

ORDINANCE NO. 13-2009
FAIR HOUSING ORDINANCE
FOR THE VILLAGE OF HAZEL CREST

WHEREAS, It is a violation of the Fair Housing Law of the Village of Hazel Crest for any real estate agent, realtor or any person who operates or manages a multi-unit building to deny housing to any person because of race, color, religion sex, national origin, ancestry, age, marital status, disability, parental status, sexual orientation, source of income, military discharge status, gender identity, retaliation, housing status, aiding/abetting, and willful interference.

WHEREAS, the Village does not discriminate against any person in the price, terms, effective marketing plans, conditions or privileges related to the sale or rental of any dwelling, or in the providing of facilities, repairs, improvements or services in connection with such sale or rental of any dwelling.

WHEREAS, the Village does not discriminate against any person by refusing to sell or rent, negotiate for the sale or rental or to withdraw from the market or otherwise make unavailable, any dwelling due to limited proficiency of the English language.

WHEREAS, the Village does not discriminate against any person by making false representations or by withholding material information with respect to the inspection, sale or rental of any dwelling, including, but not limited to, representing to any person that any dwelling is not available for inspection, sale or rental, when such dwelling is in fact available.

WHEREAS, the Village does not discriminate against any person in connection with borrowing or lending money, guaranteeing loans, accepting a deed of trust or mortgage or otherwise obtaining or making available funds for the purchase, construction, improvement, repair or maintenance of any dwelling; or discriminate by delaying the processing of or denying such loan or other financial assistance; or discriminate in the fixing of the amount, interest rate, duration or other terms or conditions of such loan or other financial assistance.

WHEREAS, the Village does not discriminate against any person in appraising the value of any dwelling in connection with the sale or rental of such dwelling.

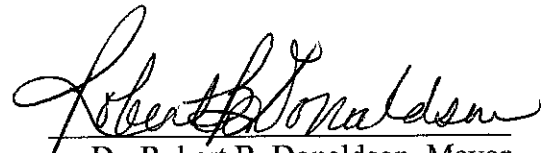
WHEREAS, no person shall solicit any owner or occupant of a dwelling to sell or rent, or list for sale or rental, such dwelling at any time after such owner or occupant has notified the Mayor or specific Village department that he does not desire to be solicited.

WHEREAS, the Village will undertake activities to promote Fair Housing in its community, such as seminars, speaker bureaus with invitations to banks and lending institutions, local and/or regional realtor associations, appraisal associations; festivals, as well as brochures and/or newsletters.

WHEREAS, the Fair Housing Review Board Alliance, or an agency promoting Fair Housing, partners with the Village of Hazel Crest for the conciliation of resolving complaints relative to discriminatory Fair Housing practices.

WHEREAS, the Village hereby declares the afore-mentioned to be lawful and in compliance with fair housing practice for any real estate agent, appraisal service, lending institution, private owner or other person to whom any provision of this ordinance applies, dated July 14, 2009.

THEREFORE, BE IT HEREBY ORDAINED BY THE VILLAGE OF HAZEL CREST VIA APPROVAL BY THE VILLAGE BOARD, THAT ON THE 14TH DAY OF JULY, 2009, THIS FAIR HOUSING ORDINANCE IS ENFORCED.


Dr. Robert B. Donaldson, Mayor
Village of Hazel Crest

ATTEST:


Mary E. Grant, Village Clerk
Village of Hazel Crest