

**COVID-19 UPDATE:
ANNOUNCEMENT BY THE CITY OF
CHICAGO**

The city of Chicago announced today an indoor mask mandate for all individuals two (2) years and older, regardless of vaccination status. This mandate will become effective on Friday, August 20, 2021. The mandate will include all bars, restaurants, gyms, common areas of condos and multi-residential buildings, and private clubs. People can remove masks when “actively” eating and drinking, or when getting facials, shaves, etc. Likewise, masks can be removed by employees in settings not open to the public (i.e. private office) when they are static. So what does this mean for Chicago associations? Following is a list of answers to questions this new mandate will likely raise:

Does this mean that people must wear masks again in our association’s community areas, fitness centers, and other common facilities if we are located in the City of Chicago?

Yes, the new mask mandate applies to all indoor settings, including some non-public ones. This specifically includes private clubs, and common areas of condominium and multi-residential buildings. Hence, just like before, we do recommend that community associations post signs requiring masks be worn in all common areas of the association.

Should we fine owners if they or their guests or occupants of their property do not wear a mask in the indoor common areas of the association, if we are located in the City of Chicago?

If an Owner or his/her guest is not wearing a mask in the common areas, a notice should be sent reminding the Owner of the need to wear a mask and if applicable to remind his/her owners of this obligation. Whether a fine will be imposed or a notice of violation will be issued will depend on the person’s conduct.

Should we require our employees to wear masks in the indoor common areas of the association, if we are located in the City of Chicago?

It is recommended that all employees wear masks while in the indoor common areas of the association. However, Dr. Arwady stated that employees that are in settings that are not open to the public do not have to wear masks if the employee is not moving around and is static and can maintain at least six feet from other individuals. This will work within an on-site management office so long as others, including owners, do not come into the office and everyone within the management office can maintain a six feet distance from one another.

Can Union employees be required to wear a mask in the indoor common areas of the association, if we are located in the City of Chicago?

Yes.

What if we are not located in the City of Chicago, do we need to require masks be worn in the indoor common areas of our association and do we need to require employees to wear masks?

For now, no. However, we will need to wait to see if Governor Pritzker imposes any statewide requirements. In the meantime, however, given that the majority of the State is seeing high transmission rates of COVID-19, it is recommended that all associations request that residents wear masks when utilizing the indoor common areas.

JOIN US FOR THE NEXT KEOUGH & MOODY WEBINAR
Lessons from the Past Year and a Half: How to Prepare Your
Association for the Unexpected
Dawn Moody and Gabriella Comstock
Webinar Presentation Online
September 22, 2021 at 12:00 p.m.

From COVID-19 to the Surfside tragedy, a number of things have occurred over the past year and a half, which have taught us new lessons to be applied to community living. In this seminar, Dawn and Gabby will discuss those lessons and how to apply them to your communities (either as a community association manager or Board member). As we enter budget season, now is the perfect time to ensure that Boards are implementing these lessons as 2022 budgets are prepared and considered. Join us on September 22, 2021, from 12:00 p.m. to 1:30 p.m.

Attendees can register for this webinar below

“Lessons from the Past Year and a Half: How to Prepare Your Association for the Unexpected” is approved by Community Association Managers International Certification Board (CAMICB) to fulfill continuing education requirements for the CMCA® certification.

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