

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON AUGUST 18, 2025

VILLAGE HALL

August 18, 2025

7:00 PM

Mayor Nelson called the meeting to order at 7:01 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
Bob Kopec, Fire Chief	Scott Bugner, Director of Building & Zoning
Joe Miller, Village Attorney	Nicole Castagna, Asst to Village Mgr/Communications Mgr
	11 Community Members, Media and Others

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:

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

1. Aldophus Kindall (Office of Toni Preckwinkle, President of the Cook County Board of Commissioners)

Mr. Kindall provided information about the following Cook County programs: (a) Free annual screenings for breast cancer and prostate cancer; (b) "Invest in Cook" which helps fund transportation related projects; (c) An awareness campaign to encourage measles vaccinations; and (d) The "Project Rainbow" bookmark design contest that was created to motivate kids to take an interest in reading books.

There were no further public comments.

CONSENT AGENDA

Mayor Nelson called for a Motion to approve the **Consent Agenda Items 1-5**. Trustee Mustafa so moved, Trustee Daggett 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.

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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.

ACTION ITEMS

Agenda Item #6 – Consideration of a Request for a Retail Liquor License by R&J Wine and Gaming, Inc. for 19862 Kedzie Avenue.

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

Village Manager Wachtel presented this action item and provided the board with information regarding the requirements for having a liquor license, and potential concerns with Mr. Patel's initial proposal for having a shared doorway between Cork Wine and Gaming and the new liquor store. Mr. Patel, upon questioning from Mayor Nelson, stated that he was agreeable to the liquor store having its own doorway, and that this doorway would not be shared with Cork Wine and Gaming. His primary concern was having to pay for another liquor license. The Board had an extensive discussion with Mr. Patel about his plans for R&J and the liquor store to share a doorway allowing customers to go back and forth between the two businesses. The result of this discussion was that Mr. Patel agreed he will obtain a liquor license for his proposed liquor store, operate it as a standalone business, and it will not share a doorway with Cork Wine and Gaming.

Trustee Daggett moved to table this action item and asked that Mr. Patel provide the board with updated plans before they had a vote. Mayor Nelson asked if there was a second for Trustee Daggett's motion to table, and hearing none, called for a vote on the motion to approve Mr. Patel's request for a Class B retail liquor license by R&J Wine and Gaming, Inc. for 19862 Kedzie Avenue.

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

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

Mayor Nelson emphasized to Mr. Patel that there had to be two separate spaces for Cork Wine and Gaming and the retail liquor store, and Mr. Patel's liquor store had to have its own liquor license that was for retail package liquor for consumption off premise. Mr. Patel expressed his thanks to the board for approving his new business.

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DISCUSSION ITEMS

Mayor Nelson stated that there were no scheduled discussion items.

OTHER BUSINESS

Agenda Item #7. – A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition, and Litigation.

Mayor Nelson stated there was no need for an executive session.

Mayor Nelson asked if there were any discussion items and the Board responded as follows:

Trustee Lofton: Requested an updated list of contact information for trustees. Village Manager Wachtel stated that this was being completed and would be provided soon.

Trustee Dorsey: Acknowledged receipt of the prior meeting minutes that discussed surveillance cameras at the Heather Hill detention basin and inquired about updated cost estimates for surveillance cameras. Assistant Village Manager Bogue stated that costs for surveillance cameras were higher than expected because of the need for electrical work.

Mayor Nelson reported that the previous Village Board meeting minutes on surveillance cameras at the Heather Hill detention basin were provided to new trustees so the new trustees could familiarize themselves with this topic. Mayor Nelson advised that the school board has not had any recent discussions about surveillance cameras at the Heather Hill detention basin.

Village Attorney Miller: Advised there were premises liability issues that came with having surveillance cameras at the Heather Hill detention basin and recommended that the Village discuss this with its insurance carrier (Intergovernmental Risk Management Agency “IRMA”). Attorney Miller stated that he reached out to IRMA and asked them to provide their input before he gives further recommendations.

Trustee Daggett: Agreed that the Board should have further discussions about surveillance cameras at the detention basin and believes the school board must be involved in this discussion. He also noted that surveillance cameras are not an official item on the board agenda. He has gone past the Heather Hill detention basin after significant rainstorms and observed it to be empty about 30 minutes after each rainstorm. Trustee Daggett also gave a shout out to Baxter & Woodman for their excellent oversight of the downtown renovation project, specifically Dennis Clements, for helping downtown business owners with rain drainage issues.

Trustee Rodgers: Stated that she thought there were liability concerns that exist, with or without surveillance cameras, at the Heather Hill detention basin. She explained that there were still unknowns about the basin at this point in the process, and there has been no risk assessment. She referenced that there

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are best practices at detention basins include having both fencing and surveillance cameras. She agreed to provide the source she was referencing from the E.P.A. for her authority behind this “best practices” proposition.

Trustee Rodgers inquired about food trucks in the community. Mayor Nelson advised that the Board was not in favor of having food trucks on residential streets and/or in the downtown area, and that local businesses were against food trucks in the downtown area. Mayor Nelson further advised that: (a) The Village accommodated food trucks for events such as the back-to-school night and Oaktoberfest; and (b) Flossmoor Commons does not want food trucks in the Flossmoor Commons parking lot. Village Manager Wachtel, upon inquiry from Trustee Dorsey about other parking areas for food trucks, advised that the only other potential areas were the out lots at Meijer and that Meijer has non-compete agreements that govern these out lots that do not make food trucks possible.

Trustee Mustafa: Expressed thanks to Mayor Nelson and Village Manager Wachtel for the space to discuss surveillance cameras at the Heather Hill detention basin. She believes it is too soon for a final decision about surveillance cameras at the detention basin. She wants to continue to monitor the detention basin to see if there are any problems. Mayor Nelson requested Village Manager Wachtel to reach out to the school district to see if anyone has reported issues at the Heather Hill detention basin.

Trustee Mitros: Noted that there are potential liability issues that come up with activities of daily life, that an engineering company designed the Heather Hill detention basin, and it was not designed to be dangerous. Trustee Mitros further stated that if they take the position that the new standard for detention basins is a six-foot fence with surveillance cameras, then this same standard must be used at every detention basin in Flossmoor.

Clerk Porter: No comments.

Attorney Miller: No further comments.

Village Manager Wachtel: She will have the engineering details of the Heather Hill detention basin provided again to the board if anyone needs to review this information to make an informed decision about surveillance cameras.

Mayor Nelson further announced that: (1) The Back to School celebration is coming up on August 29, 2025 at Flossmoor Park; (2) The Hidden Gem Half Marathon is coming up on September 6, 2025 (and Trustee Lofton will be at the DJ stand); (3) The Village has implemented new agenda software that is up and running; (4) Pick up your cards for the “Shop Local” Program; and (5) The next board meeting is September 15, 2025.

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ADJOURNMENT OF MEETING

Mayor Nelson called for a motion to adjourn the meeting. Trustee Mitros so moved, seconded by Trustee Lofton. 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 8:00 p.m.

Respectfully Submitted,

Cecil E. Porter
Village Clerk