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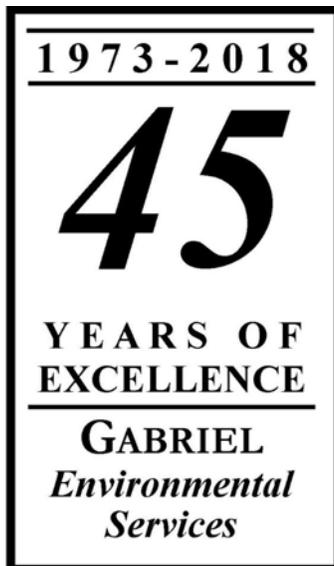
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GABRIEL
Environmental Services

MARCH 2018

**Join Gabriel for our next Phase I Basics seminar -
April 19, 2018**



Join Gabriel to learn the basics of a Phase I Environmental Site Assessment:

- What do environmental consultants look for during a Phase I?
- How are Phase I's performed?
- What happens if potential contamination is discovered?
- When do environmental consultants recommend a Phase II?
- What are the stages of a Phase II, or beyond?



Thursday, April 19, 2018

8:15 am - Breakfast and registration

8:30 am - Seminar

10:15 am - Phase II soil boring demonstration

Our seminars are **free** for all Gabriel guests, but space is limited.

We have free parking available in our adjacent parking lot.

[Register online](#) by Friday, April 13th, 2018.

Contact us at 773-486-2123 or gabriel@gabenv.com with any questions.

Recipe Corner



Dovi: Zimbabwean Peanut Stew

Ingredients:

- 2 Tbsp olive oil
- 2 onions, chopped



Five Stages for a Leaking Tank Closure Project

If you're interested in purchasing a property with a Leaking Underground Storage Tank (LUST) Incident, or you currently own a property with an open LUST Incident, the stages for satisfying the

- 4 garlic cloves, minced
- 3 Tbsp of hot chili or peri peri sauce (eg: Nando's)
- 2 red chili peppers, sliced thinly
- 1 cup peanut butter
- 4 cups vegetable stock
- 1 7 oz can tomato paste
- 1 tsp cayenne pepper
- 4 carrots, chopped
- 1 cup okra, whole
- 2 cups spinach
- Salt & pepper

Directions:

1) Heat olive oil in a large pot over medium-high heat.

2) Add onions and garlic, and cook together for 3 minutes.

3) Add 1 cup vegetable stock, chili/peri peri sauce, and peanut butter. Using a whisk or slotted spoon, stir until peanut butter is dissolved and mixed with liquid.

4) Add remaining vegetable stock, tomato paste, cayenne pepper, and carrots. Reduce heat to medium-low and cover pot to let the dovi simmer for 10 minutes.

5) Add okra, and simmer for another 8 minutes.

6) Add spinach and mix in as spinach shrinks and softens (approx 2 minutes).

7) Serve with rice (optional). Enjoy!

*1st Place, Stew Contest
Henry Munatsi*

*Recipe source:
blog.arousingappetites.com/dovi-zimbabwean-peanut-stew*

Illinois EPA (IEPA) to officially close your site may be confusing.

The goal of the LUST program is to obtain a No Further Remediation (NFR) Letter from the IEPA, which signifies that this leaking tank is no longer a threat to health or the environment. If you're purchasing or refinancing your property, most lenders will require this NFR letter to satisfy their environmental due diligence requirements.

IEPA lays out the five stages to follow to obtain this NFR Letter:

- **Early Action:** Within 45 days of a LUST Incident being declared, the owner must take action to prevent any additional leaking from the UST. This may involve pumping out the tank, removing the UST, or properly abandoning the UST. The owner must also characterize the initial extent of any contamination through soil sampling, either via excavation samples (if removing the UST) or soil borings (if UST will remain in place, either operating or abandoned).
- **Stage 1 Site Investigation:** If contamination above IEPA limits exists, IEPA then requires soil sampling around the UST, plus groundwater sampling if groundwater is encountered.
- **Stage 2 Site Investigation:** If contamination is discovered during the initial Stage 1 analysis, IEPA requires additional on-site soil and/or groundwater sampling to determine the extent of the contamination. Soil gas sampling for potential vapor intrusion may also be required. Stage 2 may involve several rounds of sampling, depending on the size of the property and spread of contamination.
- **Stage 3 Site Investigation:** If contamination exists at the site boundary, IEPA also requires off-site sampling to determine if the contamination has migrated onto nearby properties.
- **Corrective Action:** Depending on the extent of contamination discovered during the Site Investigation stages, IEPA may require various Corrective Action strategies, including:
 - If vapor intrusion exists, installation of Building Control Technology (BCT)
 - Site use restrictions
 - Engineered barriers
 - Groundwater use restrictions
 - UST removal
 - Contaminated soil removal

Due to Illinois' risk-based [TACO regulations](#), most LUST Incidents can obtain an NFR Letter without active remediation.

If you have questions about how Gabriel can help you close your LUST Incident and obtain an NFR Letter, contact Nancy Valenta at 773-486-2123 or nvalenta@gabenv.com.



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