Illinois Environmental Protection Agency
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JB Pritzker, Governor **James Jennings**, Acting Director

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

Asbestos Reports

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.

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

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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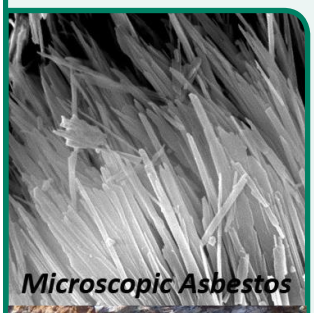
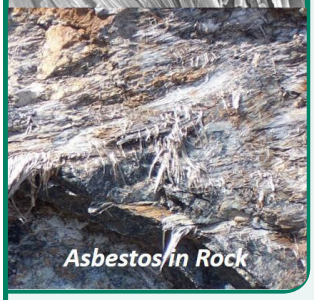
Asbestos and Health: Frequently Asked Questions

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.



Microscopic Asbestos



Asbestos in Rock

- 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

Agency for Toxic Substances and Disease Registry
Division of Community Health Investigations

CDC ATSDR

CS270470B

Can exposure to asbestos cause health problems?

Being exposed to asbestos does not always mean you will develop health problems. Many factors can affect your risk for health problems from asbestos exposure. The most important of these are

- How long and how frequently you were exposed
- How long it has been since your exposure started
- How much you were exposed to
- Whether you smoke cigarettes (cigarette smoking combined with asbestos exposure increases your chances of getting lung cancer)
- What size and type of asbestos you were exposed to
- What other lung conditions you have (like asthma or COPD)

A doctor can help you determine whether you are at risk for health problems from asbestos exposure.

Are children at greater risk for asbestos-related diseases?

- Children have more time to develop asbestos-related diseases after exposure because they have more years of life ahead of them than adults.
- Medical experts do not know whether lung differences such as size or stage of development may cause a greater amount of asbestos fibers to stay in the lungs of a child who breathes in asbestos compared to the amount that stays in the lungs of an adult.

Can asbestos-related disease be serious?

Asbestos-related disease can be serious, although not everyone exposed to asbestos has health problems. If health problems develop, they may range from problems that are easily managed to problems that severely limit quality of life—and some may cause death.

What are the symptoms of diseases related to asbestos?

If you think you may have been exposed to asbestos, talk to your doctor about it. Most people don't show any signs or symptoms of asbestos-related disease for 10 to 20 years or more after exposure. When symptoms do appear, they can be similar to those of other health problems. Only a doctor can tell if your symptoms are related to asbestos.

Some non-cancer diseases are related to asbestos.

- **Asbestosis** is scarring of the lungs caused by breathing asbestos fibers. Oxygen and carbon dioxide do not pass in and out of scarred lungs easily, so breathing becomes harder. Asbestosis usually occurs in people who had very high exposures over a long time, such as work-related exposure. Smoking increases the risk of developing asbestosis. Other late stage symptoms of asbestosis include increasing shortness of breath, an ongoing cough, and chest pain.
- **Pleural disease** causes changes in the membrane surrounding the lungs and chest cavity (pleura). The membrane may become thicker throughout (diffuse pleural thickening) or in isolated areas (pleural plaques), or fluid may build up around the lungs (known as a pleural effusion). Not everyone with pleural changes will have problems breathing, but lung function tests may show signs of less efficient breathing in some people. Some people may develop continued shortness of breath with exercise or even at rest if their lung function has decreased.

Some cancers are related to asbestos.

- **Lung cancer** is a malignant tumor that invades and blocks the lung's air passages. The types of tumors found in lung cancer caused by exposure to asbestos are the same as those found in lung cancer caused by smoking tobacco. Smoking combined with asbestos exposure greatly increases the chance of developing lung cancer. Symptoms for lung cancer can vary. Some late-stage symptoms can include chronic cough, chest pain, unexplained weight loss, and coughing up blood.
- **Mesothelioma** is a rare cancer almost always caused by asbestos exposure. It occurs in the membrane that covers the lungs and chest cavity (pleura), the membrane lining the abdominal cavity (peritoneum), or membranes surrounding other internal organs. Some late-stage symptoms of lung mesothelioma include chest pain, ongoing shortness of breath, and unexplained weight loss. Coughing up blood is not common.
- **Other cancers**: Asbestos exposure can cause cancer of the larynx and ovary, and current evidence suggests asbestos may cause cancer of the pharynx, stomach, and colorectum.

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

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JB Pritzker, Governor **James Jennings**, Acting Director

Rehabilitación y reubicación de los apartamentos Fox Shore

La información proporcionada a continuación se añade a la comunicación original del 10 de abril de 2026 de la Agencia de Protección Ambiental de Illinois (EPA de Illinois por sus siglas en Ingles) y la Oficina del Fiscal General de Illinois. Puede consultar la hoja informativa y los informes visitando epa.illinois.gov y haciendo clic en la alerta en la parte superior de la página o escaneando el código QR a la izquierda.

(*Para usar el código QR, abre la aplicación de cámara de tu smartphone y apunta al código; aparecerá una notificación o un enlace. Tócalo para abrir la hoja informativa*.

Función de la Agencia de Protección Ambiental de Illinois y de la Oficina del Fiscal General de Illinois

Hemos recibido preguntas de los residentes sobre la reubicación, los detalles del plan, las restricciones sobre los objetos que pueden traer y las pruebas de calidad del aire en cada apartamento. Reconocemos que la reubicación supone una carga considerable para los residentes y que sus preocupaciones son totalmente legítimas. Además, en este proceso hay varias entidades, cada una con responsabilidades diferentes. Para facilitar la comprensión del proceso, nos gustaría aclarar las funciones de la EPA de Illinois y la Fiscalía General de Illinois.

La EPA de Illinois es una agencia estatal encargada de salvaguardar la calidad ambiental conforme a las leyes ambientales estatales y federales. La agencia lleva a cabo este trabajo medio su autoridad reguladora, que incluye la evaluación y emisión de permisos para actividades que puedan afectar el medio ambiente, la realización de inspecciones cuando se denuncian posibles infracciones ambientales y, en caso de infracciones, el trabajo para que el infractor cumpla con la normativa. La función de la EPA de Illinois es garantizar que se cumplan las reglas ambientales y que cualquier limpieza requerida se complete de acuerdo con dichas leyes y estándares. En este caso, la EPA de Illinois aplica las reglas Nacionales de Emisiones para Contaminantes Atmosféricos Peligrosos para el asbesto (Asbestos NESHAP), que incluyen requisitos estrictos para proyectos de renovación de edificios que afecten al menos 160 pies cuadrados de material regulado que contenga asbesto. Estos requisitos incluyen prácticas laborales y controles de emisiones para prevenir la liberación de fibras de asbesto de un área en renovación.

El Fiscal General de Illinois es el principal funcionario jurídico del estado y es responsable de proteger el interés público del estado de Illinois y la gente de este estado. El Fiscal General de Illinois tiene autoridad para hacer cumplir las leyes aplicables y defender a los residentes de Illinois en diversos asuntos, incluyendo áreas como el fraude al consumidor, los derechos civiles y

los derechos laborales. Este caso involucra a la Oficina de Cumplimiento Ambiental de la Fiscalía General, que representa a las agencias estatales en la aplicación de las leyes y regulaciones de protección ambiental, incluyendo la Ley de Protección Ambiental de Illinois y NESHAP sobre el Asbesto.

Cuando la EPA de Illinois recibe un informe de una infracción ambiental, lleva a cabo una investigación inicial. Si determina que es necesaria una acción legal inmediata, remite la infracción a la Fiscalía General para obtener una orden judicial que detenga la actividad perjudicial y exija otras medidas necesarias para mitigar el peligro. La autoridad de la Fiscalía General para hacerlo se fundamenta en la Sección 43(a) de la Ley de Protección Ambiental de Illinois, 415 ILCS 5/43(a). La Fiscalía General también solicitará al tribunal que imponga una sanción civil a la entidad por infringir las leyes de protección ambiental (para más información, consulte la Sección 42 de la Ley de Protección Ambiental de Illinois, 415 ILCS 5/42) .

Durante este proceso, la Fiscalía General actúa como representante legal de EPA de Illinois en una demanda contra la entidad que ha infringido la ley. En este caso, la EPA de Illinois ha solicitado a la Fiscalía General que inicie acciones legales contra el propietario de los apartamentos Fox Shore por la manipulación indebida de material que contiene asbesto durante las obras de renovación. Uno de los objetivos de la demanda es garantizar que el propietario gestione de forma segura el problema del asbesto en el edificio.

Para lograr este objetivo, el propietario elabora planes para descontaminar la propiedad. La EPA de Illinois revisa dichos planes para garantizar que la limpieza cumpla con la ley y las normas de protección ambiental. Dado que el asbesto puede dispersarse durante la limpieza, solo profesionales autorizados en el manejo de asbesto pueden estar presentes en el edificio durante este proceso. Por lo tanto, los inquilinos deben ser reubicados por su seguridad.

Como parte de este proceso, el propietario elaboró un plan de reubicación que incluía la limpieza de las pertenencias de los inquilinos. La EPA de Illinois revisó este plan para verificar su cumplimiento con las leyes de protección ambiental. Sin embargo, la EPA de Illinois no tiene autoridad legal sobre ningún otro asunto entre propietarios e inquilinos. Esto significa que la EPA de Illinois puede responder a preguntas sobre si los protocolos de limpieza del propietario descontaminarán de forma segura la ropa y otras pertenencias de los residentes del asbesto, pero no puede abordar preguntas sobre las decisiones del propietario respecto al lugar de reubicación de los inquilinos, los estipendios que proporcionó ni otras cuestiones relacionadas con la relación entre propietarios e inquilinos. La EPA de Illinois tampoco tiene experiencia en salud pública ni en lesiones personales, pero a continuación se incluye información proporcionada por el Departamento de Salud Pública de Illinois. Los residentes pueden tener inquietudes legítimas en áreas que van más allá de la autoridad legal de la EPA de Illinois. Para obtener ayuda para determinar si deben contratar representación legal, los residentes pueden considerar comunicarse con la Asociación de Abogados del Estado de Illinois , la Asociación de Abogados del Condado de Kane o Prairie State Legal Services . Además, el siguiente enlace incluye nombres e información de contacto de otras organizaciones de asistencia legal: https://www.illinoisattorneygeneral.gov/Legal-Assistance-Referrals/ .

Illinois State Bar Association

Kane County Bar Association

Prairie State Legal Services

List of additional legal organizations

Pruebas previas de asbesto en el edificio

Asbestos Reports

La información que tiene la EPA de Illinois sobre la presencia y ubicación del asbesto en el edificio se basa en pruebas previas realizadas por los propietarios actuales y anteriores. Los informes de estas pruebas identificaron áreas y materiales que contenían asbesto en niveles regulados por la Norma NESHAP para el Asbesto. Para obtener más información sobre los niveles confirmados de asbesto, *consulte* el Informe de Inspección de Asbesto de Partner Engineering , con fecha del 18 de agosto de 2017 (páginas 5 y 6), y el Informe de Inspección de Materiales Peligrosos de TRC Limited , con fecha del 24 de febrero de 2026 (páginas 3 a 8). Estos documentos se encuentran en la página web de la EPA de Illinois, donde también se encuentra la hoja informativa original.

La EPA de Illinois también tiene conocimiento de la inspección realizada el 3 de marzo de 2026, en la que los inspectores confirmaron que las obras de renovación habían alterado materiales que contenían asbesto regulado dentro del edificio. Los residentes pueden acceder a dicho informe de inspección a través del enlace en el sitio web de la agencia o escaneando el código QR que se encuentra en la parte superior de este folleto.

La principal preocupación de la EPA de Illinois es que las fibras de asbesto pudieran haber migrado desde las unidades desocupadas hacia los pasillos compartidos y otras áreas comunes, y posteriormente a otras unidades ocupadas, una vez que se alteraron los materiales que contenían asbesto. Aunque este es el camino de liberación más probable, también es posible que las fibras se hayan desplazado por el edificio de otras maneras. Independientemente de la ruta exacta, el plan de limpieza exige una remediación completa del edificio para garantizar que se aborden todas las áreas.

Una vez que el asbesto se dispersa, las fibras pueden migrar de maneras difíciles de rastrear o medir con precisión, razón por la cual el plan de limpieza presupone una contaminación generalizada en todo el edificio. Por lo tanto, un contratista autorizado para la eliminación de asbesto debe limpiar todo el edificio bajo la supervisión de la EPA de Illinois. Por estos motivos, la agencia se ha centrado en garantizar la remediación completa.

Análisis de la calidad del aire

Algunos residentes han preguntado sobre la realización de pruebas de calidad del aire antes de que comience la limpieza. La EPA de Illinois tiene suficiente información para determinar que es necesario limpiar todo el edificio. Exigir el muestreo de aire antes de la limpieza no forma parte de las competencias de la agencia. Además, un muestreo de aire intensivo puede alterar aún más los

materiales que contienen asbesto. Por lo tanto, realizar un muestreo previo a la limpieza requeriría la reubicación de los inquilinos y, en consecuencia, prolongaría el plazo para la limpieza del edificio. Finalmente, la EPA de Illinois señala que el muestreo de aire no elimina la necesidad de una limpieza completa del edificio. Dicho esto, los planes de limpieza aprobados por la EPA de Illinois no impiden que Fox Shore o los inquilinos individuales soliciten pruebas adicionales de calidad del aire si así lo desean.

Algunos residentes han expresado su preocupación por las obras de renovación que pudieron haberse realizado bajo la administración del anterior propietario. A pesar de que estas preocupaciones son comprensibles, la actual acción coercitiva se centra en la liberación de asbesto que comenzó en diciembre de 2025 y continuó hasta febrero de 2026, periodo durante el cual la EPA de Illinois y la Fiscalía General han documentado infracciones. Dado que las actividades de renovación del anterior propietario no se notificaron a la EPA en su momento, con la información disponible actualmente no es posible determinar qué materiales que contienen asbesto pudieron haber sido manipulados previamente ni cuánto tiempo pudo haber durado la posible exposición. La EPA de Illinois y la Fiscalía General agradecen cualquier información que los residentes deseen compartir sobre las actividades de renovación anteriores. Por ahora, la acción de realización se centra en garantizar que se aborde la liberación documentada, que el edificio se limpie por completo y que se cumplan todas las normativas ambientales vigentes.

Guía de salud sobre la exposición al asbesto

La EPA de Illinois y la Fiscalía General han coordinado con el Departamento de Salud Pública de Illinois (IDPH) para brindar a los residentes información sobre los pasos a seguir tras una posible exposición al asbesto. El IDPH recomienda a los residentes con posible exposición al asbesto relacionada con actividades de renovación inadecuadas que se sometan a una evaluación médica con su médico o en una clínica especializada en medicina ambiental. El IDPH ha proporcionado la siguiente información a los residentes:

- Orientación general sobre salud en relación con la exposición al asbesto
- Hoja informativa para profesionales clínicos : El Departamento de Salud Pública de Illinois (IDPH) consultó con un médico del Great Lakes Center for Reproductive and Children's Environmental Health, experto en exposición al asbesto, para elaborar este documento que los inquilinos de Fox Shore pueden compartir con su proveedor de atención médica.
- Preguntas frecuentes sobre el asbesto y la salud

Información del contacto:

EPA de Illinois

- Sarah Brubaker, sarah.brubaker@Illinois.gov

Oficina del Fiscal General de Illinois

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

Experto en Medicina Ambiental (tanto para niños como para adultos) a través del Departamento de Salud Pública de Illinois.

- Unidad de Especialidad en Salud Ambiental Pediátrica de la Región 5 (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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Problemas de salud relacionados con el asbesto

Las fibras de asbesto son pequeñas y fáciles de inhalar. Pueden permanecer en los pulmones durante mucho tiempo.

La exposición al asbesto se ha relacionado con el cáncer de pulmón y otras enfermedades como la asbestosis. En la hoja informativa adjunta de los Centros para el Control y la Prevención de Enfermedades (CDC), titulada " Asbesto y salud: Preguntas frecuentes " se ofrece información detallada sobre el cáncer y otras enfermedades relacionadas con el asbesto.

A pesar de que cualquier nivel de exposición al asbesto supone un riesgo, estas enfermedades generalmente resultan de la exposición regular a niveles altos durante un período de años. Puede que los síntomas no manifestarse hasta 10 o 20 años o más después de la exposición, por lo que es importante realizarse revisiones médicas periódicas y hablar con su médico sobre su historial de exposición.

Pasos recomendados tras una posible exposición al asbesto

Los residentes con posible exposición al asbesto debido a obras de renovación inadecuadas deben someterse a una evaluación médica con su médico o en una clínica especializada en medicina ambiental. Esta evaluación documentará su estado de salud actual y establecerá un punto de referencia para compararlo con futuros cambios en su salud.

Una evaluación médica puede consistir en:

- físico e historial médico

- radiografía de tórax
- prueba de función pulmonar y
- otras pruebas y procedimientos de diagnóstico que su médico le recomiende

Pregunte a su médico con qué frecuencia son necesarias las pruebas de seguimiento.

Además de una evaluación médica inicial y chequeos médicos regulares, los residentes deben:

- Deja de fumar. Fumar puede dañar más tus pulmones.
- Manténgase al día sobre las vacunas recomendadas contra la gripe, la COVID-19 y la neumonía. Estas vacunas reducen el riesgo de infecciones pulmonares.

Para contactar con un experto en medicina ambiental (tanto para adultos como para niños)

Unidad de Especialidad en Salud Ambiental Pediátrica de la Región 5 (PEHSU), University of Illinois at Chicago, Great Lakes Center for Reproductive and Children's Environmental Health.

Sitio web: https://childrensenviro.uic.edu/

Teléfono: 312-355-0597

Correo electrónico: ChildrensEnviro@uic.edu

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Hoja informativa para profesionales sanitarios: Exposición residencial al asbesto y riesgo de efectos peligrosos para la salud.

Antecedentes: El asbesto es un mineral que se encuentra de forma natural y que actualmente está prohibido en los Estados Unidos debido a sus graves efectos en la salud, entre los que se incluyen el mesotelioma (un tipo de cáncer de pulmón mortal), la asbestosis (opacidades parenquimatosas pulmonares) y algunos cánceres gastrointestinales.

Exposición: La mayoría de las exposiciones a fibras de asbesto en EE. UU. se producen entre trabajadores que entran en contacto con materiales de construcción que contienen asbesto durante actividades de fontanería, mantenimiento y demolición. Sin embargo, también pueden producirse exposiciones no laborales por inhalación en edificios con materiales de construcción deteriorados que contienen asbesto.

Efectos en la salud: El asbesto es un carcinógeno conocido que puede causar mesotelioma y otros tipos de cáncer de pulmón. La asbestosis es un tipo de neumoconiosis caracterizada por placas pleurales y opacidades en el parénquima pulmonar. La exposición al asbesto también se relaciona con algunos cánceres gastrointestinales. Fumar aumenta el riesgo de cáncer de pulmón cuando se combina con la exposición al asbesto.

Los síntomas del mesotelioma o la asbestosis incluyen: dificultad para respirar, tos, fatiga y una sensación vaga de malestar.

¿Qué se sabe sobre la exposición al asbesto entre los residentes de los apartamentos Fox Shore en Aurora, Illinois?

Tras la inspección realizada en el lugar donde se detectaron materiales con asbesto alterados durante las obras de construcción y rehabilitación, se decidió reubicar a todos los residentes y realizar una limpieza exhaustiva de todas las viviendas y pertenencias. Se desconoce si los niveles de contaminación del aire en el edificio superan los límites establecidos, como el límite de exposición permisible de la OSHA de 0,1 fibras por centímetro cúbico de aire.

¿Cuáles son los riesgos para los residentes expuestos?

La gran mayoría de los casos de mesotelioma y asbestosis se dan en trabajadores expuestos a altos niveles de asbesto durante muchos años. Sin embargo, la exposición a cualquier nivel de asbesto aumenta el riesgo de cáncer. El mesotelioma tiene un periodo de latencia de 30 a 40 años, y el cáncer de pulmón, de 15 a 20 años. Por lo tanto, el riesgo de la exposición actual al asbesto no se manifestará hasta dentro de décadas.

¿Qué pueden hacer los profesionales sanitarios?

La OSHA recomienda que los trabajadores expuestos al asbesto se sometan a una vigilancia periódica de los efectos en la salud mediante cuestionarios , espirometría y radiografías de tórax. No existe un método recomendado para la vigilancia de las personas no expuestas laboralmente, pero se pueden considerar las siguientes directrices de vigilancia de la OSHA:

a) Cuestionario: Además de preguntar sobre síntomas como tos persistente, dificultad para respirar, dolor en el pecho y fatiga, incluya preguntas relacionadas con:
    - duración de la exposición, si se conoce (horas al día, días/meses/semanas de exposición total)
    - cualquier nivel conocido de aire o recuento de fibras de asbesto en el aire interior
    - antecedentes de exposición previa al polvo procedente de fuentes laborales o aficiones • Antecedentes de fumar o vapear

b) Radiografía de tórax y espirometría, basales y periódicas, con una frecuencia determinada por el nivel y la duración de la exposición.

c) Aconseje a los pacientes que le informen si desarrollan algún síntoma en el futuro.

¿Dónde puedo ir para pedir ayuda?

No dude en ponerse en contacto con la Unidad de Especialidad en Salud Ambiental Pediátrica de la Región 5 (PEHSU), Great Lakes Center for Children's Environmental Health, University of Illinois at Chicago por correo electrónico: childrensenviro@uic.edu o por correo de voz: 312-355-0597.

Información adicional de la EPA de Illinois sobre el sitio de Fox Shore Apartments: https://epa.illinois.gov/topics/community-relations/sites/fox-shore apartments ---aurora-.html .

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Abril de 2026. Centro de Salud Ambiental Infantil de los Grandes Lagos / Unidad de Especialización en Salud Ambiental Pediátrica (PEHSU) de la Región 5, Dra. Susan Buchanan, MD, MPH, Directora. La PEHSU de la Región 5 forma parte de una red nacional de expertos en salud ambiental infantil que brindan asesoramiento médico de calidad a profesionales de la salud, padres, cuidadores y pacientes sobre los riesgos para la salud derivados de peligros ambientales naturales o provocados por el ser humano.

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