



# City of Chicago



SO2020-2254

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 4/24/2020

**Sponsor(s):** Hadden (49)  
Gardiner (45)  
La Spata (1)  
Dowell (3)  
King (4)  
Hairston (5)  
Sawyer (6)  
Sadlowski Garza (10)  
Burke (14)  
Lopez (15)  
Coleman (16)  
Moore (17)  
Taylor (20)  
Rodriguez (22)  
Sigcho-Lopez (25)  
Maldonado (26)  
Burnett (27)  
Cardona, Jr. (31)  
Waguespack (32)  
Rodriguez Sanchez (33)  
Ramirez-Rosa (35)  
Villegas (36)  
Vasquez, Jr. (40)  
Smith (43)  
Tunney (44)  
Cappleman (46)  
Martin (47)  
Osterman (48)  
Silverstein (50)

**Type:** Ordinance

**Title:** Amendment of Municipal Code Chapter 7-20 by adding new Section 7-20-121 to establish regulations for senior buildings during public health emergencies

**Committee(s) Assignment:** Committee on Health and Human Relations

**SUBSTITUTE**  
**ORDINANCE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1.** Chapter 7-20 of the Municipal Code of Chicago is hereby amended by inserting new Section 7-20-121, as follows:

**7-20-121 Senior buildings – procedure during public health emergency.**

(a) For purposes of this Section, the following definitions shall apply:

- (1) "Senior building" means a residential rental building that contains 24 or more dwelling units designated for tenants age 55 and older.
- (2) "Wellness checks" means contact to check on the well-being of a resident of age 55 or older by another individual, done by telephone, videoconference, or in person.

(b) If the Governor, County President, or Mayor declares that a public health emergency exists within the City by a disaster declaration or otherwise, the owner or manager of a senior building shall require the following throughout the duration of such public health emergency:

- (1) The owner or manager of a senior building shall:
  - (A) have a plan for wellness checks that includes:
    - (i) that well-being checks are conducted on all residents at regular intervals, but in no event less frequently than twice weekly;
    - (ii) have a plan for a follow-up home visit if a wellness check call is not answered;
    - (iii) allow for residents to elect to not be included in the wellness check plan.
  - (B) require building staff to assist residents with food and medication delivery within the senior building whenever necessary;
  - (C) when the public health emergency is the result of a contagious, epidemic, or communicable disease,
    - (i) restrict access to the building to building staff, people expressly authorized by residents to enter the building, and people who service the building or people within the building.
    - (ii) restrict or prohibit gatherings at the building in accordance with the public health orders or guidelines issued by a governmental body whose jurisdiction includes the senior building.
- (2) The owner or manager of a senior building shall post and distribute information
  - (A) from the federal Centers for Disease Control and Prevention, the Illinois Department of Public Health, and the Chicago Department of Public Health regarding orders or guidelines for best practices and behavior to internally manage the public health emergency, including changes to building operations and tenant behavior as a result of the orders or guidelines;
  - (B) informing residents about programs which may assist them with wellness checks, food and medication delivery, and meals; and
  - (C) informing residents about the existence of the Senior Services Division of the Chicago Department of Family and Support Services.

(3) The owner or manager of a senior building shall require its employees and contractors that work at senior buildings to follow applicable governmental health orders, rules, and guidelines issued to address the public health emergency.

(A) Where those orders, rules, and guidelines require the use of protective equipment, the owner or manager of the senior building shall provide the equipment, and training on the use of the equipment, to their employees and any contractor required to be at the senior building for more than fifteen minutes.

(B) When the public health emergency is the result of a contagious, epidemic, or communicable disease, the owner or manager of a senior building shall, using products approved by a public health agency, (i) provide hand sanitizer or hand washing facilities and (ii) implement a cleaning regimen to ensure that high-contact surfaces are cleaned and disinfected at least three times daily.

(4) Any communication, whether spoken, written, or otherwise, between the owner, manager, or staff of a senior building and its residents, individually or collectively, shall be in the primary language of each individual resident. When requested by a resident, communications shall be provided in an alternative accessible format, such as large font or electronically.

(5) Service levels necessary for compliance with all applicable laws, including the Residential Landlord and Tenant Ordinance, building code, and other statutory requirements necessary for the safety and well-being of residents within the building shall not be reduced.

(c) Beginning on the date of issuance of a declaration of disaster or declaration of local disaster related to a public health emergency, as applicable, and continuing throughout the duration of such public health emergency, the manager of a senior building shall keep and maintain on file the following records: (i) a list of the dates and times of all resident well-being checks required by subsection (b)(1)(A) of this section and the signature of the individual who performed the well-being check, and (ii) a list of the dates and times of all common area cleanings. The records required under this subsection (c) shall be maintained by the senior building manager for a period of at least two years after the date of entry of such record. Upon request by any authorized City official, the senior building manager shall make such records immediately available for inspection by such authorized City official.

(d) Any person who violates this Section shall be subject to a fine of not less than \$100 nor more than \$500 for each offense. Each day a violation continues shall constitute a separate offense. Any owner or manager of a senior building shall be jointly and severally liable for any violation of this Section. In addition to any fine or penalty imposed by this Section, (i) the Corporation Counsel may seek an injunction or other equitable relief in a court of competent jurisdiction to stop any violation of this Section.

**SECTION 2.** This ordinance shall take effect ten days after passage and publication.



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MARIA HADDEN  
Alderman, 49th Ward