



Fox Shore Apartments Remediation & Relocation



The information below is in addition to the April 10, 2026, [original communication](#) from the Illinois Environmental Protection Agency (Illinois EPA) and the Illinois Attorney General's Office. You can view the fact sheet as well as the reports, by visiting epa.illinois.gov and clicking on the alert at the top of the page or by scanning the QR code to the left.

(To use the QR code, open your smartphone's camera app and point it at the code, a notification or link will appear; tap it to open the factsheet.)

Role of the Illinois EPA and the Illinois Attorney General's Office

We have received questions from residents regarding the relocation, the details of the relocation plan, the restrictions being placed on the items that residents can bring, and air quality testing in individual apartment units. We recognize that relocation imposes a significant burden on residents, and that residents have very legitimate concerns. Furthermore, there are several actors in this process, each with different responsibilities. To help residents understand the process, we would like to clarify the roles of the Illinois EPA and the Illinois Attorney General's Office.

The Illinois EPA is a state agency tasked with safeguarding environmental quality under state and federal environmental laws. The agency carries out this work through its regulatory authority, which includes evaluating and issuing permits for activities that may affect the environment, conducting inspections when potential environmental violations are reported, and, in the case of violations, working to get the violator back into compliance. Illinois EPA's role is to make sure environmental rules are followed and any required cleanup is completed in accordance with those laws and standards. Most relevant to this case, Illinois EPA enforces the National Emissions Standards for Hazardous Air Pollutants for asbestos (Asbestos NESHAP), which includes strict requirements for building renovation projects that disturb at least 160 square feet of regulated asbestos-containing material. These requirements include work practices and emission controls to prevent the release of asbestos fibers from an area that is being renovated.

The Illinois Attorney General is the State's chief legal officer and is responsible for protecting the public interest of the State and its people. The Illinois Attorney General has the authority to enforce applicable laws and advocate for Illinois residents in many matters, including areas such as consumer fraud, civil rights, and workplace rights. This case involves the Environmental Enforcement Bureau of the Attorney General's Office, which represents state agencies in enforcing violations of environmental protection laws and regulations, including the Illinois Environmental Protection Act and the Asbestos NESHAP.

When Illinois EPA receives a report of an environmental violation, Illinois EPA conducts an initial investigation. If Illinois EPA determines immediate legal action is necessary, Illinois EPA refers the violation to the Attorney General’s Office to obtain a court order to put a stop to the harmful activity and require other actions necessary to stop the danger. The Attorney General’s authority to do this comes from Section 43(a) of the Illinois Environmental Protection Act, 415 ILCS 5/43(a). The Attorney General will also ask the court to impose a civil penalty on the entity for violating environmental protection laws (for more information, see [Section 42 of the Illinois Environmental Protection Act, 415 ILCS 5/42.](#))

During this process, the Attorney General’s Office acts as Illinois EPA’s attorney in a lawsuit against the entity that has violated the law. Here, Illinois EPA has requested the Attorney General’s Office take legal action against the owner of Fox Shore Apartments for the improper disturbance of asbestos containing material during renovation activities. One of the purposes of the lawsuit is to ensure the owner safely addresses the asbestos in the building.

To meet this goal, the owner develops plans to decontaminate the property. Illinois EPA reviews those plans to ensure the cleanup complies with the law and meets environmental protection standards. Because asbestos can further be disturbed during the clean up, only licensed asbestos professionals can be present in the building during this process. Therefore, tenants must be relocated for their safety.

As a part of this process, the owner developed a relocation plan that included the cleaning of tenants’ belongings. Illinois EPA reviewed this plan for compliance with environmental protection laws. Notably, Illinois EPA does not have legal authority over any other landlord/tenant issues. This means that Illinois EPA can answer questions about whether the owner’s cleaning protocols will safely decontaminate residents’ clothing and other belongings from asbestos but is unable to address questions about the owner’s decisions about where to relocate tenants, the stipends they provided, and other landlord/tenant questions. Illinois EPA also does not have expertise in public health or personal injury, but below includes information provided by the Illinois Department of Public Health. Residents may have legitimate concerns in areas that extend beyond Illinois EPA’s legal authority. For aid in determining whether to retain legal representation, residents may consider contacting the [Illinois State Bar Association](#), the [Kane County Bar Association](#), or [Prairie State Legal Services](#). Additionally, the following link includes names and contact information of other legal assistance organizations: <https://www.illinoisattorneygeneral.gov/Legal-Assistance-Referrals/>.



Illinois State Bar Association



Kane County Bar Association



Prairie State Legal Services



List of additional legal organizations

Prior Testing of Asbestos in the Building

Illinois EPA's understanding of the presence and location of asbestos within the building is based on prior testing conducted by current and previous property owners. Reports from these prior tests identified areas and materials that were confirmed to contain asbestos at levels that are regulated under the Asbestos NESHAP. For more information about the confirmed asbestos levels, see [Partner Engineering Asbestos Survey Report](#) dated August 18, 2017, at pages 5, 6, and [TRC Limited Hazardous Materials Survey Report](#) dated February 24, 2026, at pages 3-8. Those documents can be located on the Illinois EPA webpage where the original fact sheet is also located.

Asbestos Reports



Illinois EPA's knowledge also comes from its March 3, 2026, inspection where inspectors confirmed that renovation work had disturbed regulated asbestos containing materials within the building. Residents can access that [inspection report](#) through the link on the agency's website, or by scanning the QR code at the top of this handout.

Illinois EPA's primary concern is that asbestos fibers could have migrated out of unoccupied units into shared hallways, other common areas, and then into other occupied units, once asbestos-containing materials were disturbed. While this is the most likely pathway of release, it is also possible that fibers could have moved through the building in other ways. Regardless of the exact route, the cleanup plan requires a full building remediation to ensure all areas are addressed.

Once asbestos is disturbed, fibers can migrate in ways that are difficult to trace or measure with certainty, which is why the cleanup plan presumes building-wide contamination. Therefore, a licensed asbestos abatement contractor must clean the whole building under Illinois EPA oversight. For these reasons, the agency's focus has been on ensuring full remediation.

Air Quality Testing

Some residents have asked about air quality testing before a clean up begins. Illinois EPA has enough information to determine that the entire building needs to be cleaned. Requiring air sampling before cleanup is not part of the agency's enforcement authority. In addition, aggressive air sampling can further disturb asbestos containing materials. Because of this, sampling prior to a cleanup would itself require relocation of tenants and therefore extend the timeline for building cleanup. Finally, Illinois EPA notes that air sampling could not eliminate the need for a full cleanup of the building. That said, Illinois EPA's approved cleanup plans do not prevent Fox Shore or individual tenants from seeking additional air quality testing if they choose to do so.

Some residents have raised concerns about renovation work that may have occurred under the prior owner. While those concerns are understandable, the current enforcement action is focused on the asbestos release that began in December 2025 and continued through February 2026, which is the period for which Illinois EPA and the Attorney General's Office have documented violations. Because the prior owner's renovation activities were not reported to Illinois EPA at the time, there is no way to know based on currently available information what asbestos containing materials may have been disturbed previously or how long any potential exposure may have occurred. Illinois EPA and the Attorney General's Office welcome any information residents wish to share about previous renovation activities. For now, though, the enforcement action focuses on

ensuring that the documented release is addressed, the building is fully cleaned, and all required environmental regulations are met moving forward.

Asbestos Exposure Health Guidance

The Illinois EPA and Attorney General's Office have coordinated with the Illinois Department of Public Health (IDPH) to provide residents with information for steps to take after possible asbestos exposure. The IDPH encourages residents with potential asbestos exposure related to improper renovation activities to obtain a medical evaluation from their doctor or a clinic that specializes in environmental medicine. The IDPH has provided the following for residents:

- [General Health Guidance on Asbestos Exposure](#)
 - [Clinician Fact Sheet](#): The IDPH consulted with a Physician at Great Lakes Center for Reproductive and Children's Environmental Health who is experienced in Asbestos Exposure to create this document that Fox Shore tenants can share with their provider.
 - [Asbestos & Health FAQ](#)
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Contact Information:

Illinois EPA

- Sarah Brubaker, sarah.brubaker@Illinois.gov

Illinois Attorney General's Office

- Caitlin Kelly, Caitlin.Kelly@ilag.gov
- Justin Bertsche, Justin.Bertsche@ilag.gov
- ej@ilag.gov

Expert in Environmental Medicine (for both Children and Adults) via Illinois Department of Public Health

- Region 5 Pediatric Environmental Health Specialty Unit (PEHSU) University of Illinois at Chicago, Great Lakes Center for Reproductive and Children's Environmental Health
 - <https://childrensenviro.uic.edu/>
 - 312-355-0597
 - ChildrensEnviro@uic.edu

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Asbestos Health Concerns

Asbestos fibers are small and easy to inhale. They can stay in your lungs for a long time.

Exposure to asbestos has been linked to lung cancer and other diseases such as asbestosis. Detailed information about cancer and other diseases related to asbestos is covered in the accompanying “[Asbestos and Health: Frequently Asked Questions](#)” fact sheet from the Centers for Disease Control and Prevention.

While any level of asbestos exposure creates a risk, these diseases typically result from regular exposure to high levels over a period of years. Symptoms may not develop until 10 to 20 years or longer after exposure, so it is important to have regular medical checkups and talk to your doctor about your exposure history.

Recommended Steps After Potential Asbestos Exposure

Residents with potential asbestos exposure related to improper renovation activities should obtain a medical evaluation from their doctor or a clinic that specializes in environmental medicine. This evaluation will document the current state of health and create a baseline for comparison with future health changes.

A medical evaluation may consist of a:

- physical exam and medical history
- chest X-ray
- pulmonary function test, and
- other tests and diagnostic procedures your doctor recommends

Ask your doctor how often follow up tests are needed.

In addition to a baseline medical evaluation and regular medical checkups, residents should:

- Quit smoking. Smoking can cause more damage to your lungs.
- Stay up-to-date on recommended vaccinations for flu, COVID-19, and pneumonia. These vaccines lower the risk of lung infections.

To Contact an Expert in Environmental Medicine (for both adults and children)

Region 5 Pediatric Environmental Health Specialty Unit (PEHSU) University of Illinois at Chicago, Great Lakes Center for Reproductive and Children’s Environmental Health

Website: <https://childrensenviro.uic.edu/>

Phone: 312-355-0597

Email: ChildrensEnviro@uic.edu

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Fact sheet for healthcare providers: Residential exposure to asbestos and risk of harmful health effects

Background: Asbestos is a naturally occurring mineral that is now banned in the United States due to severe health effects including mesothelioma (a fatal type of lung cancer), asbestosis (parenchymal lung opacities) and some gastrointestinal cancers.

Exposure: Most exposures to asbestos fibers in the US occur among workers who come in contact with asbestos-containing building materials during plumbing, maintenance, and demolition activities. However, non-occupational exposures may occur via inhalation in buildings with deteriorated asbestos-containing building materials.

Health effects: Asbestos is a known carcinogen that can cause mesothelioma and other types of lung cancer. Asbestosis is a type of pneumoconiosis characterized by pleural plaques and opacities in lung parenchyma. Exposure to asbestos is also linked to some GI cancers. Smoking adds a multiplicative risk for lung cancer when combined with asbestos exposure.

Symptoms of mesothelioma or asbestosis include: shortness of breath, coughing, fatigue, and vague feelings of sickness.

What is known about the exposure to asbestos among residents in the Fox Shore Apartments in Aurora, Illinois?

As a result of inspection at the site where disturbed asbestos materials were identified during construction/rehab activities, the decision was made to relocate all residents and perform a thorough cleaning of all units and belongings. It is not known if air levels in the building exceed published benchmarks such as the OSHA Permissible Exposure Limit of 0.1 fibers per cubic centimeter of air.

What are the risks to exposed residents?

The vast majority of mesothelioma and asbestosis cases occur in workers exposed to high levels of asbestos for many years. However, exposure to any level of asbestos increases the risk for cancer. Mesothelioma has a latency of 30-40 yrs, and lung cancer has a latency of 15-20 yrs. Therefore, the risk of current exposure to asbestos will not become evident for decades.

What can healthcare providers do?

OSHA recommends workers with exposure to asbestos undergo regular surveillance for health effects with questionnaires, spirometry, and chest x-rays. There is no recommended approach to surveillance of non-occupationally exposed persons, but following OSHA surveillance guidelines may be considered, including the following:

- a) Questionnaire: In addition to asking about symptoms of persistent cough, shortness of breath, chest pain, and fatigue, include questions related to:
 - length of exposure, if known (hours per day, days/month/weeks of total exposure)
 - any known air levels or fiber count of asbestos in indoor air
 - history of prior dust exposure from occupational sources or hobbies • history of smoking or vaping
- b) Chest X-ray and spirometry, baseline and periodic with frequency determined by level and duration of exposure.
- c) Advise patients to notify you if any symptoms develop in the future.

Where can I go for help?

Feel free to contact the Great Lakes Center for Children’s Environmental Health/ Region 5 Pediatric Environmental Health Specialty Unit at the University of Illinois Chicago by email: childrensenviro@uic.edu or voicemail: 312-355-0597.

Additional information from the Illinois Environmental Protection Agency on the Fox Shore Apartments site: <https://epa.illinois.gov/topics/community-relations/sites/fox-shoreapartments--aurora-.html>.

References

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2. Magnani C, Agudo A, González CA, Andrion A, Calleja A, Chellini E, Dalmasso P, Escolar A, Hernandez S, Ivaldi C, Mirabelli D, Ramirez J, Turuguet D, Usel M, Terracini B. Multicentric study on malignant pleural mesothelioma and non-occupational exposure to asbestos. *Br J Cancer.* 2000 Jul;83(1):104-11. doi: 10.1054/bjoc.2000.1161. PMID: 10883677; PMCID: PMC2374531.
3. US Occupational Safety and Health Administration. Appendix I to § 1915.1001 - Medical Surveillance Guidelines for Asbestos, Non-Mandatory

April 2026. Great Lakes Center for Children’s Environmental Health/ Region 5 Pediatric Environmental Health Specialty Unit (PEHSU), Susan Buchanan, MD, MPH, Director. The Region 5 PEHSU is part of a national network of experts in children's environmental health who provide quality medical consultation for health professionals, parents, caregivers, and patients on health risks due to natural or human-made environmental hazards.

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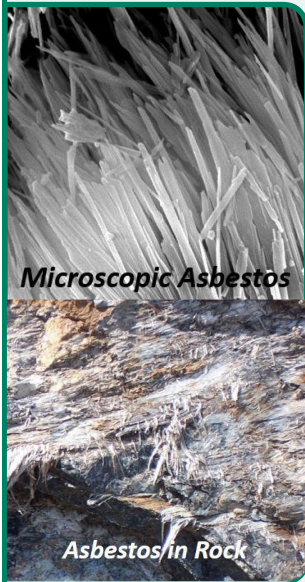
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Asbestos and Health: Frequently Asked Questions

What is asbestos?

- Asbestos is a general name given to a group of six different minerals made up of fibers and occurring naturally in the environment.



- Asbestos fibers are too small to be seen by the naked eye. They do not dissolve in water or evaporate. They resist heat and fire and cannot be broken down easily by chemicals or bacteria.
- In the United States, asbestos was used in many commercial products, mostly in the 20th century. Asbestos may still be used in products such as brake linings and roofing shingles.

What is naturally occurring asbestos?

All asbestos occurs naturally in certain types of rock. Large asbestos deposits are found in

several places throughout the world. Asbestos was mined for many years to use in commercial materials. In some countries, asbestos is still mined, processed, and used in many different ways.

We often use the term **naturally occurring asbestos (or NOA)** for asbestos found in rocks and soil that is not mined to use in commercial products. NOA fibers may be released from rocks or soil into the air, either by routine human activities or natural erosion and weathering.

Is all asbestos the same?

The two general types of asbestos are chrysotile (fibrous serpentine) and amphibole.

- Chrysotile asbestos has long, flexible fibers. This type of asbestos is most commonly used in commercial products.
- Amphibole fibers are brittle and have a rod or needle shape. They were not as common as chrysotile asbestos in commercial products.

Exposure to either type of asbestos increases the chance of developing asbestos-related diseases, but amphibole fibers tend to stay in the lungs longer. Studies have shown that amphibole fibers are more likely than chrysotile asbestos to increase the risk of mesothelioma.

How can I be exposed to asbestos?

You can be exposed to asbestos by breathing in asbestos fibers. Disturbing rocks, soil, or products containing asbestos can release asbestos fibers into the air. If you breathe these fibers into your lungs, they could remain there for a lifetime. If the asbestos in rocks, soil, or commercial products is not disturbed, you are unlikely to breathe in fibers and be exposed.

Who is at risk for asbestos exposure?

Because asbestos has been used for many years, almost everyone has been exposed to it at some time. But people who worked with asbestos or spent a long time around it will have higher exposure.

What are common sources of high levels of asbestos outdoors?

- An asbestos mine or factory
- Demolition or renovation projects for buildings that contain asbestos products
- A waste site where asbestos is not properly covered up or stored
- An area where rock or soil with naturally-occurring asbestos has been crushed by human activities

What are common sources of high levels of asbestos indoors?

- Asbestos-containing materials (like insulation, ceiling tiles, or floor tiles) that are falling apart or that crumble easily
- Activities in the house, such as repairs and home improvements, that disturb materials containing asbestos
- Asbestos that comes into the home on shoes, clothes, hair, pet fur, or other objects
- Outdoor air with high asbestos levels that comes into a building through doors, windows, or air vents





How do doctors diagnose diseases related to asbestos?

What will my doctor do?

Your doctor will first take your medical history and perform a physical exam. He or she will then decide if you need additional testing.

What are some tests to help diagnose diseases related to asbestos?

Based on your medical history and physical exam, your doctor may recommend any of these types of lung tests for you:

- A chest X-ray is the most common test used to see if you have possibly been exposed to high amounts of asbestos. The X-ray cannot detect the asbestos fibers themselves, but it can detect early signs of lung changes caused by asbestos. If the chest X-ray shows spots on the lungs, they may or may not be asbestos-related. They may be normal variations or related to infections or other diseases. Only a doctor trained in reading X-rays can determine whether a spot is asbestos-related.
- A pulmonary function test (PFT) is a simple breathing test a doctor may perform to see how well your lungs are working. In this test, a person blows big breaths into a machine called a “spirometer.”
- A high resolution computerized tomography scan (HRCT) is a type of imaging that usually delivers a much higher dose of radiation than a chest X-ray. An HRCT scan may detect early changes of disease more effectively than a chest X-ray. Doctors usually recommend an HRCT scan only when the results of the chest X-ray are not conclusive
- A low dose computerized tomography scan (LDCT) is a type of imaging that has less detail but also a lower radiation dose than HRCT. An LDCT is sometimes considered for screening people who have many risk factors for lung cancer.
- Bronchoalveolar lavage (BAL) is a way to collect a sample of material from a patient’s lung. A small flexible tube is inserted through the nose and down the airway. A small amount of salt solution is injected into the tube and then sucked back up. The solution then contains material from the lung which can be analyzed. This test cannot predict illness from asbestos exposure, and doctors perform it only under special circumstances.
- A lung biopsy is a sample of lung tissue taken through a needle or during surgery while the patient is sedated. This tissue is examined under a microscope. Doctors may perform a lung biopsy if they suspect a patient has cancer.

Can tests detect asbestos in urine or phlegm?

Testing urine or phlegm (material coughed up from the lungs) is not effective in determining how much asbestos may be in the lungs. Nearly everyone has low levels of asbestos in these body fluids, so these tests cannot predict the risk of illness. More research may improve the usefulness of these tests.

Should I have my children tested?

Doctors do not recommend taking X-rays of children’s lungs to look for asbestos-related disease, because changes in the lung usually take years to develop. In addition, radiation from X-rays may be a higher exposure risk for children.

Can asbestos be removed from the lungs?

No known method exists to remove asbestos fibers from the lungs once they are inhaled. Some types of asbestos are cleared naturally by the lungs or break down in the lungs.



How do doctors treat diseases related to asbestos?

What is preventive care?

Preventing further harm to the respiratory system can slow down the progress of asbestos-related disease or lower the chances of developing an asbestos-related disease. Preventive care guidelines related to asbestos exposure include

- Having regular medical examinations
- Getting regular vaccinations against flu and pneumococcal pneumonia
- Quitting smoking
- Avoiding further asbestos exposure

What is supportive care?

Supportive care includes actions that may help reduce the symptoms of the disease, but cannot heal it or reverse the disease process. Doctors recommend supportive care that fits the symptoms and the disease. For example, for someone whose disease makes breathing harder, the doctor may prescribe extra oxygen.

How do doctors treat asbestosis?

Doctors use both preventive and supportive care to treat asbestosis. Asbestosis can remain stable or get worse, but it rarely gets better. Scarring of the lungs is permanent.

How do doctors treat pleural changes?

Treatment for pleural changes involves preventive and supportive care as described above.

How do doctors treat lung cancer?

Treatment for lung cancer treatment depends on the

- Location of the cancer
- Stage of the disease
- Age of the patient
- General health of the patient

Treatment options include

- Chemotherapy
- Radiation therapy
- A combination of chemotherapy and radiation therapy
- Removing the diseased part of the lung through surgery

How do doctors treat mesothelioma?

Depending on the stage of the disease, mesothelioma treatment options include

- Chemotherapy
- Radiation
- Surgery



How can I reduce my exposure to asbestos?

If you work around asbestos or asbestos-containing materials,

- Avoid touching or disturbing the materials unless you have been properly trained to do so safely and following appropriate regulations.
- Wear appropriate personal protective equipment.
- If you live in a house or apartment with aging insulation, siding, or materials that may contain asbestos (housing built from the 1950s to the 1970s), or with vermiculite attic insulation.
- Avoid disturbing the materials.
- If the materials are breaking down or need to be replaced, talk to your local or state environmental agency or a certified asbestos contractor about having the asbestos safely removed.
- To avoid contaminating your house and the environment with asbestos, choose contractors who will strictly follow all laws for asbestos removal and disposal.

If you live in an area with natural asbestos deposits or near an area contaminated by old asbestos-containing products, keep asbestos levels low in your home by

- Using wet cleaning methods and a high efficiency particulate air (HEPA) vacuum to clean
- Using doormats
- Removing shoes before entering
- Keeping windows closed on windy days to keep asbestos out

If you work or play outside in areas with natural asbestos deposits or near areas contaminated by old asbestos-containing products, reduce your exposure by

- Avoiding dust
- Using water to wet soil before gardening or planting or before team sports events
- Spraying your patio with water instead of sweeping it
- Staying on pavement or ground covered with grass or mulch

For more information

How can I learn more?

If you want more information on limiting your environmental exposure to asbestos, or if you have specific questions, contact ATSDR:

800-CDC-INFO (800-232-4636)

TTY 888-232-6348

ATSDR's web site for asbestos has more information and links to other resources:

<http://www.atsdr.cdc.gov/asbestos>