



12 South Center Street  
Bensenville, IL 60106

Office: 630.350.3404  
Fax: 630.350.3438  
[www.bensenville.il.us](http://www.bensenville.il.us)

**VILLAGE BOARD**

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Evan K. Summers

December 12, 2023

Mr. Chris McCullough  
829 Brentwood Drive  
Bensenville, Illinois 60106

Re: December 5, 2023 FOIA Request

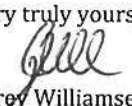
Dear Mr. McCoullough:

I am pleased to help you with your December 5, 2023 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on December 5, 2023. You requested copies of the items indicated below:

*"Any and all communication via text, letter, e-mail, or phone between Evan Summers and Frank DeSimone concerning the QuikTrip development."*

Your FOIA is hereby granted in full with the enclosed records. No redactions have been made.

Very truly yours,

  
Corey Williamsen  
Freedom of Information Officer  
Village of Bensenville

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**From:** Evan Summers  
**Sent:** Tuesday, December 5, 2023 9:20 AM  
**To:** Corey Williamsen  
**Subject:** FW: [External] ALPR

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**From:** Smith, Andrew <[asmith@quiktrip.com](mailto:asmith@quiktrip.com)>  
**Sent:** Thursday, September 14, 2023 10:45 AM  
**To:** Evan Summers <[ESummers@bensenville.il.us](mailto:ESummers@bensenville.il.us)>  
**Subject:** RE: [External] ALPR

CAUTION: This email originated from outside of the organization.

Evan,


Do you have time for a call tomorrow sometime?

I discussed a few possible solutions regarding our scale with Corporate, and I'd like to run those past you.

Thank you,

*Andrew Smith*

Real Estate Manager

 QuikTrip Corporation

A Fortune 100 "Best Companies to Work For"

5725 Foxridge Drive; Mission, KS 66202

Office: (913) 905-2035

Cell: (913) 709-1459

Fax: (918) 994-3558

[asmith@quiktrip.com](mailto:asmith@quiktrip.com)

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**From:** Smith, Andrew  
**Sent:** Wednesday, September 13, 2023 4:24 PM  
**To:** Evan Summers <[ESummers@bensenville.il.us](mailto:ESummers@bensenville.il.us)>  
**Cc:** Jeff Provenza ([jprovenza@lee-associates.com](mailto:jprovenza@lee-associates.com)) <[jprovenza@lee-associates.com](mailto:jprovenza@lee-associates.com)>; Frank DeSimone <[FDeSimone@bensenville.il.us](mailto:FDeSimone@bensenville.il.us)>; Bill Martin <[BMartin@bensenville.il.us](mailto:BMartin@bensenville.il.us)>  
**Subject:** RE: [External] ALPR

Thank you, Evan!


Was there a separate agreement between the Village and the other businesses? If so, please send me an example document.

If not, then I assume QuikTrip's only responsibility is to allow the camera on the property and pay the annual invoice. Correct?

Thank you,

*Andrew Smith*

Real Estate Manager

 QuikTrip Corporation

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5725 Foxridge Drive; Mission, KS 66202

Office: (913) 905-2035

Cell: (913) 709-1459

Fax: (918) 994-3558

[asmith@quiktrip.com](mailto:asmith@quiktrip.com)

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**From:** Evan Summers <[ESummers@bensenville.il.us](mailto:ESummers@bensenville.il.us)>

**Sent:** Wednesday, September 13, 2023 2:56 PM

**To:** Smith, Andrew <[asmith@quiktrip.com](mailto:asmith@quiktrip.com)>

**Cc:** Jeff Provenza ([jprovenza@lee-associates.com](mailto:jprovenza@lee-associates.com)) <[jprovenza@lee-associates.com](mailto:jprovenza@lee-associates.com)>; Frank DeSimone <[FDeSimone@bensenville.il.us](mailto:FDeSimone@bensenville.il.us)>; Bill Martin <[BMartin@bensenville.il.us](mailto:BMartin@bensenville.il.us)>

**Subject:** [External] ALPR

**[WARNING]: External Email**

Andrew,

This is the automatic license plate reading (ALPR) vendor that the Village is using. The arrangement we have with other businesses is that Flock installs the camera on their property (\$350) and then we invoice them annually (\$3,000). We are proposing the same relationship with QT.

eks

**Evan K. Summers**

Village Manager



12 South Center Street, Bensenville, IL 60106

P: 630.350.3420 F: 630.350.1105

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**From:** Evan Summers  
**Sent:** Tuesday, December 5, 2023 9:23 AM  
**To:** Corey Williamsen  
**Subject:** FW: Grand & County Line Rd site

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**From:** Evan Summers  
**Sent:** Wednesday, August 10, 2022 3:39 PM  
**To:** Jeffrey Provenza <jprovenza@darwinpw.com>; Mary Ribando (MRibando@bensenville.il.us) <MRibando@bensenville.il.us>  
**Cc:** rzedziangreg@gmail.com; rzedziangreg@gmail.com; Kurtis Pozsgay <KPozsgay@bensenville.il.us>; Frank DeSimone (FDeSimone@bensenville.il.us) <FDeSimone@bensenville.il.us>  
**Subject:** RE: Grand & County Line Rd site

Mary,

Can you please call Mr. Provenza to set up a meeting to discuss a status update for the Grand/County Line property? On the Village's end, including myself, I would like to have Kurtis Pozsgay as well as the Mayor in attendance.

**Evan K. Summers**

Village Manager



12 South Center Street, Bensenville, IL 60106  
P: 630.350.3420 F: 630.350.1105

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**From:** Jeffrey Provenza <jprovenza@darwinpw.com>  
**Sent:** Wednesday, August 10, 2022 11:52 AM  
**To:** Evan Summers <ESummers@bensenville.il.us>  
**Cc:** rzedziangreg@gmail.com; rzedziangreg@gmail.com  
**Subject:** RE: Grand & County Line Rd site

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CAUTION: This email originated from outside of the organization.

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Let's set a day/time next week that the four of us can sit down and chat about the future of the site and our redevelopment agreement

As I mentioned we are pretty far down the road with QuikTrip and think we have a really good shot at making a Dunkin and carwash deal if the QT deal happens

We want to make this project a success for both the Village and ourselves and will remain open and flexible to your ideas

Thx,  
JP

**Jeff Provenza**

Senior Vice President

DarwinPW Realty | CORFAC International

P: 630-782-9520 ext. 3858 | C: 630-747-6350

[jprovenza@darwinpw.com](mailto:jprovenza@darwinpw.com)

970 N. Oaklawn Ave, Suite 100

Elmhurst, IL 60126



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**From:** Jeffrey Provenza

**Sent:** Wednesday, August 10, 2022 11:45 AM

**To:** Evan Summers <[ESummers@bensenville.il.us](mailto:ESummers@bensenville.il.us)>

**Cc:** [rzedziangreg@gmail.com](mailto:rzedziangreg@gmail.com); [rzedziangreg@gmail.com](mailto:rzedziangreg@gmail.com)

**Subject:** Grand & County Line Rd site

Hi Evan –

Following up our earlier convo, my team has spent a lot of time and invested a lot of money into the overall site thus far:

- Mass grading / excavating
- Environmental: consulting fees, testing fees, costs to apply and review NFR application
- Landscaping
- RE taxes paid since 2017
- Engineering fees (SpaceCo)
- General contractor fees (Triumph Construction)

This site has been significantly improved since we bought it from the Village

Regards,  
Provenza

**Jeff Provenza**

Senior Vice President

DarwinPW Realty | CORFAC International  
P: 630-782-9520 ext. 3858 | C: 630-747-6350  
[jprovenza@darwinpw.com](mailto:jprovenza@darwinpw.com)  
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