



NEWS RELEASE

CONTACT: KIM BIGGS • 217-558-1536 • KIM.BIGGS@ILLINOIS.GOV

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FOR IMMEDIATE RELEASE

Kim Biggs, Illinois EPA
217-558-1536
kim.biggs@illinois.gov

Illinois EPA Refers Essence, LLC and Legacy Construction Services, LLC to Attorney General's Office for Enforcement *Action Taken Following Improper Handling of Asbestos*

Springfield – The Illinois Environmental Protection Agency (Illinois EPA) has referred an enforcement action to the Illinois Attorney General's Office against Essence, LLC d/b/a Essence IL Development, LLC (Essence) and Legacy Construction Services, LLC (Legacy) following renovation activities that caused, threatened, or allowed the discharge of asbestos fibers into the environment at the Fox Shore Apartments, located at 430 North River Street, Aurora in Kane County. The activities violated the Illinois Environmental Protection Act, Illinois Pollution Control Board regulations, and the National Emission Standards for Hazardous Air Pollutants.

Essence owns the Fox Shore Apartments, a four-story, multi-unit residential building. The building has 94 units, with 27 of them currently unoccupied. Illinois EPA was contacted by Essence after contracting with Legacy to conduct renovation work at Fox Shore Apartments. Renovation activities were conducted in unoccupied units. Essence asserts that, after renovations had begun, it received a Physical Inspection Report that had been completed for the property under a previous owner. The report recommended additional evaluations based on observation of friable asbestos containing material in multiple areas. After receipt of the report, Essence suspended all renovation activities.

Illinois EPA inspected the property in March, examining the 27 unoccupied units, where asbestos-containing acoustic ceiling texture had been removed in many of the units. Illinois EPA noted no work should be done at the site until Illinois EPA had approved an abatement plan.

No renovation work took place in occupied apartments, and the building does not have a shared HVAC system. Nevertheless, Illinois EPA is requiring Essence to relocate all current residents until the decontamination is complete, and the building is cleared for reoccupation. Essence has prepared a relocation plan to be implemented as soon as possible. Illinois EPA has developed a [fact sheet/webpage](#) to provide residents with additional information and to aid the transition.

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Essence-Legacy-Referral/2

The referral asks the Illinois Attorney General's Office to represent the Illinois EPA and requests that the entities implement measures, including stopping all activities at the facility and remediating the facility under an approved project design plan.

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