met with the geo-tech engineer who referred them to the Lincoln Company. The Lincoln Company recommended a survey of the first floor of the library to perform a complete evaluation. Once the survey is done, they will receive a quote for the repair work.

Trustee Rodgers: Stated there continues to be residents who are uninformed about all of the economic development, updated ordinances, and Village events, and asked if there could be a moving banner added to the Village's website that has news updates. Assistant Village Manager Bogue responded that moving banners are used for emergency updates, and also that the website has a news section that has regular updates. They will be rolling out a communications plan for the new e-bike ordinance. Village Manager Wachtel advised that they must wait to send out updates about economic development projects until plans are final, and they are always looking for opportunities to connect with residents.

Trustee Daggett: Discussed the following:

- **Alarm Fees:** The Village has flexibility with waiving fees for false alarms. Village Manager Wachtel stated that the alarm fee violations are meant to be a deterrent, and not a money generating source for Village funds, and most of these false alarms stem from technical issues.
- **Economic Development:** Expressed much appreciation and thanks to Mayor Nelson for all the hard work that she has put into bringing economic development to the Village over the past six years.

Trustee Dorsey: Echoed Trustee Daggett's comments about Mayor Nelson's successful efforts to bring in economic development, and the work performed by Village staff, to bring the recent projects to the community.

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Trustee Lofton: Excited to see the new developments that Mayor Nelson, and residents, have brought to the Village.

Trustee Mitros: Applauded Mayor Nelson's great job over the past six years to bring economic development to Flossmoor and stated that the Village has never seen this type of progress. Suggested that the Village have a scrolling sign, like what is at Homewood-Flossmoor High School, for Village announcements.

Clerk Porter: No comments.

Village Attorney Miller: Enjoys 7 Brew Coffee and is looking forward to seeing it in Flossmoor.

Village Manager Wachtel: No comments.

Mayor Nelson further announced the following:

- Thanks and appreciation to Public Works, the Fire Department, and the Police Department for their work during the harsh winter months.
- Asked residents to go to the Trader Joe's website to request a location in Flossmoor.
- The Cricketeers raised the needed funds for the first Historical Marker in Flossmoor, and this will be planned for the summer months.
- Recognized Peter Jordan, a Flossmoor resident, who is having a jazz concert on Valentine's Day at the Logan Center in Hyde Park.
- Recognized a Daily Southtown article for featuring Tom Dobrez, author of "A More Perfect Place," which is about Flossmoor. Tom Dobrez is hosting events that include a showing of his documentary that follows Flossmoor's development.
- The Chicago Area Runners Association (CARA)(www.cararuns.org) has named Flossmoor's Hidden Gem Half Marathon as the 2025 CARA Race of the Year. The award will be accepted at the end of February.

EXECUTIVE SESSION: Mayor Nelson stated there was no need for an Executive Session.

ADJOURNMENT OF MEETING

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Mayor Nelson called for a motion to adjourn the meeting. Trustee Mitros 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 8:31 p.m.

Respectfully Submitted,

Cecil E. Porter
Village Clerk