

Say NO to 24 Hr Gas N Wash

Busy Truck Stop outside your Mallard apartment window

Visit our website and sign our Change.org petition: **no2gnw.com**

Hello neighbors of Mallard Lake Apartments,

We are a group of concerned residents who live nearby, from Wheeling and Arlington Heights.

Please read this and tell us what you think! We would really appreciate your feedback.

We have sent this message to you because we care about you and your neighbors of Mallard Lake apartments. Here's why:

A company called Gas N Wash plans to build a 24 hour gas station/truck stop on the property you can see out your window, at the corner of Hintz Rd and Old Buffalo Grove Rd. We feel it's not a good idea, especially so close to you and the neighbors across the lot in Arlington Hts.

Gas N Wash plans for:

- Gas pumps for 14 cars
- 4 high flow diesel pumps for large trucks
- Propane filling
- Video gambling
- Traffic of 1,000 – 1,500 cars and trucks per day
- 2 drive through fast food windows
- 4 slow flow diesel pumps for cars and small trucks
- Liquor store
- Car wash

We feel that's too much and not a good fit with residents on all 4 sides. Imagine all this just outside your apartment. With the attraction of 2 fast food windows, gas pumps, gambling, liquor sales, that's at least 3 cash registers operating throughout the night. Can anyone guarantee crime will not be a problem?

In 2023 Gas N Wash met with the Wheeling Plan Commissioners and Board Trustees, who raised concerns about 24 hour operation, noise, lights at night, large trucks entering and exiting. They also were concerned about confusing parking areas, drive through lanes, large trucks driving through and the safety of people who get out of their cars and walk across the gas station.

Despite their concerns, the trustees voted 5-2, in favor of allowing Gas N Wash to continue.

This was not an approval, it was permission to work to satisfy the questions of the trustees.

We are concerned about topics not discussed in the Village of Wheeling Gas N Wash meetings:

- They didn't discuss if gaming and liquor sales and 3 cash registers encourages crime, especially open 24 hrs.
- They didn't discuss the continuous southwest summer breezes possibly carrying unhealthy gas and diesel fumes into your apartment. The diesel fueling stations are on the east side, on the edge of the property, along Widgeon Drive. Wouldn't you prefer not to be concerned about opening your windows?
- The commissioners didn't discuss the safety of the Mallard Lake residents who might choose to walk to Gas N Wash for a snack. A lot of time was spent discussing the confusing lanes for cars. The builder said they will put signs everywhere on the property to guide drivers. What about pedestrians of Mallard Lake?

We feel the convenience store will be an attraction for everyone, including kids. Will you let your kids go by themselves to a Truck Stop where 1,000 – 1,500 cars will pass through? Would you be able to prevent them?

A small, "Notice of public hearing" sign is now on the property announcing the hearing at the Wheeling Village Hall on Wednesday, May 22 at 6:30 pm. Please come to the meeting and voice your opinion.

We want to hear from you and your opinions: email: no2gnw@gmail.com

Again, we have a website you can visit and see the information we have gathered so far: **no2gnw.com**