

Responses to Village Council Questions August 18, 2026

Consent Agenda: [RES 2026-11311](#) D. Resolution: Authorizing Execution of an Assumption and Assignment of a Portion of the Meadowbrook Redevelopment Agreement and Project Between the Village of Downers Grove and Stellco 4300 Commerce, LLC to L2 Equities, LLC

1. *Is anyone in L2 Equities, LLC in any way related to the Lot 2 developer of the apartments next to the Civic Center?*

No, L2 Equities, LLC does not have an interest in the project under construction at the Civic Center Lot 2.

Active Agenda: [ORD 2026-11282](#) A. Ordinance: Authorizing a Special Use for Lot 1 of the Dutch Bros Resubdivision (Also includes items A, B, C, D and F on Active Agenda)

Additional Documents

Please see the attached information provided by School District 58 and the Downers Grove Economic Development Corporation.

1. *How many vehicles and/or customers are expected at the Melrose Park and Buffalo Grove Dutch Bros restaurants when they are “stabilized?”*

The petitioner provided the following response: “The Dutch Bros transactional goal is roughly 1,000 transactions per day across the three purchase channels: drive through, pickup order, and walk up window.”

2. *How much additional property tax revenue is expected to be generated by this redevelopment project?*

The current property tax bill (all taxing bodies) for the subject properties is about \$32,000. Upon completion of the redevelopment project, the projected total property tax bill is approximately \$85,000. If the Ogden Tax Increment Financing District is still in existence at the time the redeveloped properties are fully assessed, an annual tax increment of more than \$50,000 is expected.

Attachments

- Communication from District 58
- Memo from the DGEDC



8/16/26

Hello Herrick Families,

Welcome to the 26/27 School Year! We are so excited to welcome all of our students into our fully refreshed, renovated, and ready spaces for our first year in the 6-8 Model.

Please take some time to review the info below and know that all of our staff are here to support your students and we are happy to answer any questions you may have. Feel free to reach out to the front office at 630-719-5810 or email us if you have specific questions. We are also utilizing the messaging features within Parent Square more this year, and our middle school staff will be using this platform for their updates more than email this year too.

Once large change that follows our 6-8 transition is our traffic flow and morning drop off routines. To mitigate traffic and crowding, please know that multiple entrances are now available for each grade. More info below.

Looking forward to a great school year!

Join the PTA!: <https://herrickpta.givebacks.com/shop>



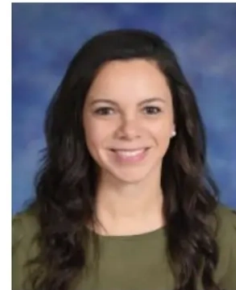
Dr. Steve Perkins



Mrs. Elizabeth McDonald



Mrs. Allison Pitlock



Dr. Lauri Smith

Upcoming Calendar Events

Aug 16th: Sneak Preview Registration Closes (9PM)

Aug 17th: Schedules available in PowerSchool

Aug 19th: Sneak Preview Day 1

Aug 20th: Sneak Preview Day 2

Aug 25th: Locker Set Up Night

- (4:30 - 5:45 for Last Names A-L)
- (5:45 - 7:00 for Last Names M-Z)

Sept 1: Picture Day for Students

Sept 7: Labor Day NO SCHOOL

Sept 9: Curriculum Night (5:00 - 8:00PM)

- Specific Grade time slots to follow

Sept 30th: DGPD Safety talks to Students

Things to Know

Back to School Helpful Links

District 58 is excited to welcome K-8 students and families back to school! To help your family prepare for a smooth and successful start to the new school year, we have gathered helpful back-to-school information and resources all in one place at www.dg58.org/back-to-school-toolkit.

Bus Routes

Bus routes will be posted in **PowerSchool** and on the **Transportation** page during the **week of August 17**. Students receiving specialized transportation will receive information directly from the transportation provider **one week before the start of school**.

Student Schedules Released 8/17

Your Child's schedule will be available within the PowerSchool parent portal the afternoon of 8/17. Please reach out to us if after receiving schedules you notice an error.

Please note that we are unable to make schedule changes based on teacher preference or friend requests.

In order to view your child's schedule, you will need to be able to log into your secure PowerSchool Parent Portal Account. Families can navigate the portal by visiting dg58.powerschool.com and signing in with their username and password.

Information about creating a portal account can be found here. If you need assistance, please contact our school office (630) 719-5810 for assistance with your PowerSchool account

Parent Student Handbook

District 58 has in place a Parent/Student handbook, which can be a helpful resource for any specific questions you may have regarding the day to day operations of the school. We are always available to talk through any questions you may have and help however we can in ensuring you and your child have success in their time at Herrick.

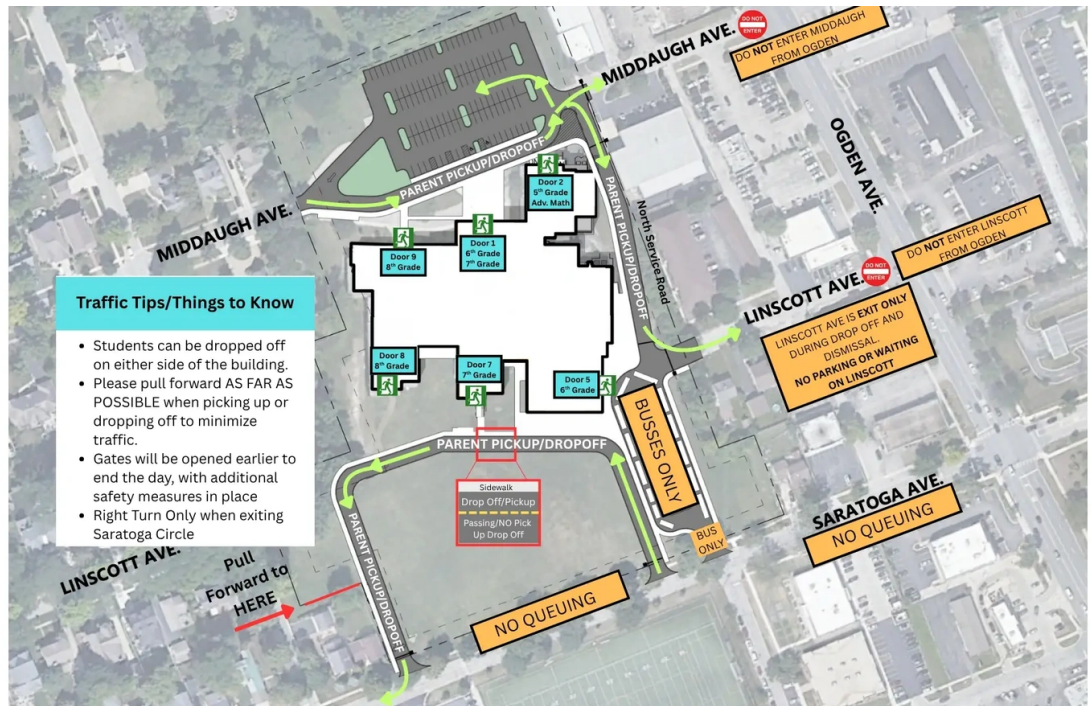
The link to the Parent/Student Handbook is [HERE](#).

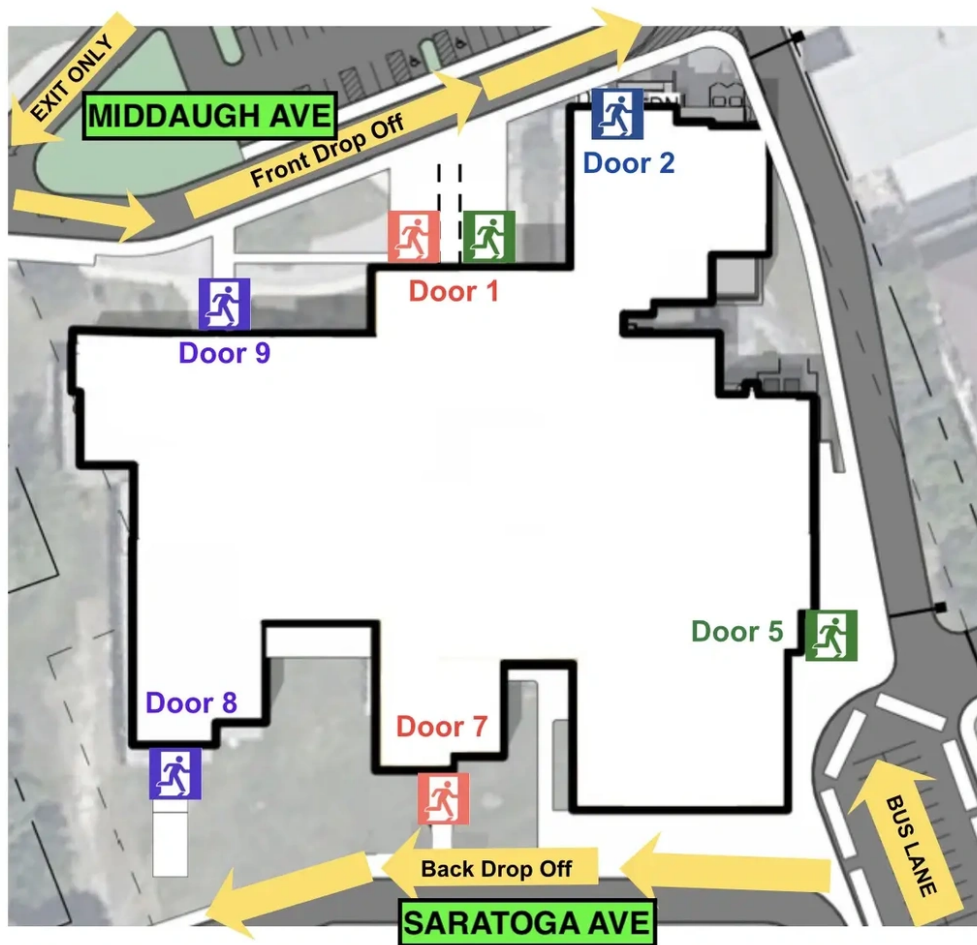
Sneak Preview Student Volunteers Needed!

We are looking for 8th graders to volunteer to be leaders at our Sneak Preview Program for incoming 6th and 7th graders. If your child is interested, please click this [LINK](#) to register, and you will receive an email with additional information. Sneak Preview is Wednesday, August 19 and Thursday, August 20. 8th graders will need to be at Herrick from 7:45 AM - 1:00 PM. Reach out to Georgann Grecco at [**ggrecco@dg58.org**](mailto:ggrecco@dg58.org) if you have any questions.

Below is important information and images regarding our morning and afternoon student drop off and pick up process. Please partner with us in helping to not crowd one specific entrance and know that there are multiple entrances available per grade.

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- Traffic Tips/Things to Know**
- Students can be dropped off on either side of the building.
 - Please pull forward AS FAR AS POSSIBLE when picking up or dropping off to minimize traffic.
 - Gates will be opened earlier to end the day, with additional safety measures in place
 - Right Turn Only when exiting Saratoga Circle
- Map Details:**
- Streets:** MIDDAGH AVE., OGDEN AVE., LINSKOTT AVE., SARATOGA AVE., North Service Road.
 - Drop-off/Pick-up Zones:**
 - DOOR 1:** 8th Grade, 7th Grade
 - DOOR 2:** 5th Grade, Adv. Math
 - DOOR 3:** 8th Grade
 - DOOR 4:** 8th Grade
 - DOOR 5:** 8th Grade
 - DOOR 6:** 8th Grade
 - DOOR 7:** 7th Grade
 - Signage:**
 - DO NOT ENTER MIDDAGH FROM OGDEN**
 - DO NOT ENTER LINSKOTT FROM OGDEN**
 - LINSKOTT AVE IS EXIT ONLY DURING DROP OFF AND DISMISSAL. NO PARKING OR WAITING ON LINSKOTT**
 - SARATOGA AVE. NO QUEUING**
 - NO QUEUING**
 - BUSSES ONLY**
 - PULL FORWARD TO HERE**
 - Routes:** Green arrows indicate parent pickup/dropoff routes. A red arrow indicates the pull-forward location on Linscott Ave.





Where to
Line Up?

8th Grade:

Door 9

or

Door 8

7th Grade:

Door 1

or

Door 7

6th Grade:

Door 1

or

Door 5

5th Grade:

Door 2



ParentSquare Communication Implementation

All parents/guardians should now be receiving district and school messages and newsletters through ParentSquare. If you are not receiving messages or weekly updates, please contact your school office. They can confirm that your contact information is correct in PowerSchool and help troubleshoot any issues with the nightly sync to ParentSquare.

New this year is classroom teachers will begin sending updates through Parent Square. Please look for the vast majority of teacher updates to now come through the PS platform. In order to minimize amount of messaging, subjects will rotate when they send home their class updates each week, and will only send additional messages for time sensitive items.

Attendance Procedures

You can always call our school office to report an absence, or notify us of a late arrival or early dismissal, but if you know your child will be out for a full day, you may also utilize the form linked below.

FULL DAY ATTENDANCE CALL OUT FORM

If you plan to pull your child out of school during the school day, we ask that you notify us by 8:30am if possible. This allows the office to get a pass to your student during Advisory classes and not interrupt instruction during your child's class. Thank you for your support with this!

Cell Phones at Herrick

Phones must be turned off or silenced and stored in backpacks inside assigned lockers. This may also apply to other personal devices like smart watches if they become a distraction.

Research shows that phone use during school can interrupt focus, distract from learning, limit peer interaction, and increase stress. By keeping their phones put away, students can stay more engaged and make the most of their day.

Students may use personal devices before and after school, during emergencies, with teacher permission, or if they have a documented need through a medical plan, 504 plan, MTSS plan, or IEP. Each classroom and office has a phone available for student use with staff permission. Parents needing to contact their child during the school day should always call the school office and not their child's cell phone.

Quick Recap:

- *Phones must be stored and silenced in lockers or designated storage areas during school hours (including during lunch and passing periods). Students are not permitted to carry a cell phone during school hours.*
- *Other devices, like smart watches, may also be restricted if disruptive.*
- *Devices are allowed only before/after school, with teacher permission, or formal support plans.*
- *Students can use the classroom or office phones with staff approval.*
- *Parents should contact the school office to reach students during the day.*
- *Aligns with District 99's updated cell phone policy.*

Bicycling to School

Students are permitted and encouraged to ride their bicycles to school. Bicycling is a great form of exercise and helps ease traffic congestion at the school. Students should wear a helmet and follow all rules of the road while riding to school. When students arrive on campus, they should dismount and walk their bicycle to ensure the safety of other pedestrians (no bicycling is permitted on school campuses). All bicycles should be placed in the designated rack and locked.

E-Bikes and Scooters

Please note any e-scooters, motorized vehicles with pegs and no pedals are not allowed at Herrick. We will be in contact with families and the DGPD regarding students possessing any prohibited e-bikes or e-scooters, or non highway motorcycles.

Please note Class 1 or Class 2 Bicycles, which use pedal assist up to 20mph are not restricted, however students are expected to walk their bike off campus before riding. Please help us in keeping your child and other children safe.

Counselor Assignments

All Herrick Students are assigned a Counselor who will be one of their go to adults in the building. Counselors are assigned to students by student last name. The breakdown of student last names and counselor emails are below.

- 6th Grade: Mrs. Julie Quinlan, jquinlan@dg58.org
- 7th Grade: Ms. Maggie Casey, margaretcasey@dg58.org
- 8th Grade: Mrs. Georgann Grecco, ggrecco@dg58.org

Please reach out to your child's counselor if you have any questions about the school year. Our counselors check in with every student early in the school year to help build connections and assist as much as possible.

New Hot Lunch Program (Grades K-8)

District 58 is excited to launch its first-ever hot lunch program for all K–8 students, partnering with Whitsons Culinary Group to provide fresh, nourishing meals that support student health, well-being, and success.

The **Food Services** webpage includes menus, ordering and payment information, and details about free and reduced-price meals. Families should carefully review the updated meal ordering and payment process for our new program.

Elementary families must pre-order and pre-pay for hot lunch by Monday at 11:59 p.m. for the following week's meals. Middle school students do not need to pre-order hot lunch.

Important: Elementary families must pre-order and pay by **Thursday, August 20 (11:59 p.m.)** for hot lunch during the first week of school.

If you are interested in joining the Whitsons' team, please see their **We're Hiring Flyer**.

Athletics/Activities/Club Updates

Athletic Eligibility

As part of the IESA, it is expected that student athletes are passing all classes. Eligibility checks will be completed weekly on Wednesday. The athletic director will email/follow up with teachers on to determine if the grade accurately reflects their work. The athletic director will notify the coaches of the athlete(s) that are on the list. The coach will then have a discussion with the athlete(s), as well as contact the parents. Athletes will have until the end of the day on Friday to get their grade(s) up. If the student does not improve their grade or the teacher does not state that they are making a concerted effort in class, they will be ineligible for the following week. They will be unable to participate in games/meets and practice. They will be unable to participate in games/meets and practice. They will still attend practice, but will work on classwork to improve their grade.

Pick-up and Drop-off for Athletics

All students should be dropped off and picked up after tryouts and/or practices at the main entrance.

Medical Records/Sports Physical Procedures

If you have medical records you'd like to submit, we encourage you to use this new system by emailing your documents to HEMedicalRecords@dg58.org. Please note that this email address is for form submissions only and is not monitored for inquiries.

For any health-related questions or if you need assistance, feel free to reach out to our school nurse, Mrs. Kellam, at kkellam@dg58.org or call (630) 743-4082.

If your child is planning to participate or tryout in a sport this year you must ensure the following forms are turned in:

- Physical
- Student Athlete Agreement
- Concussion Information Forms).

Sports Physicals must be turned in before you can practice and attend meets. It should be emailed to hemedicalrecords@dg58.org.

D99 Record Release

During students' 8th grade year, many conversations, presentations, course overviews, and transitions happen as our 8th graders prepare to move to D99. Below is a letter signifying that student files and records are available and eventually transferred to D99. Please contact the office if you have any questions.

[LINK TO LETTER](#)

Welcome to the Herrick PTA!

Join the PTA!

Click the link below to join the PTA.

<https://herrickpta.givebacks.com/shop>

Still Need School Supplies?

If you haven't ordered your school supplies yet, there's still time! Herrick families can conveniently order grade-level supply boxes available for 6th, 7th and 8th grade, as well as Band, Choir and Orchestra. Boxes can be customized and shipped directly to your home! **Order your Herrick school supplies today: [School Tool Box](#)**

Parent Resources

Navigating Social Media

How to make your social media experience

healthier: https://devorahheitner.com/how-to-make-your-social-media-experience-healthier/?utm_source=rss&utm_medium=rss&utm_campaign=how-to-make-your-social-media-experience-healthier

A Note from Your Counselors

The transition from elementary school to middle school for the first time can be a big adjustment for students and families. Here is an article and a book resource shared by the DuPage Regional Office of Education on this transitional time:

Easing the Shift from Elementary to Middle School - from Edutopia

And Then They Stopped Talking to Me: Making Sense of Middle School - by Judith Warner

If you or your child would like to contact their counselor, please see the information below:



Downers Grove Economic Development Corporation

5159 Mochel Downers Grove, IL 60515
630.729.0380 www.dgedc.com

To: Mayor Barnett and Village Council, Village of Downers Grove

From: Bryan Gay, President & CEO, Downers Grove Economic Development Corporation

Date: August 14, 2026

Subject: Dutch Bros. Coffee – Placer.AI Visitor Data

This memorandum evaluates visitor behavior and stabilization projections for the proposed Dutch Bros Coffee on Ogden Avenue, utilizing location intelligence from the Downers Grove Economic Development Corporation's (DGEDC) Placer.ai platform. To independently verify assumptions presented during the August 4, 2026 Council meeting, mobility data was analyzed across comparative regional locations, including Melrose Park, Rockford, Crown Point, Valparaiso, and Munster. The data confirms two primary operational projections: first, that average daily visits experience a 25% to 35% decline over the initial 6-to-8-week opening period before reaching long-term stabilization; second, that the opening of subsequent regional locations significantly accelerates this stabilization window. These findings provide Council with a data-backed baseline to evaluate temporary traffic management, long-term corridor capacity, and overall commercial viability along Ogden Avenue.

Data Analysis

- **Methodology & Data Tracking Parameters:** Placer.ai captures aggregated, anonymized mobile device location data to establish statistically valid visitation patterns. A distinct "visit" is recorded only when a unique mobile device remains within the designated property boundary for a minimum threshold of 11 minutes, measuring individual visitor movement rather than gross vehicular counts.
- **Verification of 6-to-8-Week Traffic Normalization:** Empirical data from the Melrose Park location (opened May 14, 2026) validates the projected week-over-week visitation drop-off. Following an initial opening peak, single-day visitor counts never came within 6% of opening levels, reaching baseline stabilization at approximately eight weeks (July 1, 2026) with an average of 4,900 daily visitors. Total visit volume decreased by 31.1% between May 15 and July 14, and by 35.1% through August 9.
- **Stabilization Acceleration via Regional Network Expansion:** Comparative tracking of the Rockford location demonstrates that market expansion drastically compresses the stabilization timeline. Rockford reached steady-state operations in just four weeks, mirroring the overall trajectory of Melrose Park but at a significantly faster rate due to expanded market coverage.
- **Market Ingress and Systemic Traffic Dispersion:** Historical tracking from Crown Point, IN—the initial location in its market—shows an extended 12-week stabilization timeline. Visitor counts at Crown Point only leveled off following the subsequent openings of Valparaiso (May 2026) and Munster (June 2026), proving that multi-unit density redistributes regional demand away from pioneer locations.



Downers Grove Economic Development Corporation

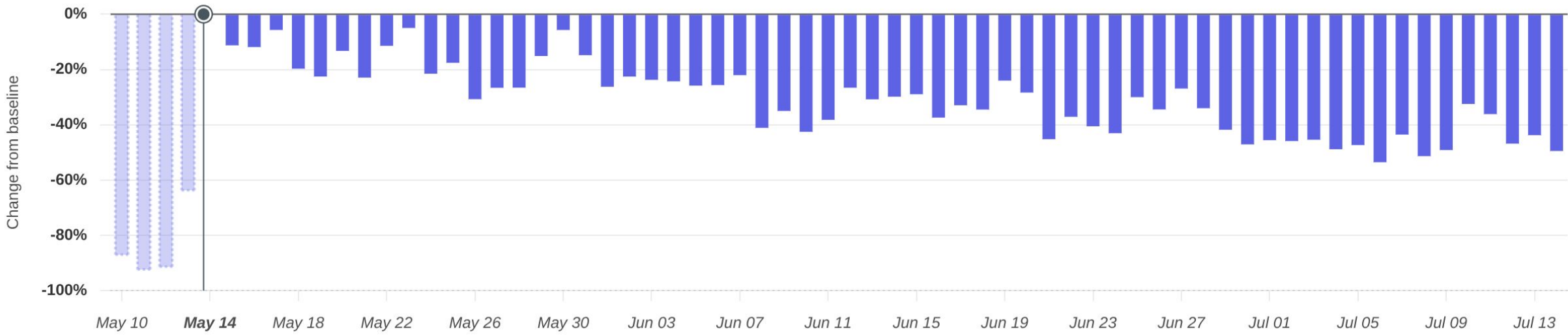
5159 Mochel Downers Grove, IL 60515
630.729.0380 www.dgedc.com

Conclusion

The Placer.ai analysis confirms that the applicant's traffic and visitor projections are statistically sound. Downers Grove can anticipate a short-term traffic surge upon opening, followed by a predictable 25%+ drop-off leading to baseline stabilization within 6 to 8 weeks. Furthermore, as Dutch Bros continues its Chicagoland expansion, regional traffic will naturally balance across locations, mitigating long-term congestion risks on Ogden Avenue.



Baseline Trend



--- Before — After

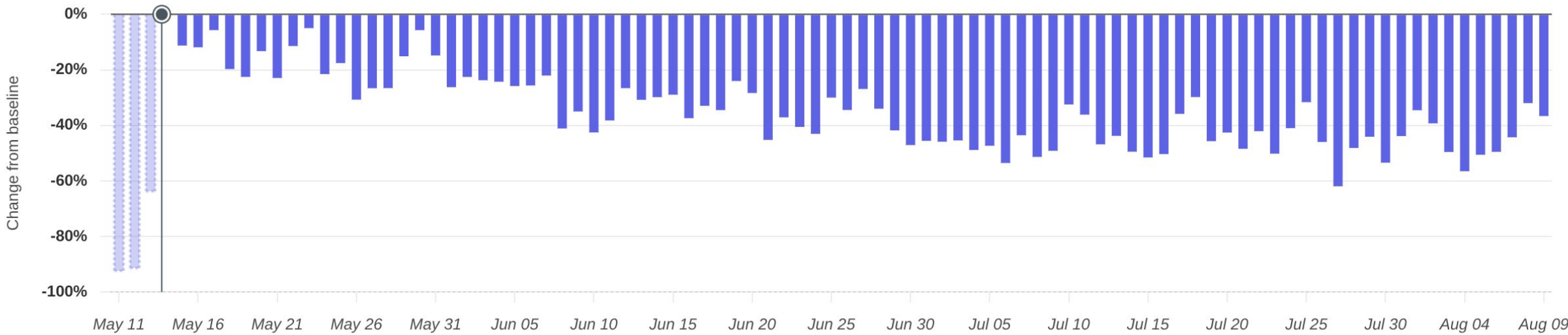
Property	Baseline Period May 14, 2026 Total Visits	Before May 10, 2026 - May 13, 2026 Avg. Daily Visits	After May 15, 2026 - Jul 14, 2026 Avg. Daily Visits
Dutch Bros. Coffee (Nearby Activity 250 ft) 1931 N Mannheim Rd, Melrose Park, IL 60160	9.1K	1.5K (-83.6%)	6.3K (-31.1%)

Daily | Visits | May 10th, 2026 - Jul 14th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Baseline Trend



--- Before — After

Property	Baseline Period	Before	After
	May 14, 2026	May 11, 2026 - May 13, 2026	May 15, 2026 - Aug 9, 2026
	Total Visits	Avg. Daily Visits	Avg. Daily Visits
Dutch Bros. Coffee (Nearby Activity 250 ft) 1931 N Mannheim Rd, Melrose Park, IL 60160	9.1K	1.6K (-82.4%)	5.9K (-35.1%)

Daily | Visits | May 11th, 2026 - Aug 9th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Baseline Trend



--- Before — After

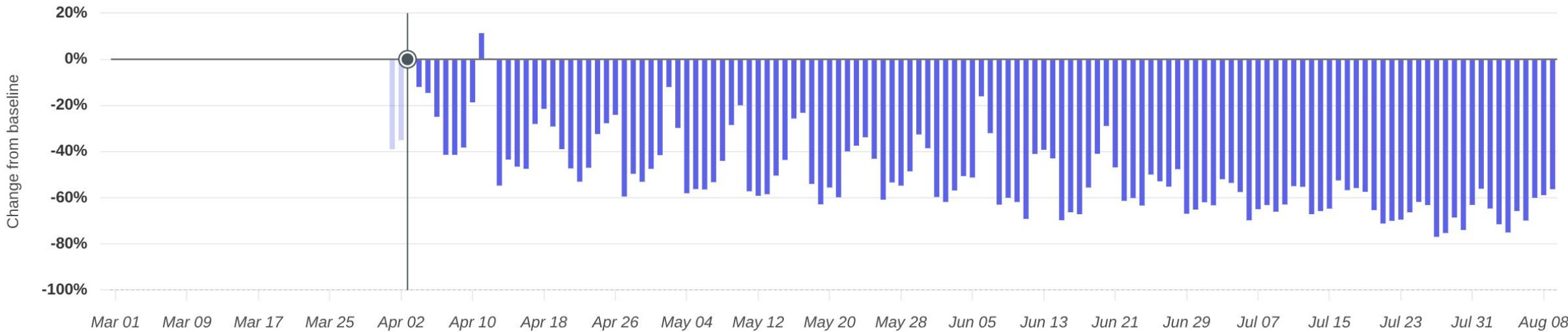
Property	Baseline Period Jun 10, 2026 Total Visits	Before Jun 8, 2026 - Jun 9, 2026 Avg. Daily Visits	After Jun 11, 2026 - Aug 9, 2026 Avg. Daily Visits
Dutch Bros. Coffee (Nearby Activity 250 ft) 1931 N Mannheim Rd, Melrose Park, IL 60160	5.2K	5.6K (+7.7%)	5.3K (+1.7%)
Dutch Bros. Coffee 7103 E State St, Rockford, IL 61108	3K	0 (-100%)	2.9K (-2.5%)

Daily | Visits | Jun 8th, 2026 - Aug 9th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Baseline Trend



--- Before — After

Property	Baseline Period	Before	After
	Apr 3, 2026	Mar 1, 2026 - Apr 2, 2026	Apr 4, 2026 - Aug 9, 2026
	Total Visits	Avg. Daily Visits	Avg. Daily Visits
Dutch Bros. Coffee 671 109th Pl, Crown Point, IN 46307	4.1K	157 (-96.1%)	2K (-50.6%)

Daily | Visits | Mar 1st, 2026 - Aug 9th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

